AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING Meeting

9:00 AM - Wednesday, September 21, 2022
Council Chambers

Page

1. CALL TO ORDER
2. SPECIAL MAGISTRATE OPENING STATEMENT
3. ROLL CALL
4. ADOPTION OF MINUTES
   - 4.1. SPECIAL MAGISTRATE MEETING MINUTES APRIL 20, 2022 — 13 - 24
     CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES APRIL 20, 2022
   - 4.2. SPECIAL MAGISTRATE MEETING MINUTES JUNE 15, 2022 — 25 - 36
     CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES JUNE 15, 2022
   - 4.3. SPECIAL MAGISTRATE MEETING MINUTES JULY 20, 2022 — 37 - 50
     CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES JULY 20, 2022
   - 4.4. SPECIAL MAGISTRATE MEETING MINUTES AUGUST 17, 2022 — 51 - 64
     CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES AUGUST 17, 2022
5. ADOPTION OF AGENDA (DEFERRALS, ADDITIONS, MODIFICATIONS)
6. PUBLIC HEARING
   SWEARING IN OF INTERESTED PARTIES SIGN-IN SHEET: Those who wish to address the Magistrate during the public hearing must legibly record their name and address on the sign-in sheet with their respective case number. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.
7. FORMAL HEARING - BUILDING OFFICIAL MIGUEL NUNEZ
   - 7.1. **CASE 7112** - 1730 PR LLC - 1730 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; FLORIDA BUILDING CODE SECTION 111.1 - CERTIFICATE OF OCCUPANCY - **SECOND OFFENSE** — 65 - 90
     Case Overview 7112
8. HEARING TO ABATE FINE - BUILDING OFFICIAL MIGUEL NUNEZ

8.1. **CASE 6394** - BKI-95 LLC - 2000 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** — 91 - 136

Case Overview 6394

9. HEARING TO CONFIRM FINE - BUILDING OFFICIAL MIGUEL NUNEZ

9.1. **CASE 4958A** - CONDADO REAL CONDOMINIUM ASSOCIATION, INC. - 5100 SW 41 STREET, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 – BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** — 137 - 160

Case Overview 4958A

10. FORMAL HEARING - CHIEF CODE ENFORCEMENT OFFICER JOSELINE RAMIREZ

10.1. **CASE 5471** - BNUMO INC. - 4444 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 12-76(a)(d)(e); 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-22 - APPLICATION; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE IN BUSINESS - **FIRST OFFENSE** — 161 - 197

Case Overview 5471

10.2. **CASE 5480** -FRANCISCA/CARLOS RODRIGUEZ - 206 W LAKE DRIVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NON-RESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**

10.3. **CASE 5487** - MARIELLE TESNIER - STEVE LAPOINTE - 148 W LAKE DRIVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** — 198 - 221

Case Overview 5487

10.4. **CASE 6009** - AA WAREHOUSE PROPERTIES INC - 2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a)(f) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-207 - GRAFFITI ENFORCEMENT; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 12-48 - OUTDOOR STORAGE PROHIBITED; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-28 - DISPLAY; 15-40 - DELIQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE** — 222 - 282

Case Overview 6009

10.5. **CASE 6399** - BNUMO INC - 4420 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED - **SECOND OFFENSE** 283 - 302

Case Overview 6399

10.6. **CASE 6504** - SENECA SECURITY HOLDINGS L L C - 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(a)(h)(i)(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - FIRST OFFENSE 303 - 327

Case Overview 6504

10.7. **CASE 7122** - SUNSHINE GASOLINE DISTRIBUTORS INC. - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** 328 - 341

Case Overview 7122

10.8. **CASE 7157** - HALLANDALE RETAIL LLC - 2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a)(g)(h)(k)(l)(m)(n) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** 342 - 376

Case Overview 7157

10.9. **CASE 7182** - V & A MIAMI LLC - 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-22 - APPLICATION; 15-28 - DISPLAY - **SECOND OFFENSE** 377 - 395

Case Overview 7182

10.10. **CASE 7382** - MCGILL,STEPHON E - 3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** 396 - 404

Case Overview 7382

10.11. **CASE 7390** - CAROLINA 31ST CORP - 2035 SW 31 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-177 - INITIAL CERTIFICATE OF USE; 15-28 - DISPLAY; 15-40 - DELIQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**

10.12. **CASE 7393** - INFINITY AZURE LLC - 5325 SW 32 STREET, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **SECOND OFFENSE** 405 - 418

Case Overview 7393

10.13. **CASE 7370** - SLR REALTY CORP - 2150 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-176 - ANNUAL RENEWAL AND DELIQUENT RENEWAL PENALTIES; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE IN BUSINESS; 15-28 - DISPLAY - **FIRST OFFENSE**

10.14. **CASE 7380** - HANLEX PROPERTIES LLC - 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(c)(h)(l) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 21-19 - PROHIBITED SIGNS - **SECOND OFFENSE** 419 - 458

Case Overview 7380

10.15. **CASE 7396** - SENECA SECURITY HOLDINGS L L C - 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE** 459 - 481

Case Overview 7396

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

11.1. **CASE 7359** - JUUCY HOLDINGS LLC - 3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-103(a)(e)(h)(i)(k)(m) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 PERMIT APPLICATION; 27-33 - MAINTENANCE - **FIRST OFFENSE** 482 - 522

Case Overview 7359

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

12.1. **CASE 4947** - 967 SW 5 ST LLC - 5100 SW 41 ST, PEMBROKE PARK, FL 33023 309 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** 523 - 560

Case Overview 4947

12.2. **CASE 4948** - CONDADO REAL CONDOMINIUM ASSOCIATION, INC. - 5100 SW 41ST STREET, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-2(a)(1) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** 561 - 593

Case Overview 4948

12.3. **CASE 4950** - CONDADO REAL CONDOMINIUM ASSOCIATION, INC. - 5100 SW 41ST STREET, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(c)(h)(i)(k)(l) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** 594 - 688

Case Overview 4950

12.4. **CASE 6567** - 1730 PR LLC - 1730 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 21-19 - PROHIBITED SIGNS; 21-21 - TEMPORARY SIGNS - **FIRST OFFENSE** 689 - 716

Case Overview 6567

12.5. **CASE 6771** - 1730 PR LLC - 1730 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 21-19 - PROHIBITED SIGNS; 28-346(a)(f) - PORTABLE STORAGE UNITS - **FIRST OFFENSE** 717 - 753

Case Overview 6771

12.6. **CASE 6909** - 1730 PR LLC - 1730 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 15-17- BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-176 - ANNUAL RENEWAL AND DELIQUENT RENEWAL PENALTIES; 15-177 - INITIAL CERTIFICATE OF USE; 22-85(a) - OBSTRUCTIONS OF PUBLIC RIGHT OF WAY; 28-215 - RESTRICTED AREA OF USE - **SECOND OFFENSE** 754 - 783

Case Overview 6909

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

13.1. **CASE 5195** - ARDEVCO LLC - 3181 W HALLANDALE BCH BLVD, HALLANDALE BEACH, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(i) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-2(a) NON-RESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES - **FIRST OFFENSE** 784 - 865

Case Overview 5195

13.2. **CASE 4725** - 2727 PARK RD LLC - 2727 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-2(a) - NON-RESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S REPONSIBILITIES; 28-262 - LOCATIING MOILE HOMES OUTSIDE PARKS; 28-346(c)(f)(1)(3) - PORTABLE STORAGE UNITS - **FIRST OFFENSE** 866 - 968

Case Overview 4725

13.3. **CASE 5325** - CICF III-FL2W01 LLC % CABOT PROPERTIES INC - 3400 SW 20 ST, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NON-RESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** 969 - 1019

Case Overview 5325

13.4. **CASE 5506** - L A W HALLANDALE 30 LC - 2940 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay 5 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a) - NON-RESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** 1020 - 1050

Case Overview 5506

13.5. **CASE 5513** - PARK 31ST CORP - 1804A SW 31 AVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NON-RESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES;15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-23 - SEPARATE BUSINESS TAX RECEIPT FOR EACH BUSINESS LOCATION, FOR EACH BUSINESS ADVERTISED PUBLICLY; 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE** 1051 - 1092

Case Overview 5513

13.6. **CASE 5706** - ARDEVCO LLC - 3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #105 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-87 - PERMIT REQUIRED; 12-76(b) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT - **FIRST OFFENSE** 1093 - 1196

Case Overview 5706

13.7. **CASE 5770** - SOUTH PARK 33009 LLC - 2665-2681 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 12-76(a)(d)(e); 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-22 - APPLICATION - **FIRST OFFENSE** 1197 - 1259

Case Overview 5770

14. FORMAL HEARING - CODE ENFORCEMENT OFFICER ERIK RICHWAGEN

14.1. **CASE 4957A** - CONDADO REAL CONDOMINIUM ASSOCIATION, INC - 5100 SW 41ST STREET, PEMBROKE PARK FL 33023 - FORMAL HEARING - SECTION(s) 5-17 - PERMIT APPLICATION; 5-103(i) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES 5-105 - REPAIRS AND INSTALLATIONS - **SECOND OFFENSE** 1260 - 1277

CASE OVERVIEW 4957 A CONDADO REAL

14.2. **CASE 4957H** - CONDADO REAL CONDOMINIUM ASSOCIATION, INC - 5100 SW 41ST STREET, PEMBROKE PARK FL 33023 - FORMAL HEARING - SECTION(s) 5-17 - PERMIT APPLICATION; 5-105 - REPAIRS AND INSTALLATIONS - **SECOND OFFENSE** 1278 - 1290

CASE OVERVIEW 4957H CONDADO REAL

14.3. **CASE 5049** - 2400 SW 30 LLC - 2400 SW 30 AVE, PEMBROKE PARK, FL 33009- FORMAL HEARING - SECTION(s) 5-2 - NONRESIDENTIAL COMMERCIAL BUIDLINGS, OWNERS RESPONSIBILITIES; 5-207 - GRAFFITI ENFORCEMENT - **FIRST OFFENSE** 1291 - 1332

CASE OVERVIEW 5049 2400 SW 30 LLC

14.4. **CASE 5542** - BNUMO INC - 4420-4502 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023- FORMAL HEARING - SECTION(s) 5-17 - PERMIT APPLICATION; 5-103(g) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** 1333 - 1351

CASE OVERVIEW 5542 BNUMO INC

14.5. **CASE 5609** - BNUMO INC - 4500 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-17 - PERMIT APPLICATION; 21-21(7) - TEMPORARY SIGNS - **FIRST OFFENSE** 1352 - 1365

CASE OVERVIEW 5609 BNUMO INC V&L CONSULTING

14.6. **CASE 5616** - BNUMO INC - 4486 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) - 21-21(1)(7) - TEMPORARY SIGNS - **FIRST OFFENSE** 1366 - 1376

CASE OVERVIEW 5616 BNUMO INC DERRYS 2 AUNTITIS PLACE

14.7. **CASE 6014** - PEMBROKE PARK LAKES INC, LYNN VAUDRY - 34 W LAKE CT PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - PERMIT APPLICATION; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** 1377 - 1406

CASE OVERVIEW 6014 PEMBROKE PARKS LAKE INC LYNN VAUDRY

14.8. **CASE 6047** - HOLIDAY HALLANDALE MHC LLC, PAUL FARRAY - 3140 W HALLANDALE BEACH BLVD LOT 523 PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - PERMIT APPLICATION; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** 1407 - 1441

CASE OVERVIEW 6047 HOLIDAY HALLANDALE MHC LLC PAUL FARRAY

14.9. **CASE 6122** - ROYER,ALAIN M THERRIEN,FRANCINE - 614 LAKE SHORE DR #117 PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - PERMIT APPLICATION; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** 1442 - 1464

CASE OVERVIEW 6122 ROYER,ALAIN M THERRIEN,FRANCINE

14.10. **CASE 6743** - PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC - 3898 PEMBROKE RD PEMBROKE PARK, FL 33021 - FORMAL HEARING - SECTION(s) 5-17 - PERMIT APPLICATION; 5-103(p) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** 1465 - 1483

CASE OVERVIEW 6743 PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE

14.11. **CASE 6970** - PEMBROKE PARK LAKES INC, SUOK BROUD - 42 W LAKE CT PEMBROKE PARK FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - PERMIT APPLICATION; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** 1484 - 1500

CASE OVERVIEW 6970 PEMBROKE PARK LAKES INC_Suok Broud

15. HEARING TO EXTEND TIME - CODE ENFORCEMENT OFFICER ERIK RICHWAGEN

15.1. **CASE 6893** - HOLIDAY HALLANDALE MHC LLC - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 28-264 - RECREATIONAL VEHICLE SITE DIMENSIONS; 28-267 - DISTANCE BETWEEN STRUCTURES; 28-285 - ATTACHMENT OF STRUCTURES, ADDITIONS, APPURTENANCES TO RECREATIONAL VEHICLE PROHIBITED; 28-285.1 - SIZE RESTRICTIONS FOR PARKING ON RECREATIONAL VEHICLE LOT; 28-285.3 - MINIMUM SPACE BETWEEN VEHICLES; 28-285.4 - PERMANENT LOCATION APPLICATION AND FEE; 28-285.5 - TIE-DOWN REQUIREMENTS FOR PERMANENT STATUS VEHICLES- **FIRST OFFENSE** 1501 - 1568

CASE OVERVIEW 6893 HOLIDAY HALLANDALE MHC LLC

15.2. **CASE 6892** - GREEN ACRES PEMBROKE MHC LLC - 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 28-264 - RECREATIONAL VEHICLE SITE DIMENSIONS; 28-267 - DISTANCE BETWEEN STRUCTURES; 28-285 - ATTACHMENT OF STRUCTURES, ADDITIONS, APPURTENANCES TO RECREATIONAL VEHICLE PROHIBITED; 28-285.1 - SIZE RESTRICTIONS FOR PARKING ON RECREATIONAL VEHICLE LOT; 28-285.3 - MINIMUM SPACE BETWEEN VEHICLES; 28-285.4 - PERMANENT LOCATION APPLICATION AND FEE; 28-285.5 - TIE-DOWN REQUIREMENTS FOR PERMANENT STATUS VEHICLES - **FIRST OFFENSE** 1569 - 1613

CASE OVERVIEW 6892 GREEN ACRES PEMBROKE MHC LLC

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

16.1. **CASE 5610** - BNUMO INC - 4480 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-17 - PERMIT APPLICATION; 21-21.(7) - TEMPORARY SIGNS; 21-23(a) - PERMIT - **FIRST OFFENSE** 1614 - 1642

CASE OVERVIEW 5610 BNUMO INC CMB GROCERY & FOOD STORE

16.2. **CASE 5996** - HOLIDAY HALLANDALE MHC LLC, YOBELVER HERNANNAY - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #718 - HEARING TO CONFIRM FINE - SECTION(s) 5-17 - PERMIT APPLICATION; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** 1643 - 1691

CASE OVERVIEW 5996 HOLIDAY HALLANDALE MHC LLC_YOBELVER HERNANNAY

16.3. **CASE 6288** - HANLEX PROPERTIES LLC - 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNERS RESPONSIBILITIES; 5-17 - PERMIT APPLICATION; 5-103(a)(b)(c)(e)(h)(i)(j)(l)(m)(n)(o) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-207 - GRAFFITI ENFORCEMENT; 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-43 - NOTICE TO REMOVE ACCUMULATIONS- TO BE SENT TO PROPERTY OWNER; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-76(b) - NUISANCES: DUTY OF THE PROPERTY OWNER AND TENANTS TO PREVENT; 28-330 - MINIMUM STANDARDS FOR FENCES, WALLS AND HEDGES - **FIRST OFFENSE** 1692 - 1778

CASE OVERVIEW 6288 HANLEX PROPERTIES LLC

16.4. **CASE 6639** - PEMBROKE PARK LAKES INC, DUQUETTE, MARC ROCHON, LYNDA ETAL - 112 MARINE CT #502 PEMBROKE PARK FL 33009-6036 - HEARING TO CONFIRM FINE - SECTION(s) 5-17 - PERMIT APPLICATION; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** 1779 - 1808

CASE OVERVIEW 6639 Marc Duquette, Lynda Rachon

16.5. **CASE 6429** - HOLIDAY HALLANDALE MHC LLC, BERTILDA ARCHINOLD - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #903 - HEARING TO CONFIRM FINE - SECTION(s) 5-17 - PERMIT APPLICATION; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** 1809 - 1838

CASE OVERVIEW 6429 BERTILDA ARCHINOLD

16.6. **CASE 6722** - V & A MIAMI LLC - 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 21-19 - PROHIBITED SIGNS; 21-21(7) - TEMPORARY SIGNS **FIRST OFFENSE** 1839 - 1864

CASE OVERVIEW 6722 V&L MIAMI LLC

16.7. **CASE 6743** - PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC - 3898 PEMBROKE RD PEMBROKE PARK, FL 33021 - HEARING TO CONFIRM FINE - SECTION(s) 5-17 - PERMIT APPLICATION; 5-103(p) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS **FIRST OFFENSE** 1865 - 1883

CASE OVERVIEW 6743 PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE

17. TOWN'S MOTION TO AUTHORIZE FORECLOSURE

17.1.

NO.	CASE #	NAME	ADDRESS	HOMESTEAD EXEMPTION
1	4469	PEMBROKE PARK WAREHOUSES HOLDING	3120 SW 19th Street Bay 153, PEMBROKE PARK, FL 33009	NO
2	4471	PEMBROKE PARK WAREHOUSES HOLDING	3120 Pembroke Rd. #234, PEMBROKE PARK, FL 33009	NO
3	5699	ORKIN INC / ROLLINS CONTINELTAL INC	1820 SW 30 AVE, PEMBROKE PARK, FL 33009	NO
4	4725	2727 PARK RD LLC	2727 S PARK RD, PEMBROKE PARK, FL 33009	NO
5	4420	PEMBROKE CROWN LLC	2565 S PARK LN, PEMBROKE PARK, FL 33009	NO
6	4504	PEMBROKE PARK WAREHOUSES HOLDING	3154 Pembroke Road, PEMBROKE PARK, FL 33009	NO
7	4746	PEMBROKE PARK WAREHOUSES HOLDING	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #154 - #155	NO
8	4475	PEMBROKE PARK WAREHOUSES HOLDING	3130 Pembroke Rd Bay 658, PEMBROKE PARK, FL 33009	NO
9	6159	LAKE VILLA ASSOCIATES LTD	2300 S PARK RD, PEMBROKE PARK, FL 33009	NO
10	6297	2400 SW30 LLC	2400 SW 30 AVE, PEMBROKE PARK, FL 33009	NO
11	6392	ANO LLC	1960 SW 30 AVE, PEMBROKE PARK, FL 33009	NO
12	6308	HALLANDALE RETAIL LLC	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009	NO

18. ADJOURNMENT

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

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

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

AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

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

1. **CALL TO ORDER: 9:05 A.M.**
2. SPECIAL MAGISTRATE OPENING STATEMENT
3. **ROLL CALL**
   SPECIAL MAGISTRATE: HARRY HIPPLER
   ATTORNEY: MELISSA ANDERSON
   BUILDING OFFICIAL: MIGUEL NUNEZ
   CHIEF CODE ENFORCEMENT OFFICER: JOSELINE RAMIREZ
   CODE ENFORCEMENT OFFICER: ERICK RICHWAGEN
   CLERK: NAZLY CARDONA & MARYCARI PAZ
4. ADOPTION OF MINUTES
5. **ADOPTION OF AGENDA (DEFERRALS, ADDITIONS, MODIFICAIONS)**

   - ERICK RICHWAGEN:
     - Case #6710 dismissed.

   - JOSELINE RAMIREZ:
     - Case # 5498 dismissed because it's been complied before the special magistrate hearing date.
     - Case # 5499 dismissed because it's been complied before the special magistrate hearing date.
     - Case # 5516 dismissed because it's been complied before the special magistrate hearing date.
     - Case #5485 was for an extension of time. The respondent say they don't need any more extension. The case will be postponed.

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

7.1. **CASE 4959A** – STEVEN SKOPP – SW 38TH AVE, PEMBROKE PARK, FL 33023 – FORMAL HEARING – SECTION(s) 13-2 – STORAGE OF ABANDONED PROPERTY IN THE OPEN PROHIBITED; 13-3 – DECLARATION OF NUISANCE; 13-4 – PROCEDURE FOR ABANDONED PROPERTY LOCATED ON PUBLIC PROPERTY – **FIRST OFFENSE** # - #

Case Overview 4959A

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	SW 38th Ave, Pembroke Park, Fl	Complied $100 Admin Fee	

7.2. **CASE 5397** – 2N INVESTMENT INC – 5551 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 – FORMAL HEARING – SECTION(s) 5-103I(f)(g)(i)(k)(l)(h); EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 – REPAIRS AND INSTALLATION; 21-19 – PROHIBITED SIGNS – **FIRST OFFENSE** # - #

Case Overview 5397

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	5551 W Hallandale Beach Blvd, Pembroke Park, Fl	Postponed 5/18/2022	

7.3. **CASE 5396** – PEMBROKE PLACE II HOA INC % PHOENIX MANAGEMENT SVCES INC – SW 38 ST, PEMBROKE PARK, FL 33023 – SECTIONS(s) 5-103(a)(b)(c)(g)(i)k)(l) – EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 – REPAIRS AND INSTALLATIONS – **FIRST OFFENSE** # - #

Case Overview 5396

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	SW 38 ST, Pembroke Park, Fl	30 days to comply $100 Per Diem Fine $100 Admin Fee	05/20/2022

7.4. **CASE 5416** – HOLIDAY HALLANDALE MHC LLC/RAQUEL DELGADO – 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #911 – FORMAL HEARING – SECTION(s) 5-105 – REPAIRS AND INSTALLATION; 5-2(a) NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES – **FIRST OFFENSE** # - #

Case Overview 5416

Respondent or Representative	Address	Final Order	Date to Comply by

Raquel Delgado	3140 W Hallandale Beach Blvd #911, Pembroke Park, Fl	60 days to comply $100 Per Diem Fine $100 Admin Fee	06/19/2022

7.5. **CASE 5417** – PARKER LONE PINE WEST LLC/MADELINE CAMEJO – 119 LONE PINE LANE PEMBROKE PARK, FL 33009 – 5-105 – REPIRS AND INSTALLATIONS; 5-2(a)(b) – NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES – **FIRST OFFENSE** # - #

Case Overview 5417

Respondent or Representative	Address	Final Order	Date to Comply by
Gisela Nunez	3030 W Hallandale Beach Blvd #119, Pembroke Park, Fl	30 days to comply $100 Per Diem Fine $100 Admin Fee	05/20/2022

7.6. **CASE 5498** – JUNHALLA LLC/VISIONS ELEVATOR INC. – 3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #BAY 6 – FORMAL HEARING – SECTION(s) 15-17 – BUSINESS TAX RECEIPT REQUIRED; 15-22 – APPLICATION – **FIRST OFFENSE**

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3125 John P Curci Dr Bay 6,Pembroke Park,Fl	Dismissed	

7.7. **CASE 5499** – JUNHALLA/CARGO LAKAY – 3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #BAY 5 – FORMAL HEARING – SECTION(s) 15-17 – BUSINESS TAX RECEIPT REQUIRED; 15-22 – APPLICATION – **FIRST OFFENSE**

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3125 John P Curci Dr Bay 5,Pembroke Park,Fl	Dismissed	

7.8. **CASE 5516** – JUNHALLA/CARGO LAKAY – 3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #BAY 5 – FORMAL HEARING – SECTION(s) 5-105 – REPAIRS AND INSTALLATIONS; 5-2(a)(b) – NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 21-23(a) – PERMIT – **FIRST OFFENSE**

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3125 John P Curci Dr Bay 5,Pembroke Park,Fl	Dismissed	

7.9. **CASE 5525** – ANDRE MARCOUX – 2511 SW 48 TER, PEMBROKE PARK, FL 33023 15-6 – FORMAL HEARING – SECTION(s) 5-105 – REPAIRS AND INSTALLATIONS; 5-17 – PERMIT – **FIRST OFFENSE** # - #

Case Overview 5525

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2511 SW 48 Ter, Pembroke Park, Fl	30 days to comply $100 Per Diem Fine $100 Admin Fee	05/20/2022

7.10. **CASE 6567** – 1730 PR LLC – 1730 SW 30 AVE, PEMBROKE PARK, FL 33009 – FORMAL HEARING – SECTION(s) 21-19 – PROHIBITED SIGNS; 21-21(1) TEMPORARY SIGNS – **FIRST OFFENSE** # - #

Case Overview 6567

Respondent or Representative	Address	Final Order	Date to Comply by
Lilach Hidra	1730 SW 30 Ave, Pembroke Park, Fl	5 days to comply $250 Per Diem Fine $100 Admin Fee	04/25/2022

7.11. **CASE 6771** – 1730 PR LLC – 1730 SW 30 AVE, PEMBROKE PARK, FL 33009 – FORMAL HEARING – SECTION(s) 5-105 – REPAIRS AND INSTALLATIONS; SEC 5-17 – PERMIT APPLICATION; 15-17 – BUSINESS TAX RECEIPT REQUIRED; 21-19 – PROHIBITED SIGN; 28-346(a)(f) – PORTABLE STORAGE UNITS – **SECOND OFFENSE** # - #

Case Overview 6771

Respondent or Representative	Address	Final Order	Date to Comply by
Lilach Hidra	1730 SW 30 Ave, Pembroke Park, Fl	15 days to comply $250 Per Diem Fine $100 Admin Fee	05/05/2022

7.12. **CASE 6832** – DREWBOY INC – W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 – SECTION(s) 5-103(a)(c)I(h)(i)(j)(k)(m) – EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 – REPAIRS AND INSTALLATIONS; 5-17 – PERMIT APPLICATION; 28-262 – LOCATING MOBILE HOMES OUTSIDE PARKS – **SECOND OFFENSE** # - #

Case Overview 6832

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	W Hallandale Beach Blvd, Pembroke Park, Fl	45 days to comply $150 Per Diem Fine $100 Admin Fee	06/04/2022

7.13. **CASE 6833** – DREWBOY INC. – 5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 – FORMAL HEARING – SECTION(s) 5-103(a)(b)(c)I(f)(g)(h)(i)(j)(k) – EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 – REPAIRS AND INSTALLATIONS; 12-48 – OUTDOOR STORAGE PROHIBTED; 27-33 – MAINTENANCE – **SECOND OFFENSE** # - #

Case Overview 6833

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	5590 W Hallandale Beach Blvd, Pembroke Park, Fl	45 days to comply $150 Per Diem Fine $100 Admin Fee	06/04/2022

7.14. **CASE 6874** – MEDINA LAND HOLDINGS 12 LLC – 2570 S PARK RD, PEMBROKE PARK, FL 33009 – FORMAL HEARING – SECTION(s) 12-48 – OUTDOOR STORAGE PROHIBITED; 28-333 – INDUSTRIAL ZONE AREAS – **SECOND OFFENSE** # - #

Case Overview 6874

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2570 S Park Rd, Pembroke Park, Fl	5 days to comply $500 Per Diem Fine $100 Admin Fee	04/25/2022

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

Case Overview 6905

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	1708 SW 31 Ave, Pembroke Park, Fl	5 days to comply $500 Per Diem Fine $100 Admin Fee	04/25/2022

7.16. **CASE 6909** – 1730 PR LLC – 1730 SW 30 AVE, PEMBROKE PARK, FL 33009 – FORMAL HEARING – SECTION(s) 15-17 – BUSINESS TAX RECEIPT REQUIRED – 15-175 – CERTIFICATE OF USE REQUIREMENTS; 15-176 – ANNUAL RENEWAL AND DELIQUENT RENEWAL PENALTIES – 15-177 – INITIAL CERTIFIC OF USE; 22-85(a) – OBSTRUCTION OF PUBLIC RIGHT OF WAYS; 28-215 – RESTRICTED AREA OF USE – **SECOND OFFENSE** # - #

Case Overview 6909

Respondent or Representative	Address	Final Order	Date to Comply by
Lilach Hidra	1730 SW 30 Ave, Pembroke Park, Fl	5 days to comply $500 Per Diem Fine $100 Admin Fee	04/25/2022

8. FORMAL HEARING- CODE OFFICER ERIK RICHWAGEN

8.1. **CASE 6639** – DUQUETTE, MARC ROCHON, LYNDA ETAL – 112 MARINE CT, PEMBROKE PARK, FL 33009 #502 – FORMAL HEARING – SECTION(s) 5-105 – REPAIRS AND INSTALLATION; 5-17 – PERMIT APPLICATION. – **FIRST OFFENSE** # - #

Case Overview 6639

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	112 Marine CT #502, Pembroke Park, Fl	90 days to comply $50 Per Diem Fine $100 Admin Fee	07/19/2022

8.2. **CASE 6642** – LAKESHORE MOBILE HOME PARK LLC – 2701 S PARK RD, PEMBROKE PARK, FL 33009 – FORMAL HEARING – SECTION(s) 4-1- RUNNING AT LARGE IMPOUNDMENT; 4-13 – NUMBER OF DOGS AND CATS RESTRICTED; 4-14 (a) – DUTY OF OWNER FECES REMOVAL; 4-14 (b) – DUTY OF OWNER, CUSTODIAN OR PERSON FECES REMOVAL; 4-15 – NUISANCES; 4-17- FEEDING OF WILDLIFE PROHIBITED; 4-7 – DISTANCE REQUIREMENT FOR KEEPING CERTAIN FOWL/SANITATION OF PENS; 4-8. – DISPOSAL OF MANURE; 5-103(b)(c)(h)(i)(j)(k)(l)(m). – EXTERIOR MAINTENANCE; 5-105 – REPAIRS AND INSTALLATION; SEC. 5-17 – PERMIT APPLICATION;5-104 – DETERMINATION OF NEED FOR CORRECTION; 9-43 (3) – INSTALLATION OF ADDITIONS; 9-43 (4) – REPAIRS AND ALTERATIONS; 11-43 (d) - BULK TRASH PLACED OUT EARLY; 11-87 – DUMPING, BURNING OR ANOTHER DISPOSAL PERMIT; 12-41- ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-43 – NOTICE TO REMOVE ACCUMULATIONS; 12-46 – FAILURE OF OWNER TO COMPLY WITH NOTICE ASSESSMENT FOR CORRECTION BY TOWN; 12-48 – OUTDOOR STORAGE PROHIBITED; 12-61 – EXCESSIVE, UNTENDED GROWTH DEEMED PUBLIC NUISANCE; 13-2 – STORAGE OF ABANDONED PROPERTY IN THE OPEN PROHIBITED; 13-3 – DECLARATION OF NUISANCE; 13-4 – PROCEDURE FOR ABANDONED PROPERTY LOCATED ON PUBLIC PROPERTY; . 13-6. – CIRCUMSTANCES FOR IMMEDIATE REMOVAL BY LAW ENFORCEMENT OFFICERS. -**THIRD OFFENSE** # - #

Case Overview-6642

Respondent or Representative	Address	Final Order	Date to Comply by
Jenny Sanchez	2701 S Park RD, Pembroke Park, Fl	90 days to comply $50 Per Diem Fine $100 Admin Fee	07/19/2022

8.3. # - #

CASE 6670 – PEMBROKE GARDENS LTD – 3841 SW 52 AVE, PEMBROKE PARK, FL 33009 #101 – FORMAL HEARING – SECTION(s) 5-105 – REPAIRS AND INSTALLATION; 5-103(b) – EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 12-76 (a) NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT. – **FIRST OFFENSE**

Case Overview-6670

Respondent or Representative	Address	Final Order	Date to Comply by
Catalina Montano	3841 SW 52 Ave, Pembroke Park, Fl	30 days to comply $100 Per Diem Fine $100 Admin Fee	05/20/2022

8.4. **CASE 6710** – DALE VILLAGE INC – 4901 SW 27 AVE, PEMBROKE PARK, FL 33023 – FORMAL HEARING – SECTION(s) 5-105 – REPAIRS AND INSTALLATION; 5-103(a)(c) – EXTERIOR MAINTENANCE OF STRUCTURES; 5-17 – PERMIT APPLICATION. – **FIRST OFFENSE** # - #

Case Overview-6710

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	4901 SW 27 Ave, Pembroke Park, Fl	Dismissed	

8.5. **CASE 6717** – AMITA DEVELOPMENT LLC – 2350 SW 30 AVE, PEMBROKE PARK, FL 33009 – FORMAL HEARING – SECTION(s) 11-43 (d) – BULK TRASH. – **FIRST OFFENSE** # - #

Case Overview-6717

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2350 SW 30 Ave, Pembroke Park, Fl	30 days to comply $100 Per Diem Fine $100 Admin Fee	05/20/2022

8.6. **CASE 6718** – DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479 – 3000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 – FORMAL HEARING – SECTION(s) 5-103(a) – EXTERIOR MAINTENANCE OF STRUCTURES; 11-43 (d) – BULK TRASH – **FIRST OFFENSE** # - #

Case Overview-6718

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3000 W Hallandale Beach Blvd, Pembroke Park, Fl	30 days to comply $100 Per Diem Fine $100 Admin Fee	05/20/2022

8.7. **CASE 6719** – LAKESHORE MOBILE HOME PARK LLC/JUAN TORREZ – 125 LORI LANE PEMBROKE PARK, FL 33009 – FORMAL HEARING – SECTION(s) 5-105 – REPAIRS AND INSTALLATION; 5-17 – PERMIT APPLICATION. – **FIRST OFFENSE** # - #

Case Overview-6719

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	125 Lori Lane, Pembroke Park, Fl	30 days to comply $50 Per Diem Fine $100 Admin Fee	05/20/2022

8.8. **CASE 6722** – V & A MIAMI LLC – 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 – FORMAL HEARING – SECTION(s) 21-19 – PROHIBITED SIGNS; 21-21. (7) – TEMPORARY SIGNS – **SECOND OFFENSE** # - #

Case Overview-6722

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	4400 W Hallandale Beach Blvd, Pembroke Park, Fl	5 days to comply $500 Per Diem Fine $100 Admin Fee	04/25/2022

8.9. **CASE 6747** – PARKER LONE PINE WEST LLC – 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #360 LONE PINE – FORMAL HEARING – SECTION(s) 105.1 PERMIT REQUIRED – **FIRST OFFENSE** # - #

Case Overview-6747

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	360 Lone Pine Lane, Pembroke Park, Fl	60 days to comply $50 Per Diem Fine $100 Admin Fee	06/19/2022

8.10. # - #

CASE 6829 – PEMBROKE PARK VILLAS LLC – 4945 SW 41 ST, PEMBROKE PARK, FL 33023 – FORMAL HEARING – SECTION(s) 5-103I(h)(i)(l) – EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 – REPAIRS AND INSTALLATIONS – **FIRST OFFENSE**

Case Overview-6829

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	4945 SW 41 ST, Pembroke Park, Fl	60 days to comply $50 Per Diem Fine $100 Admin Fee	06/19/2022

9. HEARING TO EXTEND TIME – CHIEF OFFICER JOSELINE RAMIREZ

9.1. **CASE 5364** – TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ – 3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 #Lot 449 – HEARING TO EXTEND TIME – SECTION(s) 5-105 – **FIRST OFFENSE** # - #

Case Overview 5364

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Juan Baladino	5445 SW 41 ST, Pembroke Park, Fl	45 days to comply $100 Per Diem Fine $100 Admin Fee	06/04/2022

9.2. **CASE 5485** – PARK LAKE INC. – 426 MARINE DR, PEMBROKE PARK, FL 33009 380 – HEARING TO EXTEND TIME – SECTIONS(s) 5-105 – REPAIRS AND INSTALLATIONS; 5-2(a)(b) – NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES – 5-87 – PERMIT – **FIRST OFFENSE** # - #

Case Overview 5485

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Absent	426 Marine DR, Pembroke Park, Fl	Posponed	

10. HEARING TO ABATE FINE – CHIEF OFFICER JOSELINE RAMIREZ

10.1. **CASE 4405** – PEMBROKE PARK WAREHOUSES HOLDING – 3121 SW 21 ST, PEMBROKE PARK, FL 33009 #675 – HEARING TO ABATE FINE – SECTION(s) 5-2(a) – NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES – **FIRST OFFENSE** # - #

Case Overview 4405

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Nancy Romero	3121 SW 21 ST, Pembroke Park, Fl	Fine Abated $6,500.00 30 Days Or Revert To $50,800.00	05/20/2022

10.2. **CASE 4447** – MICHEL DONAIS – 65 W LAKE DRIVE, PEMBROKE PARK, FL 33009 – HEARING TO ABATE FINE – SECTION(s) 5-105 – REPAIRS – **FIRST OFFENSE** # - #

Case Overview 4447

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Michel Donais	3196 W Hallandale Beach Blvd, Pembroke Park, Fl	Fine Abated $1,058.50 30 Days Or Revert To $9,200.00	05/20/2022

10.3. **CASE 4523** – PARKER LONE PINE WEST LLC/ADRIANA MAGALLENES – 343 LONE PINE LANE, PEMBROKE PARK, FL 33009 – HEARING TO ABATE FINE – SECTION(s) 5-105 – REPAIRS AND INSTALLATIONS – **FIRST OFFENSE** # - #

Case Overview 4523

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Adriana Magallames	343 Lone Pine Lane, Pembroke Park, Fl	Fine Abated $500.00 30 Days Or Revert To $6,950.00	07/19/2022

10.4. **CASE 4848** – GARDEN PROPERTY 786 INC /FAMILY GROCERY – 2950 SW 32 AVE, PEMBROKE PARK, FL 33023 – HEARING TO ABATE FINE – SECTION(s) 5-2(a) NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES – **FIRST OFFENSE** # - #

Case Overview 4848

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Adeel Sachwani - Manar Amireh	2950 SW 32 Ave, Pembroke Park, Fl	Fine Abated $3,500.00 60 Days Or Revert To $29,100.00	06/19/2022

10.5. **CASE 5143** – RON B SMITH – 3911 SW 52 AVE, PEMBROKE PARK, FL 33023 1-5 – HEARING TO ABATE FINE – SECTION(s) 5-103l – EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 – REPAIRS AND INSTALLATIONS; 5-2(a)(b) – NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES – **FIRST OFFENSE** # - #

Case Overview 5143

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Ron Smith	3911 SW 52 Ave, Pembroke Park, Fl	Fine Abated $405.00 30 Days Or Revert To $3,150.00	05/20/2022

10.6. **CASE 6001** – ARDEVCO LLC – 3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #306 – HEARING TO ABATE FINE – SECTION(s) 5-105 – REPAIRS AND INSTALLATIONS; 5-17 – PERMIT APPLICATION – **FIRST OFFENSE** # - #

Case Overview 6001

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Douglas Driver	3181 W Hallandale Beach Blvd, Pembroke Park, Fl	Fine Abated $2,425.00 30 Days Or Revert To $15,600.00	05/20/2022

10.7. **CASE 6168** – AMITA DEVELOPMENT LLC – 2350 SW 30 AVE, PEMBROKE PARK, FL 33009 – HEARING TO ABATE FINE – FLORIDA BUILDING CODE SECTION(s) 110.15 – **FIRST OFFENSE** # - #

Case Overview 6168

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Absent	2350 SW 30 Ave, Pembroke Park, Fl	Fine Abated $4,750.00 120 Days Or Revert To $31,100.00	08/18/2022

11. HEARING TO CONFIRM FINE – CHIEF OFFICER JOSELINE RAMIREZ

11.1. **CASE 6186** – VIP RE 2503 LLC – 2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 – HEARING TO CONFIRM FINE – SECTIONS(s) 5-103 (a) – EXTERIOR MAINTENANCE; 5-207 – GRAFFITI ENFORCEMENT – **FIRST OFFENSE** # - #

Case Overview 6186

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	2503 John P Lyons LN, Pembroke Park, Fl	Continue	

12. HEARING TO CONFIRM FINE – CODE OFFICER ERIK RICHWAGEN

12.1. **CASE 6155** – VIP RE 2503 LLC – 2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 – HEARING TO CONFIRM FINE – SECTIONS(s) 5-103 (a)I(g)(h)(i)(j)(m)(o) – EXTERIOR MAINTENANCE; 5-105 – REPAIRS AND INSTALLATION; 5-17 – PERMIT APPLICATION; 12-41- ACCUMULATIONS DEEMED PUBLIC NUISANCE – **FIRST OFFENSE** # - #

Case Overview-6155

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Matyn Verster	2503 John P Lyons LN, Pembroke Park, Fl	Confirmed of fine $15,250.00	

13. TOWN'S MOTION TO VACATE FINAL ORDER – CODE OFFICER ERIK RICHWAGEN

13.1. **CASE 6133** – HOLIDAY HALLANDALE MHC LLC/RALPH JEAN FRANCOIS – 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #516 – **TOWN'S MOTION TO VACATE FINAL ORDER** # - #

Case Overview-6133 Town motion to vacate order

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3140 W Hallandale Beach Blvd, Pembroke Park, Fl	Vacated 04/20/2022	

14. **ADJOURNMENT: 1:40 P.M.**

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

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

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

AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, June 15, 2022
Council Chambers
3150 SW 52 AVE
PEMBROKE PARK, FL 33023

Page

1. **CALL TO ORDER: 9:03 A.M.**

2. **ROLL CALL**
SPECIAL MAGISTRATE: HARRY HIPLER
ATTORNEY: MELISSA ANDERSON
BUILDING OFFICIAL: MIGUEL NUNEZ
CHIEF CODE ENFORCEMENT OFFICER: JOSELINE RAMIREZ (VIA ZOOM)
CODE ENFORCEMENT OFFICER: ERICK RICHWAGEN
CODE CLERK: NAZLY CARDONA & MARYCARI PAZ

3. SPECIAL MAGISTRATE OPENING STATEMENT

4. ADOPTION OF MINUTES

4.1. CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING FOR SEPTEMBER 15, 2021 — 9 - 22
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES - Sep 15 2021

5. ADOPTION OF AGENDA (DEFERRALS, ADDITIONS, MODIFICAIONS)
Not Applicable.

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

7. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

7.1. **CASE 746** - BKI-95 LLC - 2000 SW 30 AVE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-2(b) - NON RESIDENTIAL COMMERICAL OWNER'S BUILDING RESPONSIBILTIES - **FIRST OFFENSE** — 23 - 34
Case Overview 746

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2000 SW 30 Ave, Pembroke Park, Fl	30 days to comply $250 Per Diem Fine $100 Admin Fee	07/15/2022

7.2. **CASE 6999** - EXCELENT - 4250 W HALLANDALE BEACH BLVD, LOT #6, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** 35 - 49

Case Overview 6999

Respondent or Representative	Address	Final Order	Date to Comply by
- Johnny Frontal - Fitz Murphy	4250 W Hallandale beach Blvd #56, Pembroke Park, Fl	60 days to comply $250 Per Diem Fine $100 Admin Fee	08/14/2022

7.3. **CASE 7110** - V & A MIAMI LLC - 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #5 - FORMAL HEARING - SECTION(s) 5-105 - REPAIR AND INSTALLATIONS; 15-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-177 - INITIAL CERTIFICATE OF USE; 15-22 - APPLICATION; 15-28 - DISPLAY - **SECOND OFFENSE** 50 - 63

Case Overview 7110

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	4400 Hallandale Beach Blvd, Pembroke Park, Fl	30 days to comply $250 Per Diem Fine $100 Admin Fee	07/15/2022

8. HEARING TO CONFIRM FINE - CODE OFFICER JOSELINE RAMIREZ

8.1. **CASE 5141** - MCGILL,STEPHON E - 3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NON-RESIDENTIAL COMMERICAL BUILDINGS, OWNER'S BUILDING RESPONSIBILTIES - **FIRST OFFENSE** 64 - 93

Case Overview 5141

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	3911 SW 52 Av, Pembroke Park, Fl	Confirmed fine of $12,200.00	

8.2. **CASE 5470** - BKI-95 LLC - 2000 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(c)(f)(k) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIR AND INSTALLATIONS; 5-207 - GRAFFITI ENFORCEMENT - **FIRST OFFENSE** 94 - 134

Case Overview 5470

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	2000 SW 30 Ave, Pembroke Park, Fl	Confirmed fine of $37,800.00	

8.3. **CASE 5652** - DISCOUNT AUTO PARTS INC C/O ADVANCE STORES CO INC #9479 - 3000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(i)(k)(m)(h) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-207 - GRAFFITI ENFORCEMENT; 5-17 - PERMIT APPLICATION; 5-2(b) - NON-RESIDENTIAL COMMERICAL BUILDINGS, OWNER'S BUILDING RESPONSIBILTIES; 21-19 - PROHIBITED SIGNS; 21-21(7) - TEMPORARY SIGNS; 28-304 - SURFACE OF PARKING AREA - **FIRST OFFENSE** 135 - 215

Case Overview 5652

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Osmil Rodriguez	3000 W Hallandale Beach Blvd, Pembroke Park, Fl	Confirmed fine of $150.00	

8.4. **CASE 5771** - E&M PROPERTIES 2665 LLC/SUNSHINE PROVISIONS - 2649 S PARK RD, HALLANDALE BEACH, FL 33009 - HEARING TO CONFIRM FINE - 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NON RESIDENTIAL COMMERICAL OWNER'S BUILDING RESPONSIBILTIES; 12-76(a)(d)(e) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-22 - APPLICATION - **SECOND OFFENSE** 216 - 275

Case Overview 5771

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
- Charles Marchitello - Alan L Raines Attorney	2641 S Park Rd, Pembroke Park, Fl	Confirmed fine of $3,100.00	

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

9.1. **CASE 4985** - GARDEN PROPERTY 786 INC - 2950 SW 32 AVE, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(i)(k)(h) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-2(a) - NON-RESIDENTIAL COMMERICAL BUILDINGS, OWNER'S BUILDING RESPONSIBILTIES; 13-2 - STORAGE OF ABANDON PROPERTY IN THE OPEN PROHIBITED; 15-17 - BUSINESS TAX RECEIPT REQUIRED - **SECOND OFFENSE** 276 - 388

Case Overview 4985

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Adeel Sachwsni	2950 SW 32 Ave, Pembroke Park, Fl	Fine Abated To $5,158.50 90 Days Or Revert To $39,858.50	09/13/2022

9.2. **CASE 5500** - JUNHALLA LLC/TS CABINETS & STONES INC. - 3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 (3149 JOHN P. CURCI DRIVE,BAY 4) - HEARING TO ABATE FINE - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-22 - APPLICATION - **FIRST OFFENSE** 389 - 417

Case Overview 5500

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Absent	3125 John P Curci DR, Pembroke Park, Fl	Fine Abated To $345.00 30 Days Or Revert To $2,300.00	07/15/2022

9.3. **CASE 5709** - ARDEVCO LLC - 3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(c)(i)(j)(k)(l) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-87 - PERMIT REQUIRED - **THIRD OFFENSE** 418 - 503

Case Overview 5709

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Douglas Driver	3181 W Hallandale Beach Blvd, Pembroke Park, Fl	Fine Abated To $10,400.00 30 Days Or Revert To $51,600.00	07/15/2022

9.4. **CASE 6186** - VIP RE 2503 LLC - 2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-207 - GRAFFITI ENFORECEMENT - **FIRST OFFENSE** 504 - 587

Case Overview 6186

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Martin Verster Attorney	2503 John P Lyons LN, Pembroke Park, FL	Fine Abated To $3,478.00 30% instead 15% 30 Days Or Revert To $26,850.00	07/15/2022

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

10.1. **CASE 5366** - PEMBROKE PARK WAREHOUSES HOLDING/MAD MONKEYS EVENTS INC. - 3152 W PEMBROKE RD, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NON-RESIDENTIAL COMMERICAL BUILDINGS, OWNER'S BUILDING RESPONSIBILTIES - **FIRST OFFENSE** 588 - 631

Case Overview 5366

Respondent or Representative	Address	Amended Final Order	Date to Comply by

- Nancy Romero - John Sthard	3152 Pembroke Rd, Pembroke Park, Fl	60 days to comply $250 Per Diem Fine $100 Admin Fee	08/14/2022

10.2. **CASE 5376** - PEMBROKE PARK WAREHOUSES HOLDING/ZEPPLIN PRODUCTS INC. - 3150 PEMBROKE RD (3172, 3174, 3176, 3178 PEMBROKE RD), PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NON-RESIDENTIAL COMMERICAL BUILDINGS, OWNER'S BUILDING RESPONSIBILTIES - **FIRST OFFENSE** 632 - 686

Case Overview 5376

Respondent or Representative	Address	Amended Final Order	Date to Comply by
- Nancy Romero - John Sthard	3172 Pembroke Rd, Pembroke Park, Fl	60 days to comply $250 Per Diem Fine $100 Admin Fee	08/14/2022

10.3. **CASE 5379** - PEMBROKE PARK WAREHOUSES HOLDING/L-M SOUTH SERVICES, INC. - 3188 PEMBROKE RD, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NON-RESIDENTIAL COMMERICAL BUILDINGS, OWNER'S BUILDING RESPONSIBILTIES; 15-17 - BUSINESS TAX RECEIPT REQUIRED - **FIRST OFFENSE** 687 - 722

Case Overview 5379

Respondent or Representative	Address	Amended Final Order	Date to Comply by
- Nancy Romero - John Sthard	3188 Pembroke Rd, Pembroke Park, Fl	60 days to comply $250 Per Diem Fine $100 Admin Fee	08/14/2022

10.4. **CASE 5387** - PEMBROKE PARK WAREHOUSES HOLDING/AIR CONCEPTS A/C SERVICES INC. - 3150 PEMBROKE RD (3170 PEMBROKE RD), PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NON-RESIDENTIAL COMMERICAL BUILDINGS, OWNER'S BUILDING RESPONSIBILTIES - **FIRST OFFENSE** 723 - 760

Case Overview 5387

Respondent or Representative	Address	Amended Final Order	Date to Comply by
- Nancy Romero - John Sthard	3170 Pembroke Rd, Pembroke Park, Fl	60 days to comply $250 Per Diem Fine $100 Admin Fee	08/14/2022

10.5. **CASE 6233** - 3535 SW 52ND AVE LLC C/O MANAGEMENT LLC - 3535 SW 52 AVE, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-103(a)(b)(c)(k)(g) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** 761 - 811

Case Overview 6233

Respondent or Representative	Address	Amended Final Order	Date to Comply by
- Yoni Meyer - Koby Litowch	3535 SW 52 Ave, Pembroke Park, Fl	60 days to comply $250 Per Diem Fine $100 Admin Fee	08/14/2022

11. FORMAL HEARING - CODE OFFICER ERIK RICHWAGEN

11.1. **CASE 6823** - HOLIDAY HALLANDALE MHC LLC/SOPHIA VICKERS - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #230 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3140 W Hallandale Beach Blvd Lot 230, Pembroke Park, Fl	Amnesty Program	

11.2. **CASE 6824** - HOLIDAY HALLANDALE MHC LLC/JOSE CRUZ HERNANDEZ - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #234 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3140 W Hallandale Beach Blvd Lot 234, Pembroke Park, Fl	Amnesty Program	

11.3. **CASE 6887** - ANG REALITY INC - 2633 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	633 S Park Rd, Pembroke Park, Fl	Complied	

11.4. **CASE 6890** - O'REILLY AUTOMOTIVE STORES INC - 4700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(h)(i)(k)(l) - EXTERIOR MAINTENANCE - **FIRST OFFENSE**

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	4700 W Hallandale Beach Blvd, Pembroke Park, Fl	Complied	

11.5. **CASE 6891** - O'REILLY AUTOMOTIVE STORES INC - 4700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(h)(i)(k)(l) - EXTERIOR MAINTENANCE - **FIRST OFFENSE**

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	4700 W Hallandale Beach Blvd, Pembroke Park, Fl	Complied	

11.6. **CASE 6948** - BACKBONE HALLANDALE INVESTMENTS CORP - 2801 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(k)(m) - EXTERIOR MAINTENANCE; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** 812 - 830

Case Overview- 6948

Respondent or Representative	Address	Final Order	Date to Comply by
Jacke Ruah	2801 S Park Rd, Pembroke Park, Fl	60 days to comply $250 Per Diem Fine $100 Admin Fee	08/14/2022

11.7. **CASE 6950** - ANG REALITY INC - 2633 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a)(c)(k) - EXTERIOR MAINTENANCE; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** 831 - 849

Case Overview- 6950

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2633 S Park Rd, Pembroke Park, Fl	60 days to comply $250 Per Diem Fine $100 Admin Fee	08/14/2022

11.8. **CASE 6961** - 3192-4 W HALLANDALE LLC %MGMT OFFICE - 3194 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** 850 - 872

Case Overview-6961

Respondent or Representative	Address	Final Order	Date to Comply by
Enrique Final	3194 W Hallandale Beach Blvd, Pembroke Park, Fl	90 days to comply $250 Per Diem Fine $100 Admin Fee	09/13/2022

12. HEARING TO CONFIRM FINE - CODE OFFICER ERIK RICHWAGEN

12.1. **CASE 4770** - LAKESHORE MOBILE HOME PARK LLC/ANA SANCHEZ - 103 DAVID DRIVE PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 28-272 - NUMBER OF OCCUPANTS PER MOBILE HOME OR RECREATIONAL VEHICLE - **FIRST OFFENSE** 873 - 920

Case Overview-4770

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	103 David Dr, Pembroke Park, Fl	Confirmed fine of $20,000.00	

12.2. **CASE 4772** - LAKESHORE MOBILE HOME PARK LLC/WANDA CRUZ - 105 DAVID DRIVE PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	105 David Dr, Pembroke Park, Fl	Bold for missing items	

12.3. **CASE 4796** - LAKESHORE MOBILE HOME PARK LLC/CRISTAL VILLA - 104 DAVID DRIVE PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 28-272 - NUMBER OF OCCUPANTS PER MOBILE HOME OR RECREATIONAL VEHICLE - **FIRST OFFENSE** 921 - 966

Case Overview-4796

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	104 David Dr, Pembroke Park, Fl	Confirm Fine Of $20,000.00	

12.4. **CASE 4886** - HOLIDAY HALLANDALE MHC LLC - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 27-73 - PERMIT REQUIRED FOR CUTTING DOWN, DESTROYING, REMOVING TREES; EXCEPTIONS - **FIRST OFFENSE** 967 - 1001

Case Overview-4886

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	3140 W Hallandale Beach Blvd, Pembroke Park, Fl	Confirm Fine Of $41,300.00	

12.5. **CASE 4791** - LAKESHORE MOBILE HOME PARK LLC/JOHN CRAWFORD - 2701 S PARK RD, PEMBROKE PARK, FL 33009 #23 Traci Terr W - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** 1002 - 1046

Case Overview-4791

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	23 Tracie Terr W., Pembroke Park, Fl	Confirm Fine Of $20,000.00	

12.6. **CASE 5924** - HOLIDAY HALLANDALE MHC LLC/ASHAINA LESSNER - 3140 W HALLANDALE BEACH BLVD LOT 804 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** 1047 - 1097

Case Overview 5924

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	3140 W Hallandale Beach Blvd, Pembroke Park, Fl	Bold because they can't find the F.O. 11/17/2021 they had to complied. Continue to the next hearing	

12.7. **CASE 5737** - INFINITY AZURE LLC - 3252 SW 52 AVE, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(b)(h)(i)(j)(k)(m) - EXTERIOR MAINTENANCE; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-43 - NOTICE TO REMOVE ACCUMULATIONS TO BE SENT TO PROPERTY OWNER; 12-48 - PROHIBITED OUTDOOR STORAGE; 12-61 - EXCESSIVE, UNTENDED GROWTH DEEMED PUBLIC NUISANCE; 13-2 - STORAGE OF ABANONED PROPERTY IN THE OPEN PROHIBITED; 26-116 - LITTER; LITTERING MATERIAL. 27-32.1 - ENFORCEMENT. - **SECOND OFFENSE** 1098 - 1146

Case Overview 5737

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	3252 SW 52 Ave, Pembroke Park, Fl	Confirm Fine Of $120,350.00	

13. TOWN'S MOTION TO AUTHORIZE FORCLOSURE

13.1.

NO.	CASE #	NAME	ADDRESS	HOMESTEAD EXEMPTION
1	5840	PARADIGMA CORP	5100 SW 41 ST #219, PEMBROKE PARK, FL 33009	NO
2	5706	ARDEVCO LLC / SUNDRIFT APARTMENTS	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	NO
3	5701	2400 SW 30 LLC	2400 SW 30 AVE BAY B, PEMBROKE PARK, FL 33009	NO
4	5702	2400 SW 30 LLC	2400 SW 30 AVE BAY A, PEMBROKE PARK, FL 33009	NO
5	5195	ARDEVCO LLC / SUNDRIFT APARTMENTS	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	NO
6	5006	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR 26608	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
7	4863	CAP5000 LLC	2601 S PARK ROAD	NO
8	4902	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORES INC.	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
9	5297	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
10	5523	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
11	4400	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
12	4869	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
13	4306	COLE FD PORTFOLIO III	4100 W HALLANDALE	NO

		LLC C/O FAMILY DOLLAR STORES INC	BEACH BLVD, PEMBROKE PARK, FL 33023	
14	4566	3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC	3535 SW 52 AVENUE	NO
15	4920	LEONEL A. RODRIGUEZ	3900 SW 52ND AVE, PEMBROKE PARK, FL 33023	
16	4911	FINE LINE INTERIORS INC	2530 SW 30TH AVE, PEMBROKE PARK, FL 33009	
17	4876	DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479	3000 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL 33009	NO
18	4601	E&M PROPERTIES 2665 LLC	2649 S PARK RD, PEMBROKE PARK, FL 33009	NO

14. **ADJOURNMENT: 12:03 P.M.**

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

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

Connor Milo Attorney
Charles Morchitello and Alan L. Raines
Betina Arazi
Tom Baker

AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

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

Page

1. **CALL TO ORDER: 9:01 A.M.**

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

3. SPECIAL MAGISTRATE OPENING STATEMENT

4. ADOPTION OF MINUTES

   4.1. SPECIAL MAGISTRATE MEETING MINUTES OCTOBER 20, 2021 # - #
   CODE ENFORCEMENT SPECIAL MAGISTRATE MINUTES OCT 20, 2021

   4.2. SPECIAL MAGISTRATE MEETING MINUTES NOVEMBER 17, 2021 # - #
   CODE ENFORCEMENT SPECIAL MAGISTRATE MINUTES NOV 17, 2021

   4.3. SPECIAL MAGISTRATE MEETING MINUTES FEBRUARY 16, 2022 # - #
   CODE ENFORCEMENT SPECIAL MAGISTRATE MINUTES FEB 16, 2022

   4.4. SPECIAL MAGISTRATE MEETING MINUTES MARCH 16, 2021 # - #
   CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES MARCH 16, 2022

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

- JOSELINE RAMIREZ:
  - Case #4467 will be postponed to the august meeting.
  - Case #460 complied July 1st 2022. The case will be remove to the agenda.

6. PUBLIC HEARING

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

7. FORMAL HEARING – CHIEF CODE ENFORCEMENT OFFICER JOSELINE RAMIREZ

7.1. **CASE 5439** – 3163 BUILDING LLC 3163 WEST LIQUORS LLC – 3153 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 – SECTION(s) 5-105 – REPAIRS AND INSTALLATIONS; 5-2(a)(b) – NONRESIDENTIAL COMMERCIAL BUILDINGS OWNER'S RESPONSIBILITIES – **FIRST OFFENSE** # - #

Case Overview 5439

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3153 W Hallandale Beach Blvd, Pembroke Park, Fl	30 Days $250 per Diem $100 Admin Fee	08/19/2022

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

Case Overview 5445

Respondent or Representative	Address	Final Order	Date to Comply by
- Iris Wooters (Present) - Tony (Phone Call)	2533 S Park Rd, Pembroke Park, Fl	90 Days $250 Per Diem $100 Admin Fee	10/18/2022

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

Case Overview 5454

Respondent or Representative	Address	Final Order	Date to Comply by
- Absent	3930 Pembroke Rd, Pembroke Park, Fl	30 Days $250 Per Diem $100 Admin Fee	08/19/2022

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

Respondent or Representative	Address	Final Order	Date to Comply by
- Absent	3832 Sw 52 Ave, Pembroke Park, Fl	Complied 07/01/2022	

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

Case Overview 5461

Respondent or Representative	Address	Final Order	Date to Comply by
- Yvonne Jackson	3838 Sw 52 Ave, Pembroke Park, Fl	90 Days $50 Per Diem $100 Admin Fee	10/18/2022

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

Case Overview 5465

Respondent or Representative	Address	Final Order	Date to Comply by
- Iris Wooters (Present) – Tony (Phone Call)	2533 S Park Rd, Pembroke Park, Fl	90 Days $250 Per Diem $100 Admin Fee	10/18/2022

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

Case Overview 5466

Respondent or Representative	Address	Final Order	Date to Comply by
- Iris Wooters (Present) – Tony (Phone Call)	2533 S Park Rd, Pembroke Park, Fl	90 Days $250 Per Diem $100 Admin Fee	10/18/2022

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

Case Overview 5467

Respondent or Representative	Address	Final Order	Date to Comply by
- Absent	3233 Marine Dr #346, Pembroke Park, Fl	30 Days $100 Per Diem $100 Admin Fee	08/19/2022

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

Case Overview 5528

Respondent or Representative	Address	Final Order	Date to Comply by
- Absent	3149 W Hallandale Beach Blvd, Pembroke Park, Fl	30 Days $250 Per Diem $100 Admin Fee	08/19/2022

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

Case Overview 7174

Respondent or Representative	Address	Final Order	Date to Comply by
- Moshe Tzieb – Guy Hayun	2520 Sw 30 Ave, Pembroke Park, Fl	5 Days $150 Per Diem $100 Admin Fee	07/25/2022

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

Case Overview 7174

Respondent or Representative	Address	Final Order	Date to Comply by
- Pat Brinson	3707 Sw 56 Ave, Pembroke Park, Fl	90 Days $250 Per Diem $100 Admin Fee	10/18/2022

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

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

Case Overview 1031

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Bertrand Saysset	131 E Lake Shore Dr #188, Pembroke Park, Fl	Fine Abated To $2,500.00 60 Days Or Revert To $24,218.00	09/18/2022

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

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Bertrand Saysset	2940 Country Club Lane, Pembroke Park, Fl	Postponed to the next hearing: 08/17/2022	

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

Case Overview 4634

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Absent	147 Janis Blvd, Pembroke Park, Fl	Fine Abated To $5,726.00 30 Days Or Revert To $37,388.50	08/19/2022

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

Case Overview 4793

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Absent	107 David Drive, Pembroke Park, Fl	Fine Abated To $0.00 $100.00 Admin Fee	08/19/2022

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

Case Overview 4940 – 123 Lori Lane, Pembroke Park, Fl –

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Yonier Hernandez	123 Lori Lane, Pembroke Park, Fl	Amnesty Program	

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

Case Overview 5166

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Absent	3423 Sw 52 Ave, Pembroke Park, Fl	Fine Abated To $810.00 30 Days Or Revert To $7,200.00	08/19/2022

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

Case Overview 5302

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Absent	3423 Sw 52 Ave, Pembroke Park, Fl	Fine Abated To $2,290.00 30 Days Or Revert To $14,700.00	08/19/2022

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

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Moshe Tzieb – Guy Hayun	2520 Sw 30 Ave, Pembroke Park, Fl	Fine Abated To $1,700.00 30 Days Or Revert To $16,800.00	08/19/2022

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

Case Overview 5717 # - #

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Alex Pierre	5500 Sw 32 St #1-2, Pembroke Park, Fl	Fine Abated To $4,000.00 120 Days Or Revert To $47,350.00	11/17/2022

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

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

Case Overview 6727 # - #

Respondent or Representative	Address	Amended Final Order	Date to Comply by
- Veronica Perez	4520 W Hallandale Beach Blvd, Pembroke Park, Fl	45 Days $250 Per Diem $100 Admin Fee	09/03/2022

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

Case Overview 6832

Respondent or Representative	Address	Amended Final Order	Date to Comply by
- Paul Neil	5590 W Hallandale Beach Blvd, Pembroke Park, Fl	30 Days $50 Per Diem $100 Admin Fee	08/19/2022

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

Case Overview 6833

Respondent or Representative	Address	Amended Final Order	Date to Comply by
- Paul Neil	5590 W Hallandale Beach Blvd, Pembroke Park, Fl	30 Days $50 Per Diem $100 Admin Fee	08/19/2022

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

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

Case Overview 5325

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Jesee Oppenhermer	3400 Sw 20 St, Pembroke Park, Fl	Confirmed of fine $23,100.00	

10.2. **CASE 5384** – FEENEY, ROBERT & DEBORAH – 5501 SW 34 ST, PEMBROKE PARK, FL 33023 1-2 – HEARING TO CONFIRM FINE – SECTION(S) 5-103(A)(B)(C)(I)(J)(L)(O)(H) – EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 12-48 – OUTDOOR STORAGE PROHIBITED; 12-61 – EXCESSIVE UNTENDED GROWTH DEEMED PUBLIC NUISANCE – **FIRST OFFENSE** # - #

Case Overview 5384

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Deborah Feeney	5501 Sw 34 St #1-2, Pembroke Park, Fl	Confirmation of fine $14,000.00	

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

Case Overview 5479

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Pat Brinson	3707 Sw 56 Ave, Pembroke Park, Fl	Confirmation of fine $15,350.00	

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

Case Overview 6184

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Jon Hinden Esq	2111 John P Lyons Ln, Pembroke Park, Fl	Confirmation of fine $16,450.00	

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

Case Overview 6546

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Jon Hinden Esq	2111 John P Lyons Ln, Pembroke Park, Fl	Confirmation of fine $27,350.00	

11. FORMAL HEARING – CODE ENFORCEMENT OFFICER ERIK RICHWAGEN

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

CASE OVERVIEW 6951- FRAKES, DONALD RAY

Respondent or Representative	Address	Final Order	Date to Comply by
- Absent	2617 S Park Rd #2625, Pembroke Park, Fl	60 Days $100 Per Diem $100 Admin Fee	09/18/2022

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

CASE OVERVIEW 6952-KELSEY_PARKWOOD CORP

Respondent or Representative	Address	Final Order	Date to Comply by
- Absent	3101 Sw 25 St, Pembroke Park, Fl	Complied	

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

CASE OVERVIEW 6953-REEVE ASSET MGMT COMPANY

Respondent or Representative	Address	Final Order	Date to Comply by
- Absent	2501 S Park Rd, Pembroke Park, Fl	60 Days $100 Per Diem $100 Admin Fee	09/18/2022

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

CASE OVERVIEW 6720-HOLIDAY HALLANDALE MHC LLC_Janio Cruz_Mary Pa

Respondent or Representative	Address	Final Order	Date to Comply by
- Janio Cruz	3140 W Hallandale Beach Blvd #520, Pembroke Park, Fl	60 Days $50 Per Diem $100 Admin Fee	09/18/2022

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

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

Respondent or Representative	Address	Final Order	Date to Comply by
- Jesee Oppenhermer	3400 Sw 20 St, Pembroke Park, Fl	60 Days $100 Per Diem $100 Admin Fee	09/18/2022

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

Respondent or Representative	Address	Final Order	Date to Comply by
- Absent	154 Marine Cir, Pembroke Park, Fl	90 Days $50 Per Diem $100 Admin Fee	10/18/2022

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

CASE OVERVIEW 7068-BAM MHC LLC_Robert Granger

Respondent or Representative	Address	Final Order	Date to Comply by
- Richard Garcia	2320 Charles Rd, Pembroke Park, Fl	90 Days $100 Per Diem $100 Admin Fee	10/18/2022

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

CASE OVERVIEW 7160-TRINITY BROADCASTING OF FL INC

Respondent or Representative	Address	Final Order	Date to Comply by
- Absent	2320 Charles Rd, Pembroke Park, Fl	60 Days $500 Per Diem $100 Admin Fee	09/18/2022

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

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

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

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	3000 W Hallandale Beach Blvd, Pembroke Park, Fl	Confirmation of fine $42,400.00	

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

CASE OVERVIEW 4635-LAKESHORE MOBILE HOME PARK LLC_Deborah Lisa V

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	135 Steven Street, Pembroke Park, Fl	Confirmation of fine $21,750.00	

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

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

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
- Peter Vay - David Morales	3215 Sw 52 Ave #90, Pembroke Park, Fl	Confirmation of fine $20,000.00	

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

CASE OVERVIEW 5619-MS INVEST US LLC

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	5100 Sw 41 St, Pembroke Park, Fl	Confirmation of fine $17,150.00	

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

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

CASE OVERVIEW 5623-KETCHUM, TYLER

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Absent	5455 Sw 41 St, Pembroke Park, Fl	Fine Abated To $610.00 Days 30 Or Revert To $6,200.00	08/19/2022

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

CASE OVERVIEW 5840-PARADIGMA CORP Betina Arcion - - Fine Abate To $1,100.00 - 30 Days – Or Revert To $12,400.00 – 08/19/2022

Respondent or Representative	Address	Order of Abatement	Date to Comply by
Betina Aragon	5100 Sw 41 St, Pembroke Park, Fl	Fine Abated To $1,100.00 Days 30 Or Revert To $12,400.00	08/19/2022

14. **ADJOURNMENT: 1:18 P.M.**

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

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

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

AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

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

Page

1. **CALL TO ORDER: 9:04 AM**
2. SPECIAL MAGISTRATE OPENING STATEMENT
3. **ROLL CALL**
   SPECIAL MAGISTRATE: RAFAEL SUAREZ-RIVAS
   ATTORNEY: BRIAN SHERMAN
   BUILDING OFFICIAL: MIGUEL NUNEZ
   CHIEF CODE ENFORCEMENT OFFICER: JOSELINE RAMIREZ
   CODE ENFORCEMENT OFFICER: ERICK RICHWAGEN
   CLERK: NAZLY CARDONA & MARYCARI PAZ
4. ADOPTION OF MINUTES

   4.1. SPECIAL MAGISTRATE MEETING MINUTES 9 – 20
5. **ADOPTION OF AGENDA (DEFERRALS, ADDITIONS, MODIFICAIONS)**
   - ERICK RICHWAGEN:
     - Case #5409 has been added to the agenda.
     - Case #7198 is complied
   - JOSELINE RAMIREZ:
     - Case # 5622 has been added to the agenda.
6. PUBLIC HEARING

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

7. FORMAL HEARING – CHIEF CODE ENFORCEMENT OFFICER JOSELINE RAMIREZ

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

Case Overview 5557

Respondent or Representative	Address	Final Order	Date to Comply by
- Daisy L Valle - Gezzela Algarin	2401 Susan Lane, Pembroke Park, Fl	90 Days $50 Per Diem $100 Admin Fee	11/15/2022

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

Case Overview 5613

Respondent or Representative	Address	Final Order	Date to Comply by
Jaime Penaranda	2260 Sw 30 Ave, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	10/18/2022

7.3. **CASE 5646** – DAVID E ZELL TR/CELIA SANTANA – 2322 SW 31 AVE, PEMBROKE PARK, FL 33009 – FORMAL HEARING – SECTION(s) 5-105 – REPAIRS AND INSTALLATIONS; 5-17 – PERMIT APPLICATION; 5-2(a)(b) – NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES – **FIRST OFFENSE** 78 – 121

Case Overview 5646

Respondent or Representative	Address	Final Order	Date to Comply by
Celia Santana	2322 Sw 31 Ave, Pembroke Park, Fl	60 Days $50 Per Diem $100 Admin Fee	10/18/2022

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

Case Overview 5716

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	5520 Sw 33 St 1-2, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	10/18/2022

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

Case Overview 5736

Respondent or Representative	Address	Final Order	Date to Comply by
Marco Fernandez	2314 Sw 31 Ave, Pembroke Park, Fl	60 Days $50 Per Diem $100 Admin Fee	10/18/2022

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

Case Overview 5873

Respondent or Representative	Address	Final Order	Date to Comply by
Ben Beant	3153-3163 W Hallandale Beach Blvd, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	10/16/2022

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

Respondent or Representative	Address	Final Order	Date to Comply by
Lori English	2311 John P. Lyons Lane #3, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	10/18/2022

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

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2301 Jhon P Lyons Lane, Pembroke Park, Fl	45 Days $250 Per Diem $100 Admin Fee	10/01/2022

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

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2302 Charles Rd, Pembroke Park, Fl	60 Days $50 Per Diem $100 Admin Fee	10/18/2022

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

Case Overview 6998

Respondent or Representative	Address	Final Order	Date to Comply by
Akay Camhur Cavkas	2306 Charles Rd, Pembroke Park, Fl	90 Days $50 Per Diem $100 Admin Fee	11/15/2022

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

Case Overview 7004

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2314 Charles Rd, Pembroke Park, Fl	90 Days $50 Per Diem $100 Admin Fee	11/15/2022

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

Case Overview 7277

Respondent or Representative	Address	Final Order	Date to Comply by
Diane Gay	2413 Park Road, Pembroke Park, Fl	120 Days and 30 Days for the requirement of a mobile home manager section 15-42 $250 Per Diem $100 Admin Fee	12/15/2022

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

Case Overview 7330

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	5520 Sw 33 St 1-2, Pembroke Park, Fl	60 Days $300 Per Diem $100 Admin Fee	10/18/2022

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

Case Overview 7336

Respondent or Representative	Address	Final Order	Date to Comply by
- Daisy L Valle - Gezzela Algarin	2401 Susan Lane, Pembroke Park, Fl	60 Days $50 Per Diem $100 Admin Fee	10/18/2022

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

Case Overview 7359

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3520 W Hallandale Beach Blvd, Pembroke Park, Fl	30 Days $250 Per Diem $100 Admin Fee	09/16/2022

8. HEARINIG TO CONFIRM FINE – BUILDING OFFICIAL MIGUEL NUNEZ

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

Case Overview 5070

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	2641-2649 S Park Road, Pembroke Park, Fl	Confirmed Fine $87,100.00	

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

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

Case Overview 4933

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	2701 S Park Rd, Pembroke Park, Fl	Confirmed Fine $42,700.00	

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

Case Overview 5533

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	2400 Sw 30 Ave, Pembroke Park, Fl	Confirmed Fine $44,200.00	

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

Case Overview 5622

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	2400 Sw 30 Ave Bay C, Pembroke Park, Fl	Confirmed Fine $30,400.00	

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

Case Overview 5637

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	2400 Sw 30 Ave Bay B, Pembroke Park, Fl	Confirmed Fine $33,400.00	

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

Case Overview 5638

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	2400 Sw 30 Ave Bay A, Pembroke Park, Fl	Confirmed Fine $45,550.00	

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

Case Overview 5801

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	2402 Susan Lane, Pembroke Park, Fl	Confirmed Fine $13,900.00	

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

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

Case Overview 6886

Respondent or Representative	Address	Amended Final order	Date to Comply by
- Kenneth Dasilva - Cheryl Dasilva	3680 W Hallandale Beach Blvd, Pembroke Park, Fl	90 Days $250 Per Diem $100 Admin Fee	11/15/2022

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

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

Case Overview 4467

Respondent or Representative	Address	Order of Abatement	Date to Comply by
- Marlene Hernandez - Shawn Arleiter	2940 Country Club Ln, Pembroke Park, Fl	Fine Abated To $6,413.00 60 Days Or Revert To $28,558.50	10/16/2022

12. FORMAL HEARING – CODE ENFORCEMENT OFFICER ERIK RICHWAGEN

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

Case Overview 5828

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3140 W Hallandale Beach Blvd #302, Pembroke Park, Fl	30 Days $100 Per Diem $100 Admin Fee	09/16/2022

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

Case Overview 6955

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2641-2649 S Park Rd, Pembroke Park, Fl	60 Days $250 Per Diem $100 Admin Fee	10/18/2022

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

Case Overview 6996

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2304 Charles Rd, Pembroke Park, Fl	60 Days $50 Per Diem $100 Admin Fee	10/18/2022

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

Case Overview 7001

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2430 Charles Rd #2316, Pembroke Park, Fl	60 Days $50 Per Diem $100 Admin Fee	10/18/2022

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

Case Overview 7152

Respondent or Representative	Address	Final Order	Date to Comply by
Rick Chaples	1975 S Park Rd #1, Pembroke Park, Fl	60 Days $100 Per Diem $100 Admin Fee	10/16/2022

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

Case Overview 7153

Respondent or Representative	Address	Final Order	Date to Comply by
Rick Chaples	1975 S Park Rd #3, Pembroke Park, Fl	60 Days $100 Per Diem $100 Admin Fee	10/16/2022

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

Case Overview 7154

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2690 S Park Rd #10, Pembroke Park, Fl	30 Days $100 Per Diem $100 Admin Fee	09/16/2022

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

Case Overview 7071

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	2312 Charles Rd, Pembroke Park, Fl	60 Days $50 Per Diem $100 Admin Fee	10/18/2022

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

Case Overview 7222

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3300 Pembroke Rd, Pembroke Park, Fl	30 Days $100 Per Diem $100 Admin Fee	09/16/2022

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

Case Overview 7194

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3200 Pembroke Rd, Pembroke Park, Fl	30 Days $100 Per Diem $100 Admin Fee	09/16/2022

12.11. **CASE 7198** – PEMBROKE GARDENS LTD – FORMAL HEARING – SECTION(s) 5-103(d)- EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 11-43(d) FREQUENCY AND PREPARATION GENERALLY – **FIRST OFFENSE** 1235 – 1250

Case Overview 7198

Respondent or Representative	Address	Final Order	Date to Comply by
Absent	3841 Sw 52 Ave, Pembroke Park, Fl	Complied	

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

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

Case Overview 4772

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	105 David Dr, Pembroke Park, Fl	Confirmed Fine $23,150.00	

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

Case Overview 4792

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	21 Traci Terr W., Pembroke Park, Fl	Confirmed Fine $23,150.00	

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

Case Overview 4795

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	22 Traci Terr W, Pembroke Park, Fl	Confirmed Fine $23,150.00	

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

Case Overview 5554

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Martin March	3100 W Hallandale Beach Blvd #210, Pembroke Park, Fl	Confirmed Fine $13,750.00	

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

Case Overview 5558

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
- Gladys Manana - Charles Weidhgl	2308 SW 31 Ct, Pembroke Park, Fl	Confirmed Fine $15,250.00	

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

Case Overview 5409

Respondent or Representative	Address	Supplemental Order Code Enforcement Lien	Date to Comply by
Absent	2401 Sw 32 Ave, Pembroke Park, Fl	Confirmed Fine $19,900.00	

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

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

Case Overview 6666

Respondent or Representative	Address	Amended Final Order	Date to Comply by
Joseph Desilnomme	3932 Sw 52 Ave B4, Pembroke Park, Fl	90 Days $50 Per Diem $100 Admin Fee	11/15/2022

15. **ADJOURNMENT: 1:57 PM**

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

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
1730 PR LLC	67 N FEDERAL HWY DANIA BEACH, FL 33004	1730 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 7112 **Date Next Inspection** 9/21/2022

Notes Repeat violation.
1. Installed racks without a permit where Fume is operating without a Business Tax Receipt. Obtain plans for permit and inspections.
2. Certificate of occupancy must be obtain prior to any use of the building. Obtain architect or engineer for plans.
3. Two Mezzanines inside building require building permits. Obtain architect or engineer for plans.
4. Installed two a/c units without a permit. Obtain plans for permit and inspections.
5. Tenant buildout done without a permit where Fume is operating without a Business Tax Receipt. Obtain plans for permit and inspections.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext 182. for permit information.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/23/2022		Notice of Violation	Regular Mail 5/23/22
8/29/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 9/7/22 Certified Mail 8/30/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/21/2022
FLORIDA BUILDING CODE	111.1 Certificate of Occupancy	111.1.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or nature or use or portion thereof shall be made until the Building Official has issued until all requirements of the FBC, and the FFPC have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by Building Official. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction.	Not in Compliance - Reinspection Date: 9/21/2022



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.06

Total Postage and
$

Sent To
1730 PR LLC

Street and Apt. No.
SHLOMO MELLOUL
H.C.F #6909, #6567,#6771 N.O.H #7112

City, State, ZIP+4®
67 N FEDERAL HWY,
DANIA BEACH, FL, 33004

PS Form 3800, A

Postmark Here
AUG 2022
POSTAL STORE
FL 33021

7020 0640 0000 5918 9904



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.06

Total Postage and
$

Sent To
1730 PR LLC

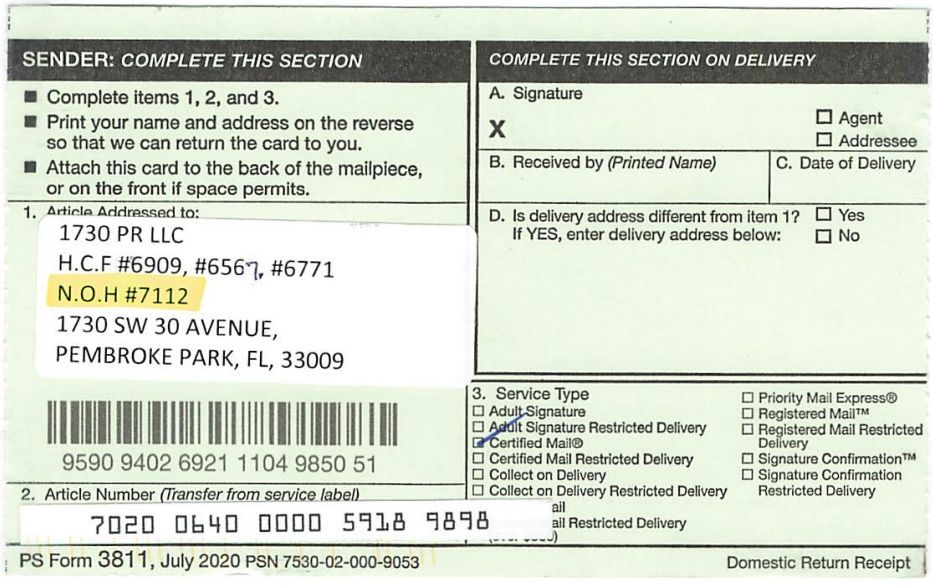
Street and Apt. No
H.C.F #6909, #6567,#6771
N.O.H #7112

City, State, ZIP+4
1730 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

PS Form 3800, April

Postmark Here
AUG 2022
FL 33021

7020 0640 0000 5918 9898



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:

1730 PR LLC
H.C.F #6909, #6567, #6771
N.O.H #7112
1730 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9850 51

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

7020 0640 0000 5918 9898

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

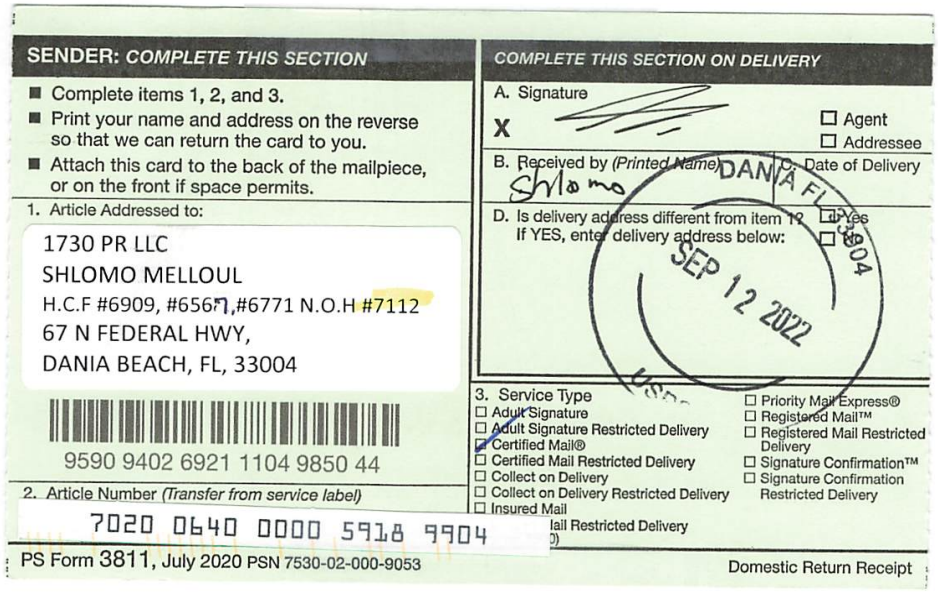
B. Received by *(Printed Name)* C. Date of Delivery

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

3. Service Type

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

1730 PR LLC
SHLOMO MELLOUL
H.C.F #6909, #6567,#6771 N.O.H #7112
67 N FEDERAL HWY,
DANIA BEACH, FL, 33004

9590 9402 6921 1104 9850 44

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

7020 0640 0000 5918 9904

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

DANIA FL 33004
SEP 12 2022

3. Service Type

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

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1730 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0021
Property Owner	1730 PR LLC	Millage	0613
Mailing Address	67 N FEDERAL HWY DANIA BEACH FL 33004	Use	48-04
Abbr Legal Description	MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$492,260	$4,380,790	$4,873,050	$4,873,050	
2021	$492,260	$1,919,100	$2,411,360	$2,411,360	$51,855.34
2020	$492,260	$1,921,130	$2,413,390	$2,413,390	$52,085.32

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,873,050	$4,873,050	$4,873,050	$4,873,050
Portability	0	0	0	0
Assessed/SOH	$4,873,050	$4,873,050	$4,873,050	$4,873,050
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,873,050	$4,873,050	$4,873,050	$4,873,050

Sales History

Date	Type	Price	Book/Page or CIN
10/13/2021	WD-Q	$5,500,000	117678610
2/24/2016	WD-T	$100	113542346
2/24/2016	QCD-T	$100	113542345
9/9/2002	WD*	$100	33787 / 476
7/31/2002	WD*	$1,800,000	33620 / 212

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	54,296	SF
$9.00	400	OA
Adj. Bldg. S.F. (Card, Sketch)		37485
Eff./Act. Year Built: 1966/1965		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
1730 PR LLC

Filing Information

Document Number	L21000352218
FEI/EIN Number	87-2024684
Date Filed	08/04/2021
Effective Date	08/04/2021
State	FL
Status	ACTIVE

Principal Address

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Mailing Address

67 N FEDERAL HWY
DANIA BEACH, FL 33004 UN

Registered Agent Name & Address

MELLOUL, SHLOMO
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Authorized Person(s) Detail

Name & Address

Title AMBR

MELLOUL, SHLOMO
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Title Secretary

LEVI, MAIMON
275 Bryan rd.
Dania Beach, FL 33004

Annual Reports

Report Year	Filed Date

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV 7112

Hasler FIRST-CLASS MAIL
05/23/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:
1730 PR LLC / Melloul Shlomo
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:
7112

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 7112

Hasler FIRST-CLASS MAIL
05/23/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

1730 PR LLC
Melloul Shlomo
1730 SW 30th Ave
Pembroke Park, FL 33009



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1730 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0021
Property Owner	1730 PR LLC	Millage	0613
Mailing Address	67 N FEDERAL HWY DANIA BEACH FL 33004	Use	48-04
Abbr Legal Description	MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF		

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2022*	$492,260	$4,380,790	$4,873,050	$4,873,050	
2021	$492,260	$1,919,100	$2,411,360	$2,411,360	$51,855.34
2020	$492,260	$1,921,130	$2,413,390	$2,413,390	$52,085.32

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,873,050	$4,873,050	$4,873,050	$4,873,050
Portability	0	0	0	0
Assessed/SOH	$4,873,050	$4,873,050	$4,873,050	$4,873,050
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,873,050	$4,873,050	$4,873,050	$4,873,050

Sales History

Date	Type	Price	Book/Page or CIN
10/13/2021	WD-Q	$5,500,000	117678610
2/24/2016	WD-T	$100	113542346
2/24/2016	QCD-T	$100	113542345
9/9/2002	WD*	$100	33787 / 476
7/31/2002	WD*	$1,800,000	33620 / 212

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	54,296	SF
$9.00	400	OA
Adj. Bldg. S.F. (Card, Sketch)		37485
Eff./Act. Year Built: 1966/1965		

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.	)	
	)	
1730 PR LLC		CASE NO. 7112
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 1730 SW 30 AVE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1730 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 1730 PR LLC AT 11:31 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

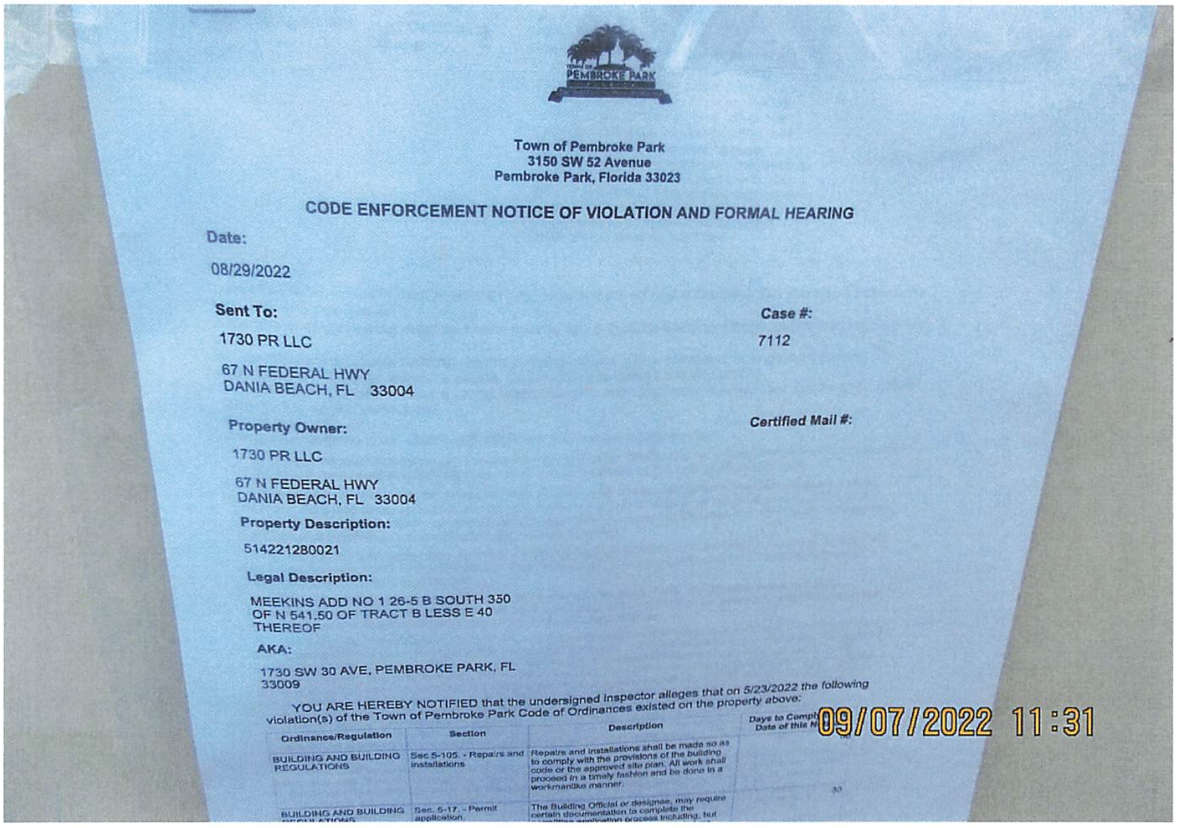
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [V] physical presence or [_] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/29/2022

Sent To:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:

7112

Property Owner:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Certified Mail #:

Property Description:

514221280021

Legal Description:

MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF

AKA:

1730 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/23/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply / Date of this N
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the	

09/07/2022 11:31

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/29/2022

Sent To:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:

7112

Property Owner:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Certified Mail #:

Property Description:

514221280021

Legal Description:

MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF

AKA:

1730 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/23/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

FLORIDA BUILDING CODE	111.1 Certificate of Occupancy	111.1.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or nature or use or portion thereof shall be made until the Building Official has issued until all requirements of the FBC, and the FFPC have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by Building Official. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction.	30

Repeat violation.
1. Installed racks without a permit where Fume is operating without a Business Tax Receipt. Obtain plans for permit and inspections.
2. Certificate of occupancy must be obtain prior to any use of the building. Obtain architect or engineer for plans.
3. Two Mezzanines inside building require building permits. Obtain architect or engineer for plans.
4. Installed two a/c units without a permit. Obtain plans for permit and inspections.
5. Tenant buildout done without a permit where Fume is operating without a Business Tax Receipt. Obtain plans for permit and inspections.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext 182. for permit information.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Miguel A Nunez

Chief Building Official

8/29/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
1730 PR LLC 67 N FEDERAL HWY DANIA BEACH, FL 33004	7112	05/23/2022

Property Owner:	Property Description:	Certified Mail #:
1730 PR LLC 67 N FEDERAL HWY DANIA BEACH, FL 33004	514221280021	

Legal Description:	AKA:
MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF	1730 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/23/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
FLORIDA BUILDING CODE	111.1 Certificate of Occupancy	111.1.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or nature or use or portion thereof shall be made until the Building Official has issued until all requirements of the FBC, and the FFPC have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by Building Official. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction.	30

Notes/Means of Correction:

1. Installed racks without a permit. Obtain plans for permit and inspections. Repeat violation.
2. Certificate of occupancy must be obtain prior to any use of the building. Obtain architect or engineer for plans.
3. Mezzanies inside building require building permits. Obtain architect or engineer for plans.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext 182. for permit information.

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


05/24/2022 14:49


05/24/2022 14:06


05/24/2022 14:18


EXIT
05/24/2022 14:19


05/24/2022 14:19


05/24/2022 14:25


05/24/2022 14:26


05/24/2022 14:38


05/24/2022 14:38


05/24/2022 14:38


05/24/2022 14:45


05/24/2022 14:45


05/24/2022 14:47

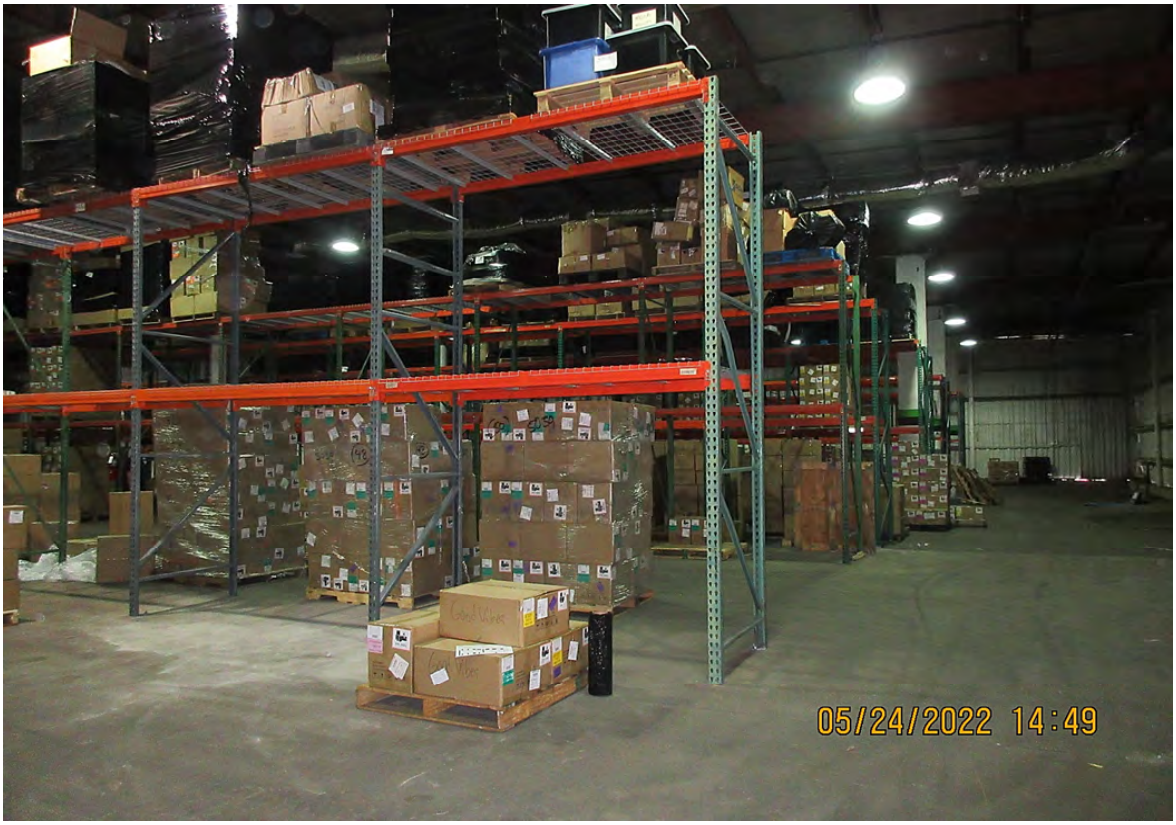

05/24/2022 14:47


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05/24/2022 14:47


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QRJOY
BEWARE OF FAKE FUME DISPOSABLES
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1. QRJOY LOGO
2.
3.
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QRJOY LOGO
5.
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SMALL & LIGHTWEIGHT
INCREDIBLY
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fume
ORJOY
VAPE
05/24/2022 14:48


05/24/2022 14:49


05/24/2022 14:49

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. 1730 PR LLC Respondent(s)	Case No.: 6771

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 1730 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: 1730 PR LLC, 67 N FEDERAL HWY, DANIA BEACH, FL, 33004

FOLIO NO.: 5142 21 28 0021

LEGAL DESCRIPTION: MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 15-17; 21-19 and 28 – 346(a)(f). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S)

21-19 **WITHIN** 14 **DAYS OF THE DATE OF THE NOTICE OF VIOLATION** issued on March 2, 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500.00 PER DIEM (PER DAY) FOR EACH DAY VIOLATION(S) continue to exist beyond the date set for compliance herein.

5-105; 5-17; 15-17; 28-346(a)(f) **WITHIN** 15 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of April 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein.

IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of April 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

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

Nazly Cardona

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
BKI-95 LLC	4770 BISCAYNE BLVD STE 680 MIAMI, FL 33137	2000 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Closed **Case #** 6394

Notes Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf
(Initial notification in 2018)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/7/2021		Notice of Violation	Hand
10/7/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
11/17/2021	11/17/2021	Final Order	Certified Mail
2/3/2022	2/16/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
2/3/2022		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
2/18/2022	2/16/2022	Supplemental Order/Claim of Lien	Certified Mail
8/18/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
9/8/2022	9/21/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property 9/9/22 Certified Mail 9/8/22
9/8/2022		Affidavit of Compliance	Hand

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.	9/8/2022

Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	9/8/2022	$70,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$70,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$70,100.00**

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: September 20, 2022
INVOICE # 430
FOR:

Case # 6394

BKI-95 LLC
2000 SW 30 AVE
PEMBROKE PARK, FL, 33009

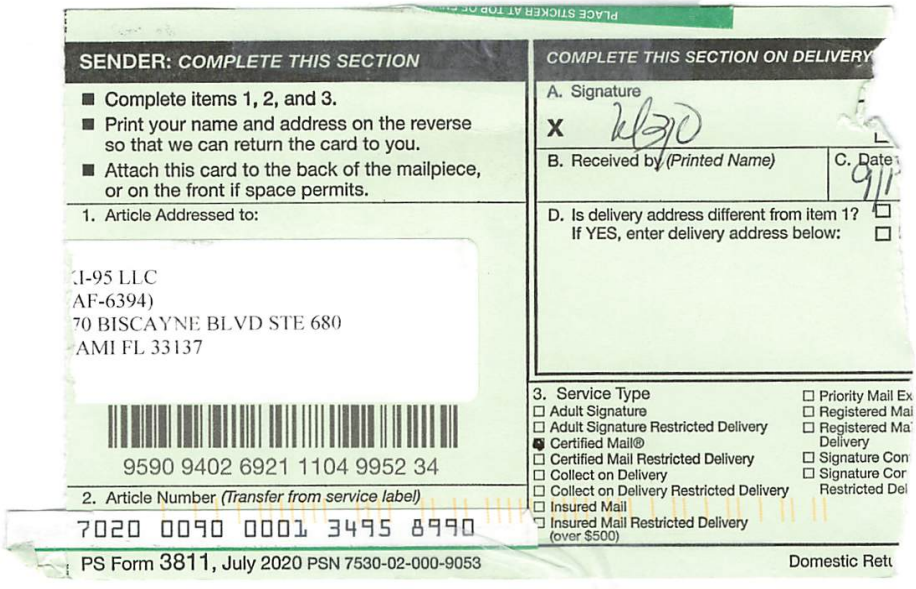
Bill To:

BKI-95 LLC
2000 SW 30 AVE
PEMBROKE PARK, FL, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Florida Building Code Section 110.15		
	Final Order 11/17/2021		
1	Admin Fee	$ 100.00	$ 100.00
200	Day(s) of Per Diem from (12/03/2021-06/21/2022)	$ 250.00	$ 50,000.00
1	Recorded Lien Fee	$ 48.50	$ 48.50
	Town's Motion to abate fine by 85% (7,500.00+100.00+48.50)		**$ 7,649**
		Balance	$ 50,148.50

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!



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:

I-95 LLC
AF-6394)
70 BISCAYNE BLVD STE 680
AMI FL 33137

9590 9402 6921 1104 9952 34

2. Article Number (Transfer from service label)
7020 0090 0001 3495 8990

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

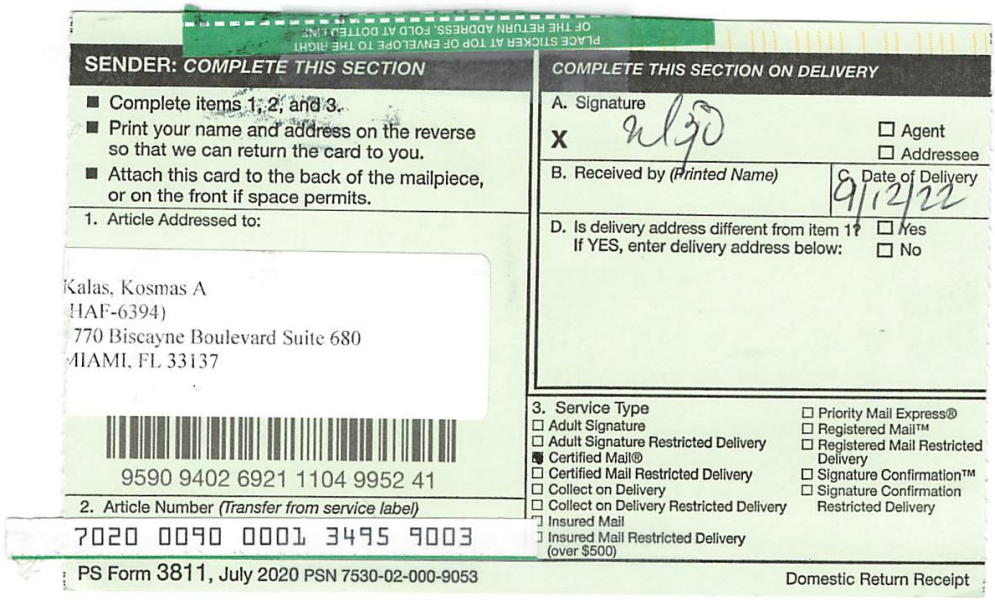
COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

B. Received by (Printed Name) C. Date 9/1

D. Is delivery address different from item 1? ☐
If YES, enter delivery address below: ☐

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
■ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Ex
☐ Registered Mai
☐ Registered Mai Delivery
☐ Signature Con
☐ Signature Cor Restricted Del



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Kalas, Kosmas A
HAF-6394)
770 Biscayne Boulevard Suite 680
MIAMI, FL 33137

9590 9402 6921 1104 9952 41

2. Article Number (Transfer from service label)
7020 0090 0001 3495 9003

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

COMPLETE THIS SECTION ON DELIVERY

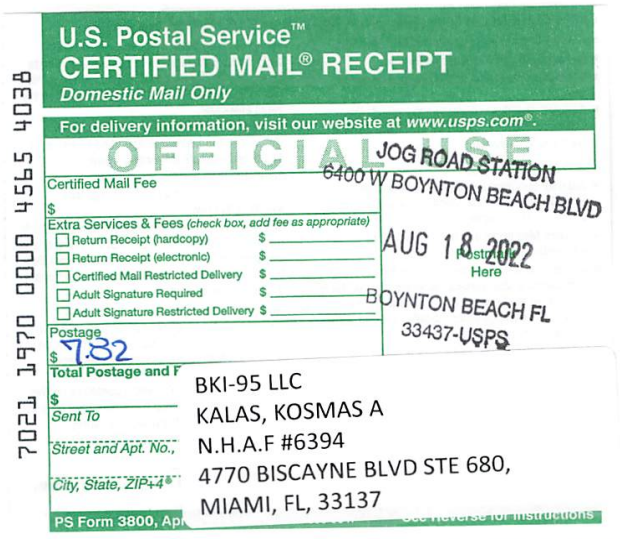
A. Signature
X

☐ Agent
☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 9/12/22

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

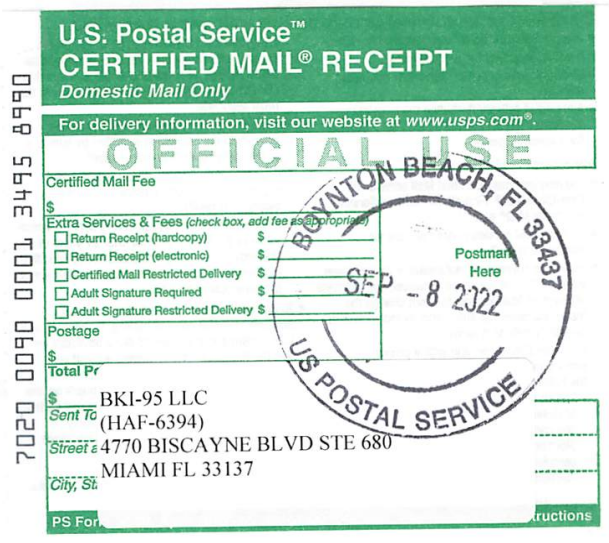
3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
■ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered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


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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, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7.82
JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
AUG 18 2022
Postmark Here
BOYNTON BEACH FL
33437-USPS
BKI-95 LLC
KALAS, KOSMAS A
N.H.A.F #6394
4770 BISCAYNE BLVD STE 680,
MIAMI, FL, 33137
7021 1970 0000 4565 4038


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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
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Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7.82
JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
AUG 18 2022
Postmark Here
BOYNTON BEACH FL
33437-USPS
BKI-95 LLC
N.H.A.F #6394
2000 SW 30 AVE,
PEMBROKE PARK, FL, 33009
7021 1970 0000 4565 4021


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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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Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
BOYNTON BEACH, FL 33437
SEP - 8 2022
Postmark Here
US POSTAL SERVICE
Kalas, Kosmas A
(HAF-6394)
4770 Biscayne Boulevard Suite 680
MIAMI, FL 33137
7020 0090 0001 3495 9003


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
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
BOYNTON BEACH, FL 33437
SEP - 8 2022
Postmark Here
US POSTAL SERVICE
BKI-95 LLC
(HAF-6394)
2000 SW 30 AVE, PEMBROKE PARK, FL
33009
7020 0090 0001 3495 8983


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (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, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
BOYNTON BEACH, FL 33437
SEP - 8 2022
Postmark Here
US POSTAL SERVICE
BKI-95 LLC
(HAF-6394)
4770 BISCAYNE BLVD STE 680
MIAMI FL 33137
7020 0090 0001 3495 8990

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BKI-95 LLC CASE NO. 6394

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2000 SW 30 AVE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2000 SW 30 AVE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BKI-95 LLC AT 2:34 P.M. ON THE 9 DAY OF SEPTEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

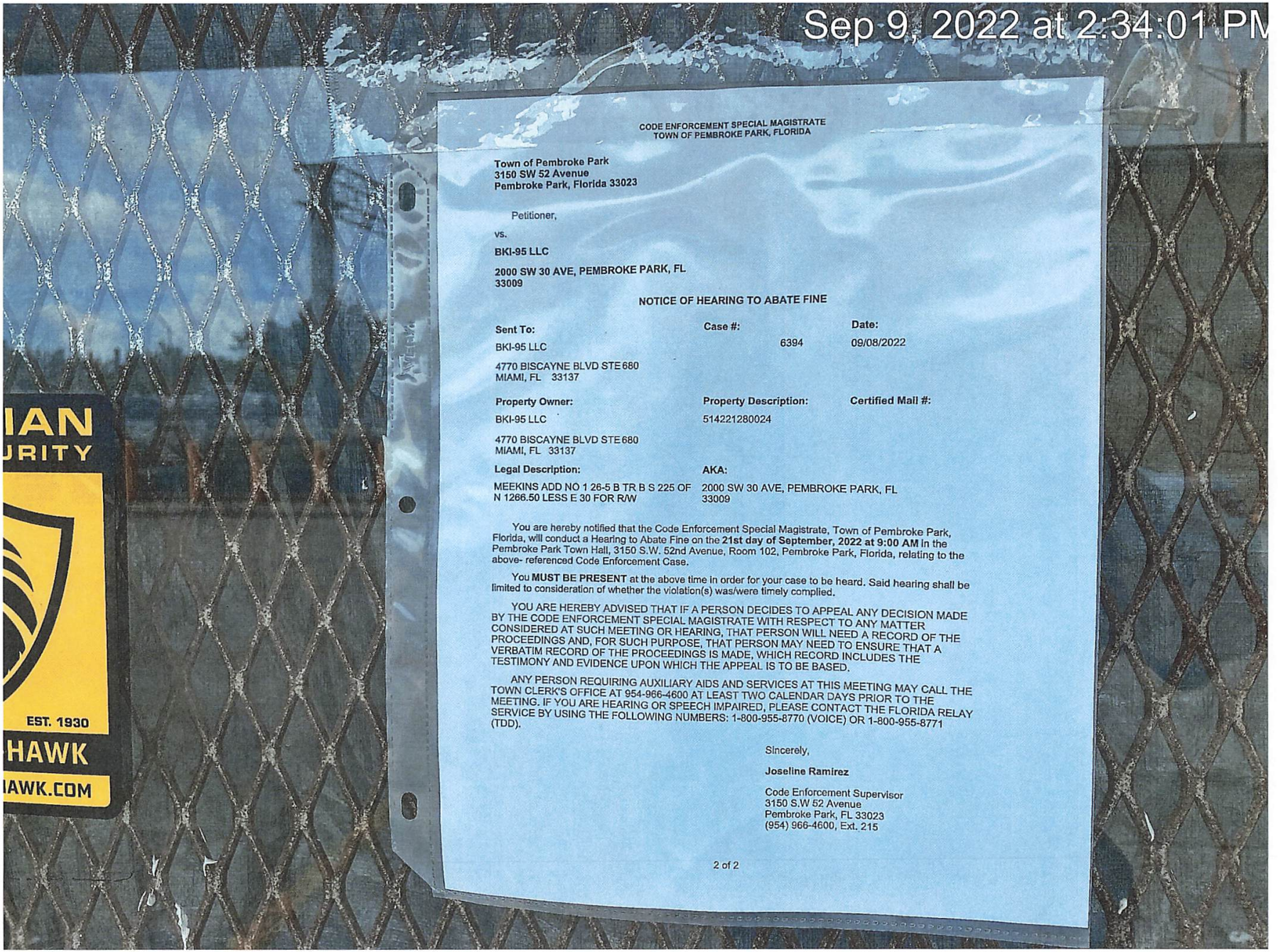
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


Sep 9, 2022 at 2:34:11 PM
2000



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 ABATE FINE

Sent To:	**Case #:**	**Date:**
BKI-95 LLC	6394	09/08/2022
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 Abate Fine on the **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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

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

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

2 of 2

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

Sent To:	Case #:	Date:
BKI-95 LLC 4770 BISCAYNE BLVD STE 680 MIAMI, FL 33137	6394	9/8/2022 12:00:00 AM

Property Owner:	Property Description:
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

Mailing Purposes Only

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

AFFIDAVIT OF COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

BKI-95 LLC

2000 SW 30 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

6394

On 9/8/2022 I MIGUEL A NUNEZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOW in compliance with the Ordinance(s) shown below:

Owner Name: 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
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.	9/8/2022

Notes/Means of Correction:

Complied

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/8/2022

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 9/8/22 Phone #: (305) 576-1616

Case # 6394 E-mail: KKALAS@BELLSOUTH.NET

Address of Violation: 2000 SW 30 AV. PEMBROKE PARK, FL 33009

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, K. ALEXANDER KALAS (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6394 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the SEPT 21ST, 2022 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on _____ imposing the fine of $ 70,000.00 for violation(s)of the Town's Code of Ordinances: BUILDING SAFETY ISPECTION PROGRAM

Brief summary for request: TO MY UNDERSTANDING A 40YEAR CERTIFICATION MEANS 40YEAR CERTIFICATION

K. ALEXANDER KALAS
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, K. Alexander Kalas and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on September 8th 2022

Notary Public State of Florida: _____ My Commission expires: _____

LUCIE MARIE MANZEROLLE
Notary Public - State of Florida
Commission # HH 144012
My Comm. Expires Aug 23, 2025
Bonded through National Notary Assn.

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 ABATE FINE

Sent To:	**Case #:**	**Date:**
BKI-95 LLC	6394	09/08/2022
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 Abate Fine on the **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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

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

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

BKI-95 LLC

2000 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
BKI-95 LLC	6394	08/18/2022
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 summoned to appear and otherwise notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code enforcement case(s) on the **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Enforcement lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

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

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	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	48-01
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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$340,280	$3,644,240	$3,984,520	$3,330,140	
2021	$340,280	$3,037,380	$3,377,660	$3,027,400	$67,366.45
2020	$340,280	$2,411,910	$2,752,190	$2,752,190	$59,397.23

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,984,520	$3,984,520	$3,984,520	$3,984,520
Portability	0	0	0	0
Assessed/SOH	$3,330,140	$3,984,520	$3,330,140	$3,330,140
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	$3,330,140	$3,984,520	$3,330,140	$3,330,140

Sales History

Date	Type	Price	Book/Page or CIN
9/13/2012	SWD-Q	$1,950,000	49102 / 1098
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

Land Calculations

Price	Factor	Type
$9.00	37,809	SF
Adj. Bldg. S.F. (Card, Sketch)		33776
Eff./Act. Year Built: 1969/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Instr# 118019984 , Page 1 of 5, Recorded 03/21/2022 at 11:32 AM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

BKI-95 LLC
Respondent(s)

Case No.: **6394**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 16, 2022 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on November 17, 2021. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2000 SW 30 AVENUE, PEMBROKE PARK FL 33009

PROPERTY OWNER: BKI-95 LLC, 2000 SW 30 AVENUE, PEMBROKE PARK FL 33009

FOLIO NO.: 5142 21 28 0024

1. The Special Magistrate entered a Final Order on November 17, 2021, determining that the Respondent(s) was/were guilty of violating THE FLORIDA BUILDING CODE SECTION (s) 110.15. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THE FORMAL HEARING held on November 17, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on November 17, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$19,100.00** (NINE TEEN THOUSAND AND ONE HUNDRED 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

MEEKINS ADD NO 1 26-5 B TR B S 225 OF N 1266.50 LESS E 30 FOR R/W

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of February 16th, 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Miguel Nunez, Building Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: 2/16/22, 2022.

Notary Public, state of Florida

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

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

Certificate of Service

I the undersigned, Administrative Assistant, MaryCari Paz, 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 Lien Order on this 22 day of February, 2022.

MaryCari Paz
Administrative Assistant
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,	Case No.: 6394
vs.	
BKI-95 LLC Respondent(s)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2000 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: BKI-95 LLC, 4770 BISCAYNE BLVD STE 680, MIAMI, FL, 33137

FOLIO NO.: 5142 21 28 0024

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) 110.15. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 110.15 **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held 17th day of November 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250 - PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of November, 2021.

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

2 of 2

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

BKI-95 LLC
Respondent(s)

Case No.: **6394**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 16, 2022 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on November 17, 2021. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2000 SW 30 AVENUE, PEMBROKE PARK FL 33009

PROPERTY OWNER: BKI-95 LLC, 2000 SW 30 AVENUE, PEMBROKE PARK FL 33009

FOLIO NO.: 5142 21 28 0024

1. The Special Magistrate entered a Final Order on November 17, 2021, determining that the Respondent(s) was/were guilty of violating THE FLORIDA BUILDING CODE SECTION (s) 110.15. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THE FORMAL HEARING held on November 17, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on November 17, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$19,100.00** (NINE TEEN THOUSAND AND ONE HUNDRED 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

MEEKINS ADD NO 1 26-5 B TR B S 225 OF N 1266.50 LESS E 30 FOR R/W

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of February 16th, 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Miguel Nunez, Building Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: 2/16/22, 2022.

Notary Public, state of Florida

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

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

Certificate of Service

I the undersigned, Administrative Assistant, MaryCari Paz, 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 Lien Order on this 22 day of February, 2022.

MaryCari Paz
Administrative Assistant
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,	Case No.: 6394
vs.	
BKI-95 LLC Respondent(s)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2000 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: BKI-95 LLC, 4770 BISCAYNE BLVD STE 680, MIAMI, FL, 33137

FOLIO NO.: 5142 21 28 0024

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) 110.15. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 110.15 **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held 17th day of November 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250 - PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of November, 2021.

Nazly Cardona CA.

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



MARTY KIAR
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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$340,280	$3,037,380	$3,377,660	$3,330,140	
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

2022 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	$3,330,140	$3,377,660	$3,330,140	$3,330,140
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	$3,330,140	$3,377,660	$3,330,140	$3,330,140

Sales History

Date	Type	Price	Book/Page or CIN
9/13/2012	SWD-Q	$1,950,000	**49102 / 1098**
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**

Land Calculations

Price	Factor	Type
$9.00	37,809	SF

Adj. Bldg. S.F. (Card, Sketch) 33776

Eff./Act. Year Built: 1969/1968

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Case Overview

$19,100.- own equip.

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 #** 6394 **Date Next Inspection** 2/3/2022

Notes Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf
(Initial notification in 2018)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/7/2021		Notice of Violation	Hand
10/7/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
11/17/2021	11/17/2021	Final Order	Certified Mail
2/3/2022	2/16/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
2/3/2022		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	Not in Compliance - Reinspection Date: 2/3/2022

Fines

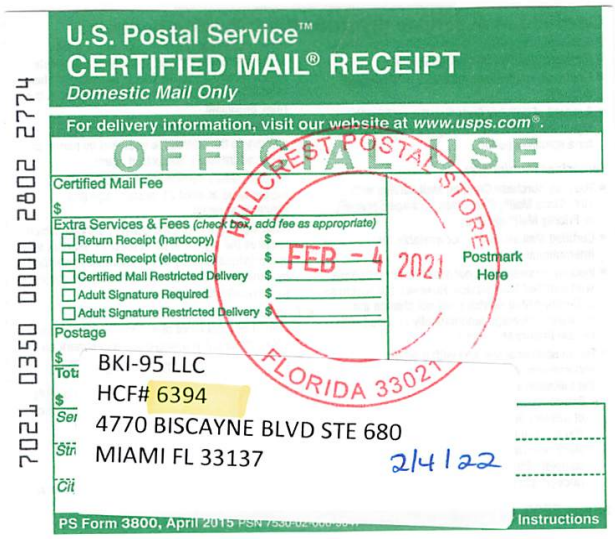
Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$17,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$17,850.00**

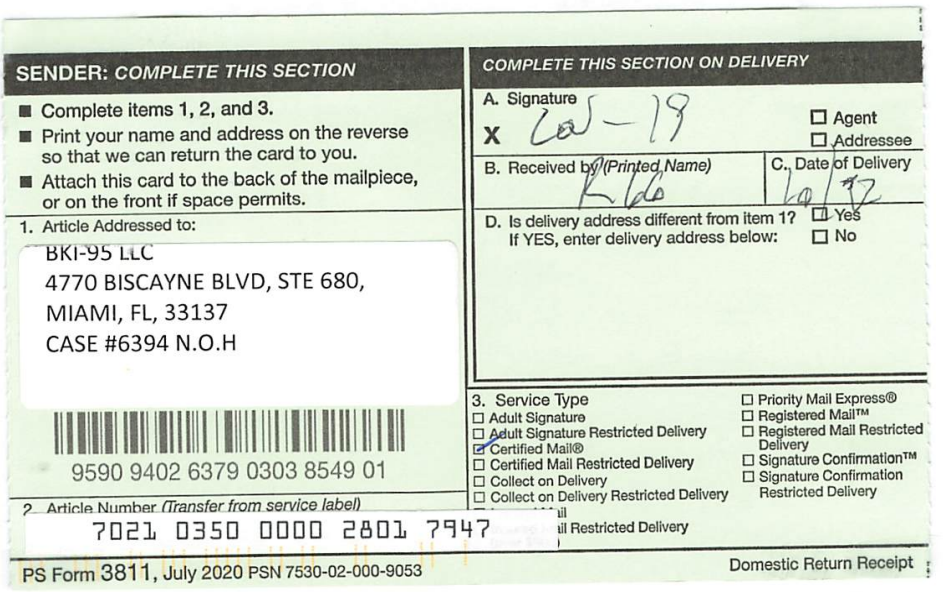
Case Overview

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$17,850.00


7021 0350 0000 2802 2781
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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
Postmark Here
HILLCREST POSTAL STORE
FEB - 4 2021
FLORIDA 33021
BKI-95 LLC
HCF# 6394
2000 SW 30 AVENUE,
PEMBROKE PARK FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


7021 0350 0000 2802 2774
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
HILLCREST POSTAL STORE
FEB - 4 2021
FLORIDA 33021
BKI-95 LLC
HCF# 6394
4770 BISCAYNE BLVD STE 680
MIAMI FL 33137
2/4/22
Instructions



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

BKI-95 LLC
4770 BISCAYNE BLVD, STE 680,
MIAMI, FL, 33137
CASE #6394 N.O.H

9590 9402 6379 0303 8549 01

2. Article Number (Transfer from service label)
7021 0350 0000 2801 7947

COMPLETE THIS SECTION ON DELIVERY

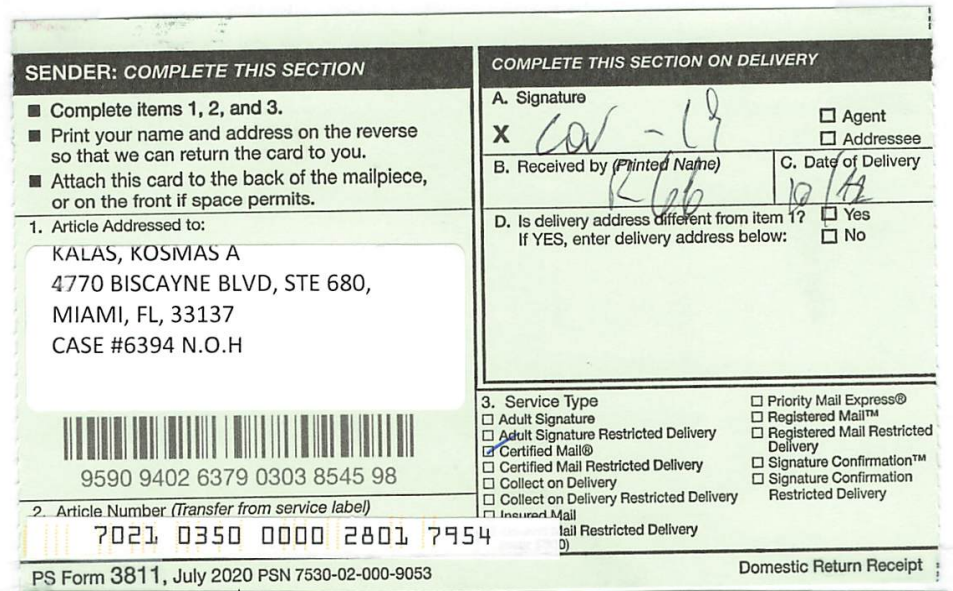
A. Signature — X — ☐ Agent ☐ Addressee

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

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

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

KALAS, KOSMAS A
4770 BISCAYNE BLVD, STE 680,
MIAMI, FL, 33137
CASE #6394 N.O.H

9590 9402 6379 0303 8545 98

2. Article Number (Transfer from service label)
7021 0350 0000 2801 7954

COMPLETE THIS SECTION ON DELIVERY

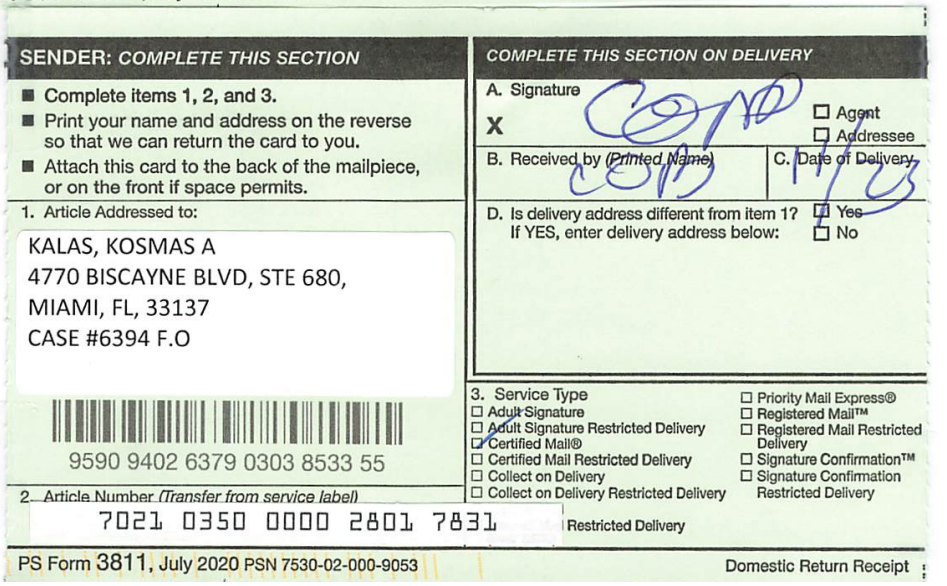
A. Signature — X — ☐ Agent ☐ Addressee

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

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

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

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



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

KALAS, KOSMAS A
4770 BISCAYNE BLVD, STE 680,
MIAMI, FL, 33137
CASE #6394 F.O

9590 9402 6379 0303 8533 55

2. Article Number (Transfer from service label)
7021 0350 0000 2801 7831

COMPLETE THIS SECTION ON DELIVERY

A. Signature — X — ☐ Agent ☐ Addressee

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

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

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

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

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

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

BILLANTE, 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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BKI-95 LLC CASE NO. 6394

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2000 SW 30 AVE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2000 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 2000 SW 30 LLC AT 11:07 A.M. ON THE 4 DAY OF FEBRUARY 2022.

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

TYPE OF SERVICE

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

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

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

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

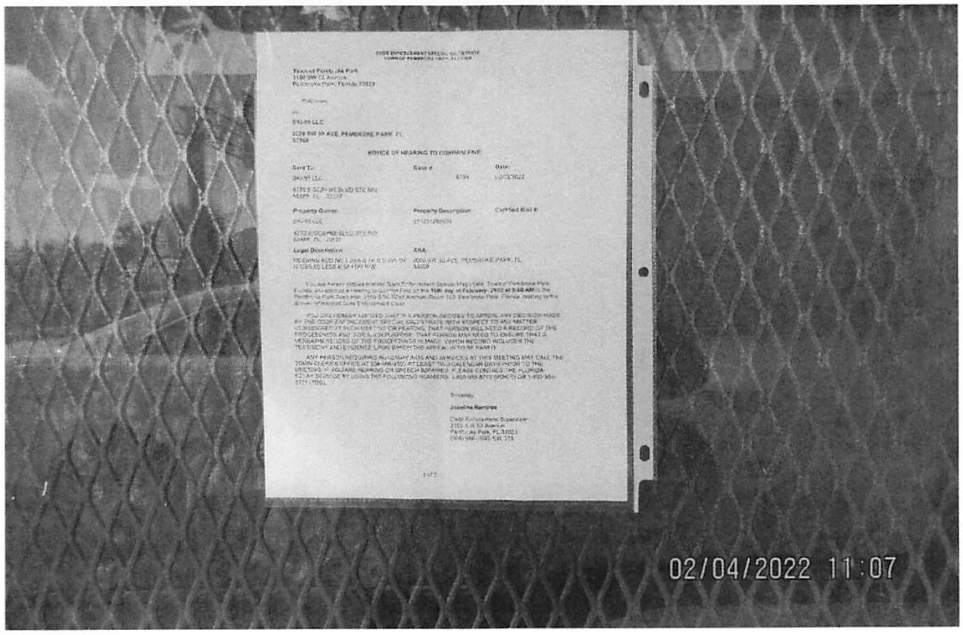
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 9 day of 2, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

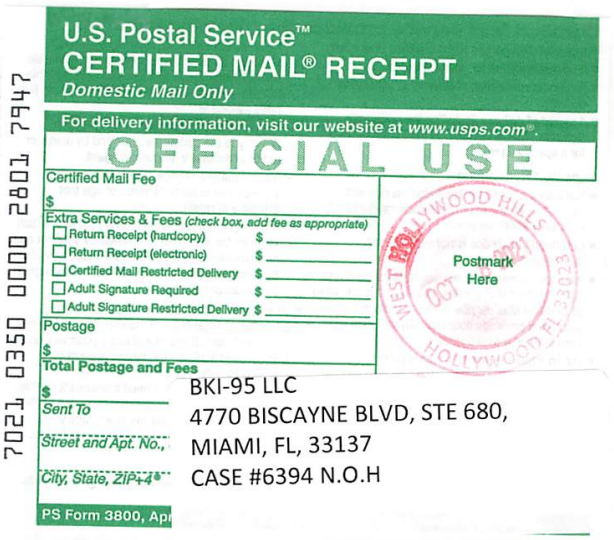
Signature

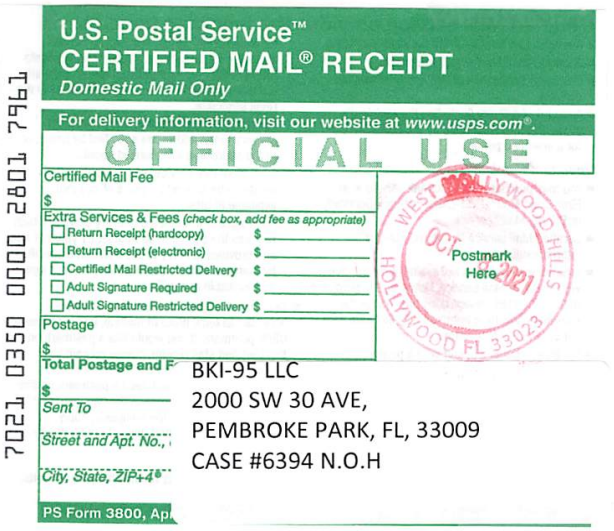
JEFFREY LOUIS
Notary Public – State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

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


02/04/2022 11:07


02/04/2022 11:07


7021 0350 0000 2801 7947
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (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
Postmark Here
OCT 2021
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023
BKI-95 LLC
4770 BISCAYNE BLVD, STE 680,
MIAMI, FL, 33137
CASE #6394 N.O.H


7021 0350 0000 2801 7961
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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 F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4
PS Form 3800, Apr
Postmark Here
OCT 2021
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023
BKI-95 LLC
2000 SW 30 AVE,
PEMBROKE PARK, FL, 33009
CASE #6394 N.O.H


7021 0350 0000 2801 7954
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800, A
Postmark Here
OCT 2021
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023
KALAS, KOSMAS A
4770 BISCAYNE BLVD, STE 680,
MIAMI, FL, 33137
CASE #6394 N.O.H

7021 0350 0000 2801 7824

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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
$ 7.33

Total Postage and F
$

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

Postmark Here

PS Form 3800, Ap

BKI-95 LLC
4770 BISCAYNE BLVD, STE 680,
MIAMI, FL, 33137
CASE #6394 F.O

7021 0350 0000 2801 7817

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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and F
$

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

Postmark Here

PS Form 3800, Ap

BKI-95 LLC
2000 SW 30 AVE,
PEMBROKE PARK, FL, 33009
CASE #6394 F.O

7021 0350 0000 2801 7831

U.S. Postal Service™
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OFFICIAL USE

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

Postage
$ 7.33

Total Postage and
$

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

Postmark Here

PS Form 3800, A

KALAS, KOSMAS A
4770 BISCAYNE BLVD, STE 680,
MIAMI, FL, 33137
CASE #6394 F.O

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:

BKI-95 LLC
4770 BISCAYNE BLVD, STE 680,
MIAMI, FL, 33137
CASE #6394 F.O

9590 9402 6379 0303 8534 09

2. Article Number (Transfer from service label)
7021 0350 0000 2801 7824

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

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

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 #** 6394 **Date Next Inspection** 11/17/2021

Notes Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf
(Initial notification in 2018)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/7/2021		Notice of Violation	Hand
10/7/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV 30	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: 11/17/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BKI-95 LLC CASE NO. 6394

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: BKI-95 LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2000 SW 30 AVE, PEMBROKE PARK, FL, 33009

I, MIGUEL NUNEZ HEREBY CERTIFY that I SERVED: BKI-95 LLC AT 10:31 A.M. ON THE 28 DAY OF OCTOBER 2021.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 5 day of NOV, 2021, by Miguel Nunez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

LUCIE MARIE MANZEROLLE
Notary Public - State of Florida
Commission # HH 144012
My Comm. Expires Aug 23, 2025
Bonded through National Notary Assn.


GUARDIAN
HAWK SECURITY
1-800-800-HAWK
10/28/2021 10:31


10/28/2021 10:31

6394

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/07/2021

Sent To:

BKI-95 LLC

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Case #:

6394

Property Owner:

BKI-95 LLC

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Certified Mail #:

Property Description:

514221280024

Legal Description:

MEEKINS ADD NO 1 26-5 B TR B S 225 OF
N 1266.50 LESS E 30 FOR R/W

AKA:

2000 SW 30 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/7/2021 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.	32

Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf
(Initial notification in 2018)

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of November, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Miguel A Nunez

Chief Building Official



10/7/2021

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	6394	02/03/2022
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 **16th day of February, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

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

AFFIDAVIT OF NON-COMPLIANCE

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

Respondent(s)

Case #:

6394

On 2/3/2022 I MIGUEL A NUNEZ 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
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: 2/3/2022

Further, Affiant sayeth naught

STATE OF FLORIDA

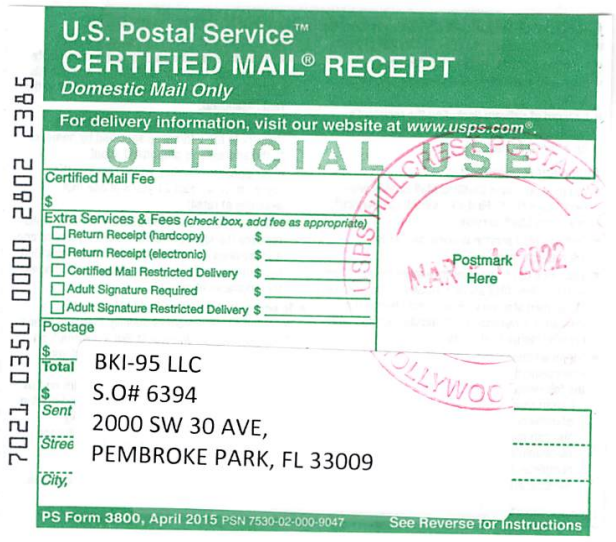
COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/3/2022

NOTARY PUBLIC, STATE OF FLORIDA

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



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

Postage
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Total
$

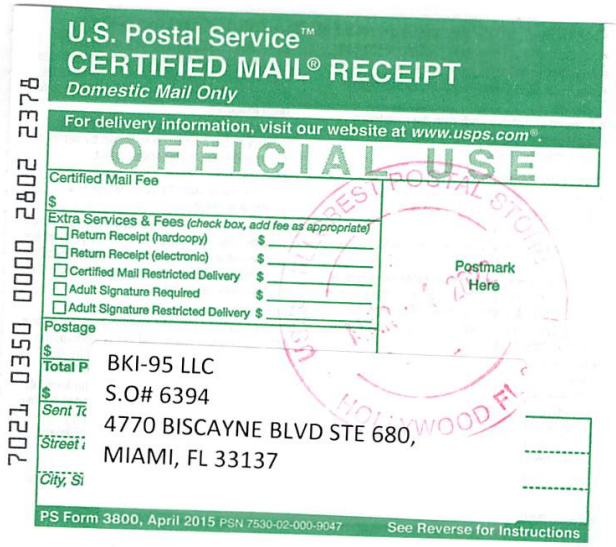
Sent
Stree
City,

BKI-95 LLC
S.O# 6394
2000 SW 30 AVE,
PEMBROKE PARK, FL 33009

Postmark Here
MAY 2022

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

7021 0350 0000 2802 2385



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

Postage
$

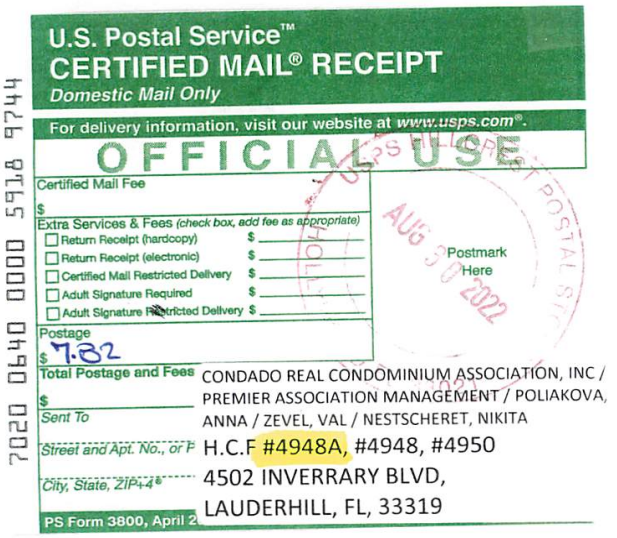
Total P
$
Sent To
Street a
City, St

BKI-95 LLC
S.O# 6394
4770 BISCAYNE BLVD STE 680,
MIAMI, FL 33137

Postmark Here

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

7021 0350 0000 2802 2378



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

Postage
$ 7.82

Total Postage and Fees
$

Sent To
CONDADO REAL CONDOMINIUM ASSOCIATION, INC / PREMIER ASSOCIATION MANAGEMENT / POLIAKOVA, ANNA / ZEVEL, VAL / NESTSCHERET, NIKITA

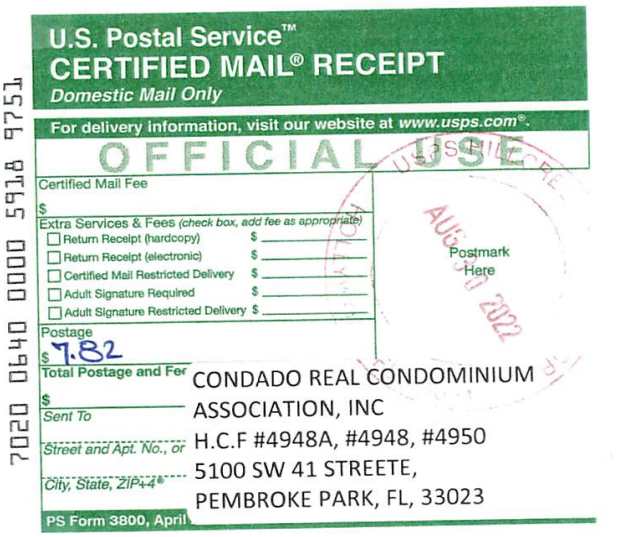
Street and Apt. No., or P
H.C.F #4948A, #4948, #4950

City, State, ZIP+4®
4502 INVERRARY BLVD,
LAUDERHILL, FL, 33319

PS Form 3800, April 2

Postmark Here
AUG 30 2022

7020 0640 0000 5918 9744



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

Postage
$ 7.82

Total Postage and Fee
$

Sent To
CONDADO REAL CONDOMINIUM ASSOCIATION, INC

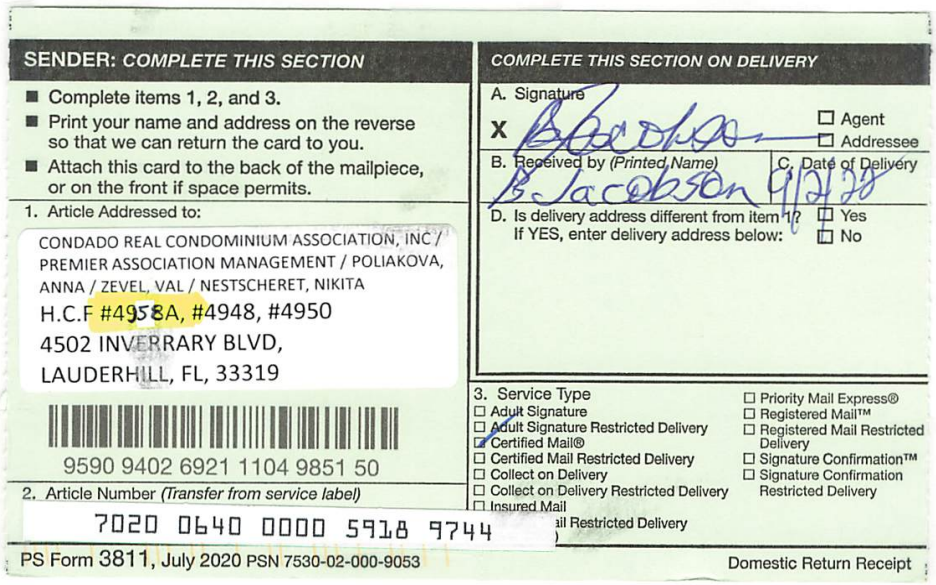
Street and Apt. No., or
H.C.F #4948A, #4948, #4950
5100 SW 41 STREETE,

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

PS Form 3800, April

Postmark Here
AUG 30 2022

7020 0640 0000 5918 9751



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:

CONDADO REAL CONDOMINIUM ASSOCIATION, INC / PREMIER ASSOCIATION MANAGEMENT / POLIAKOVA, ANNA / ZEVEL, VAL / NESTSCHERET, NIKITA
H.C.F #4958A, #4948, #4950
4502 INVERRARY BLVD,
LAUDERHILL, FL, 33319

9590 9402 6921 1104 9851 50

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 9744

COMPLETE THIS SECTION ON DELIVERY

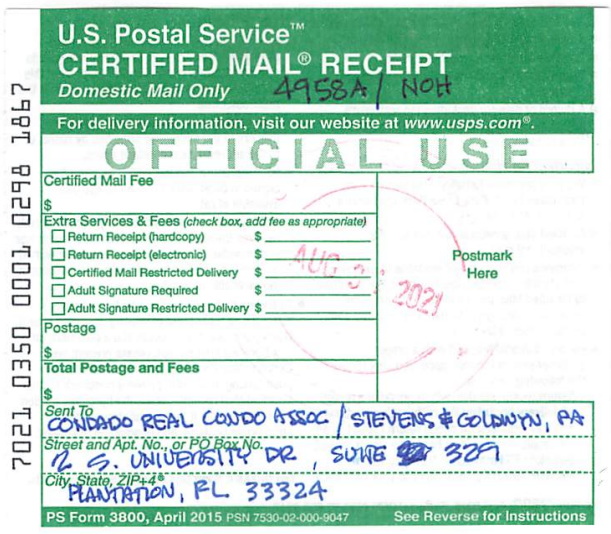
A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* B Jacobson C. Date of Delivery 9/27/22

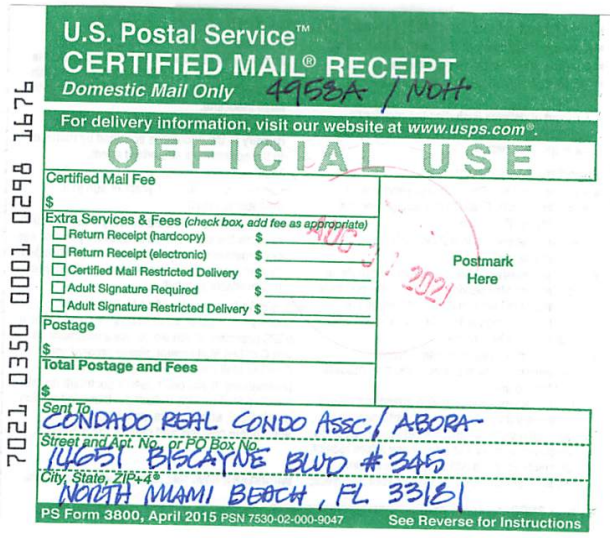
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

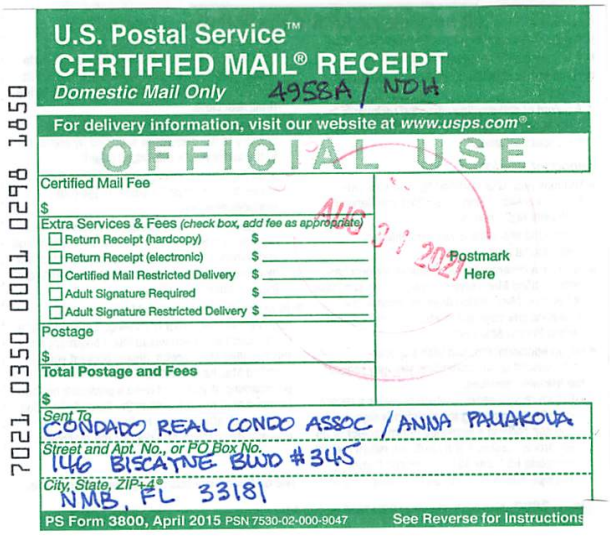
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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For delivery information, visit our website at www.usps.com®.
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Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$
Postmark Here
Sent To
CONDADO REAL COUDO ASSOC / STEVENS & GOLDWYN, PA
Street and Apt. No., or PO Box No.
2 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
7021 0350 0001 0298 1867



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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
$
Postmark Here
Sent To
CONDADO REAL CONDO ASSC / ABORA
Street and Apt. No., or PO Box No.
14651 BISCAYNE BLVD #345
City, State, ZIP+4®
NORTH MIAMI BEACH, FL 33181
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 0350 0001 0298 1674



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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
$
Postmark Here
Sent To
CONDADO REAL CONDO ASSOC / ANNA PALIAKOVA
Street and Apt. No., or PO Box No.
146 BISCAYNE BLVD #345
City, State, ZIP+4®
NMB, FL 33181
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 0350 0001 0298 1850

NOTICE OF HEARING

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Goldwyn PA | C. Date of Delivery 09.02.21

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

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

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

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] | 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
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

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- Print your name and address on the reverse so 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 1676

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] | 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
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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



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

Postage
$

Total Postage and Fees
$

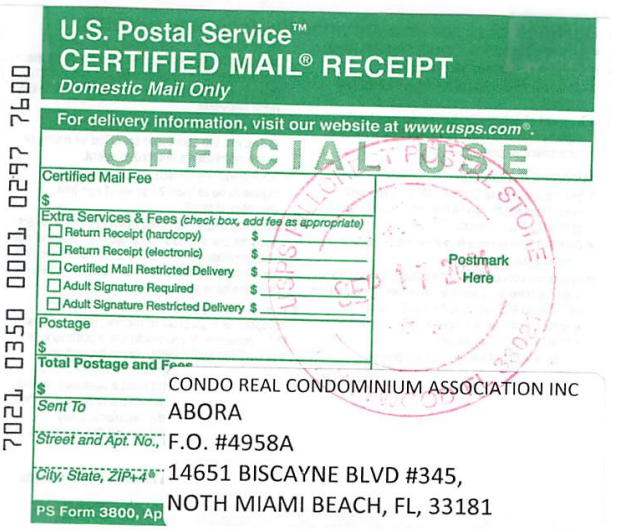
Postmark Here

Sent To CONDO REAL CONDOMINIUM ASSOCIATION INC
STEVENS & GOLDWYN, P.A.

Street and Apt. No., F.O. #4958A

City, State, ZIP+4® 2 S UNIVERSITY DRIVE SUITE #329,
PLANTATION, FL, 33324

PS Form 3800, Ap



7021 0350 0001 0297 7600

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

Postage
$

Total Postage and Fees
$

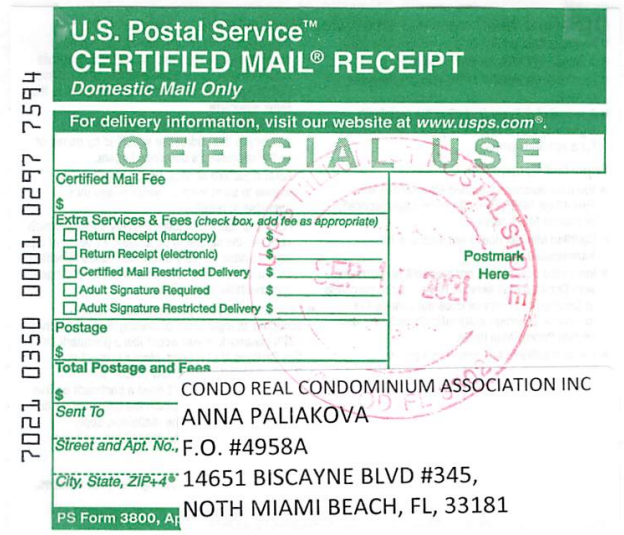
Postmark Here

Sent To CONDO REAL CONDOMINIUM ASSOCIATION INC
ABORA

Street and Apt. No., F.O. #4958A

City, State, ZIP+4® 14651 BISCAYNE BLVD #345,
NOTH MIAMI BEACH, FL, 33181

PS Form 3800, Ap



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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
$

Postmark Here

Sent To CONDO REAL CONDOMINIUM ASSOCIATION INC
ANNA PALIAKOVA

Street and Apt. No., F.O. #4958A

City, State, ZIP+4® 14651 BISCAYNE BLVD #345,
NOTH MIAMI BEACH, FL, 33181

PS Form 3800, Ap

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.
2 S University Drive #329
Plantation, FL 33324

c/o Premier Association Management
4502 Inverrary Blvd
Lauderhill, FL 33319

Title President

ZEVEL, VAL
c/o Premier Association Management
4502 Inverrary Blvd
Lauderhill, FL 33319

Title Secretary

NESTSCHERET, NIKITA
c/o Premier Association Management
4502 Inverrary Blvd
Lauderhill, FL 33319

Annual Reports

Report Year	Filed Date
2021	02/25/2021
2021	09/28/2021
2022	04/29/2022

Document Images

04/29/2022 -- ANNUAL REPORT	View image in PDF format
09/28/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
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
04/22/2014 -- ANNUAL REPORT	View image in PDF format
04/08/2013 -- ANNUAL REPORT	View image in PDF format
04/05/2012 -- ANNUAL REPORT	View image in PDF format
03/24/2011 -- ANNUAL REPORT	View image in PDF format
04/27/2010 -- ANNUAL REPORT	View image in PDF format
09/29/2009 -- ANNUAL REPORT	View image in PDF format
04/30/2009 -- REINSTATEMENT	View image in PDF format
05/02/2007 -- ANNUAL REPORT	View image in PDF format
10/06/2006 -- Amendment	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
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

AFFIDAVIT OF SERVICE

TO BE SERVED: 5100 SW 41 STREET, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE.

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

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CONDADO REAL CONDOMINIUM ASSOCIATION, INC. AT 09:20 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

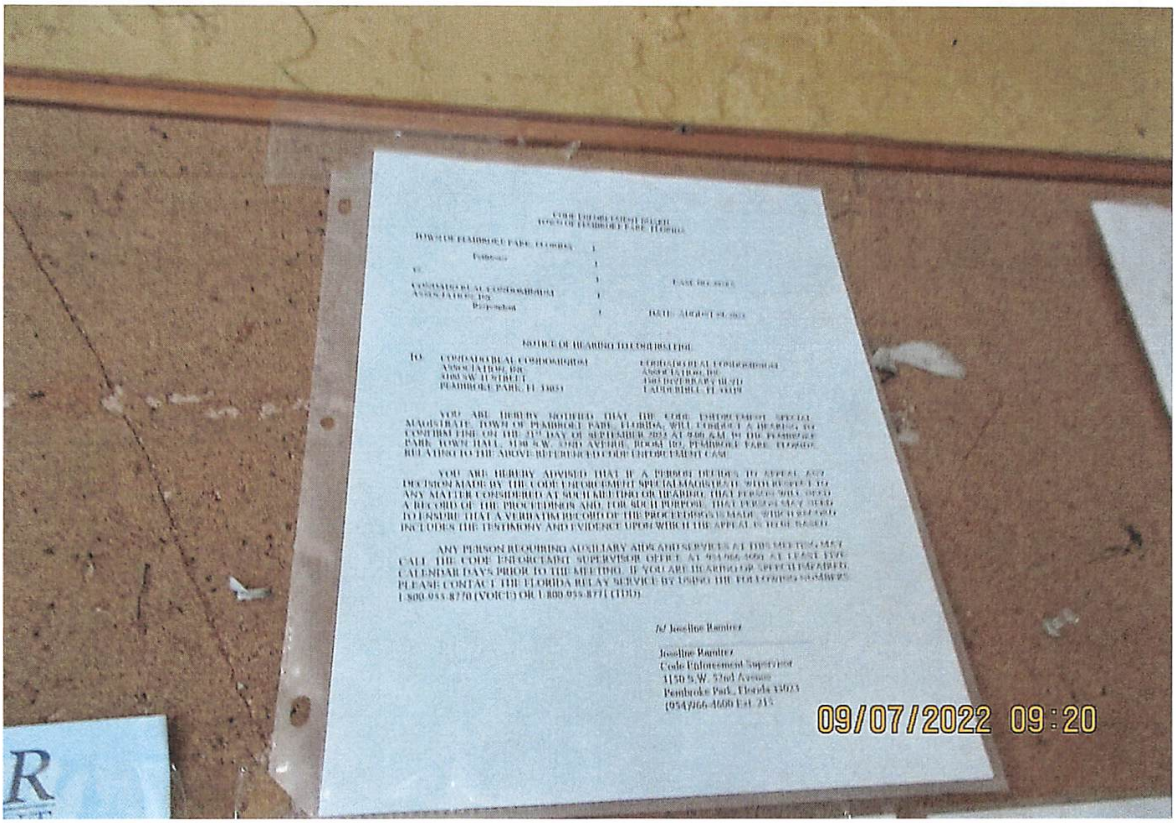
AFFIANT

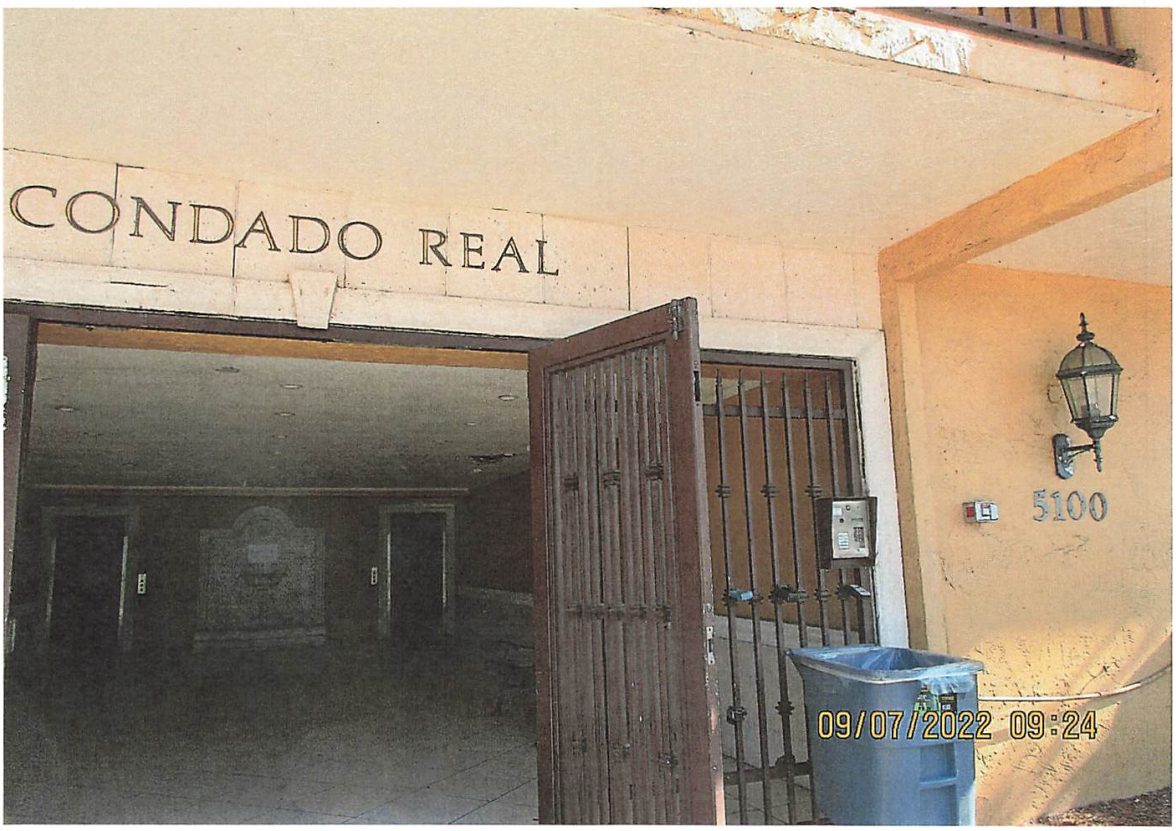
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Sept, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


09/07/2022 09:20


CONDADO REAL
5100
09/07/2022 09:24

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	CASE NO. 4958A
CONDADO REAL CONDOMINIUM ASSOCIATION, INC.	)	
Respondent	)	DATE: AUGUST 29, 2022

NOTICE OF HEARING TO CONFIRM FINE

TO: CONDADO REAL CONDOMINIUM
ASSOCIATION, INC.
5100 SW 41 STREET
PEMBROKE PARK, FL 33023

CONDADO REAL CONDOMINIUM
ASSOCIATION, INC.
4502 INVERRARY BLVD
LAUDERHILL, FL 33319

YOU ARE HEREBY NOTIFIED THAT THE CODE ENFORCEMENT SPECIAL MAGISTRATE, TOWN OF PEMBROKE PARK, FLORIDA, WILL CONDUCT A HEARING TO CONFIRM FINE ON THE 21ST DAY OF SEPTEMBER 2022 AT 9:00 A.M. IN THE PEMBROKE PARK TOWN HALL, 3150 S.W. 52ND AVENUE, ROOM 102, PEMBROKE PARK, FLORIDA, RELATING TO THE ABOVE-REFERENCED CODE ENFORCEMENT CASE.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIALMAGISTRATE 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 CODE ENFORCEMNT SUPERVISOR OFFICE AT 954-966-4600 AT LEAST FIVE 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).

/s/ Joseline Ramirez

Joseline Ramirez
Code Enforcement Supervisor
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954)966-4600 Ext. 215

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	CASE NO. 4948A
CONDADO REAL CONDOMINIUM ASSOCIATION, INC.	)	
Respondent	)	

Typo

NOTICE OF HEARING TO CONF

TO: CONDADO REAL CONDOMINIUM ASSOCIATION, INC.
5100 SW 41 STREET
PEMBROKE PARK, FL 33023

CONDADO REAL CONDOMINIUM ASSOCIATION, INC.
4502 INVERRARY BLVD
LAUDERHILL, FL 33319

YOU ARE HEREBY NOTIFIED THAT THE CODE ENFORCEMENT SPECIAL MAGISTRATE, TOWN OF PEMBROKE PARK, FLORIDA, WILL CONDUCT A HEARING TO CONFIRM FINE ON THE 21ST DAY OF SEPTEMBER 2022 AT 9:00 A.M. IN THE PEMBROKE PARK TOWN HALL, 3150 S.W. 52ND AVENUE, ROOM 102, PEMBROKE PARK, FLORIDA, RELATING TO THE ABOVE-REFERENCED CODE ENFORCEMENT CASE.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIALMAGISTRATE 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 CODE ENFORCEMNT SUPERVISOR OFFICE AT 954-966-4600 AT LEAST FIVE 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).

/s/ Joseline Ramirez

Joseline Ramirez
Code Enforcement Supervisor
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954)966-4600 Ext. 215



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

c/o Premier Association Management
4502 Inverrary Blvd
Lauderhill, FL 33319

Changed: 09/28/2021

Registered Agent Name & Address

Premier Association Management
4502 Inverrary Blvd
Lauderhill, FL 33319

Name Changed: 09/28/2021

Address Changed: 09/28/2021

Officer/Director Detail

Name & Address

Title VP, Director

POLIAKOVA, ANNA

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. CONDADO REAL CONDOMINIUM ASSOCIATION, INC. Respondent(s)	Case No.: 4958A

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5100 SW 41ST, PEMBROKE PARK,FL, 33023

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

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.

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Florida Building Code section(s) 110.15. The Special Magistrate adopted as its findings of facts those facts as set forth by the Building Official and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the FLORIDA BUILDING CODE SECTION(S) 110.15 **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of September 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $250— PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15TH day of September 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17th day of September, 2021.

Nazly Cardona CA.

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

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 ALL EVENTS

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

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 BUIDLING 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

MIGUEL NUNEZ, BUILDING OFFICIAL

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

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

Case # 4958A
Date: 07/26/2021

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

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.

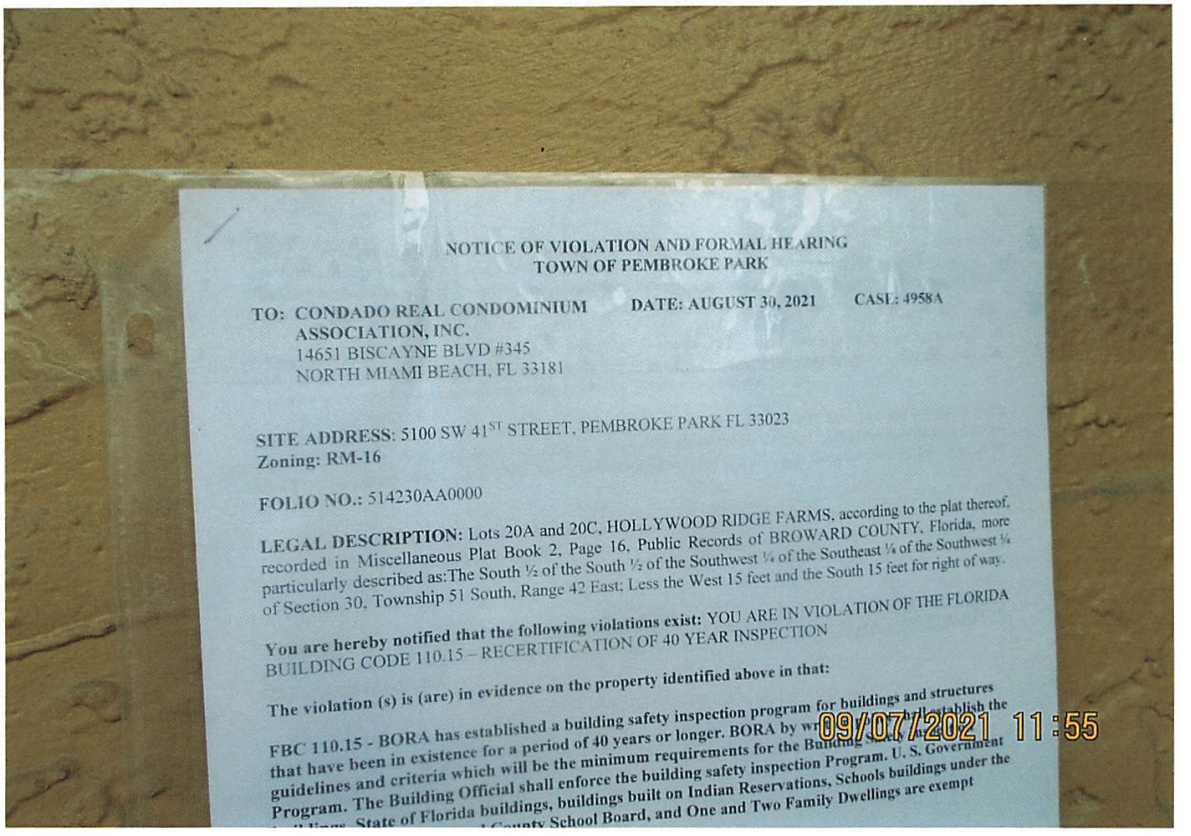
The above described condition must be corrected by the Owner within thirty (30) days of receipt of this notice.

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


5100
09/07/2021 11:55


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 w
guidelines and criteria which will be the minimum requirements for the Bu
Program. The Building Official shall enforce the building safety inspection Program. U. S. Government
State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the
County School Board, and One and Two Family Dwellings are exempt
09/07/2021 11:55

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

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
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2021	02/25/2021

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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

AFFIDAVIT OF SERVICE

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.

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 _____

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
BNUMO INC	4444 W Hallandale Beach Blvd Pembroke Park, FL 33023	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4444 W Hallandale Beach Blvd

Legal Description

Case Status Open **Case #** 5471 **Date Next Inspection** 9/21/2022

Notes
1. Stop all work.
2. Tenant build out without permits. Obtain permit and inspections.
3. Installed a tankless water heater without permits. Obtain permits and inspections.
4. A/C alterations done without permits. Obtain permits and inspections.
5. Double permit fee assessed.
6. New tenant must obtain a Business Tax Receipt License prior to operating Business.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/7/2020		Notice of Violation	Hand Regular Mail
8/29/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 9/7/22 Certified Mail 8/30/22 9/8/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 9/21/2022

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 9/21/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 9/21/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 9/21/2022



U.S. Postal Service™
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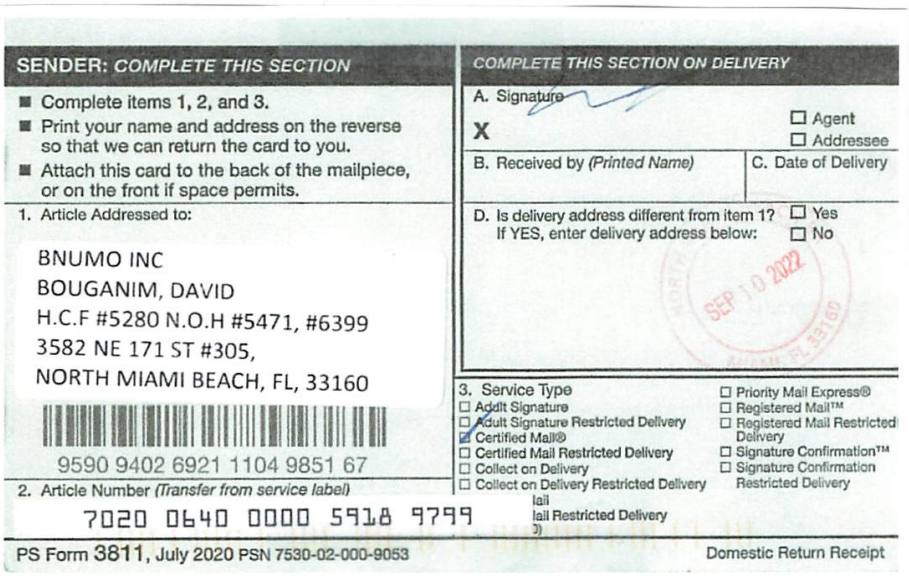
OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.06
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800, A

BOYNTON BEACH, FL 33437
SEP - 8 2022
Postmark Here
US POSTAL SERVICE

7020 0640 0000 5922 2809

BNUMO INC
H.C.F #5280 N.O.H #5471, #6399
4502 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

BNUMO INC
BOUGANIM, DAVID
H.C.F #5280 N.O.H #5471, #6399
3582 NE 171 ST #305,
NORTH MIAMI BEACH, FL, 33160

9590 9402 6921 1104 9851 67

2. Article Number (Transfer from service label)
7020 0640 0000 5918 9799

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

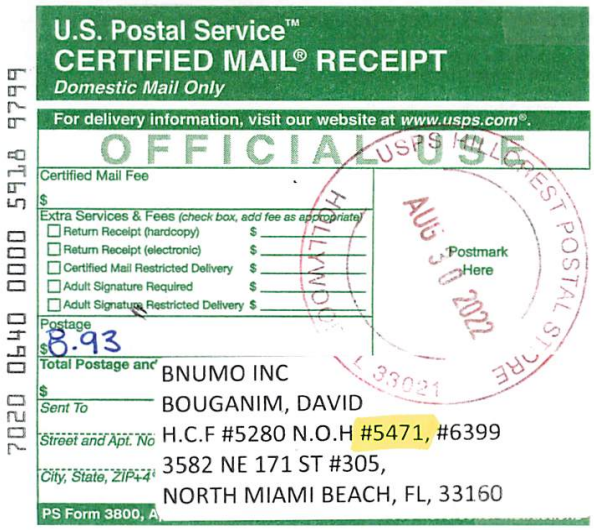
B. Received by (Printed Name) | C. Date of Delivery

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

SEP 10 2022
MIAMI FL 33160

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

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.93

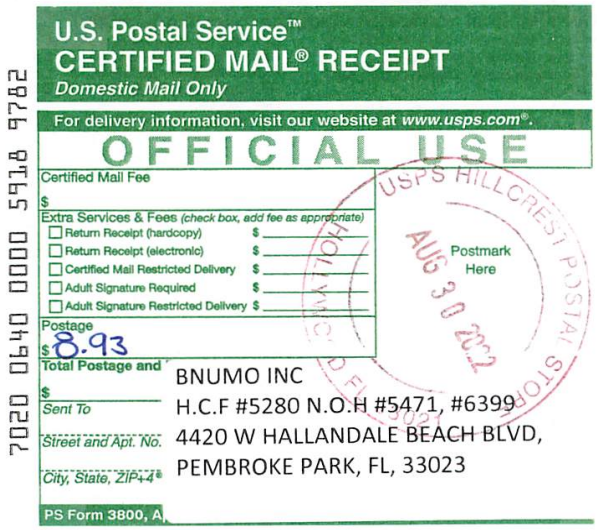
Total Postage and
$

Sent To BNUMO INC
Street and Apt. No BOUGANIM, DAVID
H.C.F #5280 N.O.H #5471, #6399
City, State, ZIP+4 3582 NE 171 ST #305,
NORTH MIAMI BEACH, FL, 33160

PS Form 3800, A

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 AUG 30 2022 Postmark Here

7020 0640 0000 5918 9799



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.93

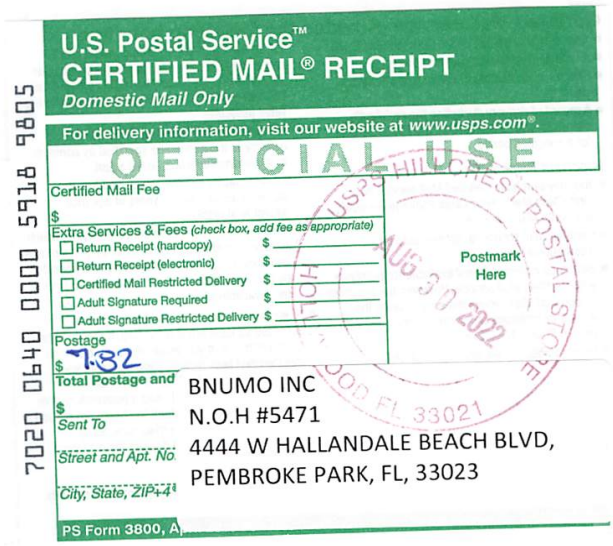
Total Postage and
$

Sent To BNUMO INC
Street and Apt. No. H.C.F #5280 N.O.H #5471, #6399
City, State, ZIP+4 4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

PS Form 3800, A

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 AUG 30 2022 Postmark Here

7020 0640 0000 5918 9782



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and
$

Sent To BNUMO INC
Street and Apt. No. N.O.H #5471
City, State, ZIP+4 4444 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

PS Form 3800, A

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 AUG 30 2022 Postmark Here

7020 0640 0000 5918 9805

Code Dept

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5471

Hasler

12/09/2020

US POSTAGE $000.50

ZIP 33023
011D10656696

BNUMO Inc.
239 ATLANTIC ISLE
NORTH MIAMI BEACH FL 33160

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
12/07/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To: Case #.

BNUMO INC/Current Tenant 5471

4444 W Hallandale Beach Blvd
Pembroke Park, FL 33023

Property Owner: -

Code Dept.
OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5471

Hasler FIRST-CLASS MAIL
12/07/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Bnumo Inc.
4502 W Hallandale Beach Blvd
Pembroke Park, FL 33023



Detail by Entity Name

Florida Profit Corporation
BNUMO, INC.

Filing Information

Document Number	P01000075786
FEI/EIN Number	65-1128688
Date Filed	08/01/2001
State	FL
Status	ACTIVE

Principal Address

4502 W. HALLENDALE BLVD
PEMBROKE PARK, FL 33023

Changed: 02/25/2004

Mailing Address

3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160

Changed: 04/12/2022

Registered Agent Name & Address

BOUGANIM, DAVID
3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160

Name Changed: 04/04/2006

Address Changed: 04/12/2022

Officer/Director Detail

Name & Address

Title PRESIDENT

BOUGANIM, DAVID
3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4420-4502 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	BNUMO INC
Mailing Address	3582 NE 171 ST #305 NORTH MIAMI BEACH FL 33160

ID #	5142 30 09 0681
Millage	0613
Use	11-01

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$336,000	$671,260	$1,007,260	$1,007,260	
2021	$336,000	$603,020	$939,020	$939,020	$20,193.24
2020	$336,000	$599,330	$935,330	$935,330	$20,186.11

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,007,260	$1,007,260	$1,007,260	$1,007,260
Portability	0	0	0	0
Assessed/SOH	$1,007,260	$1,007,260	$1,007,260	$1,007,260
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,007,260	$1,007,260	$1,007,260	$1,007,260

Sales History

Date	Type	Price	Book/Page or CIN
8/9/2001	WD	$545,000	31987 / 1565
12/1/1986	WD	$100	14033 / 361
6/1/1986	QCD	$318,000	
7/1/1981	WD	$405,000	
4/1/1979	WD	$345,000	

Land Calculations

Price	Factor	Type
$11.00	30,545	SF
Adj. Bldg. S.F. (Card, Sketch)		11427
Eff./Act. Year Built: 1965/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
BNUMO INC		CASE NO. 5471
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 4444 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4444 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BNUMO INC AT 09:43 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

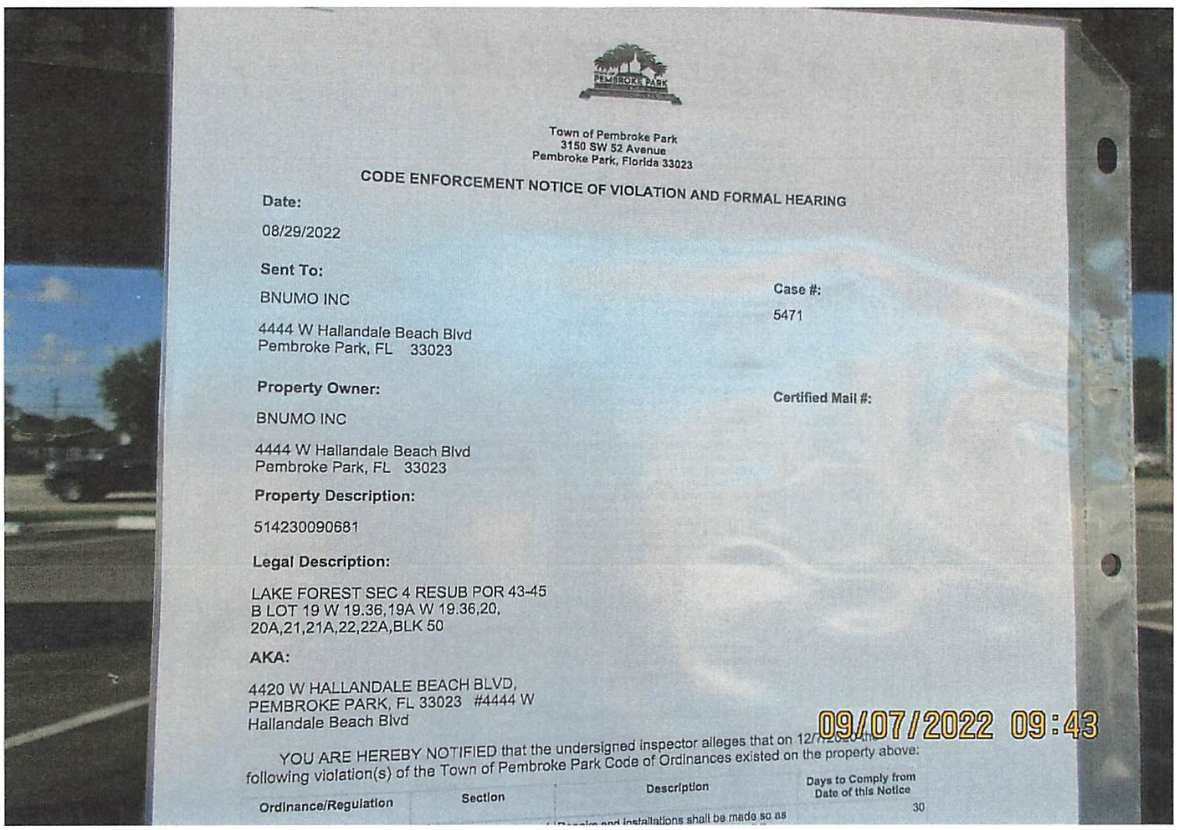
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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

Signature

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


4444
09/07/2022 09:43


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
08/29/2022
Sent To:
BNUMO INC
4444 W Hallandale Beach Blvd
Pembroke Park, FL 33023
Case #:
5471
Property Owner:
BNUMO INC
4444 W Hallandale Beach Blvd
Pembroke Park, FL 33023
Certified Mail #:
Property Description:
514230090681
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 19 W 19.36,19A W 19.36,20,
20A,21,21A,22,22A,BLK 50
AKA:
4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4444 W
Hallandale Beach Blvd
09/07/2022 09:43
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/
following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
30

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/29/2022

Sent To:

BNUMO INC

4444 W Hallandale Beach Blvd
Pembroke Park, FL 33023

Case #:

5471

Property Owner:

BNUMO INC

4444 W Hallandale Beach Blvd
Pembroke Park, FL 33023

Certified Mail #:

Property Description:

514230090681

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 19 W 19.36,19A W 19.36,20,
20A,21,21A,22,22A,BLK 50

AKA:

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4444 W
Hallandale Beach Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/7/2020 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

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LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	30
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1. Stop all work.
2. Tenant build out without permits. Obtain permit and inspections.
3. Installed a tankless water heater without permits. Obtain permits and inspections.
4. A/C alterations done without permits. Obtain permits and inspections.
5. Double permit fee assessed.
6. New tenant must obtain a Business Tax Receipt License prior to operating Business.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

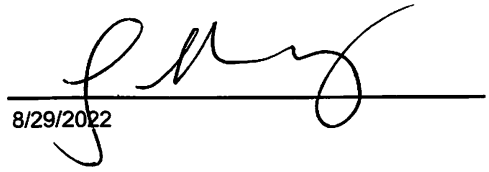
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



8/29/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BNUMO INC 4444 W Hallandale Beach Blvd Pembroke Park, FL 33023	5471	12/07/2020

Property Owner:	Property Description:	Certified Mail #:
BNUMO INC 4444 W Hallandale Beach Blvd Pembroke Park, FL 33023	514230090681	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4444 W Hallandale Beach Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/7/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	30
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)	30

Notes/Means of Correction:

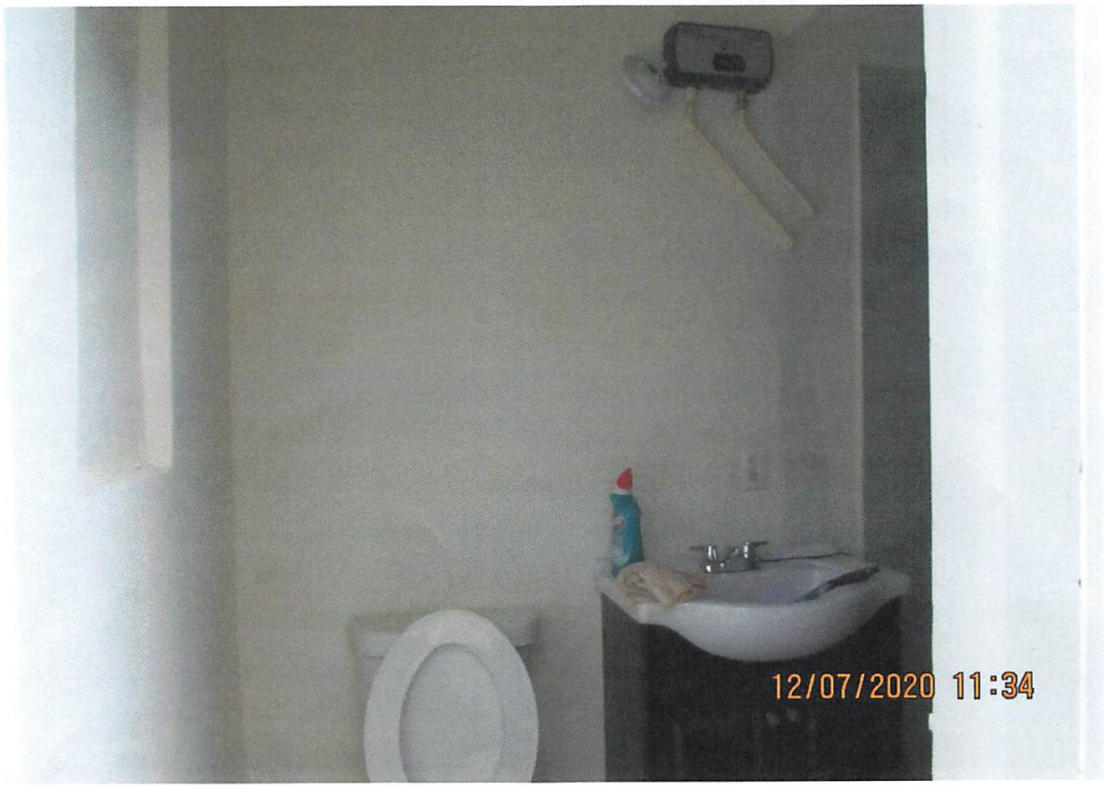
1. Stop all work.
2. Tenant build out without permits. Obtain permit and inspections.
3. Installed a tankless water heater without permits. Obtain permits and inspections.
4. A/C alterations done without permits. Obtain permits and inspections.
5. Double permit fee assessed.
6. New tenant must obtain a Business Tax Receipt License prior to operating Business.

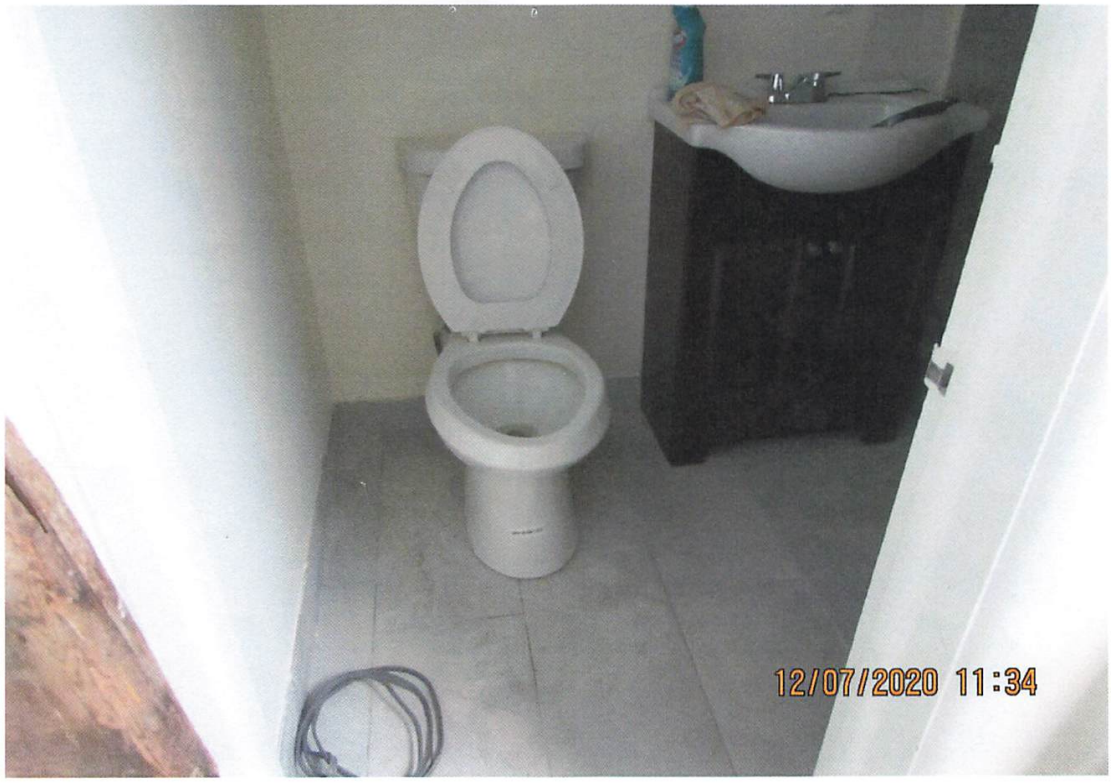
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

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


4444
12/07/2020 11:32


12/07/2020 11:34


12/07/2020 11:34


12/07/2020 11:34


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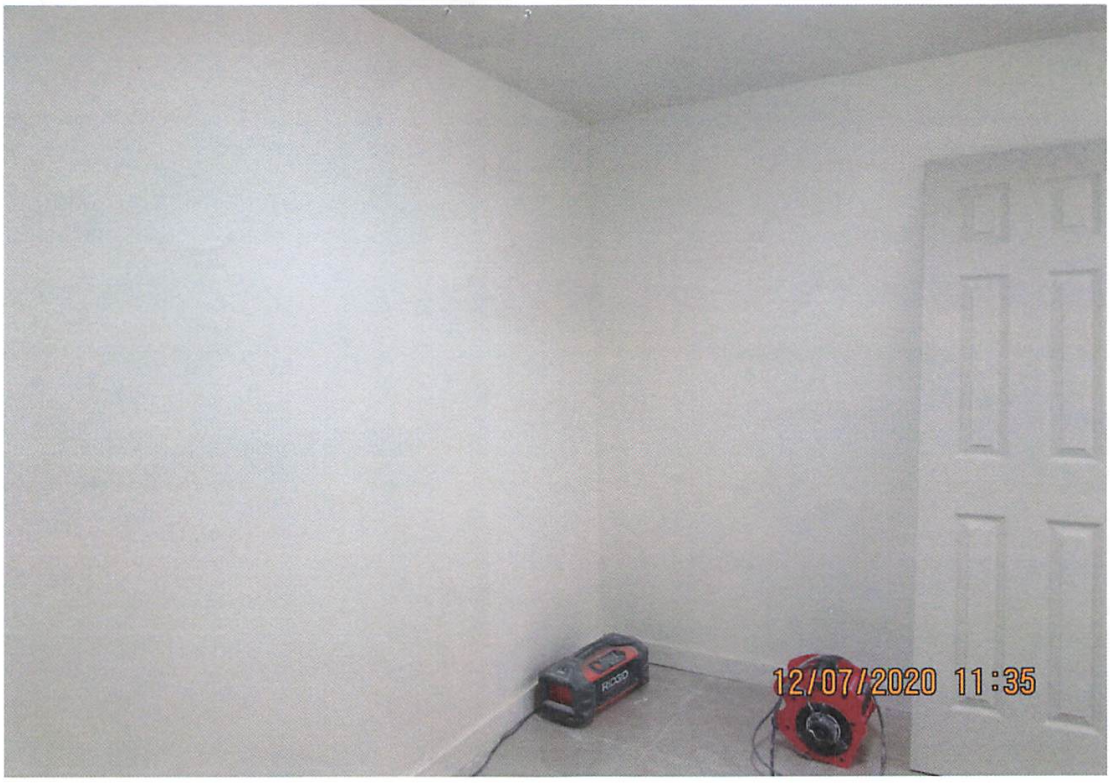

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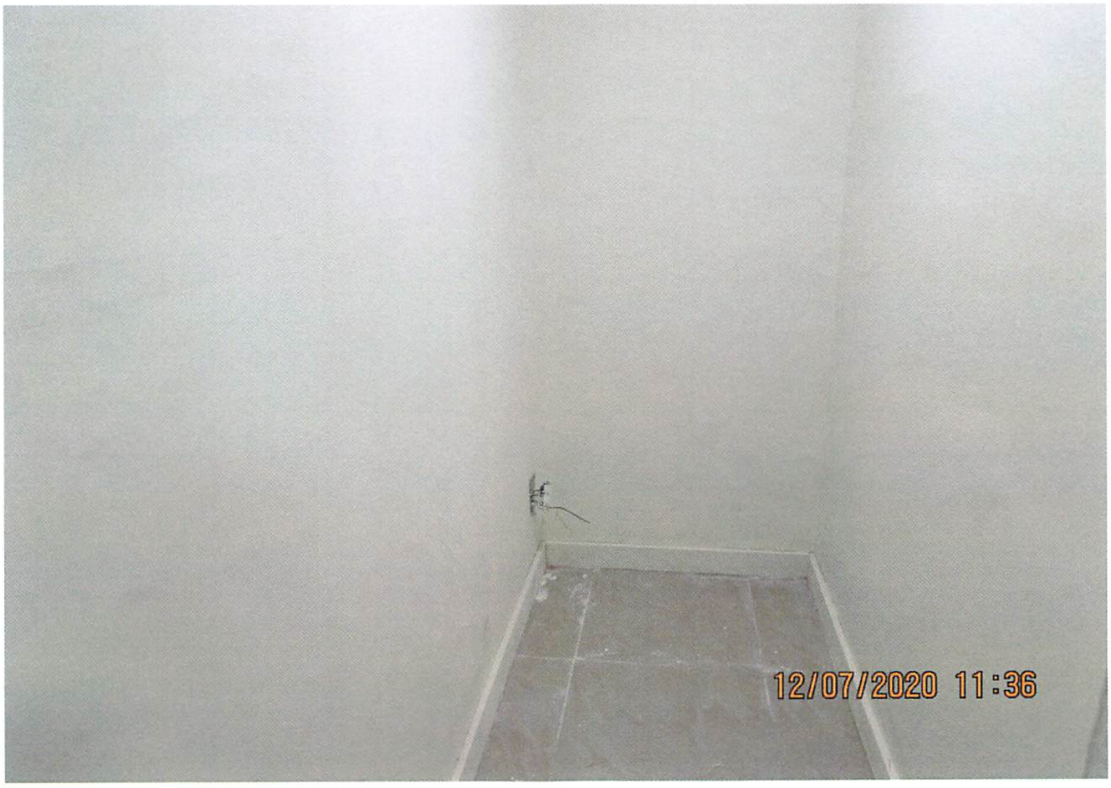

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EXIT
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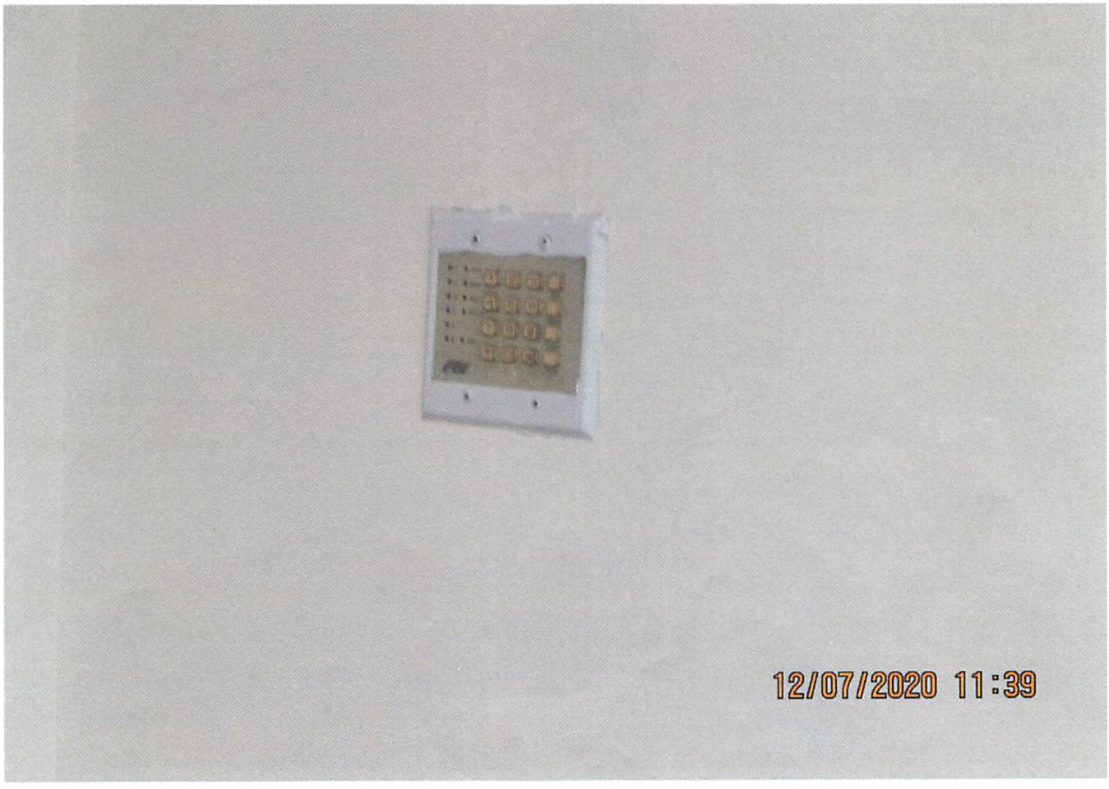

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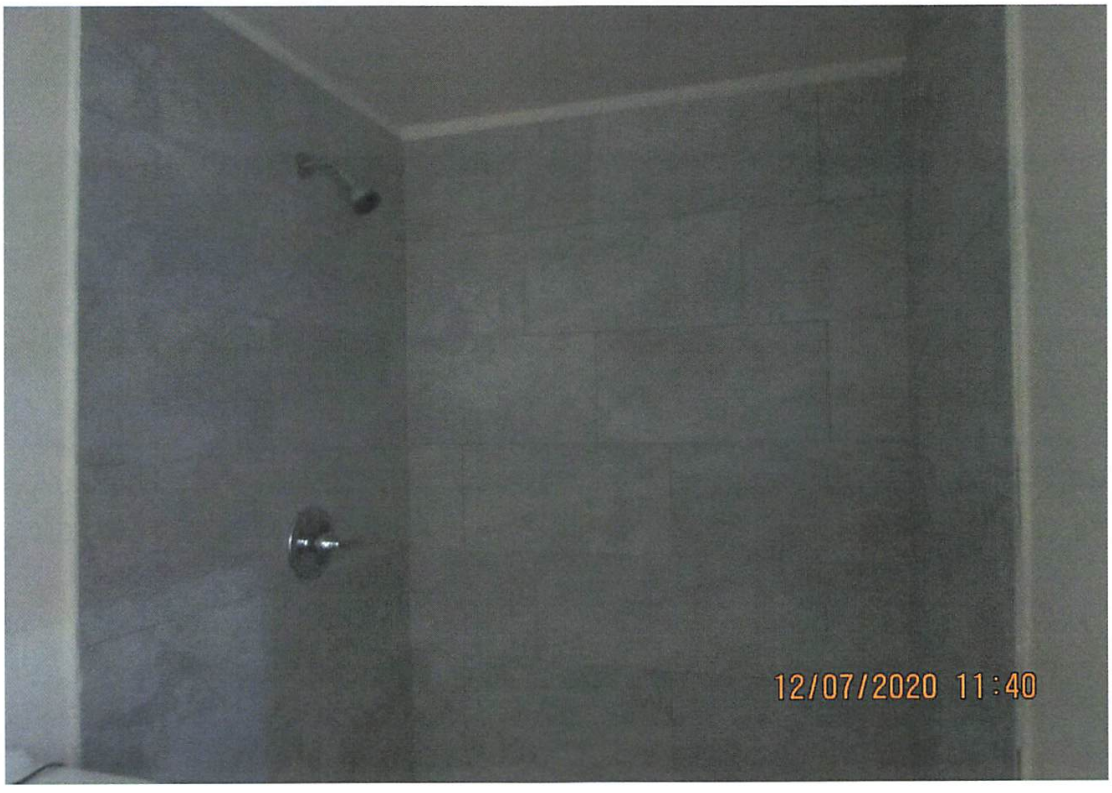

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06/30/2021 21:57

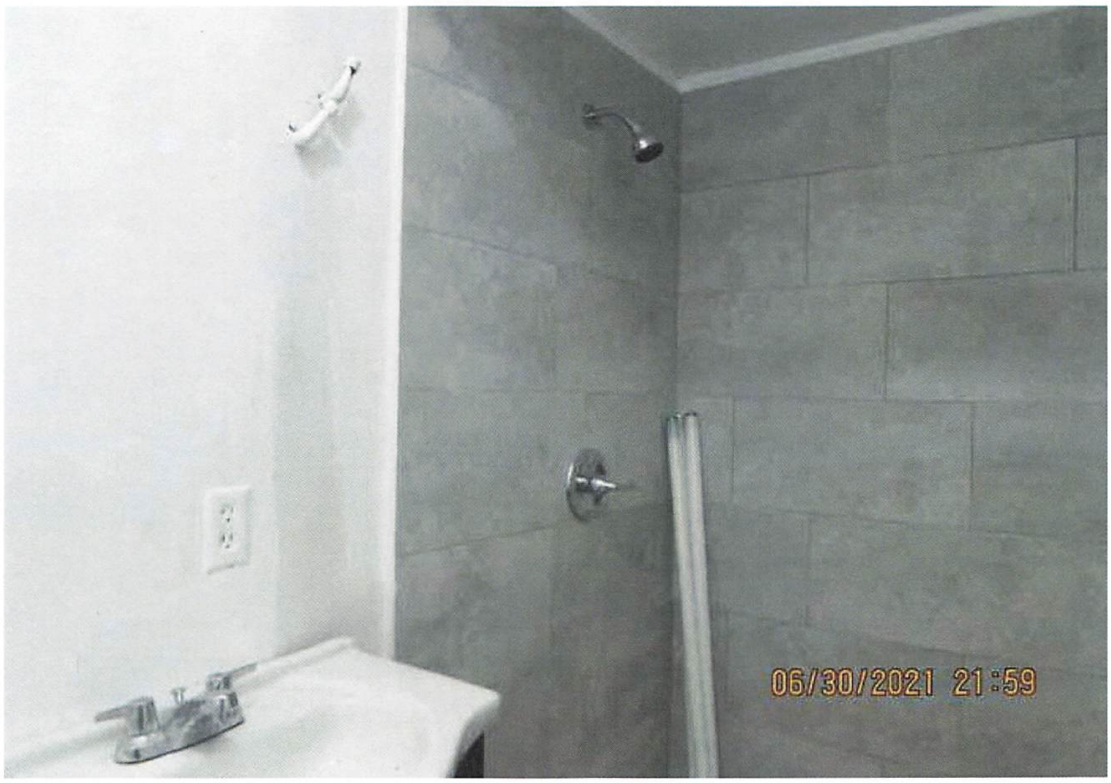

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06/30/2021 21:58


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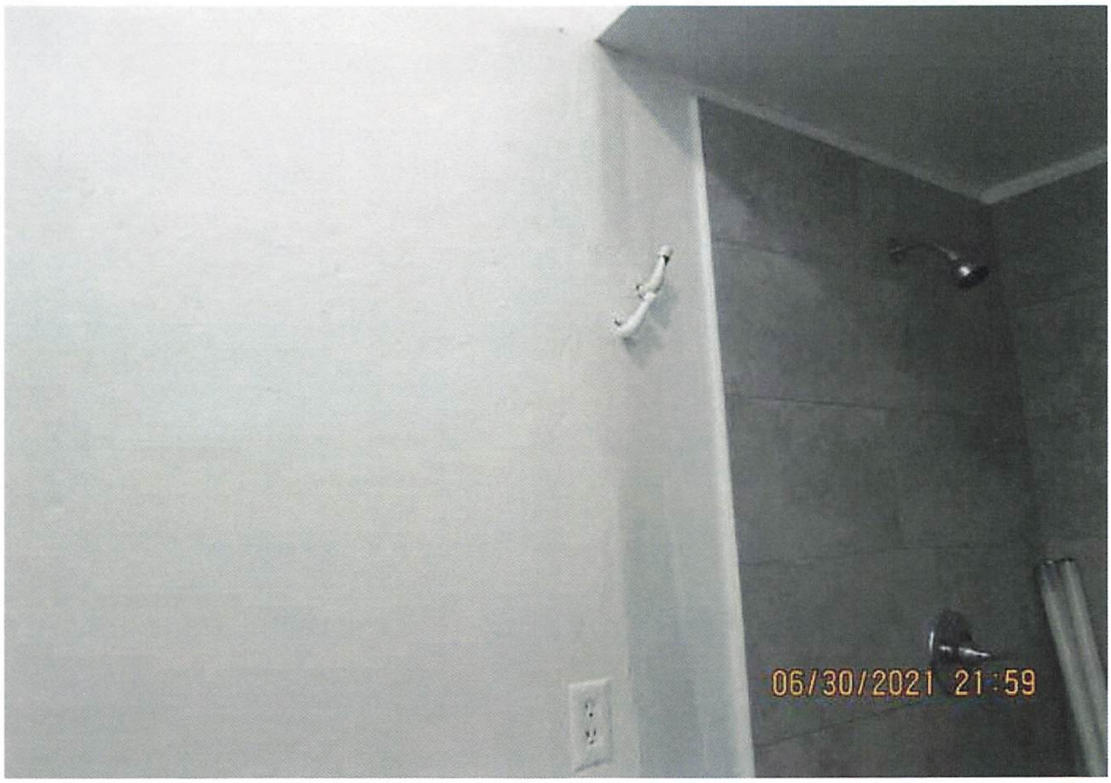

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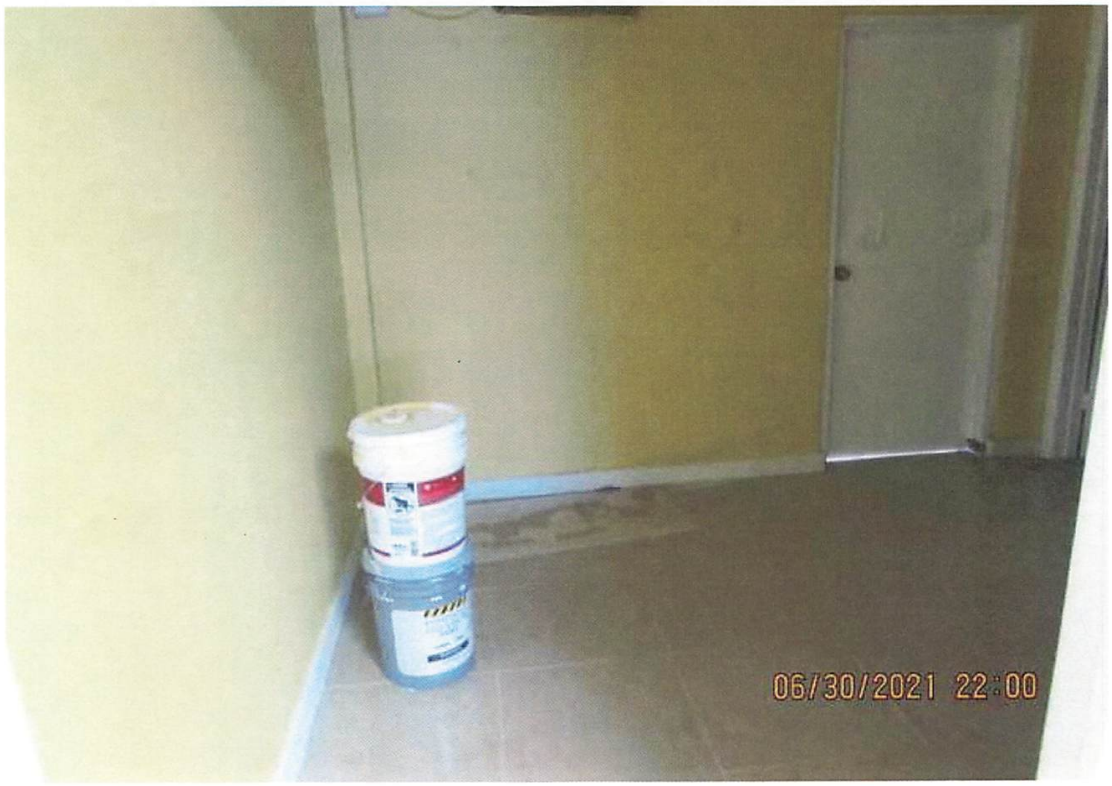

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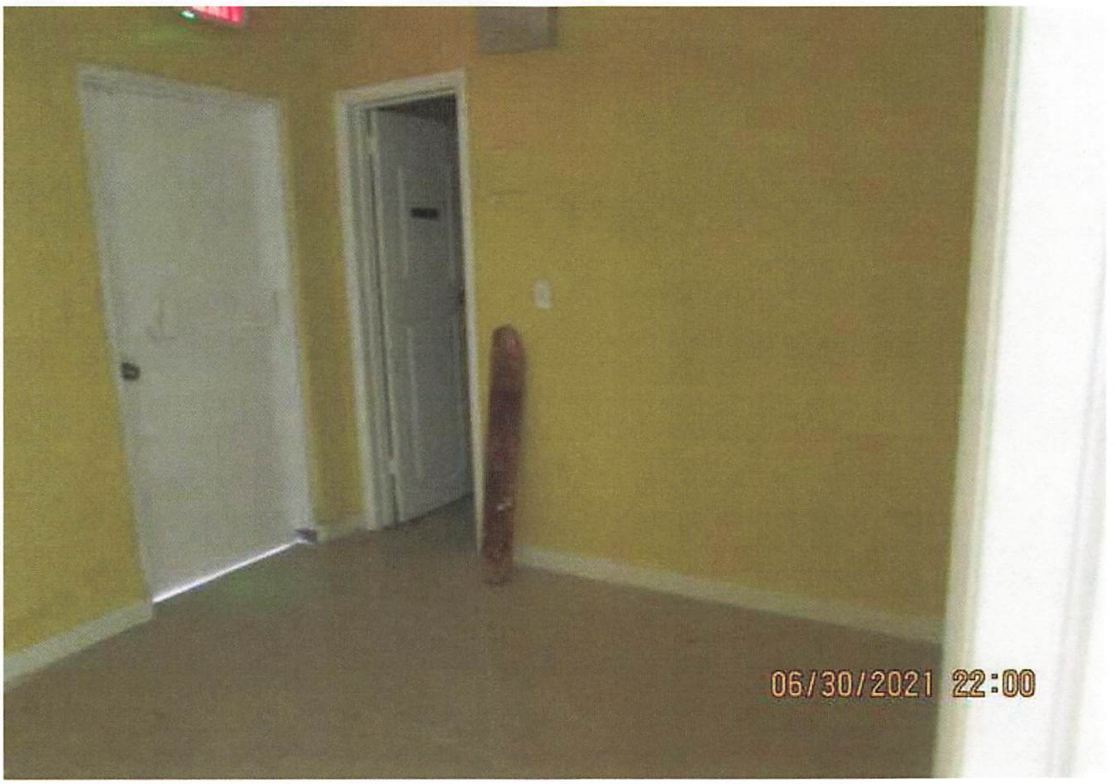

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06/30/2021 21:59


06/30/2021 22:00


06/30/2021 22:00


EXIT
06/30/2021 22:00


06/30/2021 22:00

Case Overview

Property/Incident Information

Owner	Address	Site Address
Marielle Tesnier/Steve Lapointe	148 W Lake Drive Pembroke Park, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148

Legal Description

Case Status Open **Case #** 5487 **Date Next Inspection** 9/21/2022

Notes
1. Stop all work.
2. Interior renovations done without permits (dry wall, kitchen, bathroom). Obtain plans, permit and inspections.
3. Verify or obtain permit for outdoor storage closet. Obtain permit and inspections.
4. Double permit fee assessed.

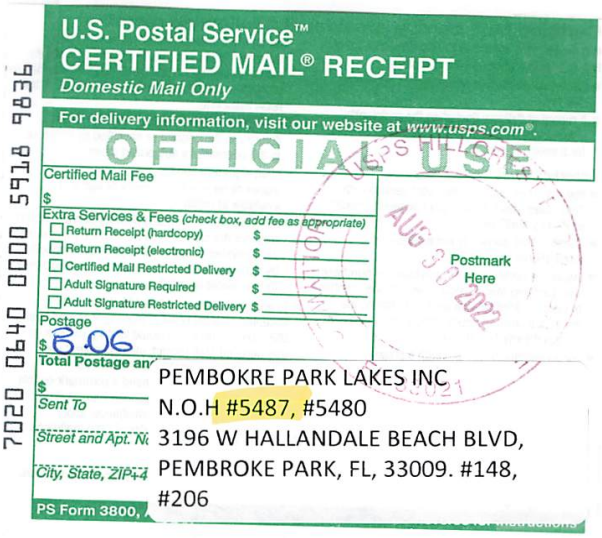
Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/21/2020		Notice of Violation	Hand Regular Mail
8/29/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 9/7/22 Certified Mail 8/30/22 9/8/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 9/21/2022


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Adult Signature Restricted Delivery
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8.06
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PS Form 3800,
BOYNTON BEACH FL 33437
SEP - 8 2022
Postmark Here
US POSTAL SERVICE
7020 0640 0000 5922 2793
PEMBOKRE PARK LAKES INC
N.O.H #5487, #5480
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009



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

Postage
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Total Postage and
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Street and Apt. No.
City, State, ZIP+4

PS Form 3800,

Postmark Here
AUG 30 2022

PEMBOKRE PARK LAKES INC
N.O.H #5487, #5480
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009. #148,
#206

7020 0640 0000 5918 9836



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

Postage
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Total Postage and
$

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

PS Form 3800, April 2015

Postmark Here
AUG 2022

PEMBOKRE PARK LAKES INC
N.O.H #5487, #5480
PO BOX 260490,
PEMBROKE PINES, FL, 33026

7020 0640 0000 5918 9843



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

Postage
$ 7.82

Total Postage and
$

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

PS Form 3800, A

Postmark Here
AUG 30 2022

MARIELLE TESNIER / STEVE LAPOINTE
N.O.H #5487
148 W LAKE DRIVE,
PEMBROKE PARK, FL, 33009

7020 0640 0000 5918 9829



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145
Property Owner	PEMBROKE PARK LAKES INC
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026

ID #	5142 29 00 0223
Millage	0613
Use	28-03

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$6,800,510	$74,990	$6,875,500	$4,834,500	
2021	$6,800,510	$74,990	$6,875,500	$4,395,000	$110,541.96
2020	$6,800,510		$6,800,510	$3,927,290	$103,448.85

2022* Exemptions and Taxable Values by Taxing Authority

	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	$4,834,500	$6,875,500	$4,834,500	$4,834,500
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	$4,834,500	$6,875,500	$4,834,500	$4,834,500

Sales History

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

Land Calculations

Price	Factor	Type
$10.00	680,051	SF
Adj. Bldg. S.F. (Card, Sketch)		303
Eff./Act. Year Built: 2021/2020		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
MARIELLE TESNIER STEVE LAPOINTE Respondent	CASE NO. 5487

AFFIDAVIT OF SERVICE

TO BE SERVED: 148 W LAKE DRIVE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 148 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MARIELLE TESNIER/STEVE LAPOINTE AT 09:59 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

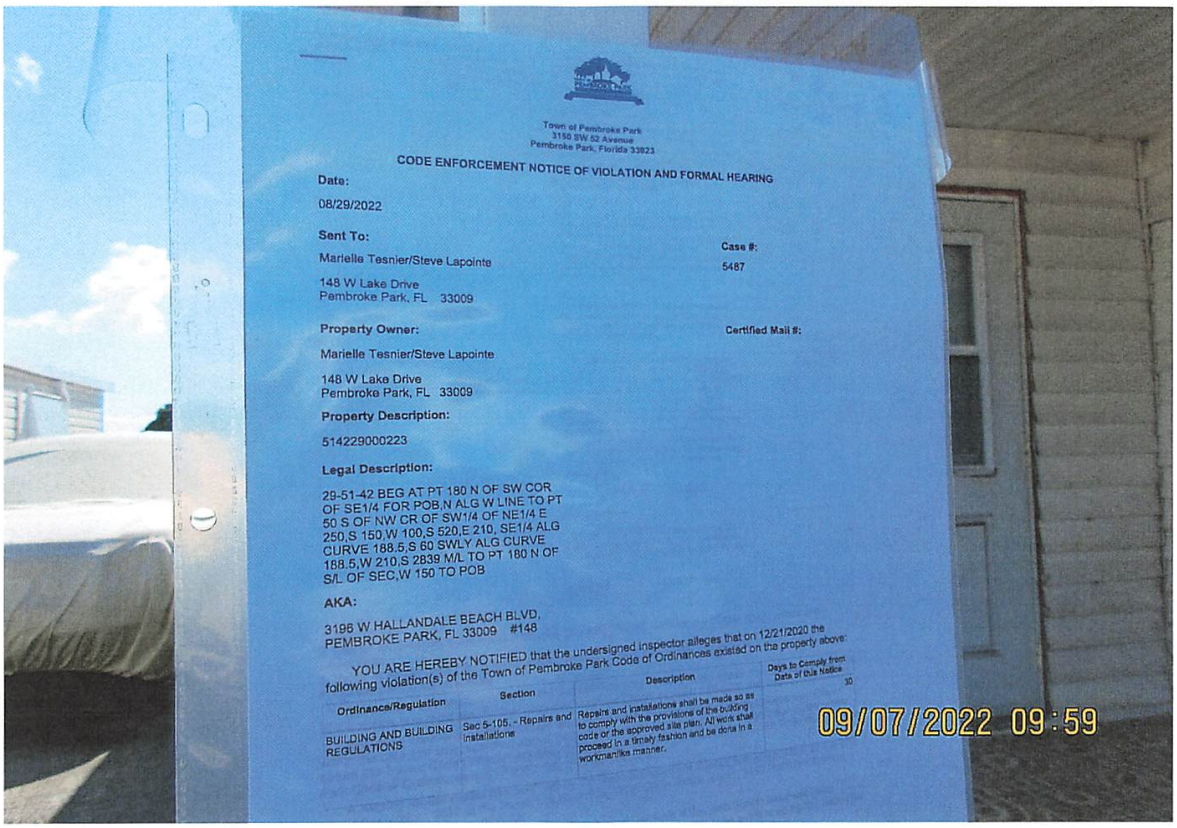
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


148
09/07/2022 09:59


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
08/29/2022
Sent To:
Case #:
Marielle Tesnier/Steve Lapointe
5487
148 W Lake Drive
Pembroke Park, FL 33009
Property Owner:
Certified Mail #:
Marielle Tesnier/Steve Lapointe
148 W Lake Drive
Pembroke Park, FL 33009
Property Description:
514229000223
Legal Description:
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB
AKA:
3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/21/2020 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
09/07/2022 09:59

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/29/2022

Sent To:

Marielle Tesnier/Steve Lapointe

148 W Lake Drive
Pembroke Park, FL 33009

Case #:

5487

Property Owner:

Marielle Tesnier/Steve Lapointe

148 W Lake Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000223

Legal Description:

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

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #148

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/21/2020 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. Stop all work.
2. Interior renovations done without permits (dry wall, kitchen, bathroom). Obtain plans, permit and inspections.
3. Verify or obtain permit for outdoor storage closet. Obtain permit and inspections.
4. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

8/29/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Marielle Tesnier/Current Owner 148 W Lake Drive Pembroke Park, FL 33009	5487	12/21/2020

Property Owner:	Property Description:	Certified Mail #:
Marielle Tesnier/Current Owner 148 W Lake Drive Pembroke Park, FL 33009	514229000223	

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 #148

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/21/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

Notes/Means of Correction:

1. Stop all work.
2. Interior renovations done without permits (dry wall, kitchen, bathroom). Obtain plans, permit and inspections.
3. Verify or obtain permit for outdoor storage closet. Obtain permit and inspections.
4. Double permit fee assessed.

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

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

Joseline Ramirez
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 Marielle Tesnier Date 12/21/20

Site Address 148 W Lake Drive Case # _____

Pembroke Park, FL 33023 Sub/Park Park Lakes MHP

Permit # _____

- ☒ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☒ Violation of Town Ordinance # 5-105 5-2(a)(6)
- ☐ NFPA # _____
- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)

1. Stop all work.
2. Interior renovations done without permits. (dry walls, kitchen and bathroom).

Corrective Action(s)

1. Obtain plans, permit and inspections.

Note: Owner leaving on Jan 9, 2021

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

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

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

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

Joseline Ramirez
Code Enforcement Officer

Received by

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

Town of Pembroke Park
Notice of Violation Notice

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

Name Marielle Tesnier

Date 12/21/20

Site Address 148 W Lake Drive
Pembroke Park, FL 33023

Case # _____

Sub/Park Park Lakes MHP

Permit # _____

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

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

Violation (s)

1. Stop all work.
2. Interior renovations done without permits. (diy walls, kitchen and bathroom).

Corrective Action(s)

1. Obtain plans, permit and inspections.

Note: Owner leaving on Jan 9, 2021

☐ 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

Josefina Ramirez
Code Enforcement Officer

Received by

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


148
12/21/2020 15:51


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Code

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 5487

Hasler FIRST-CLASS MAIL
12/23/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:

Marielle Tesnier/Current Owner

148 W Lake Drive
Pembroke Park, FL 33009

Case #:

5487

Code Dept.

OF PEMBROKE PARK

ID AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5487

Hasler FIRST-CLASS MAIL
12/23/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Pembroke Park Lakes Inc.
P.O. Box 260490
Pembroke Pines, FL 33026

Case Overview

Property/Incident Information

Owner	Address	Site Address
AA WAREHOUSE PROPERTIES INC	1701 NW 119 AVE PEMBROKE PINES, FL 33026	2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6009 **Date Next Inspection** 8/8/2022

Notes

1. Exterior maintenance of common areas required (i.e. pressure wash, chemical treatment).
2. Exterior maintenance of four walls and awning required (i.e. pressure wash, treatment, paint, repair). Completed
3. Exterior maintenance of parking lot required. Pave and re-stripped with plans, permit and inspections. Completed
4. Graffiti on back end wall. Remove all graffiti on wall. Completed.
5. Broken glass door (main door entrance). Repair. Completed
6. Abandon vehicles on premise. All vehicles must have a current tag, operable condition and repaired condition. Completed
7. Parking on the swale prohibited. Remove all vehicles from swale and park in parking zone within the lot. Completed
8. Operating with no Business Tax Receipt. Obtain Business Tax Receipt.
9. Prohibited outdoor storage. Remove all items from the parking lot and store inside warehouse.
10. Trash and debris on premise. Remove all trash and debris. completed
11. Exterior maintenance of wooden fence require (i.e. pressure wash, repair, chemical treatment, paint). Completed
12. Built interior wall without a building permit. Obtain plans, permit and inspections.
13. Overgrown vegetation. Trim all landscape. Completed.
14. Chain-link fence requires maintenance. Remove rust from fence. Completed.
15. Installed security cameras without a permit. Obtain plans, permit and inspections.
16. Installed rack's without permits. Obtain plans for permit and inspections.
17. Display BTR/CU in Unit.

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

4 items outstanding

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/12/2021		Notice of Violation	Regular Mail
8/8/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 9/7/22 Certified Mail 8/10/22
8/8/2022		Affidavit of Compliance	

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 8/8/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	8/8/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	Not in Compliance - Reinspection Date: 8/8/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	8/8/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	8/8/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/8/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	Not in Compliance - Reinspection Date: 8/8/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 8/8/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 8/8/2022

Case Overview

HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	8/8/2022
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 8/8/2022
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-1. - Definitions	The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: Abandoned property means all tangible property which does not have an identifiable owner or tangible property which has been disposed on public or private property in a wrecked, inoperative, or partially dismantled condition or which has no apparent intrinsic value to the rightful owner. Such abandoned property shall include, but not be limited to, a motor vehicle, recreational vehicle, trailer, boat, boat trailer, aircraft or special-purpose vehicle, which is parked or stored without having all wheels mounted or which is in a condition of substantial disrepair, or which is parked or stored without having all tires inflated or which does not have affixed a current motor vehicle license tag or vessel registration sticker. Code inspector means those employees or other agents of the Town duly aut...	8/8/2022
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 8/8/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 8/8/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 8/8/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 8/8/2022

Case Overview

ZONING	Sec. 28-304 - Surface of parking area	The area reserved for off-street parking shall be hard-surfaced. Where the parking area is hard-surfaced the same shall consist of a good rolled rock base, well tamped, and topped with asphaltic concrete in accordance with the paving specifications of the Town. Occupancy of a given structure or premises shall be prohibited until the required parking area has been improved, inspected and approved. (Ord. No. 73-8-2, § 4, 8-1-73)	Not in Compliance - Reinspection Date: 8/8/2022
ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.	Not in Compliance - Reinspection Date: 8/8/2022

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

1730 PR LLC
H.C.F #6909, #6567, #6771
N.O.H #7112
1730 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9850 51

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

7020 0640 0000 5918 9898

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

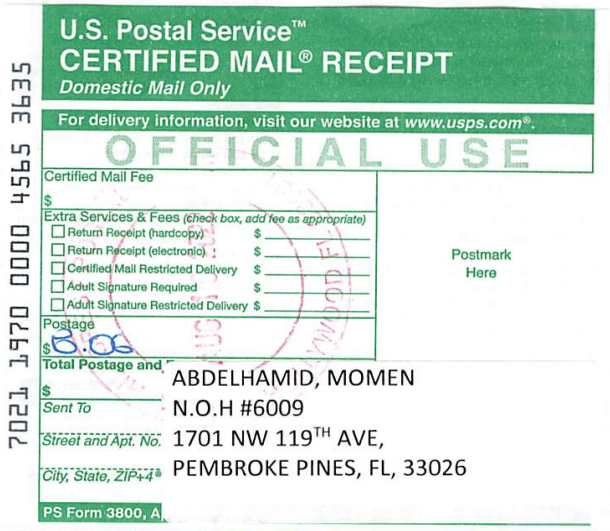
B. Received by *(Printed Name)* | C. Date of Delivery

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

3. Service Type

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

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



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Domestic Mail Only

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

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

Postage
$ 8.06

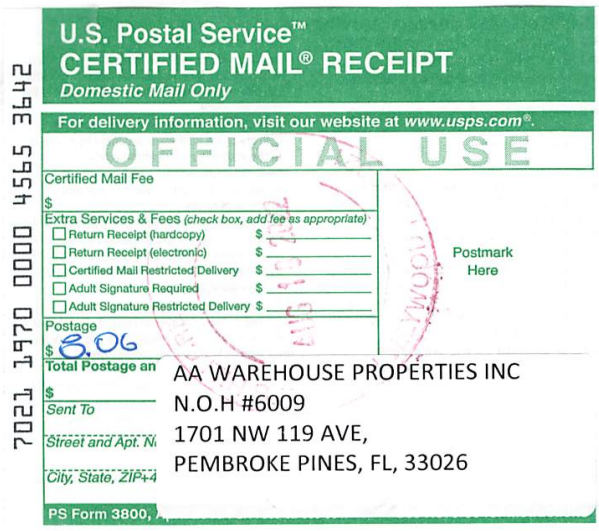
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Postmark Here

Sent To ABDELHAMID, MOMEN
Street and Apt. No. N.O.H #6009
City, State, ZIP+4® 1701 NW 119TH AVE,
PEMBROKE PINES, FL, 33026

PS Form 3800, A

7021 1970 0000 4565 3635



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

Postage
$ 8.06

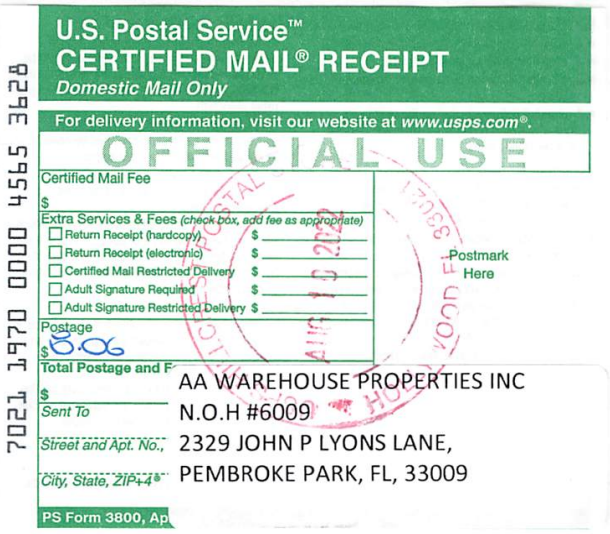
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Postmark Here

Sent To AA WAREHOUSE PROPERTIES INC
Street and Apt. N N.O.H #6009
City, State, ZIP+4 1701 NW 119 AVE,
PEMBROKE PINES, FL, 33026

PS Form 3800, A

7021 1970 0000 4565 3642



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

Postage
$ 8.06

Total Postage and F
$

Postmark Here

Sent To AA WAREHOUSE PROPERTIES INC
Street and Apt. No., N.O.H #6009
City, State, ZIP+4® 2329 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009

PS Form 3800, Ap

7021 1970 0000 4565 3628

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:

ABDELHAMID, MOMEN
N.O.H #6009
1701 NW 119TH AVE,
PEMBROKE PINES, FL, 33026

9590 9402 6921 1104 9864 85

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

7021 1970 0000 4565 3635

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ABDELHAMID ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery: 8-12-22

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

AA WAREHOUSE PROPERTIES INC
N.O.H #6009
2329 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9864 92

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

7021 1970 0000 4565 3628

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X AA Warehouse ☐ Agent ☐ Addressee

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

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

AA WAREHOUSE PROPERTIES INC
N.O.H #6009
1701 NW 119 AVE,
PEMBROKE PINES, FL, 33026

9590 9402 6921 1104 9864 61

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

7021 1970 0000 4565 3642

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* ABDELHAMID | C. Date of Delivery: 8-12-22

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

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

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

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #6009

Hasler FIRST CLASS MAIL
07/12/2021
US POSTAGE $000.71º
ZIP 33023
011D10656696

Gallerit
AA Warehouse Properties Inc.
2329 John P. Lyons Lane
Pembroke Park, FL 33009

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #6009

Hasler FIRST-CLASS MAIL
07/12/2021
US POSTAGE $000.71º
ZIP 33023
011D10656696

Sent To:

AA WAREHOUSE PROPERTIES INC/Gallerit

1701 NW 119 AVE
PEMBROKE PINES, FL 33026

Case #:
6009

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

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

Detail by Entity Name

Florida Profit Corporation
AA WAREHOUSE PROPERTIES INC

Filing Information

Document Number	P03000105785
FEI/EIN Number	90-0258748
Date Filed	09/25/2003
Effective Date	10/01/2003
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	08/08/2008
Event Effective Date	NONE

Principal Address

1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Changed: 04/29/2013

Mailing Address

1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Changed: 04/29/2013

Registered Agent Name & Address

Abdelhamid, MOMEN
1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Name Changed: 02/17/2020

Address Changed: 04/29/2013

Officer/Director Detail

Name & Address

Title PSD

ABDELHAMID, ABDELFATAH

1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Title O

SOHEIL, SAMIRA A
1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Annual Reports

Report Year	Filed Date
2019	04/02/2019
2020	02/17/2020
2021	04/13/2021

Document Images

04/13/2021 -- ANNUAL REPORT	View image in PDF format
02/17/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
01/21/2018 -- ANNUAL REPORT	View image in PDF format
02/04/2017 -- ANNUAL REPORT	View image in PDF format
01/20/2016 -- ANNUAL REPORT	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format
05/01/2014 -- ANNUAL REPORT	View image in PDF format
04/29/2013 -- ANNUAL REPORT	View image in PDF format
04/24/2012 -- ANNUAL REPORT	View image in PDF format
04/27/2011 -- ANNUAL REPORT	View image in PDF format
03/09/2010 -- ANNUAL REPORT	View image in PDF format
03/14/2009 -- ANNUAL REPORT	View image in PDF format
08/08/2008 -- Amendment	View image in PDF format
01/21/2008 -- ANNUAL REPORT	View image in PDF format
01/07/2007 -- ANNUAL REPORT	View image in PDF format
06/19/2006 -- Amendment	View image in PDF format
02/10/2006 -- ANNUAL REPORT	View image in PDF format
02/12/2005 -- ANNUAL REPORT	View image in PDF format
01/17/2004 -- ANNUAL REPORT	View image in PDF format
09/26/2003 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2329 JOHN P LYONS LANE, PEMBROKE PARK FL 33009	ID #	5142 20 07 0039
Property Owner	AA WAREHOUSE PROPERTIES INC	Millage	0613
Mailing Address	1701 NW 119 AVE PEMBROKE PINES FL 33026-1927	Use	48
Abbr Legal Description	PARK-95 106-43 B PARCEL A SOUTH 135 OF NORTH 475		

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

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

Property Assessment Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$197,740	$1,153,770	$1,351,510	$1,003,640	
2020	$197,740	$714,660	$912,400	$912,400	$19,691.25
2019	$197,740	$714,660	$912,400	$838,020	$18,798.61

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,351,510	$1,351,510	$1,351,510	$1,351,510
Portability	0	0	0	0
Assessed/SOH	$1,003,640	$1,351,510	$1,003,640	$1,003,640
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,003,640	$1,351,510	$1,003,640	$1,003,640

Sales History

Date	Type	Price	Book/Page or CIN
11/12/2003	SWD	$800,000	36486 / 281
3/10/1995	WD	$515,000	23255 / 987
10/1/1991	QCD	$117	10009 / 532
1/1/1985	WD	$475,000	

Land Calculations

Price	Factor	Type
$7.00	28,248	SF
Adj. Bldg. S.F. (Card, Sketch)		13312
Eff./Act. Year Built: 1984/1983		

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.	)
	)
AA WAREHOUSE PROPERTIES INC	CASE NO. 6009
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: AA WAREHOUSE PROPERTIES INC AT 10:26 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

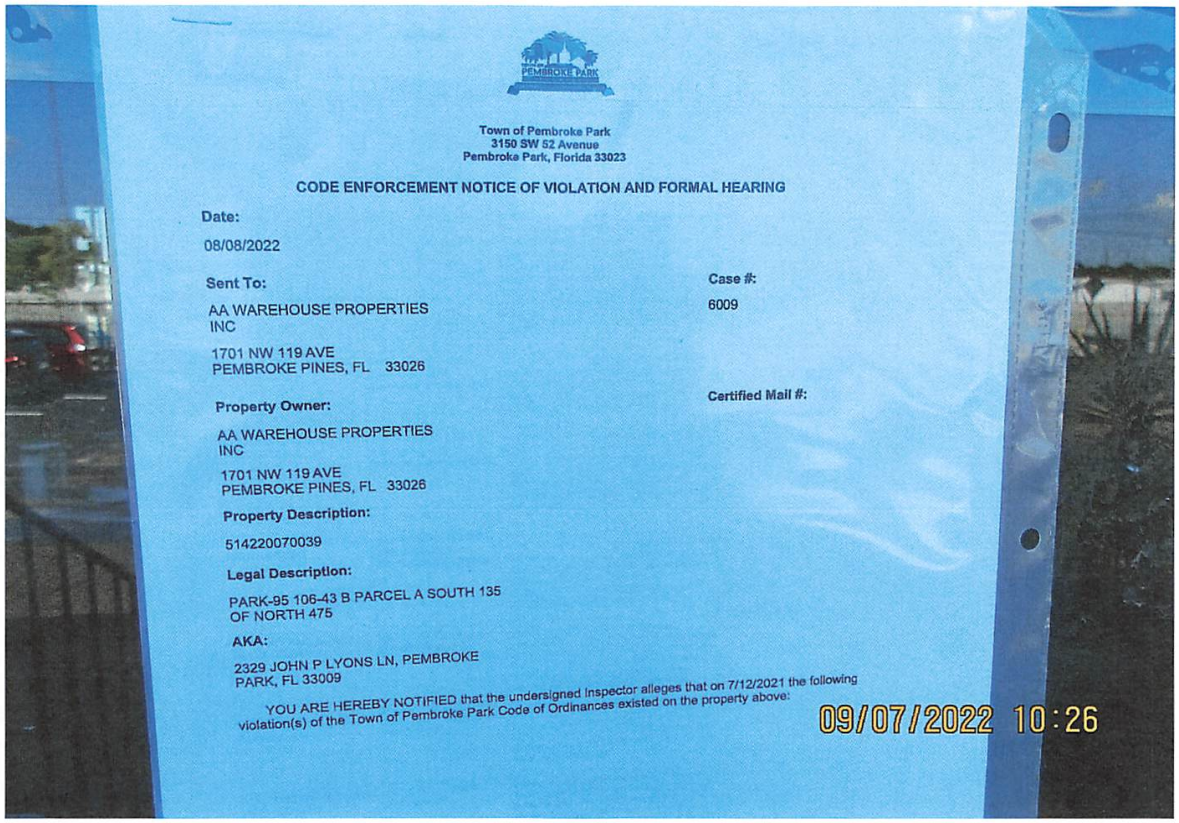
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/08/2022

Sent To:

AA WAREHOUSE PROPERTIES INC

1701 NW 119 AVE
PEMBROKE PINES, FL 33026

Case #:

6009

Certified Mail #:

Property Owner:

AA WAREHOUSE PROPERTIES INC

1701 NW 119 AVE
PEMBROKE PINES, FL 33026

Property Description:

514220070039

Legal Description:

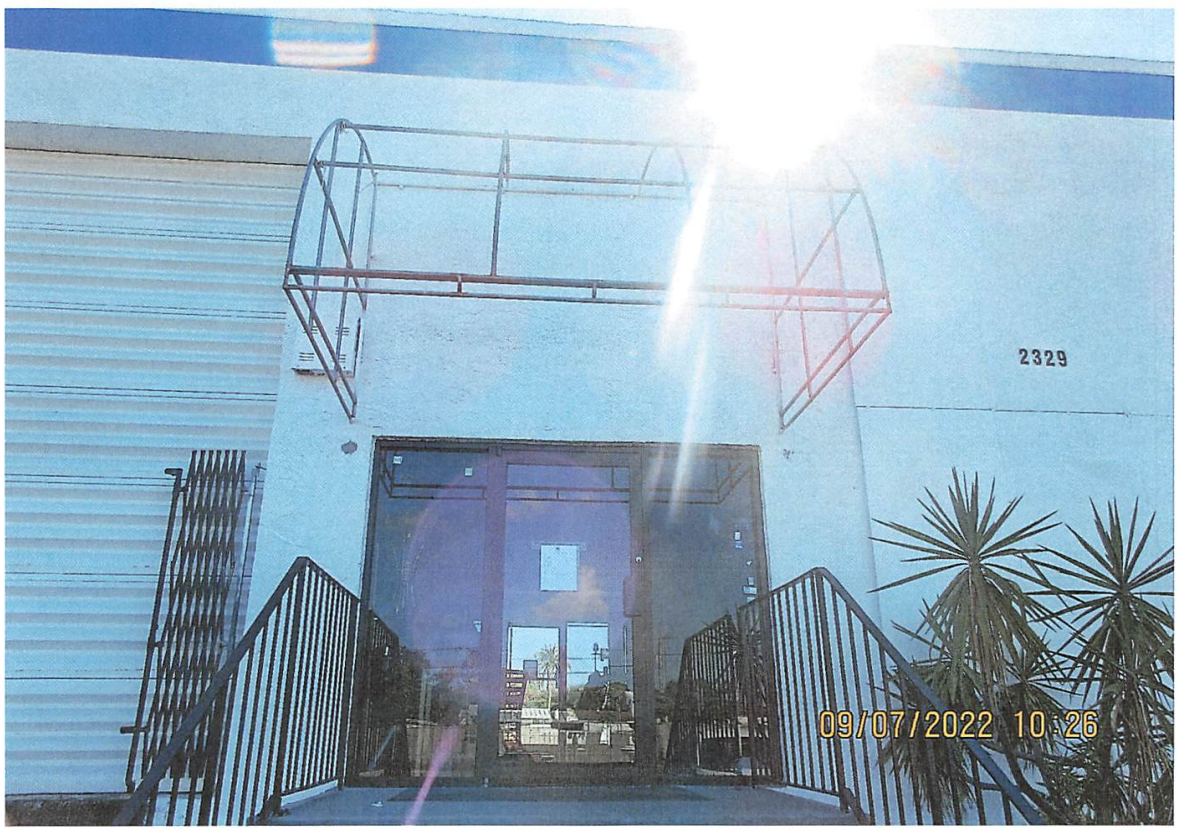
PARK-95 106-43 B PARCEL A SOUTH 135 OF NORTH 475

AKA:

2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 7/12/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

09/07/2022 10:26



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/08/2022

Sent To:

AA WAREHOUSE PROPERTIES INC

1701 NW 119 AVE
PEMBROKE PINES, FL 33026

Case #:

6009

Property Owner:

AA WAREHOUSE PROPERTIES INC

1701 NW 119 AVE
PEMBROKE PINES, FL 33026

Certified Mail #:

Property Description:

514220070039

Legal Description:

PARK-95 106-43 B PARCEL A SOUTH 135 OF NORTH 475

AKA:

2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/12/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	120
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	120
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	120
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.	120
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	120
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	120
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)	120

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	120
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	120
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	120

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)	120
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-1. - Definitions	The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: Abandoned property means all tangible property which does not have an identifiable owner or tangible property which has been disposed on public or private property in a wrecked, inoperative, or partially dismantled condition or which has no apparent intrinsic value to the rightful owner. Such abandoned property shall include, but not be limited to, a motor vehicle, recreational vehicle, trailer, boat, boat trailer, aircraft or special-purpose vehicle, which is parked or stored without having all wheels mounted or which is in a condition of substantial disrepair, or which is parked or stored without having all tires inflated or which does not have affixed a current motor vehicle license tag or vessel registration sticker. Code inspector means those employees or other agents of the Town duly aut...	120
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.	120
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)	120
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14 -06-04, § 12, 6-11-14)	120

LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	120
ZONING	Sec. 28-304 - Surface of parking area	The area reserved for off-street parking shall be hard-surfaced. Where the parking area is hard-surfaced the same shall consist of a good rolled rock base, well tamped, and topped with asphaltic concrete in accordance with the paving specifications of the Town. Occupancy of a given structure or premises shall be prohibited until the required parking area has been improved, inspected and approved. (Ord. No. 73-8-2, § 4, 8-1-73)	120
ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.	120

1. Exterior maintenance of common areas required (i.e. pressure wash, chemical treatment).
2. Exterior maintenance of four walls and awning required (i.e. pressure wash, treatment, paint, repair). Completed
3. Exterior maintenance of parking lot required. Pave and re-stripped with plans, permit and inspections. Completed
4. Graffiti on back end wall. Remove all graffiti on wall. Completed.
5. Broken glass door (main door entrance). Repair.
6. Abandon vehicles on premise. All vehicles must have a current tag, operable condition and repaired condition. Completed
7. Parking on the swale prohibited. Remove all vehicles from swale and park in parking zone within the lot. Completed
8. Operating with no Business Tax Receipt. Obtain Business Tax Receipt.
9. Prohibited outdoor storage. Remove all items from the parking lot and store inside warehouse.
10. Trash and debris on premise. Remove all trash and debris.
11. Exterior maintenance of wooden fence require (i.e. pressure wash, repair, chemical treatment, paint).
12. Built interior wall without a building permit. Obtain plans, permit and inspections.
13. Overgrown vegetation. Trim all landscape. Completed.
14. Chain-link fence requires maintenance. Remove rust from fence. Completed.
15. Installed security cameras without a permit. Obtain plans, permit and inspections.
16. Installed rack's without permits. Obtain plans for permit and inspections.
17. Display BTR/CU in Unit.

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

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

8/8/2022



Detail by Entity Name

Florida Profit Corporation
AA WAREHOUSE PROPERTIES INC

Filing Information

Document Number	P03000105785
FEI/EIN Number	90-0258748
Date Filed	09/25/2003
Effective Date	10/01/2003
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	08/08/2008
Event Effective Date	NONE

Principal Address

1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Changed: 04/29/2013

Mailing Address

1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Changed: 04/29/2013

Registered Agent Name & Address

Abdelhamid, MOMEN
1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Name Changed: 02/17/2020

Address Changed: 04/29/2013

Officer/Director Detail

Name & Address

Title PSD

ABDELHAMID, ABDELFATAH

1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Title O

SOHEIL, SAMIRA A
1701 NW 119TH AVE
PEMBROKE PINES, FL 33026

Annual Reports

Report Year	Filed Date
2020	02/17/2020
2021	04/13/2021
2022	02/06/2022

Document Images

02/06/2022 -- ANNUAL REPORT	View image in PDF format
04/13/2021 -- ANNUAL REPORT	View image in PDF format
02/17/2020 -- ANNUAL REPORT	View image in PDF format
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03/14/2009 -- ANNUAL REPORT	View image in PDF format
08/08/2008 -- Amendment	View image in PDF format
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06/19/2006 -- Amendment	View image in PDF format
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02/12/2005 -- ANNUAL REPORT	View image in PDF format
01/17/2004 -- ANNUAL REPORT	View image in PDF format
09/26/2003 -- Domestic Profit	View image in PDF format



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2329 JOHN P LYONS LANE, PEMBROKE PARK FL 33009	ID #	5142 20 07 0039
Property Owner	AA WAREHOUSE PROPERTIES INC	Millage	0613
Mailing Address	1701 NW 119 AVE PEMBROKE PINES FL 33026-1927	Use	48-01
Abbr Legal Description	PARK-95 106-43 B PARCEL A SOUTH 135 OF NORTH 475		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$197,740	$1,271,580	$1,469,320	$1,104,000	
2021	$197,740	$1,153,770	$1,351,510	$1,003,640	$23,830.86
2020	$197,740	$714,660	$912,400	$912,400	$19,691.25

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,469,320	$1,469,320	$1,469,320	$1,469,320
Portability	0	0	0	0
Assessed/SOH	$1,104,000	$1,469,320	$1,104,000	$1,104,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,104,000	$1,469,320	$1,104,000	$1,104,000

Sales History

Date	Type	Price	Book/Page or CIN
11/12/2003	SWD	$800,000	36486 / 281
3/10/1995	WD	$515,000	23255 / 987
10/1/1991	QCD	$117	10009 / 532
1/1/1985	WD	$475,000	

Land Calculations

Price	Factor	Type
$7.00	28,248	SF
Adj. Bldg. S.F. (Card, Sketch)		13312
Eff./Act. Year Built: 1984/1983		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
AA WAREHOUSE PROPERTIES INC/Gallerit 1701 NW 119 AVE PEMBROKE PINES, FL 33026	6009	07/12/2021

Property Owner:	Property Description:	Certified Mail #:
AA WAREHOUSE PROPERTIES INC/Gallerit 1701 NW 119 AVE PEMBROKE PINES, FL 33026	514220070039	

Legal Description:	AKA:
PARK-95 106-43 B PARCEL A SOUTH 135 OF NORTH 475	2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/12/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	60
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	60
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	60
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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 5-207. - 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)	60
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	60

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	60
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	60
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	60

JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-1. - Definitions	The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: Abandoned property means all tangible property which does not have an identifiable owner or tangible property which has been disposed on public or private property in a wrecked, inoperative, or partially dismantled condition or which has no apparent intrinsic value to the rightful owner. Such abandoned property shall include, but not be limited to, a motor vehicle, recreational vehicle, trailer, boat, boat trailer, aircraft or special-purpose vehicle, which is parked or stored without having all wheels mounted or which is in a condition of substantial disrepair, or which is parked or stored without having all tires inflated or which does not have affixed a current motor vehicle license tag or vessel registration sticker. Code inspector means those employees or other agents of the Town duly aut...	60
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	60
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)	60
ZONING	Sec. 28-304 - Surface of parking area	The area reserved for off-street parking shall be hard-surfaced. Where the parking area is hard-surfaced the same shall consist of a good rolled rock base, well tamped, and topped with asphaltic concrete in accordance with the paving specifications of the Town. Occupancy of a given structure or premises shall be prohibited until the required parking area has been improved, inspected and approved. (Ord. No. 73-8-2, § 4, 8-1-73)	60
ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.	60

Notes/Means of Correction:

1. Exterior maintenance of common areas required (i.e. pressure wash, chemical treatment).
2. Exterior maintenance of four walls and awning required (i.e. pressure wash, treatment, paint, repair).
3. Exterior maintenance of parking lot required. Pave and re-stripped with plans, permit and inspections.
4. Graffiti on back end wall. Remove all graffiti on wall.
5. Broken glass door (main door entrance). Repair.
6. Abandon vehicles on premise. All vehicles must have a current tag, operable condition and repaired condition.
7. Parking on the swale prohibited. Remove all vehicles from swale and park in parking zone within the lot.
8. Operating with no Business Tax Receipt. Obtain Business Tax Receipt.
9. Prohibited outdoor storage. Remove all items from the parking lot and store inside warehouse.
10. Trash and debris on premise. Remove all trash and debris.
11. Exterior maintenance of wooden fence require (i.e. pressure wash, repair, chemical treatment, paint).
12. Built interior wall without a building permit. Obtain plans, permit and inspections.
13. Overgrown vegetation. Trim all landscape.
14. Chain-link fence requires maintenance. Remove rust from fence.
15. Installed security cameras without a permit. Obtain plans, permit and inspections.

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

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

Joseline Ramirez
Chief Code Enforcement Officer

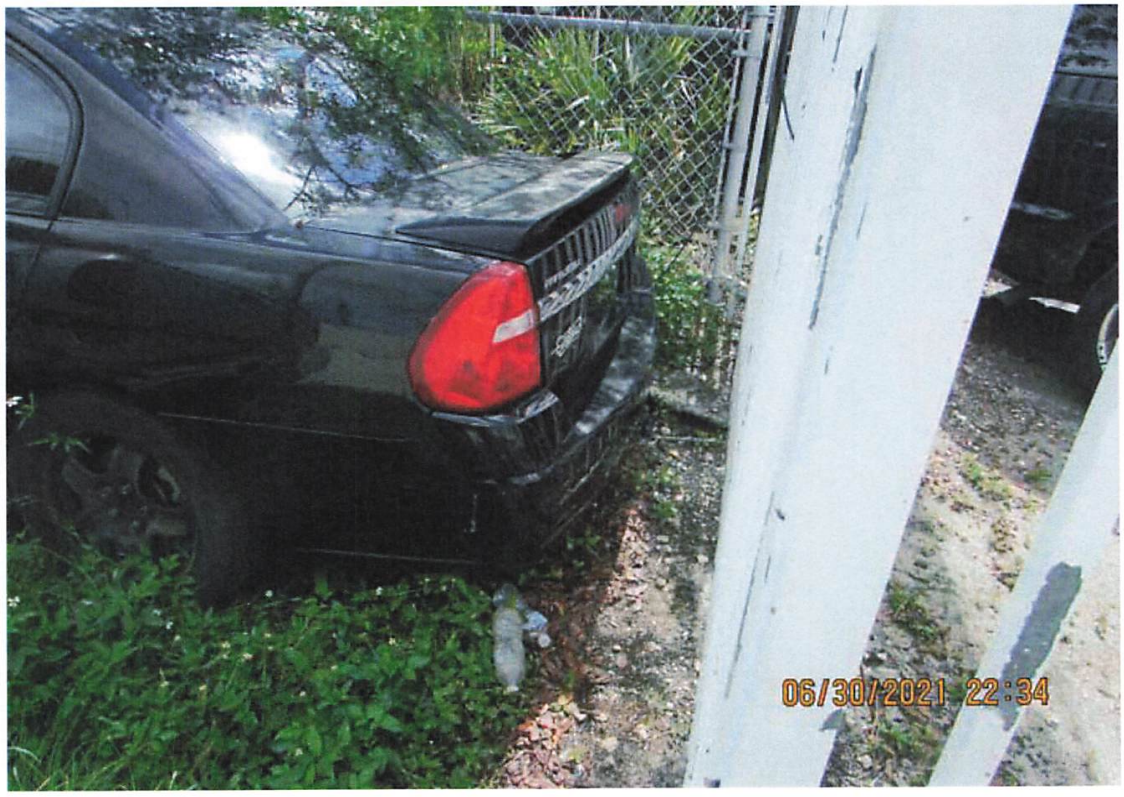

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NO PARKING
TOWING
STRICTLY ENFORCED
CODE ENFORCEMENT
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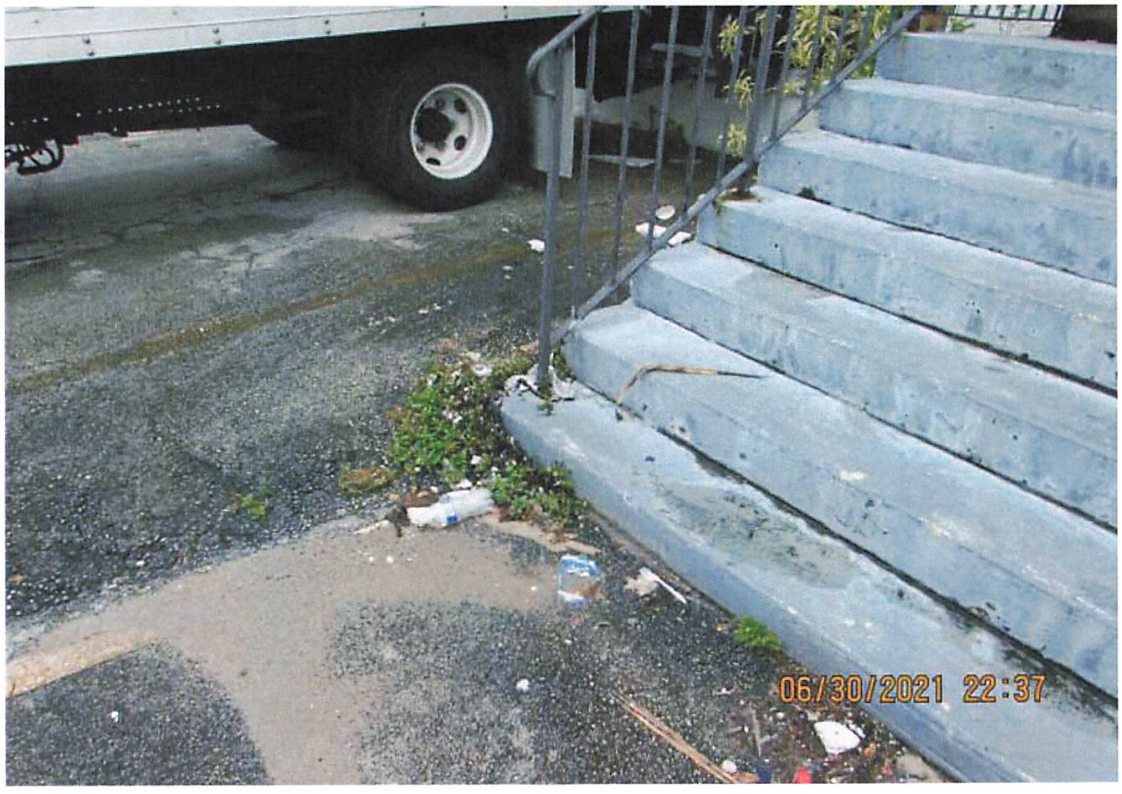

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MIAMI
DEP T42
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RANGER
Ford
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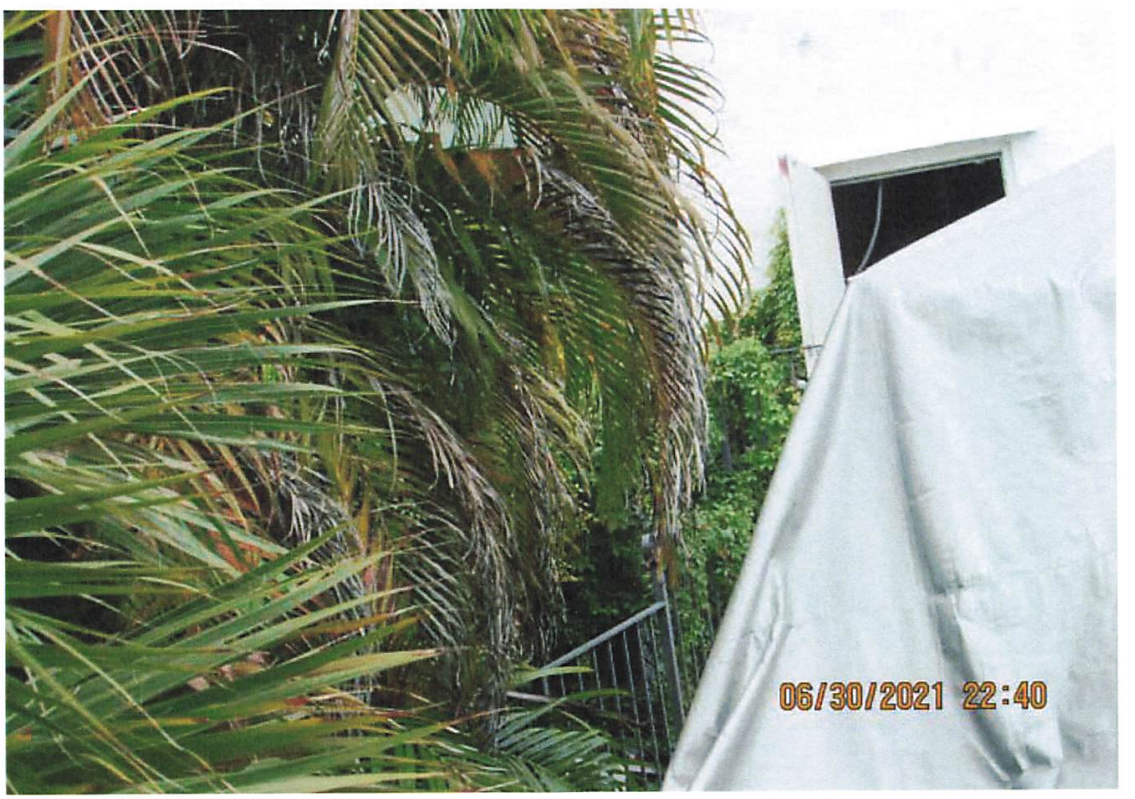

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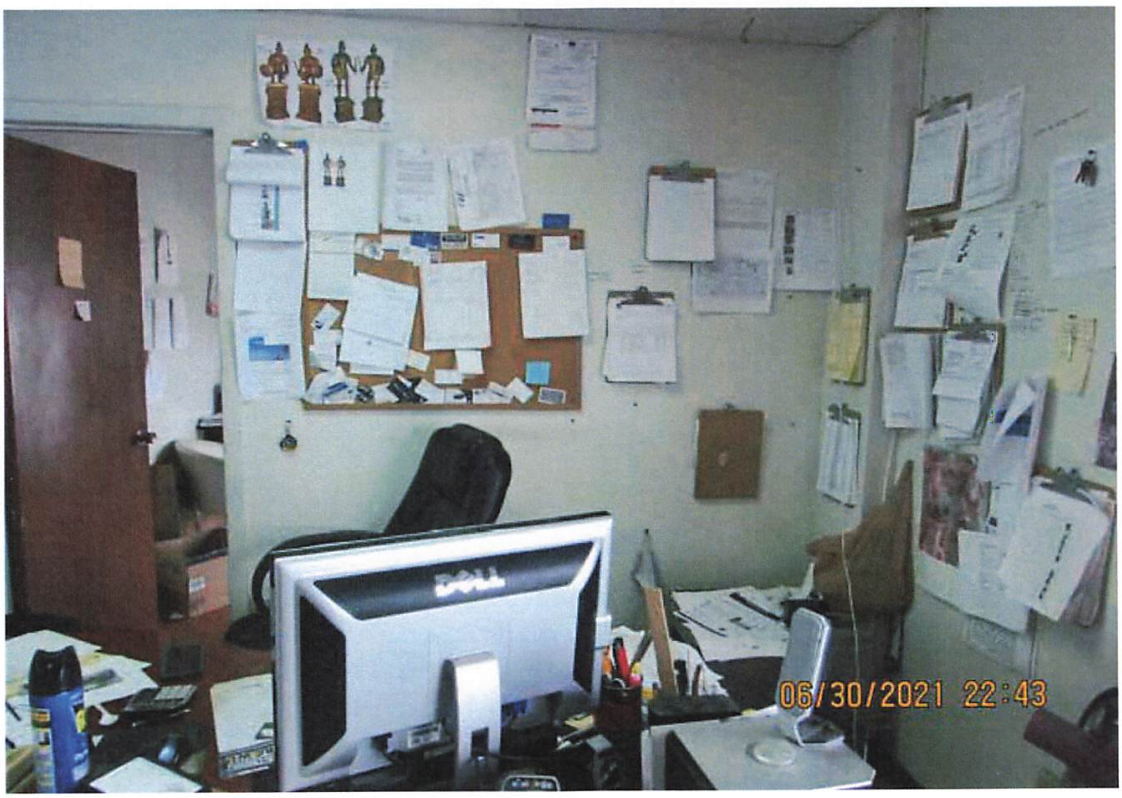

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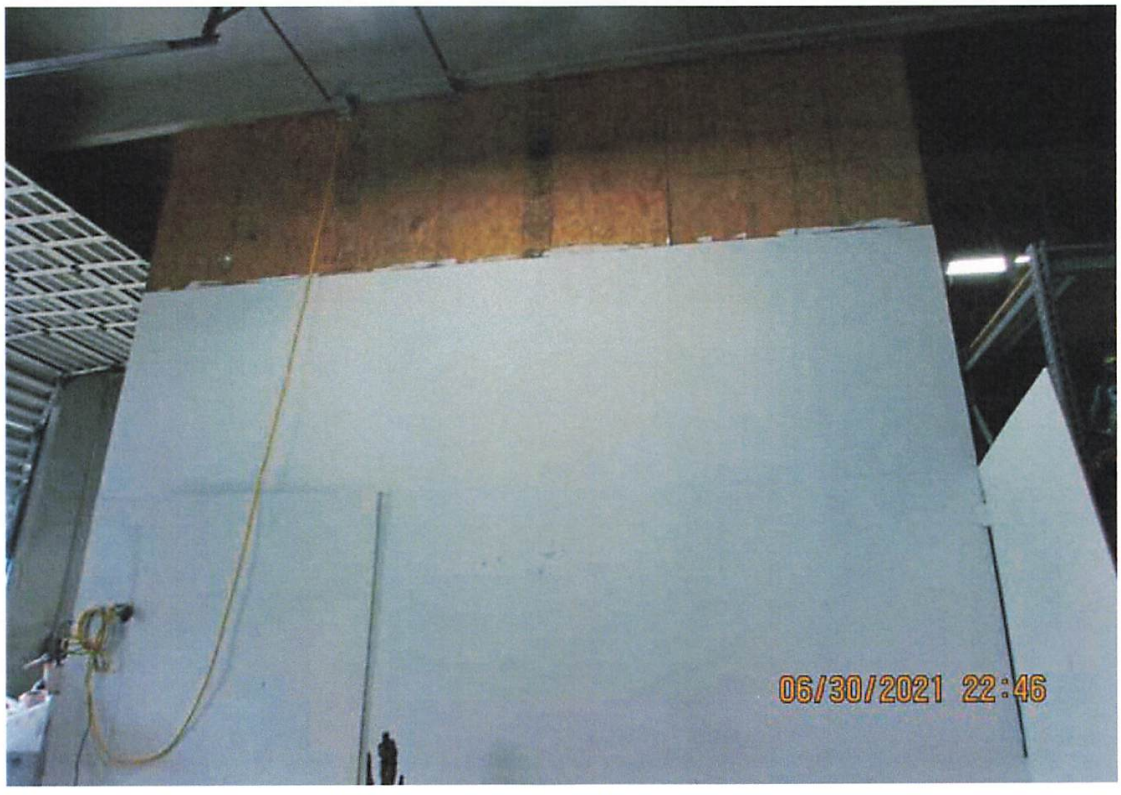

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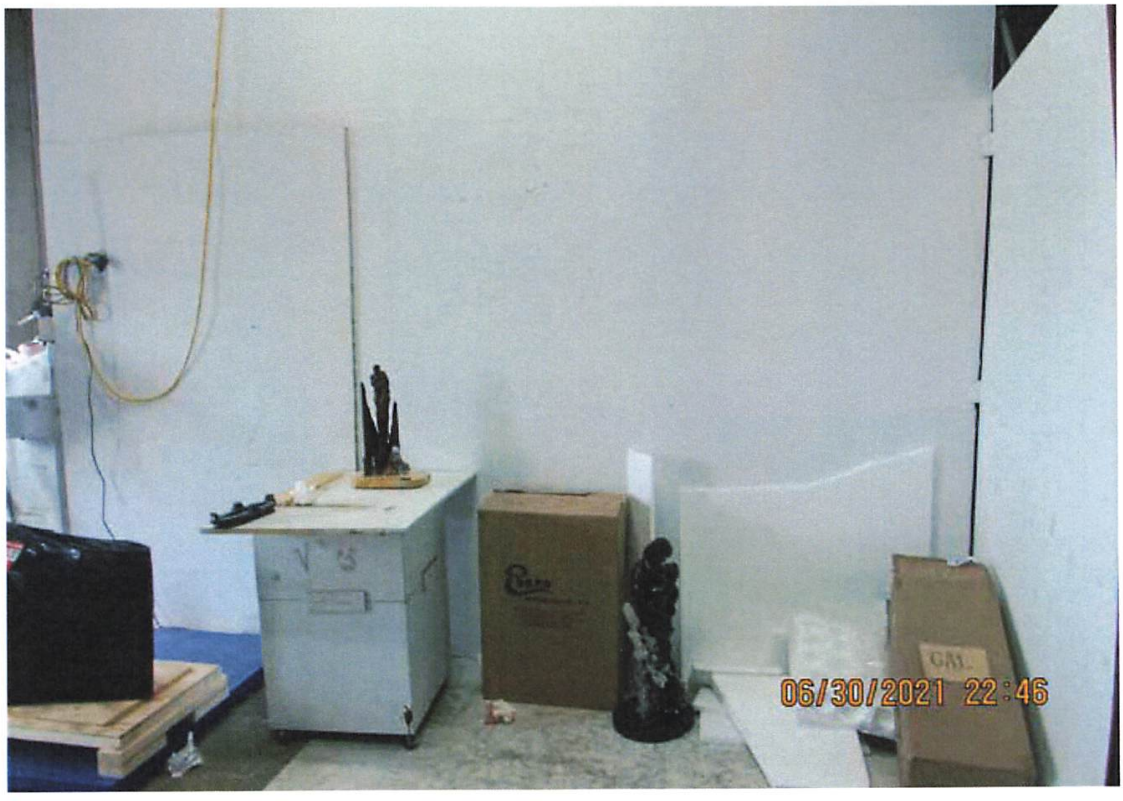

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06/30/2021 22:33

Case Overview

Property/Incident Information

Owner	Address	Site Address
BNUMO INC	4420 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4420 W Hallandale Beach Blvd

Legal Description

Case Status Open **Case #** 6399 **Date Next Inspection** 9/21/2022

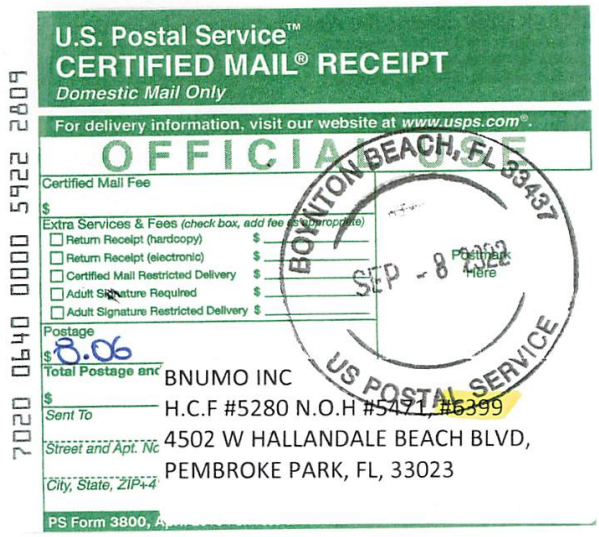
Notes
1. Removed/replaced water heater without a permit. Obtain, plans, permit and inspections.
2. ATM illuminated sign prohibited. Remove sign.
3. Operating without a Business Tax Receipt. Business Tax Receipt in process, must complete prior tc operating.
Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/6/2021		Notice of Violation	Regular Mail + 10/8/21 (Posted 10/5/21)
8/29/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 9/7/22 Certified Mail 8/30/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/21/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 9/21/2022



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OFFICIAL USE

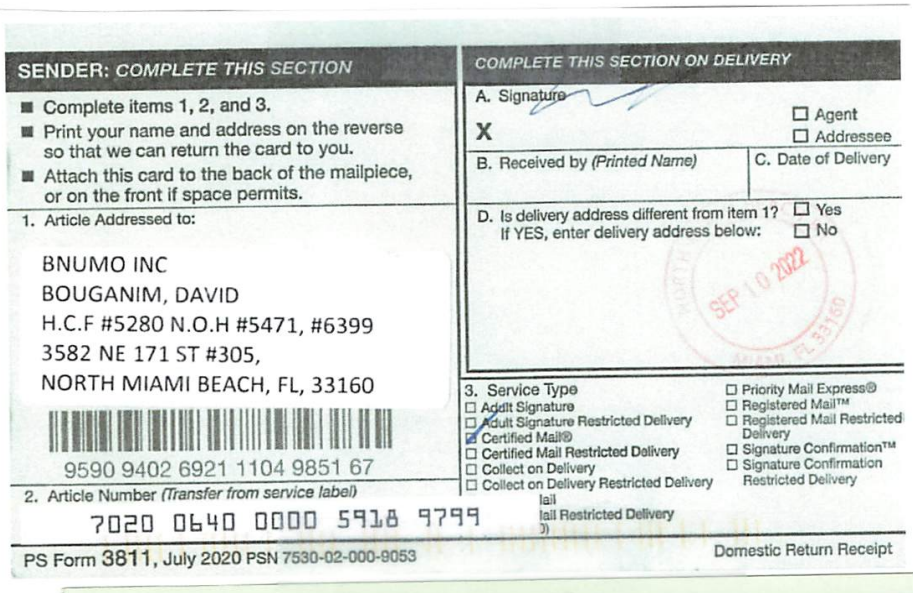
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.06
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4

BOYNTON BEACH, FL 33437
SEP - 8 2022
Postmark Here
US POSTAL SERVICE

BNUMO INC
H.C.F #5280 N.O.H #5471, #6399
4502 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

PS Form 3800, A

7020 0640 0000 5922 2809



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:

BNUMO INC
BOUGANIM, DAVID
H.C.F #5280 N.O.H #5471, #6399
3582 NE 171 ST #305,
NORTH MIAMI BEACH, FL, 33160

9590 9402 6921 1104 9851 67

2. Article Number (Transfer from service label)
7020 0640 0000 5918 9799

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

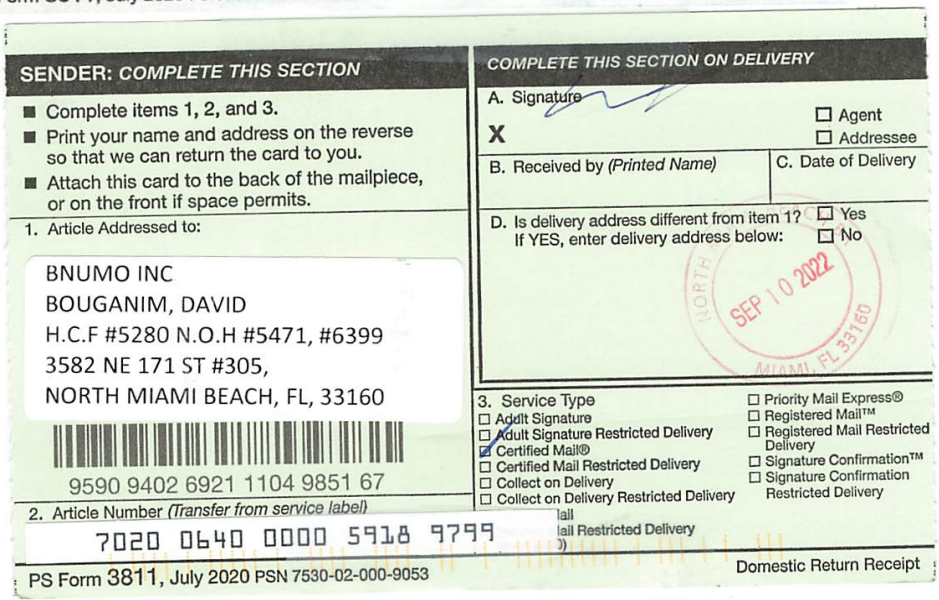
B. Received by (Printed Name) | C. Date of Delivery

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

SEP 10 2022
MIAMI, FL 33160

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

BNUMO INC
BOUGANIM, DAVID
H.C.F #5280 N.O.H #5471, #6399
3582 NE 171 ST #305,
NORTH MIAMI BEACH, FL, 33160

9590 9402 6921 1104 9851 67

2. Article Number (Transfer from service label)
7020 0640 0000 5918 9799

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

SEP 10 2022
MIAMI, FL 33160

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

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



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Domestic Mail Only

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Certified Mail Fee
$

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

Postage
$ 8.93

Total Postage and
$

Sent To BNUMO INC
BOUGANIM, DAVID

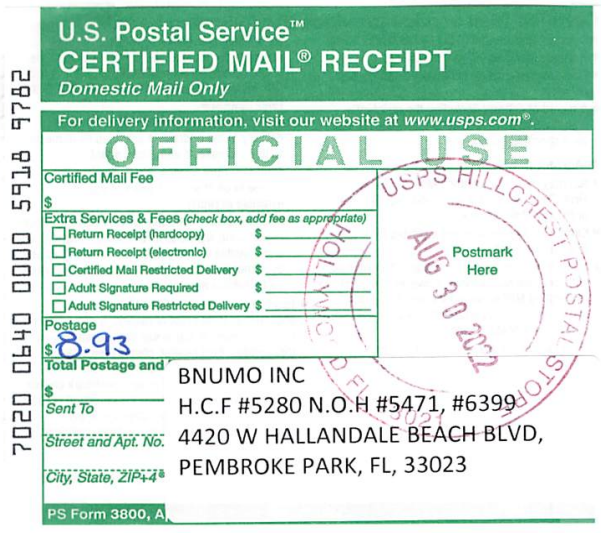
Street and Apt. No H.C.F #5280 N.O.H #5471, #6399
3582 NE 171 ST #305,

City, State, ZIP+4 NORTH MIAMI BEACH, FL, 33160

PS Form 3800, A

USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
AUG 30 2022
Postmark Here

7020 0640 0000 5918 9799



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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
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Postage
$ 8.93

Total Postage and
$

Sent To BNUMO INC
H.C.F #5280 N.O.H #5471, #6399

Street and Apt. No. 4420 W HALLANDALE BEACH BLVD,

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

PS Form 3800, A

USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
AUG 30 2022
Postmark Here

7020 0640 0000 5918 9782

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

Hasler FIRST-CLASS MAIL
10/08/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

BNUMO INC/ KE KAL SHIPPING

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Case #:

6399

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

Hasler FIRST-CLASS MAIL
10/08/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Bouganim, David
N.O.V. #6399
239 Atlantic Isle,
Sunny Isles, Fl. 33160

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

Hasler FIRST CLASS MAIL
10/08/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Bromo INC/KE KA Shipping
N.OV #6399
4420 w Hallandale Beach Blvd.
Pembroke Park, FL, 33023.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4420-4502 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	BNUMO INC
Mailing Address	3582 NE 171 ST #305 NORTH MIAMI BEACH FL 33160

ID #	5142 30 09 0681
Millage	0613
Use	11-01

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$336,000	$671,260	$1,007,260	$1,007,260	
2021	$336,000	$603,020	$939,020	$939,020	$20,193.24
2020	$336,000	$599,330	$935,330	$935,330	$20,186.11

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,007,260	$1,007,260	$1,007,260	$1,007,260
Portability	0	0	0	0
Assessed/SOH	$1,007,260	$1,007,260	$1,007,260	$1,007,260
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,007,260	$1,007,260	$1,007,260	$1,007,260

Sales History

Date	Type	Price	Book/Page or CIN
8/9/2001	WD	$545,000	31987 / 1565
12/1/1986	WD	$100	14033 / 361
6/1/1986	QCD	$318,000	
7/1/1981	WD	$405,000	
4/1/1979	WD	$345,000	

Land Calculations

Price	Factor	Type
$11.00	30,545	SF
Adj. Bldg. S.F. (Card, Sketch)		11427
Eff./Act. Year Built: 1965/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
BNUMO, INC.

Filing Information

Document Number	P01000075786
FEI/EIN Number	65-1128688
Date Filed	08/01/2001
State	FL
Status	ACTIVE

Principal Address

4502 W. HALLENDALE BLVD
PEMBROKE PARK, FL 33023

Changed: 02/25/2004

Mailing Address

3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160

Changed: 04/12/2022

Registered Agent Name & Address

BOUGANIM, DAVID
3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160

Name Changed: 04/04/2006

Address Changed: 04/12/2022

Officer/Director Detail

Name & Address

Title PRESIDENT

BOUGANIM, DAVID
3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4420-4502 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	BNUMO INC
Mailing Address	239 ATLANTIC ISLE NORTH MIAMI BEACH FL 33160

ID #	5142 30 09 0681
Millage	0613
Use	11

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

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Just Value	$939,020	$939,020	$939,020	$939,020
Portability	0	0	0	0
Assessed/SOH	$939,020	$939,020	$939,020	$939,020
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$939,020	$939,020	$939,020	$939,020

Sales History

Date	Type	Price	Book/Page or CIN
8/9/2001	WD	$545,000	31987 / 1565
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6/1/1986	QCD	$318,000	
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Eff./Act. Year Built: 1965/1960		

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Florida Department of State DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

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

Detail by Entity Name

Florida Profit Corporation
BNUMO, INC.

Filing Information

Document Number	P01000075786
FEI/EIN Number	65-1128688
Date Filed	08/01/2001
State	FL
Status	ACTIVE

Principal Address

4502 W. HALLENDALE BLVD
PEMBROKE PARK, FL 33023

Changed: 02/25/2004

Mailing Address

239 ATLANTIC ISLES
NORTH MIAMI BEACH, FL 33160

Registered Agent Name & Address

BOUGANIM, DAVID
239 ATLANTIC ISLE
SUNNY ISLES, FL 33160

Name Changed: 04/04/2006

Address Changed: 04/04/2006

Officer/Director Detail

Name & Address

Title PRESIDENT

BOUGANIM, DAVID
239 ATLANTIC ISLES
NORTH MIAMI BEACH, FL 33160

Title DIRECTOR

BOUGANIM, BENJAMIN
239 ATLANTIC ISLES
NORTH MIAMI BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2019	03/27/2019
2020	05/12/2020
2021	04/12/2021

Document Images

04/12/2021 -- ANNUAL REPORT	View image in PDF format
05/12/2020 -- ANNUAL REPORT	View image in PDF format
03/27/2019 -- ANNUAL REPORT	View image in PDF format
04/10/2018 -- ANNUAL REPORT	View image in PDF format
04/19/2017 -- ANNUAL REPORT	View image in PDF format
04/14/2016 -- ANNUAL REPORT	View image in PDF format
04/20/2015 -- ANNUAL REPORT	View image in PDF format
04/21/2014 -- ANNUAL REPORT	View image in PDF format
04/18/2013 -- ANNUAL REPORT	View image in PDF format
04/11/2012 -- ANNUAL REPORT	View image in PDF format
04/05/2011 -- ANNUAL REPORT	View image in PDF format
04/12/2010 -- ANNUAL REPORT	View image in PDF format
04/15/2009 -- ANNUAL REPORT	View image in PDF format
03/03/2008 -- ANNUAL REPORT	View image in PDF format
04/04/2007 -- ANNUAL REPORT	View image in PDF format
04/04/2006 -- ANNUAL REPORT	View image in PDF format
04/04/2005 -- ANNUAL REPORT	View image in PDF format
02/25/2004 -- ANNUAL REPORT	View image in PDF format
02/10/2003 -- ANNUAL REPORT	View image in PDF format
03/19/2002 -- ANNUAL REPORT	View image in PDF format
08/01/2001 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
BNUMO INC	CASE NO. 6399
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BNUMO INC AT 09:44 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

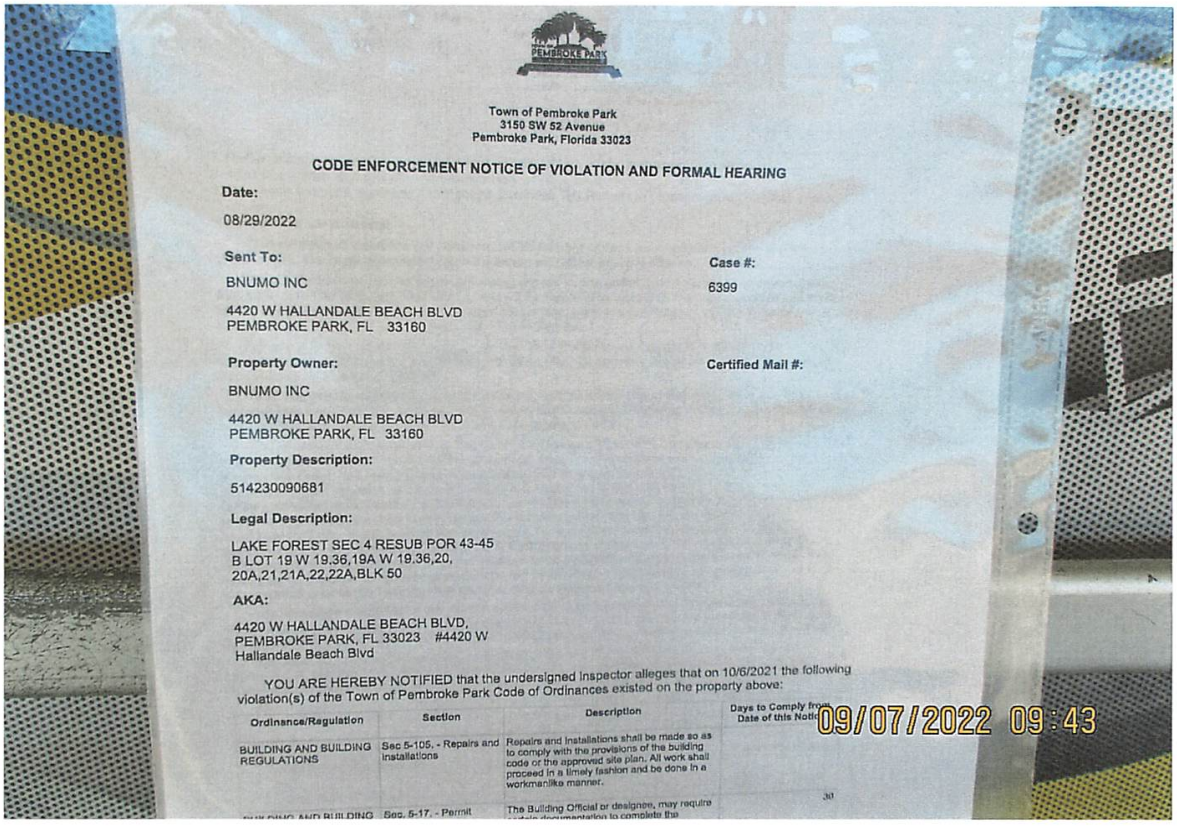
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/29/2022

Sent To:

BNUMO INC

4420 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33160

Case #:

6399

Property Owner:

BNUMO INC

4420 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33160

Certified Mail #:

Property Description:

514230090681

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 19 W 19.36,19A W 19.36,20,
20A,21,21A,22,22A,BLK 50

AKA:

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4420 W
Hallandale Beach Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/6/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply fr... Date of this Noti...
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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
...AND BUILDING	Sec. 5-17. - Permit	The Building Official or designee, may require ... documentation to complete the	

09/07/2022 09:43



09/07/2022 09:44

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/29/2022

Sent To:

BNUMO INC

4420 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33160

Case #:

6399

Property Owner:

BNUMO INC

4420 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33160

Certified Mail #:

Property Description:

514230090681

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 19 W 19.36,19A W 19.36,20,
20A,21,21A,22,22A,BLK 50

AKA:

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4420 W
Hallandale Beach Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/6/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30

1. Removed/replaced water heater without a permit. Obtain, plans, permit and inspections.
2. ATM illuminated sign prohibited. Remove sign.
3. Operating without a Business Tax Receipt. Business Tax Receipt in process, must complete prior to operating.

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 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

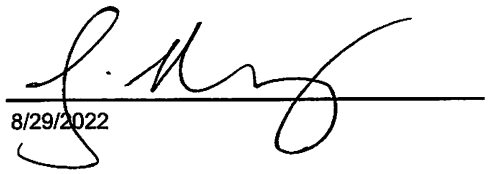
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



8/29/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BNUMO INC/ KE KAL SHIPPING 239 ATLANTIC ISLE NORTH MIAMI BEACH, FL 33160	6399	10/06/2021

Property Owner:	Property Description:	Certified Mail #:
BNUMO INC/ KE KAL SHIPPING 239 ATLANTIC ISLE NORTH MIAMI BEACH, FL 33160	514230090681	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4420 W Hallandale Beach Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/6/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30

Notes/Means of Correction:

1. Removed/replaced water heater without a permit. Obtain, plans, permit and inspections.
2. ATM illuminated sign prohibited. Remove sign.
3. Operating without a Business Tax Receipt. Business Tax Receipt in process, must complete prior to operating.
Double permit fee assessed.

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

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

Joseline Ramirez
Chief Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

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

BNUMO INC

Name Ke kal Shipping

Date 10/6/2021

Site Address 4420 W Hallandale Beach Blvd

Case #

Sub/Park

Permit #

☐ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code #

☒ Violation of Town Ordinance # 15-17, 5-105, 5-26) 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)

Removed water heater without a permit.
Dumped water heater on back end of property
ATM illuminated sign prohibited. NO Business TAX Receipt.

Corrective Action(s)

Obtain plans, permit and inspections.
dispose of old water heater.
Remove ATM illuminated sign. Complete Business Tax Receipt process

☐ 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.

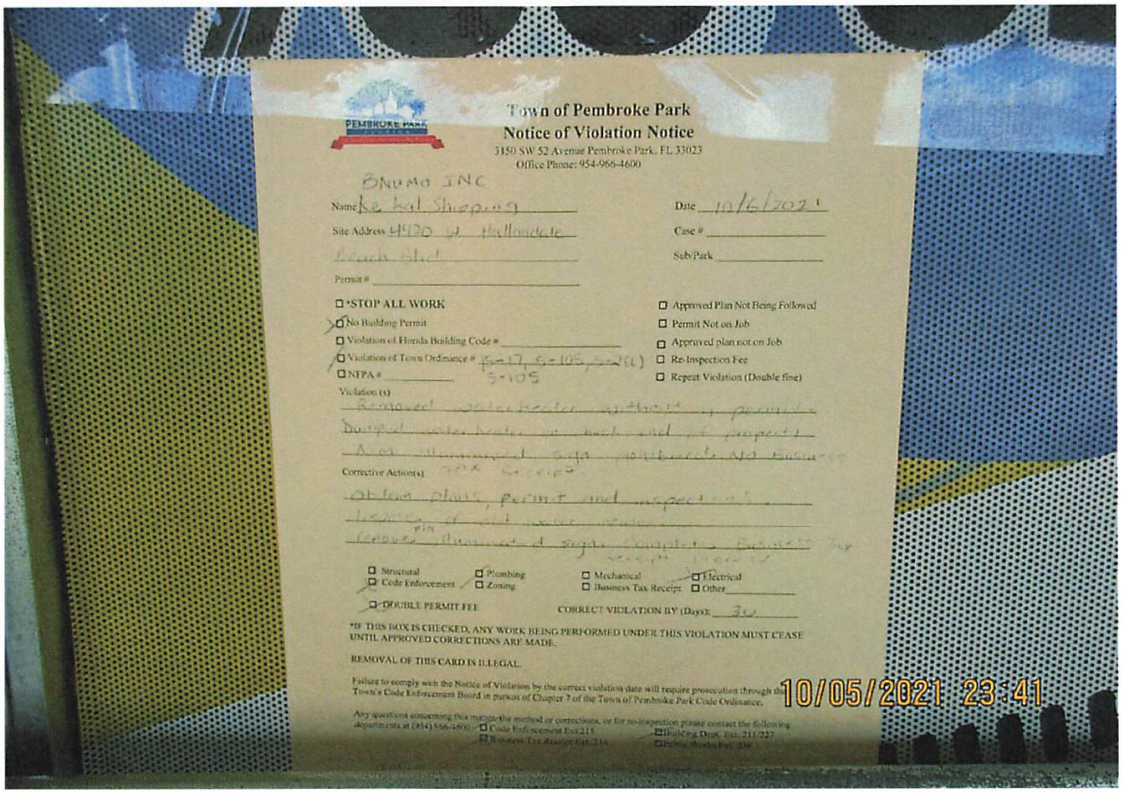
Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☒ Code Enforcement Ext.215 ☒ Building Dept. Ext. 211/227 ☒ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Posted to property
Received by

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


4420
Ke Kal
SHIPPING
321-999-476
786-630-196
10/05/2021 23:41


Town of Pembroke Park
Notice of Violation Notice
3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600
BNUMO INC
Name Ke Kal Shipping
Date 10/6/2021
Site Address 4420 W Hallandale
Case #
Beach Blvd
Sub/Park
Permit #
*STOP ALL WORK
No Building Permit
Violation of Florida Building Code #
Violation of Town Ordinance # 5-17, 5-105, 5-21(1)
NFPA #
5-105
Approved Plan Not Being Followed
Permit Not on Job
Approved plan not on Job
Re-Inspection Fee
Repeat Violation (Double fine)
Violation (s)
Removed water heater without permits
Multiple water heaters in back and in property
Non illuminated sign without NO Business
Corrective Action(s)
Obtain plans, permit and inspections
Remove illuminated sign
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 notice, the method or corrections, or for re-inspection please contact the following department/s at (954) 966-4600: Code Enforcement Ext.215 Building Dept. Ext. 211/227
10/05/2021 23:41


10/05/2021 03:12


4420
Ke Kal
SHIPPING
321-999-4762
786-630-1963
Ke Kal
SHIPPING
10/05/2021 23:38

Case Overview

Property/Incident Information

Owner	Address	Site Address
SENECA SECURITY HOLDINGS L L C	4225 PONCE DE LEON BLVD CORAL GABLES, FL 33146	3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6504 **Date Next Inspection** 9/21/2022

Notes

1. Property common areas are in need of exterior maintenance (i.e. pressure wash, chemical treatment, etc.). Completed.
2. Dead branches and leaves on parking lot requires removal. Completed.
3. Parking lot requires maintenance, (i.e. pressure wash curbs, pressure wash parking stumps, paint curbs, paint faded stripes, etc.). In-complete.
4. Demolished "Broward Sheriff's Sign" without a permit. Obtain plans, after the fact permit and inspections. In-complete.

Double permit fee assessed.

Documents Issued

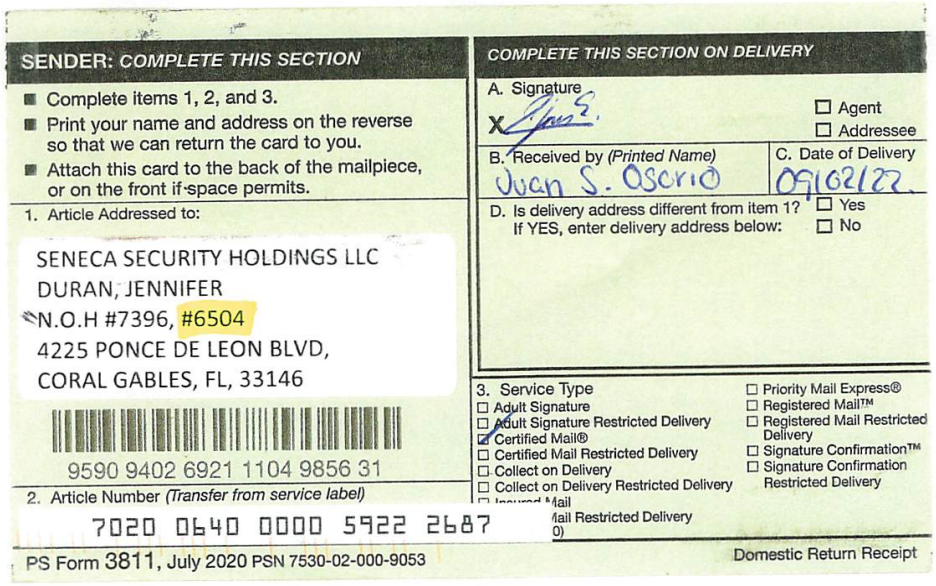
Date Issue	Hearing Date	Document Type	Delivery
11/5/2021		Notice of Violation	Regular Mail 11/5/21
12/1/2021		Affidavit of Compliance	Regular Mail
8/29/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail 8/30/22, 9/8/22 Posted to Property 9/7/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	12/1/2021
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.	12/1/2021
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.	12/1/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 9/21/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/21/2022



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

SENECA SECURITY HOLDINGS LLC
DURAN, JENNIFER
N.O.H #7396, #6504
4225 PONCE DE LEON BLVD,
CORAL GABLES, FL, 33146

9590 9402 6921 1104 9856 31

2. Article Number *(Transfer from service label)*
7020 0640 0000 5922 2687

COMPLETE THIS SECTION ON DELIVERY

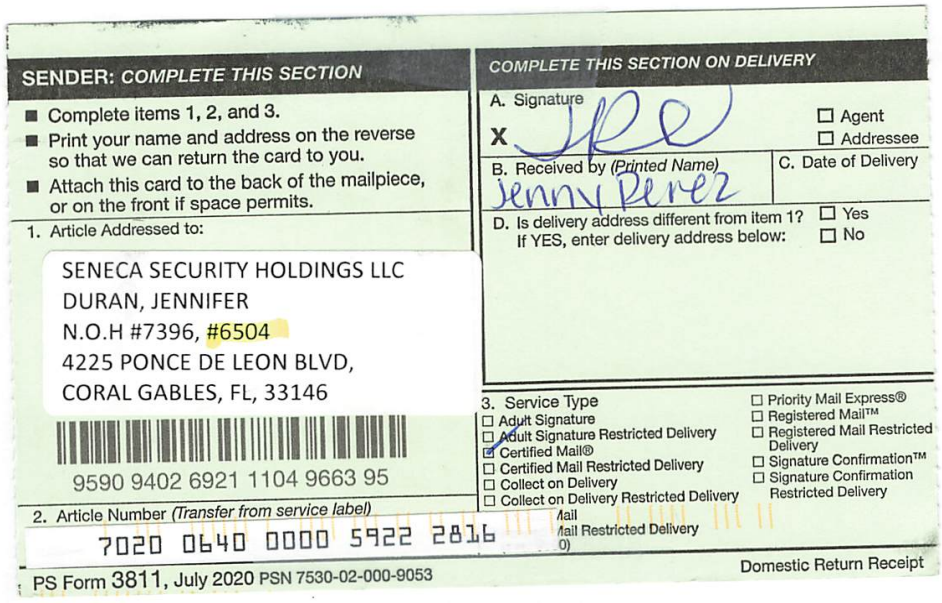
A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*: Juan S. Osorio
C. Date of Delivery: 09/02/22

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

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

SENECA SECURITY HOLDINGS LLC
DURAN, JENNIFER
N.O.H #7396, #6504
4225 PONCE DE LEON BLVD,
CORAL GABLES, FL, 33146

9590 9402 6921 1104 9663 95

2. Article Number *(Transfer from service label)*
7020 0640 0000 5922 2816

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*: Jenny Perez
C. Date of Delivery

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

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

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



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

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

OFFICIAL USE

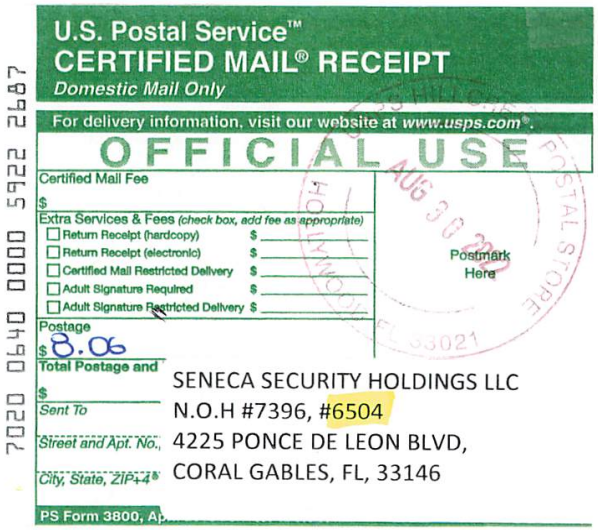
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.06
Total Postage ar
$
Sent To
Street and Apt. N
City, State, ZIP+

BOYNTON BEACH, FL 33437
Postmark Here
SEP - 8 2022
USPOSTAL SERVICE

SENECA SECURITY HOLDINGS LLC
DURAN, JENNIFER
N.O.H #7396, #6504
4225 PONCE DE LEON BLVD,
CORAL GABLES, FL, 33146

PS Form 3800,

7020 0640 0000 5722 2814



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.06

Total Postage and
$

Sent To SENECA SECURITY HOLDINGS LLC

Street and Apt. No., N.O.H #7396, #6504

City, State, ZIP+4® 4225 PONCE DE LEON BLVD, CORAL GABLES, FL, 33146

PS Form 3800, Ap...

Postmark Here

AUG 30 2022

7020 0640 0000 5922 2687



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.06

Total Postage and
$

Sent To SENECA SECURITY HOLDINGS LLC

Street and Apt. No. N.O.H #7396, #6504

City, State, ZIP+4 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

PS Form 3800, A...

Postmark Here

AUG 30 2022

7020 0640 0000 5922 2694

TOWN OF PEMBROKE PARK

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

N.O.V. #6504

Hasler FIRST-CLASS MAIL
11/05/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

SENECA SECURITY HOLDINGS L L C

6504

4225 PONCE DE LEON BLVD
CORAL GABLES, FL 33146

Property Owner:

Property Descri

TOWN OF PEMBROKE PARK

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

N. O. V #6504

Hasler FIRST-CLASS MAIL
11/05/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Seneca Security Holdings LLC
3201 W. Hallandale Beach Boulevard
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
N.O.V.#6504

Hasler
11/05/2021
US POSTAGE $000.53⁰
FIRST-CLASS MAIL
ZIP 33023
011D10656696

Jennifer Duran
4225 Ponce de Leon Blvd.
Coral Gables, FL 33146



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3201 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	SENECA SECURITY HOLDINGS L L C
Mailing Address	4225 PONCE DE LEON BLVD CORAL GABLES FL 33146

ID #	5142 20 17 0020
Millage	0613
Use	17

Abbr Legal Description	SENECA PLAT 165-9 B PARCEL B LESS PORS DESC IN OR 29242/1921,OR 30123/1031 & OR 30123/1035

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$629,570	$978,300	$1,607,870	$1,607,870	
2021	$629,570	$978,300	$1,607,870	$1,607,870	$34,576.61
2020	$629,570	$888,240	$1,517,810	$1,517,810	$32,757.06

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,607,870	$1,607,870	$1,607,870	$1,607,870
Portability	0	0	0	0
Assessed/SOH	$1,607,870	$1,607,870	$1,607,870	$1,607,870
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	$1,607,870	$1,607,870	$1,607,870	$1,607,870

Sales History

Date	Type	Price	Book/Page or CIN
10/12/2004	DRR		38634 / 584
9/24/1999	WD	$167,900	29912 / 605
11/1/1993	WD*	$2,500,000	21510 / 216

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.25	55,962	SF
Adj. Bldg. S.F. (Card, Sketch)		9897
Eff./Act. Year Built: 2001/2001		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
SENECA SECURITY HOLDINGS, L.L.C.

Filing Information

Document Number	L99000001643
FEI/EIN Number	65-0909290
Date Filed	03/23/1999
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	01/23/2014
Event Effective Date	NONE

Principal Address

4225 Ponce de leon blvd
Coral Gables, FL 33146

Changed: 02/14/2019

Mailing Address

PO BOX 330967
MIAMI, FL 33233

Changed: 04/26/2016

Registered Agent Name & Address

Duran, Jennifer
4225 Ponce de leon blvd
Coral Gables, FL 33146

Name Changed: 03/16/2017

Address Changed: 02/14/2019

Authorized Person(s) Detail

Name & Address

Title MGR

BOSCHETTI, JOSE R
PO BOX 330967
MIAMI, FL 33233

Title MGR

BOSCHETTI, LUIS R
PO BOX 330967
MIAMI, FL 33233

Annual Reports

Report Year	Filed Date
2019	02/14/2019
2020	01/20/2020
2021	01/13/2021

Document Images

01/13/2021 -- ANNUAL REPORT	View image in PDF format
01/20/2020 -- ANNUAL REPORT	View image in PDF format
02/14/2019 -- ANNUAL REPORT	View image in PDF format
04/27/2018 -- ANNUAL REPORT	View image in PDF format
03/16/2017 -- ANNUAL REPORT	View image in PDF format
04/26/2016 -- ANNUAL REPORT	View image in PDF format
05/01/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
01/23/2014 -- LC Amendment	View image in PDF format
04/29/2013 -- ANNUAL REPORT	View image in PDF format
04/17/2012 -- ANNUAL REPORT	View image in PDF format
04/28/2011 -- ANNUAL REPORT	View image in PDF format
04/20/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
01/29/2008 -- ANNUAL REPORT	View image in PDF format
05/01/2007 -- ANNUAL REPORT	View image in PDF format
04/28/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
10/19/2004 -- Amendment	View image in PDF format
04/30/2004 -- ANNUAL REPORT	View image in PDF format
04/28/2003 -- ANNUAL REPORT	View image in PDF format
05/12/2002 -- ANNUAL REPORT	View image in PDF format
03/26/2001 -- ANNUAL REPORT	View image in PDF format
06/05/2000 -- ANNUAL REPORT	View image in PDF format
03/23/1999 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
SENECA SECURITY HOLDINGS LLC	CASE NO. 6504
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SENECA SECURITY HOLDINGS LLC AT 12:02 P.M. ON THE 7 DAY OF SEPTEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

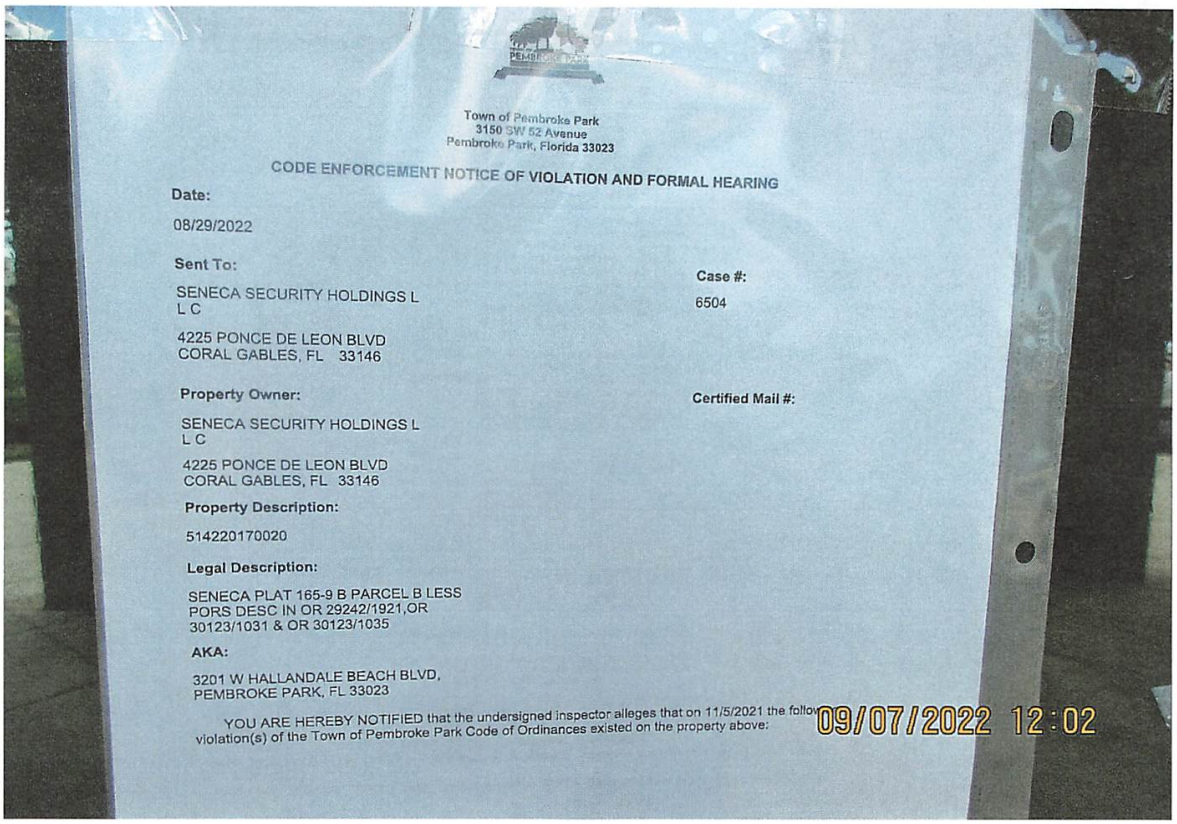
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/29/2022

Sent To:

SENECA SECURITY HOLDINGS L L C

4225 PONCE DE LEON BLVD
CORAL GABLES, FL 33146

Case #:

6504

Property Owner:

SENECA SECURITY HOLDINGS L L C

4225 PONCE DE LEON BLVD
CORAL GABLES, FL 33146

Certified Mail #:

Property Description:

514220170020

Legal Description:

SENECA PLAT 165-9 B PARCEL B LESS PORS DESC IN OR 29242/1921,OR 30123/1031 & OR 30123/1035

AKA:

3201 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/5/2021 the follo violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

09/07/2022 12:02



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/29/2022

Sent To:

SENECA SECURITY HOLDINGS L
L C

4225 PONCE DE LEON BLVD
CORAL GABLES, FL 33146

Case #:

6504

Property Owner:

SENECA SECURITY HOLDINGS L
L C

4225 PONCE DE LEON BLVD
CORAL GABLES, FL 33146

Certified Mail #:

Property Description:

514220170020

Legal Description:

SENECA PLAT 165-9 B PARCEL B LESS
PORS DESC IN OR 29242/1921,OR
30123/1031 & OR 30123/1035

AKA:

3201 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/5/2021 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 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

1. Property common areas are in need of exterior maintenance (i.e. pressure wash, chemical treatment, etc.). Completed.
2. Dead branches and leaves on parking lot requires removal. Completed.
3. Parking lot requires maintenance, (i.e. pressure wash curbs, pressure wash parking stumps, paint curbs, paint faded stripes, etc.). In-complete.
4. Demolished "Broward Sheriff's Sign" without a permit. Obtain plans, after the fact permit and inspections. In-complete.
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 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

8/29/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
SENECA SECURITY HOLDINGS L L C 4225 PONCE DE LEON BLVD CORAL GABLES, FL 33146	6504	11/05/2021

Property Owner:	Property Description:	Certified Mail #:
SENECA SECURITY HOLDINGS L L C 4225 PONCE DE LEON BLVD CORAL GABLES, FL 33146	514220170020	

Legal Description:	AKA:
SENECA PLAT 165-9 B PARCEL B LESS PORS DESC IN OR 29242/1921,OR 30123/1031 & OR 30123/1035	3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/5/2021 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 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

Notes/Means of Correction:

1. Property common areas are in need of exterior maintenance (i.e. pressure wash, chemical treatment, etc.).
2. Dead branches and leaves on parking lot requires removal.
3. Parking lot requires maintenance, (i.e. pressure wash curbs, pressure wash parking stumps, paint curbs, paint faded stripes, etc.).
4. Demolished "Broward Sheriff's Sign" without a permit. Obtain plans, after the fact permit and inspections.

Double permit fee assessed.

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

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

Joseline Ramirez
Chief Code Enforcement Officer


10/20/2021 08:12


10/20/2021 08:12


10/20/2021 08:12


10/20/2021 08:12


10/20/2021 08:11


10/20/2021 08:12


10/20/2021 08:12


09/07/2022 12:05


09/07/2022 12:03


09/07/2022 12:03


09/07/2022 12:03


BIG AL'S
09/07/2022 12:03


COMING SOON
09/07/2022 12:03


09/07/2022 12:03


09/07/2022 12:05

Case Overview

Property/Incident Information

Owner	Address	Site Address
SUNSHINE GASOLINE DISTRIBUTORS INC	1650 NW 87 AVE MIAMI, FL 33172	3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 7122 **Date Next Inspection** 9/21/2022

Notes White fence wall is damage. Repair with plans for permit and inspections. Contact the Building Dept at 954-966-4600, ext 182. for permits.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/25/2022		Notice of Violation	Regular Mail 5/26/22
8/29/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 9/7/22 Certified Mail 8/30/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/21/2022

7020 0640 0000 5918 9768

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

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

OFFICIAL USE

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

Postage
$ 7.82
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4

Postmark Here
AUG 30 2022

SUNSHINE GASOLINE DISTRIBUTORS
INC / REUS, SANDRA M
N.O.H #7122
1650 NW 87 AVE,
MIAMI, FL ,33172

PS Form 3800, April 2015

7020 0640 0000 5918 9775

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

For delivery information, 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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- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4

Postmark Here
AUG 30 2022

SUNSHINE GASOLINE DISTRIBUTORS
INC
N.O.H #7122
3700 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

PS Form 3800, A

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

SUNSHINE GASOLINE DISTRIBUTORS
INC / REUS, SANDRA M
N.O.H #7122
1650 NW 87 AVE,
MIAMI, FL ,33172

9590 9402 6921 1104 9851 98

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 9768

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
01-02-22

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

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

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

SUNSHINE GASOLINE DISTRIBUTORS
INC
N.O.H #7122
3700 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 9851 81

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 9775

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #7122

Hasler FIRST-CLASS MAIL
05/26/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sunshine Gasoline Distributors Inc.
3700 W Hallandale Beach Blvd
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV 7122

Hasler FIRST-CLASS MAIL
05/26/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:
SUNSHINE GASOLINE
DISTRIBUTORS INC
1650 NW 87 AVE
MIAMI, FL 33172

Case #:
7122



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3700 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	SUNSHINE GASOLINE DISTRIBUTORS INC
Mailing Address	1650 NW 87 AVE MIAMI FL 33172

ID #	5142 30 09 0250
Millage	0613
Use	26-02

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 15,15A,16,16A,17 & 17A LESS ST R/W BLK 40

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$276,200	$804,110	$1,080,310	$1,080,310	
2021	$270,680	$804,110	$1,074,790	$1,074,790	$23,112.94
2020	$270,680	$804,110	$1,074,790	$1,074,790	$23,195.90

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,080,310	$1,080,310	$1,080,310	$1,080,310
Portability	0	0	0	0
Assessed/SOH	$1,080,310	$1,080,310	$1,080,310	$1,080,310
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	$1,080,310	$1,080,310	$1,080,310	$1,080,310

Sales History

Date	Type	Price	Book/Page or CIN
3/17/2015	SW*-D	$4,100,000	112877404
11/30/2009	QCD-T	$100	46718 / 1757
5/7/2001	WD	$709,000	31596 / 699
5/28/1996	WD	$340,000	25431 / 594
10/5/1994	WD	$312,000	22951 / 447

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$12.50	22,096	SF
Adj. Bldg. S.F. (Card, Sketch)		2064
Eff./Act. Year Built: 2002/2000		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
SUNSHINE GASOLINE DISTRIBUTORS, INC.

Filing Information

Document Number	M46712
FEI/EIN Number	59-2785839
Date Filed	02/17/1987
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	12/21/2020
Event Effective Date	NONE

Principal Address

1650 NW 87 AVENUE
DORAL, FL 33172

Changed: 03/26/2010

Mailing Address

1650 NW 87 AVENUE
DORAL, FL 33172

Changed: 03/26/2010

Registered Agent Name & Address

REUS, SANDRA M
1650 NW 87 AVENUE
DORAL, FL 33172

Name Changed: 03/26/2010

Address Changed: 03/19/2009

Officer/Director Detail

Name & Address

Title PRES

ALVAREZ, MAXIMO

1650 NW 87 AVENUE
DORAL, FL 33172

Title SEC

REUS, SANDRA
1650 NW 87 AVENUE
DORAL, FL 33172

Annual Reports

Report Year	Filed Date
2020	06/30/2020
2021	04/30/2021
2022	05/04/2022

Document Images

05/04/2022 -- ANNUAL REPORT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
12/21/2020 -- Amendment	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
05/09/2017 -- ANNUAL REPORT	View image in PDF format
04/27/2016 -- ANNUAL REPORT	View image in PDF format
05/29/2015 -- ANNUAL REPORT	View image in PDF format
04/10/2014 -- ANNUAL REPORT	View image in PDF format
04/03/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
03/18/2013 -- ANNUAL REPORT	View image in PDF format
05/08/2012 -- ANNUAL REPORT	View image in PDF format
04/30/2011 -- ANNUAL REPORT	View image in PDF format
03/26/2010 -- ANNUAL REPORT	View image in PDF format
03/19/2009 -- ANNUAL REPORT	View image in PDF format
05/14/2008 -- ANNUAL REPORT	View image in PDF format
04/18/2007 -- ANNUAL REPORT	View image in PDF format
04/18/2006 -- ANNUAL REPORT	View image in PDF format
04/04/2005 -- ANNUAL REPORT	View image in PDF format
04/08/2004 -- ANNUAL REPORT	View image in PDF format
04/10/2003 -- ANNUAL REPORT	View image in PDF format
04/17/2002 -- ANNUAL REPORT	View image in PDF format
03/22/2001 -- ANNUAL REPORT	View image in PDF format
06/08/2000 -- ANNUAL REPORT	View image in PDF format
03/09/1999 -- ANNUAL REPORT	View image in PDF format
05/19/1998 -- ANNUAL REPORT	View image in PDF format
03/19/1997 -- ANNUAL REPORT	View image in PDF format
04/25/1996 -- ANNUAL REPORT	View image in PDF format
01/17/1995 -- ANNUAL REPORT	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
SUNSHINE GASOLINE DISTRIBUTORS INC		CASE NO. 7122
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SUNSHINE GASOLINE DISTRIBUTORS INCAT 09:49 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

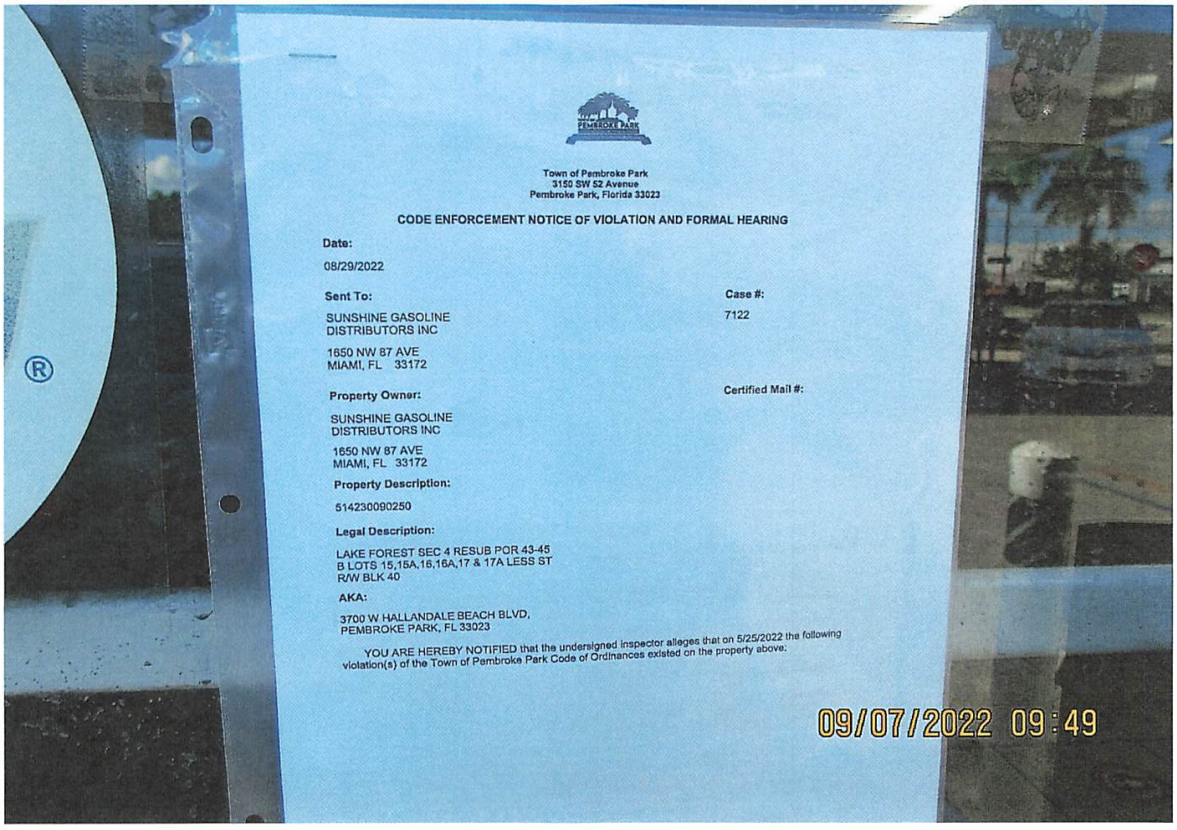
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


3700
CASHIER
$50
Pull
NO MASK
NO ENTRY
" IT IS UNLAWFUL FOR ANY PERSON TO CONSUME, OR POSSESS, IN AN OPEN CONTAINER, ANY ALCOHOLIC BEVERAGE IN THIS STORE OR WITHIN 100 FEET OF ANY PART OF THIS STORE. VIOLATORS ARE SUBJECT TO ARREST AND PROSECUTION"
09/07/2022 09:49


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
08/29/2022
Sent To:
SUNSHINE GASOLINE DISTRIBUTORS INC
1650 NW 87 AVE
MIAMI, FL 33172
Case #:
7122
Property Owner:
SUNSHINE GASOLINE DISTRIBUTORS INC
1650 NW 87 AVE
MIAMI, FL 33172
Certified Mail #:
Property Description:
514230090250
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 15,15A,16,16A,17 & 17A LESS ST R/W BLK 40
AKA:
3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
09/07/2022 09:49

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/29/2022

Sent To:

SUNSHINE GASOLINE
DISTRIBUTORS INC

1650 NW 87 AVE
MIAMI, FL 33172

Case #:

7122

Property Owner:

SUNSHINE GASOLINE
DISTRIBUTORS INC

1650 NW 87 AVE
MIAMI, FL 33172

Certified Mail #:

Property Description:

514230090250

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOTS 15,15A,16,16A,17 & 17A LESS ST
R/W BLK 40

AKA:

3700 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15

White fence wall is damage. Repair with plans for permit and inspections.
Contact the Building Dept at 954-966-4600, ext 182. for permits.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

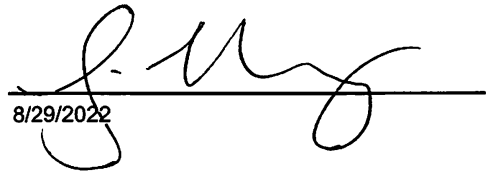
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



8/29/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
SUNSHINE GASOLINE DISTRIBUTORS INC 1650 NW 87 AVE MIAMI, FL 33172	7122	05/25/2022

Property Owner:	Property Description:	Certified Mail #:
SUNSHINE GASOLINE DISTRIBUTORS INC 1650 NW 87 AVE MIAMI, FL 33172	514230090250	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 15,15A,16,16A,17 & 17A LESS ST R/W BLK 40	3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15

Notes/Means of Correction:

White fence wall is damage. Repair with plans for permit and inspections.
Contact the Building Dept at 954-966-4600, ext 182. for permits.

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

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

Joseline Ramirez
Chief Code Enforcement Officer


09/02/2021 12:29


09/02/2021 12:24

Case Overview

Property/Incident Information

Owner	Address	Site Address
HALLANDALE RETAIL LLC	8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 7157 **Date Next Inspection** 9/21/2022

Notes

1. Installed "Cura Leaf" pole signs without a permit. Obtain plans, permit and inspections.
2. Installed "Fitness/Physiotraing" signs without a permit. Obtain plans, permit and inspections.
3. Installed "Lynn's Bahamian Kitchen" signs without a permit. Obtain plans, permit and inspections.
4. Installed "Leasing" signs without a permit. Obtain plans, permit and inspections.
5. Installed "My Locksmith FL" sign without a permit. Obtain plans, permit and inspections.
6. Parking lot requires maintenance, has multiple pot hole, worn out, broken stumps and stripes faded. Obtain plans for permit and inspections.
7. Trim overgrown trees.
8. Trash on back end of property. Remove trash.
9. Wall damaged and covered with ply wood. Remove ply wood and repair wall with plans for permit and inspections.
10. Pole sign requires maintenance to remove rust and faded signs. Paint and refresh signs with permits.

Documents Issued

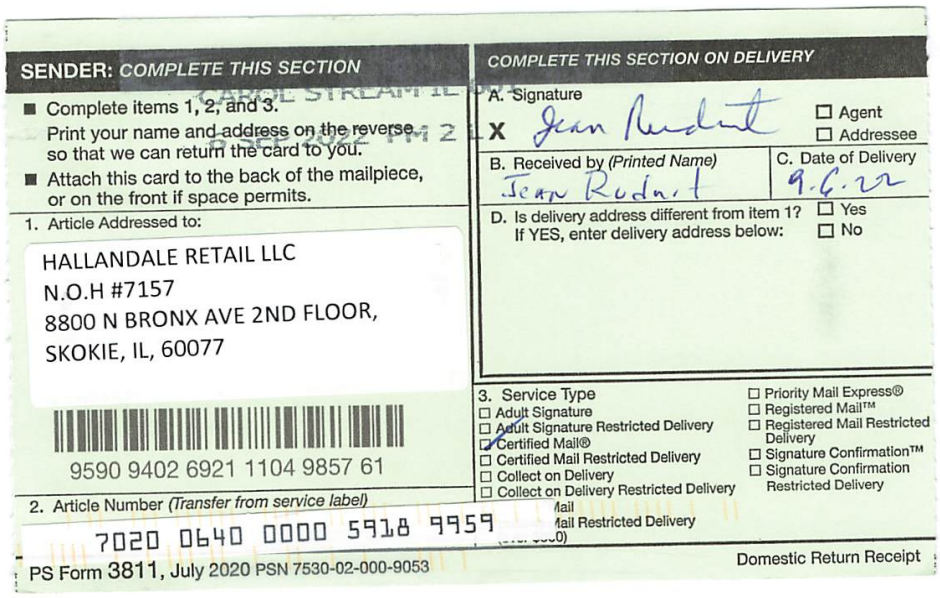
Date Issue	Hearing Date	Document Type	Delivery
6/1/2022		Notice of Violation	Regular Mail
8/29/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	Not in Compliance - Reinspection Date: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 9/21/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(n). - Exterior maintenance of structures and premises	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	Not in Compliance - Reinspection Date: 9/21/2022
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SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HALLANDALE RETAIL LLC
N.O.H #7157
8800 N BRONX AVE 2ND FLOOR,
SKOKIE, IL, 60077

9590 9402 6921 1104 9857 61

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 9959

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

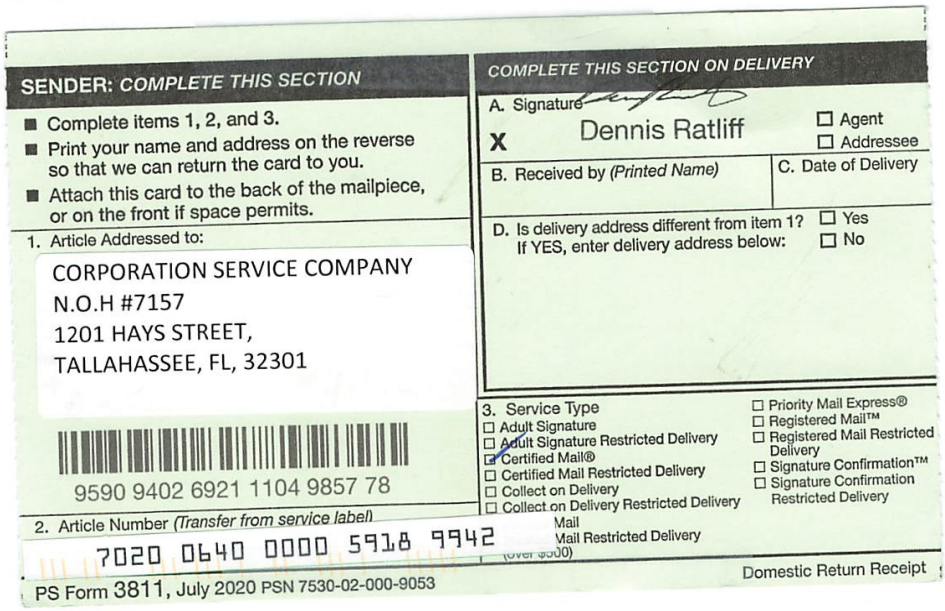
COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Jean Rudnt ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Jean Rudnt
C. Date of Delivery 9.6.22

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
N.O.H #7157
1201 HAYS STREET,
TALLAHASSEE, FL, 32301

9590 9402 6921 1104 9857 78

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 9942

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

COMPLETE THIS SECTION ON DELIVERY

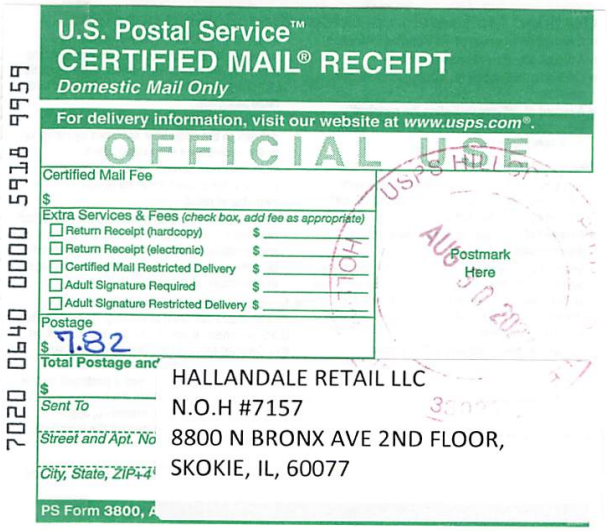
A. Signature
X Dennis Ratliff ☐ Agent ☐ Addressee

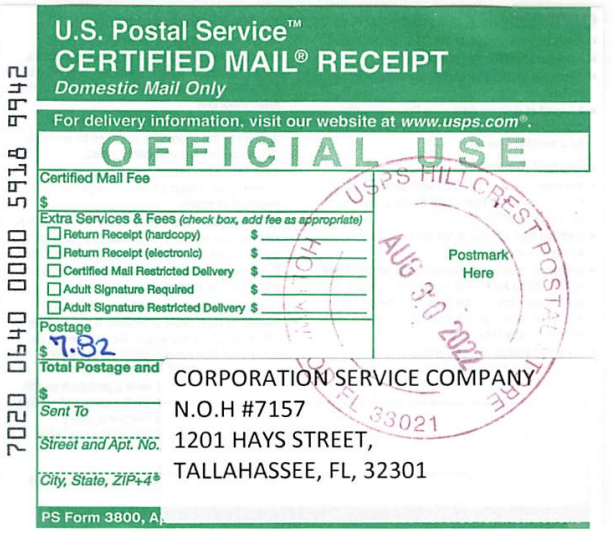
B. Received by *(Printed Name)*
C. Date of Delivery

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


7020 0640 0000 5918 9966
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and
$
Sent To HALLANDALE RETAIL LLC
Street and Apt. No N.O.H #7157
City, State, ZIP+4 2940 COUNTRY CLUB LANE, PEMBROKE PARK, FL, 33009
PS Form 3800, A
Postmark Here
AUG 30 2022


7020 0640 0000 5918 9959
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and
$
Sent To HALLANDALE RETAIL LLC
Street and Apt. No N.O.H #7157
City, State, ZIP+4 8800 N BRONX AVE 2ND FLOOR, SKOKIE, IL, 60077
PS Form 3800, A
Postmark Here


7020 0640 0000 5918 9942
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and
$
Sent To CORPORATION SERVICE COMPANY
Street and Apt. No. N.O.H #7157
City, State, ZIP+4 1201 HAYS STREET, TALLAHASSEE, FL, 32301
PS Form 3800, A
Postmark Here
AUG 30 2022

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

Hasler FIRST-CLASS MAIL
06/02/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

N.O.V.

Sent To:

HALLANDALE RETAIL LLC

8800 N BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Case #:

7157

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

Hasler FIRST-CLASS MAIL
06/02/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

HALLANDALE RETAIL LLC
N.O.V #7157
2940 COUNTRY CLUB LN,
PEMBROKE PARK, FL, 33009.

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

CORPORATION SERVICE
COMPANY
N.O.V. #7157
1201 HAYS STREET,
TALLAHASSEE, FL, 32301

Hasler FIRST-CLASS MAIL
06/02/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2940 COUNTRY CLUB LANE, PEMBROKE PARK FL 33009	ID #	5142 29 00 0312
Property Owner	HALLANDALE RETAIL LLC	Millage	0613
Mailing Address	8800 N BRONX AVE 2ND FLOOR SKOKIE IL 60077	Use	11-03
Abbr Legal Description	29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD		

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

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

Property Assessment Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$417,680	$2,027,150	$2,444,830	$2,444,830	
2021	$417,680	$1,869,520	$2,287,200	$2,287,200	$49,185.33
2020	$417,680	$1,698,460	$2,116,140	$2,116,140	$45,670.11

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,444,830	$2,444,830	$2,444,830	$2,444,830
Portability	0	0	0	0
Assessed/SOH	$2,444,830	$2,444,830	$2,444,830	$2,444,830
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,444,830	$2,444,830	$2,444,830	$2,444,830

Sales History

Date	Type	Price	Book/Page or CIN
3/2/2018	SW*-E	$2,200,000	114933541
6/30/1998	WD	$590,000	28546 / 691
4/6/1998	QCD	$100	28546 / 690
6/1/1994	TD*	$100	22424 / 572
3/1/1990	WD	$830,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	59,669	SF
Adj. Bldg. S.F. (Card, Sketch)		18139
Eff./Act. Year Built: 1978/1977		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Foreign Limited Liability Company
HALLANDALE RETAIL, LLC

Filing Information

Document Number	M18000001029
FEI/EIN Number	81-4775870
Date Filed	01/25/2018
State	DE
Status	ACTIVE

Principal Address

8800 N BRONX AVE., 2ND FLOOR
SKOKIE, IL 60077

Mailing Address

8800 N BRONX AVE., 2ND FLOOR
SKOKIE, IL 60077

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title Manager

HOLIDAY MANAGER, LLC
8800 N BRONX AVE., 2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	05/04/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT View image in PDF format

05/04/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
01/25/2018 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
HALLANDALE RETAIL LLC		CASE NO. 7157
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 2940 COUNTRY CLUB LN, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2940 COUNTRY CLUB LN, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HALLANDALE RETAIL LLC AT 10:08 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

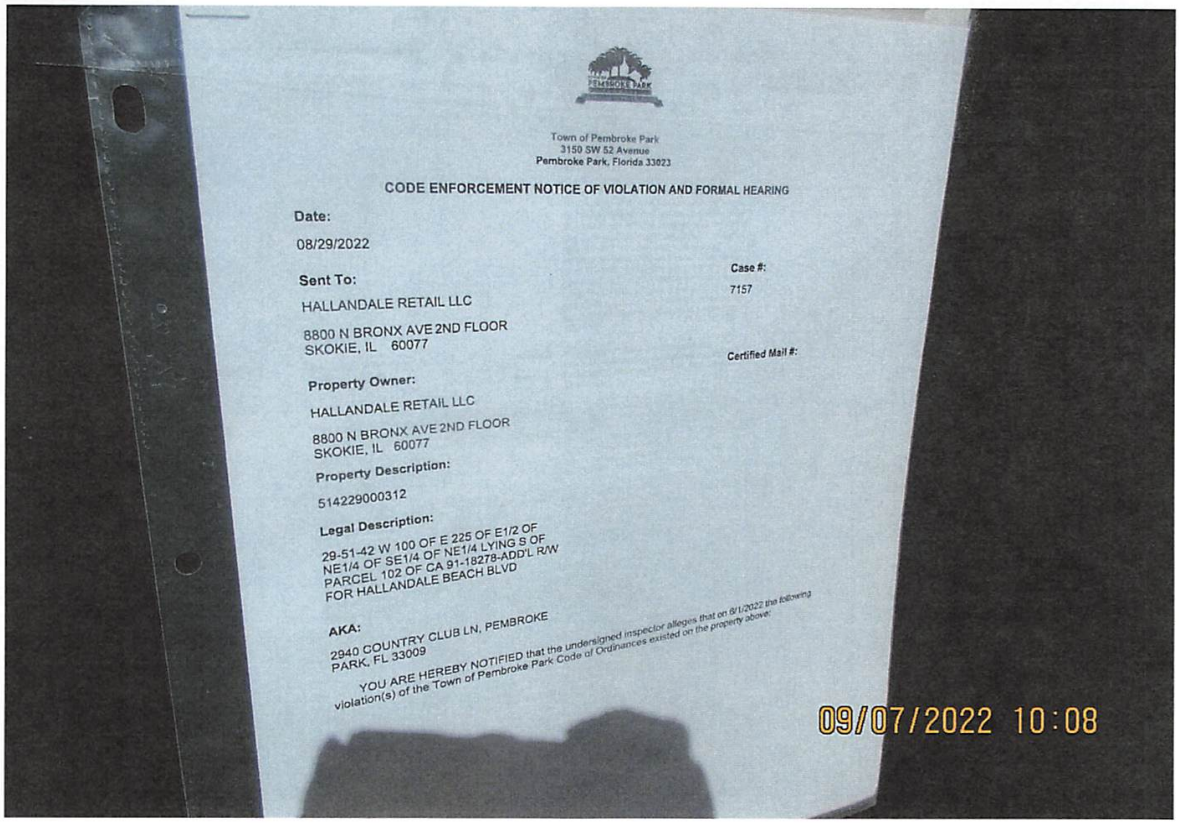
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
08/29/2022

Case #:
7157

Sent To:
HALLANDALE RETAIL LLC

8800 N BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Certified Mail #:

Property Owner:
HALLANDALE RETAIL LLC

8800 N BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Property Description:
514229000312

Legal Description:
29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

AKA:
2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/1/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

09/07/2022 10:08



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/29/2022

Sent To:

HALLANDALE RETAIL LLC

8800 N BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Case #:

7157

Property Owner:

HALLANDALE RETAIL LLC

8800 N BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Certified Mail #:

Property Description:

514229000312

Legal Description:

29-51-42 W 100 OF E 225 OF E1/2 OF
NE1/4 OF SE1/4 OF NE1/4 LYING S OF
PARCEL 102 OF CA 91-18278-ADD'L R/W
FOR HALLANDALE BEACH BLVD

AKA:

2940 COUNTRY CLUB LN, PEMBROKE
PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/1/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
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3. Installed "Lynn's Bahamian Kitchen" signs without a permit. Obtain plans, permit and inspections.
4. Installed "Leasing" signs without a permit. Obtain plans, permit and inspections.
5. Installed "My Locksmith FL" sign without a permit. Obtain plans, permit and inspections.
6. Parking lot requires maintenance, has multiple pot hole, worn out, broken stumps and stripes faded. Obtain plans for permit and inspections.
7. Trim overgrown trees.
8. Trash on back end of property. Remove trash.
9. Wall damaged and covered with ply wood. Remove ply wood and repair wall with plans for permit and inspections.
10. Pole sign requires maintenance to remove rust and faded signs. Paint and refresh signs with permits.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

8/29/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	**Case #:**	**Date:**
HALLANDALE RETAIL LLC 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	7157	06/01/2022
Property Owner:	**Property Description:**	**Certified Mail #:**
HALLANDALE RETAIL LLC 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	514229000312	
Legal Description:	**AKA:**	
29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/1/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(n). - Exterior maintenance of structures and premises	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1. Installed "Cura Leaf" pole signs without a permit. Obtain plans, permit and inspections.
2. Installed "Fitness/Physiotraing" signs without a permit. Obtain plans, permit and inspections.
3. Installed "Lynn's Bahamian Kitchen" signs without a permit. Obtain plans, permit and inspections.
4. Installed "Leasing" signs without a permit. Obtain plans, permit and inspections.
5. Installed "My Locksmith FL" sign without a permit. Obtain plans, permit and inspections.
6. Parking lot requires maintenance, has multiple pot hole, worn out, broken stumps and stripes faded. Obtain plans for permit and inspections.
7. Trim overgrown trees.
8. Trash on back end of property. Remove trash.
9. Wall damaged and covered with ply wood. Remove ply wood and repair wall with plans for permit and inspections.
10. Pole sign requires maintenance to remove rust and faded signs. Paint and refresh signs with permits.

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

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

Joseline Ramirez
Chief Code Enforcement Officer


Permit
OK
2900
04/29/2022 08:51


curaleaf
Plan Review
CAPITAL CONTRACTOR SERVICES
FITNESS / PHYSIOTRAINING
LYNN'S BAHAMIAN KITCHEN
LEASING 954-650-5560
OK East West
NO East West
NO
NO
NO
NO
04/29/2022 08:51


2900
04/29/2022 08:51


curaleaf
CAPITAL CONTRACTOR SERVICES
FITNESS | PHYSIOTRAINING
LYNN'S BAHAMIAN KITCHEN
LEASING 954-650-5550
04/29/2022 08:51


04/29/2022 08:51


04/29/2022 08:51


04/29/2022 08:53


04/29/2022 08:53


STOP
04/29/2022 08:53


PODS
Moving & Storage
04/29/2022 08:54


04/29/2022 08:54


04/29/2022 08:54


04/29/2022 08:55


MY LOCKSMITH FL 954-945-8945
04/29/2022 08:55


3060
954-589-1470
786-376-6293
04/29/2022 08:55


CAPITAL
CONTRACTOR
SERVICES
INFINITI
G37
DGK 082
04/29/2022 08:56


04/29/2022 08:56


04/29/2022 08:56


2900
04/29/2022 08:51


curaleaf
CAPITAL
CONTRACTOR SERVICES
FITNESS | PHYSIOTRAINING
LYNN'S BAHAMIAN KITCHEN
LEASING 954-650-5550
04/29/2022 08:51


04/29/2022 08:51


04/29/2022 08:51


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STOP
04/29/2022 08:53


PODS
Moving & Storage
04/29/2022 08:54


04/29/2022 08:54


04/29/2022 08:54


04/29/2022 08:55


MY LOCKSMITH FL 954-945-8945
04/29/2022 08:55


3060
954-589-1470
786-376-6293
04/29/2022 08:55


CAPITAL
CONTRACTOR
SERVICES
INFINITI
04/29/2022 08:56


04/29/2022 08:56


04/29/2022 08:56

Case Overview

Property/Incident Information

Owner	Address	Site Address
V & A MIAMI LLC	14000 KENNETH LOOP PARKER, CO 80134	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4

Legal Description

Case Status Open **Case #** 7182 **Date Next Inspection** 9/21/2022

Notes

1. Repeat violation. Berny's Kitchen Bar operating without a Business Tax Receipt in unit #4. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit.
2. Obtain a certificate of use. Display Certificate of Use in unit.
3. Installation of cameras without a permit. Obtain plans for permit and inspections.
Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext 182. for permits.
Contact Lisa Cannon at 954-966-4600, ext 214 for Business Tax Receipt.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/3/2022		Notice of Violation	Posted to property 6/3/22 Regular Mail 7/15/22
8/29/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 9/7/22 Certified Mail 8/30/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 9/21/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 9/21/2022

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 9/21/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 9/21/2022



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and Fees
$

Sent To SALZANO, BERTINA

Street and Apt. No., 1780 BIRDRD, SUITE 810,

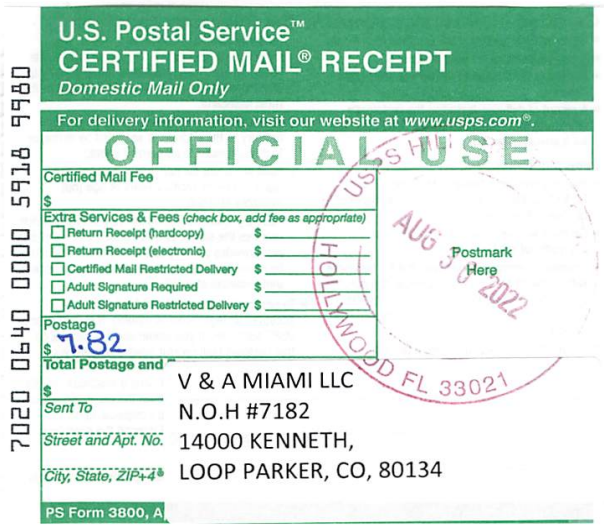
City, State, ZIP+4® MIAMI, FL, 33155

PS Form 3800, Apr

7020 0640 0000 5918 9997

US HILLCREST POSTAL STORE HOLLYWOOD FL 33021 AUG 30 2022

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
$ 7.82

Total Postage and
$

Sent To V & A MIAMI LLC

N.O.H #7182

Street and Apt. No. 14000 KENNETH,

City, State, ZIP+4® LOOP PARKER, CO, 80134

PS Form 3800, A

7020 0640 0000 5918 9980

US HOLLYWOOD FL 33021 AUG 30 2022

Postmark Here



U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and Fe
$

Sent To V & A MIAMI LLC

N.O.H #7182

Street and Apt. No., c 4400 W HALLANDALE BEACH BLVD,

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

PS Form 3800, Apr

7020 0640 0000 5918 9973

US POSTAL STORE HOLLYWOOD FL 33021 AUG 30 2022

Postmark Here



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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage a
$

Sent To V & A MIAMI LLC

N.O.H #7182

Street and Apt. 7 4400 W HALLANDALE BEACH BLVD,

City, State, ZIP+ UNIT 4

PEMBROKE PARK, FL, 33023

PS Form 3800,

7020 0640 0000 5922 2748

BOYNTON BEACH, FL 33437 SEP - 8 2022 US POSTAL SERVICE

Postmark Here

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

NOV 7182

Hasler FIRST CLASS MAIL
07/15/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

Sent To:

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Case #:

7182

TOWN OF PEMBROKE PARK

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

Hasler FIRST CLASS MAIL
07/15/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

NOV 7182

Salzano, Bertina
7480 Bird Rd Ste #810
Miami, FL 33155

TOWN OF PEMBROKE PARK

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

Hasler FIRST-CLASS MAIL
07/15/2022
US POSTAGE $000.57⁰
ZIP 33023
011D10656696

NOV 7182

V & Miami LLC
4400 W. Hallandale Beach Blvd, #4
Pembroke Park, FL 33023



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4400 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	V & A MIAMI LLC
Mailing Address	14000 KENNETH LOOP PARKER CO 80134

ID #	5142 30 09 0680
Millage	0613
Use	11-03

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$255,260	$1,857,670	$2,112,930	$2,112,930	
2021	$255,260	$1,719,160	$1,974,420	$1,974,420	$42,459.12
2020	$255,260	$1,778,510	$2,033,770	$2,033,770	$43,892.42

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,112,930	$2,112,930	$2,112,930	$2,112,930
Portability	0	0	0	0
Assessed/SOH	$2,112,930	$2,112,930	$2,112,930	$2,112,930
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	$2,112,930	$2,112,930	$2,112,930	$2,112,930

Sales History

Date	Type	Price	Book/Page or CIN
5/15/2019	WD-Q	$2,600,000	115809055
3/24/2017	WD-D	$736,000	114292476
6/24/2015	ACT-T		113175274
6/24/2015	CET-D	$749,900	113141014
6/21/2007	WD-Q	$1,100,000	44237 / 356

Land Calculations

Price	Factor	Type
$11.00	23,205	SF
Adj. Bldg. S.F. (Card, Sketch)		6456
Eff./Act. Year Built: 1975/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
V & A MIAMI LLC

Filing Information

Document Number	L19000070201
FEI/EIN Number	16-8017808
Date Filed	03/12/2019
Effective Date	03/12/2019
State	FL
Status	ACTIVE

Principal Address

14000 KENNETH LOOP
PARKER, CO 80134

Mailing Address

14000 KENNETH LOOP
PARKER, CO 80134

Registered Agent Name & Address

Salzano, Bertina
7480 BIRD RD
SUITE 810
MIAMI, FL 33155

Name Changed: 04/20/2022

Authorized Person(s) Detail

Name & Address

Title AMBR

SALZANO, VINCENT
14000 KENNETH LOOP
PARKER, CO 80134

Annual Reports

Report Year	Filed Date
2021	01/04/2021
2022	01/18/2022
2022	04/20/2022

Document Images

04/20/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
01/18/2022 -- ANNUAL REPORT	View image in PDF format
01/04/2021 -- ANNUAL REPORT	View image in PDF format
02/14/2020 -- ANNUAL REPORT	View image in PDF format
03/12/2019 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

V & A MIAMI LLC CASE NO. 7182

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4400 W HALLANDALE BEACH BLVD #4, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4400 W HALLANDALE BEACH BLVD #4, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: V & A MIAMI LLC AT 09:45 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/29/2022

Sent To:

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Case #:

7182

Property Owner:

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Certified Mail #:

Property Description:

514230090680

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55,17A W 55,18,18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/3/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30

09/07/2022 09:45




4
BERNY'S
KITCHEN & BAR
BERNY'S
KITCHEN & BAR
BERNY'S
09/07/2022 09:45

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/29/2022

Sent To:

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Case #:

7182

Property Owner:

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Certified Mail #:

Property Description:

514230090680

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55,17A W 55,18,18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/3/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14 -06-04, § 12, 6-11-14)	30

1. Repeat violation. Berny's Kitchen Bar operating without a Business Tax Receipt in unit#4. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit.
2. Obtain a certificate of use. Display Certificate of Use in unit.
3. Installation of cameras without a permit. Obtain plans for permit and inspections.
Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext 182. for permits.
Contact Lisa Cannon at 954-966-4600, ext 214 for Business Tax Receipt.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

8/29/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
V & A MIAMI LLC 14000 KENNETH LOOP PARKER, CO 80134	7182	06/03/2022

Property Owner:	Property Description:	Certified Mail #:
V & A MIAMI LLC 14000 KENNETH LOOP PARKER, CO 80134	514230090680	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4

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Notes/Means of Correction:

1. Repeat violation. Berny's Kitchen Bar operating without a Business Tax Receipt in unit #4. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit.
2. Obtain a certificate of use. Display Certificate of Use in unit.
3. Installation of cameras without a permit. Obtain plans for permit and inspections.
Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext 182. for permits.
Contact Lisa Cannon at 954-966-4600, ext 214 for Business Tax Receipt.

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Joseline Ramirez
Chief Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

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

Name V & A Miami LLC

Date 6/3/22

Site Address 4400 W Hallandale Beach Blvd, #4

Case #

Sub/Park

Permit #

- ☐ *STOP ALL WORK
- ☐ No Building Permit
- ☐ Violation of Florida Building Code #
- ☒ Violation of Town Ordinance # 15-17; 15-22
- ☐ NFPA #
- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)

Berny's Operating without a Business TAX Receipt
Repeat Violation

Corrective Action(s)

Obtain Business Tax Receipt & display inside unit.

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

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30 days

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

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

Joseline Ramirez
Code Enforcement Officer

Posted to property
Received by

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
MCGILL,STEPHON E	3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5

Legal Description

Case Status Open **Case #** 7382 **Date Next Inspection** 9/21/2022

Notes
Repeat Violation
1. Replace meter without a permit. Obtain plans for permit and inspections.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext. 182. to obtain permit.
92084 2110778-0 514230240054 Medallion Electric Inc 3911 SW 52 AVE, Unit 4 Bldg 5 Expired Residential Electrical Meter

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/10/2022		Notice of Violation	Certified Mail
8/10/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 9/7/22 Certified Mail 8/10/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/21/2022



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and Fee
$

Sent To
MCGILL, STEPHON E

Street and Apt. No., or
N.O.H #7382
3911 SW 52 AVENUE #4-5,

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

PS Form 3800, April

Postmark Here

7021 1970 0000 4565 3659



MARTY KIAR
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	01-04

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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$10,100	$197,680	$207,780	$70,310	
2021	$10,100	$145,740	$155,840	$68,270	$655.69
2020	$10,100	$144,190	$154,290	$67,330	$652.29

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$207,780	$207,780	$207,780	$207,780
Portability	0	0	0	0
Assessed/SOH 10	$70,310	$70,310	$70,310	$70,310
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$20,310	0	$20,310	$20,310
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$25,000	$45,310	$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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MCGILL,STEPHON E CASE NO. 7382

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3911 SW 52 AVE BLDG 5 UNIT 4, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3911 SW 52 AVE BLDG 5 UNIT 4, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MCGILL, STEPHON E AT 09:09 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

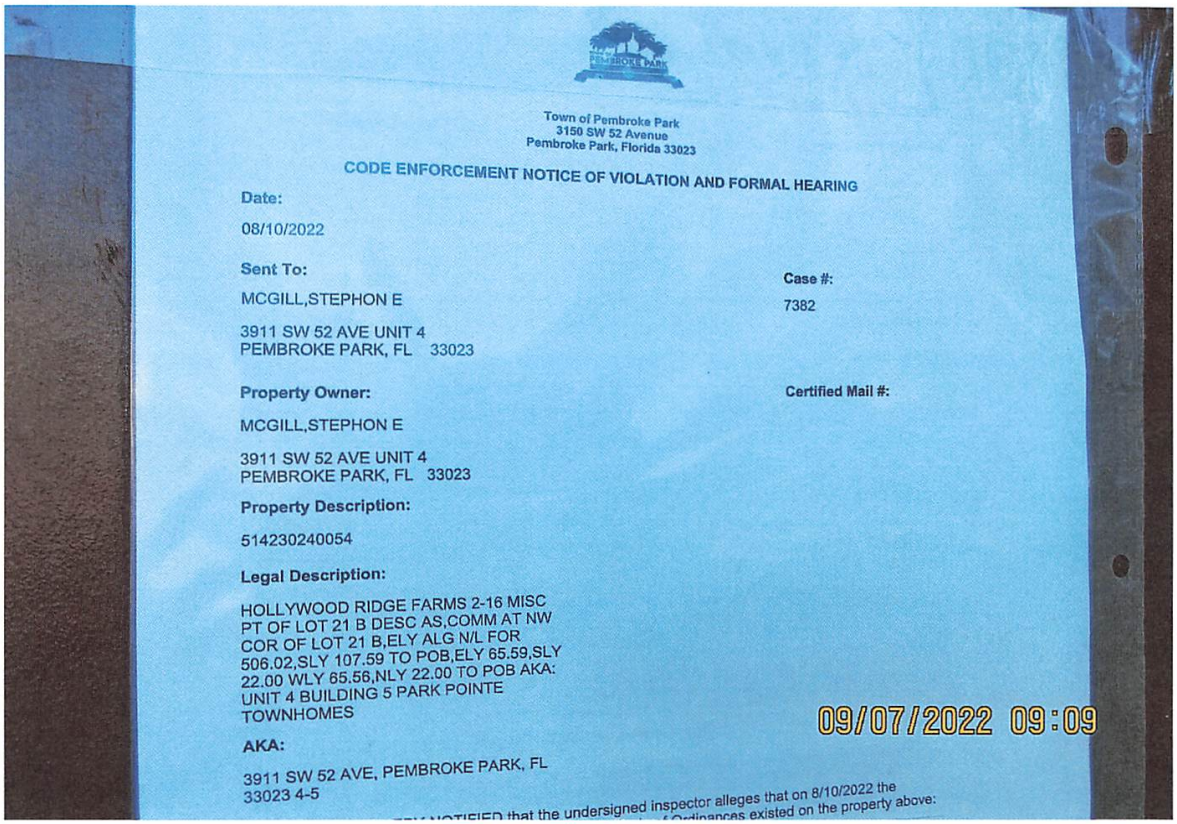
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/10/2022

Sent To:

MCGILL,STEPHON E

3911 SW 52 AVE UNIT 4
PEMBROKE PARK, FL 33023

Case #:

7382

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

09/07/2022 09:09

AKA:

3911 SW 52 AVE, PEMBROKE PARK, FL
33023 4-5

NOTIFIED that the undersigned inspector alleges that on 8/10/2022 the
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:

08/10/2022

Sent To:

MCGILL,STEPHON E

3911 SW 52 AVE UNIT 4
PEMBROKE PARK, FL 33023

Case #:

7382

Property Owner:

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AKA:

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92084 2110778-0 514230240054 Medallion Electric Inc 3911 SW 52 AVE, Unit 4 Bldg 5 Expired Residential Electrical Meter

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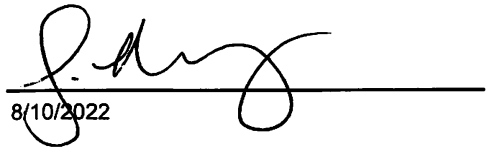
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Joseline Ramirez

Chief Code Enforcement Officer



8/10/2022


08/08/2022 14:37


3
4
08/08/2022 14:37


5
08/08/2022 14:37

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 7393 **Date Next Inspection** 9/21/2022

Notes
1. Unit 5325 has an ongoing leaking in bedroom ceiling. Repair leak immediately.
2. Unit 5325 has an a/c unit installed without permit. Obtain plans for permit and inspections.
3. Unit 5325 has a water heater installed without a permit. Obtain plans for permit and inspections. Double permit fee assessed.
Contact the Building Dept at 954-966-4600, ext 182. to obtain permits.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/10/2022		Notice of Violation	Certified Mail
8/10/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/21/2022



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and F
$

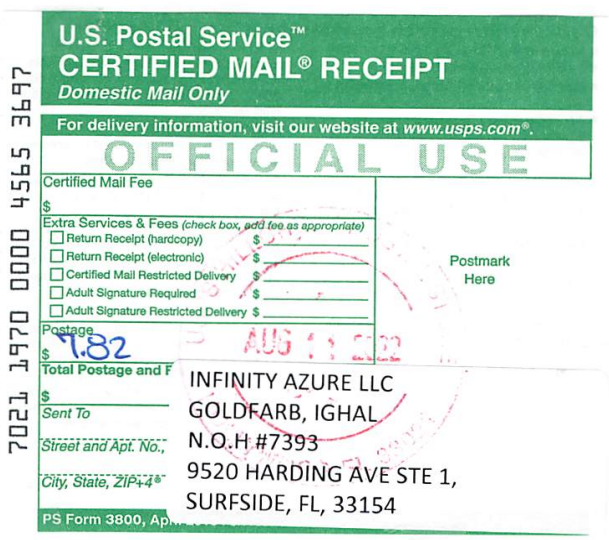
Sent To
Street and Apt. No.,
City, State, ZIP+4®

INFINITY AZURE LLC
N.O.H #7393
5210 SW 32 STREET,
PEMBROKE PARK, FL, 33023

Postmark Here

PS Form 3800, Ap

7021 1970 0000 4565 3680



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and F
$

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

INFINITY AZURE LLC
GOLDFARB, IGHAL
N.O.H #7393
9520 HARDING AVE STE 1,
SURFSIDE, FL, 33154

Postmark Here

PS Form 3800, Ap

7021 1970 0000 4565 3697



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:

INFINITY AZURE LLC
GOLDFARB, IGHAL
N.O.H #7393
9520 HARDING AVE STE 1,
SURFSIDE, FL, 33154

9590 9402 6921 1104 9652 51

2. Article Number (Transfer from service label)
7021 1970 0000 4565 3697

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

RECEIVED AUG 15 2022

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

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage an
$

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

INFINITY AZURE LLC
N.O.H #7393
5325 SW 32 STREET,
PEMBROKE PARK, FL, 33023

BOYNTON BEACH, FL 33437
SEP - 8 2022
US POSTAL SERVICE

Postmark Here

PS Form 3800, April 2015

7020 0640 0000 5922 2786



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:

INFINITY AZURE LLC
N.O.H #7393
5325 SW 32 STREET,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 9664 18

2. Article Number *(Transfer from service label)*
7020 0640 0000 5922 2786

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

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

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5210 SW 32 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 18 0040
Property Owner	INFINITY AZURE LLC	Millage	0613
Mailing Address	9520 HARDING AVE STE 1 SURFSIDE FL 33154	Use	03-01
Abbr Legal Description	TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$71,340	$2,345,230	$2,416,570	$2,416,570	
2021	$54,190	$1,037,060	$1,091,250	$1,079,020	$23,282.93
2020	$54,190	$926,740	$980,930	$980,930	$21,170.26

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,416,570	$2,416,570	$2,416,570	$2,416,570
Portability	0	0	0	0
Assessed/SOH	$2,416,570	$2,416,570	$2,416,570	$2,416,570
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,416,570	$2,416,570	$2,416,570	$2,416,570

Sales History

Date	Type	Price	Book/Page or CIN
5/24/2021	SW*-D	$31,750,000	117307491
1/30/2018	QC*-T	$100	114868624
2/1/1974	WD*	$3,350,000	5625 / 754

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	35,672	SF
Adj. Bldg. S.F. (Card, Sketch)		15525
Units		20
Eff./Act. Year Built: 1972/1971		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
INFINITY AZURE LLC

Filing Information

Document Number	L21000115852
FEI/EIN Number	86-3113914
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

Goldfarb, Ighal
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Name Changed: 03/17/2022

Address Changed: 03/17/2022

Authorized Person(s) Detail

Name & Address

Title MGR

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

Annual Reports

Report Year	Filed Date
2022	03/17/2022

Document Images

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

INFINITY AZURE LLC CASE NO. 7393

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5325 SW 32 STREET, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5325 SW 32 STREET, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 09:05 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

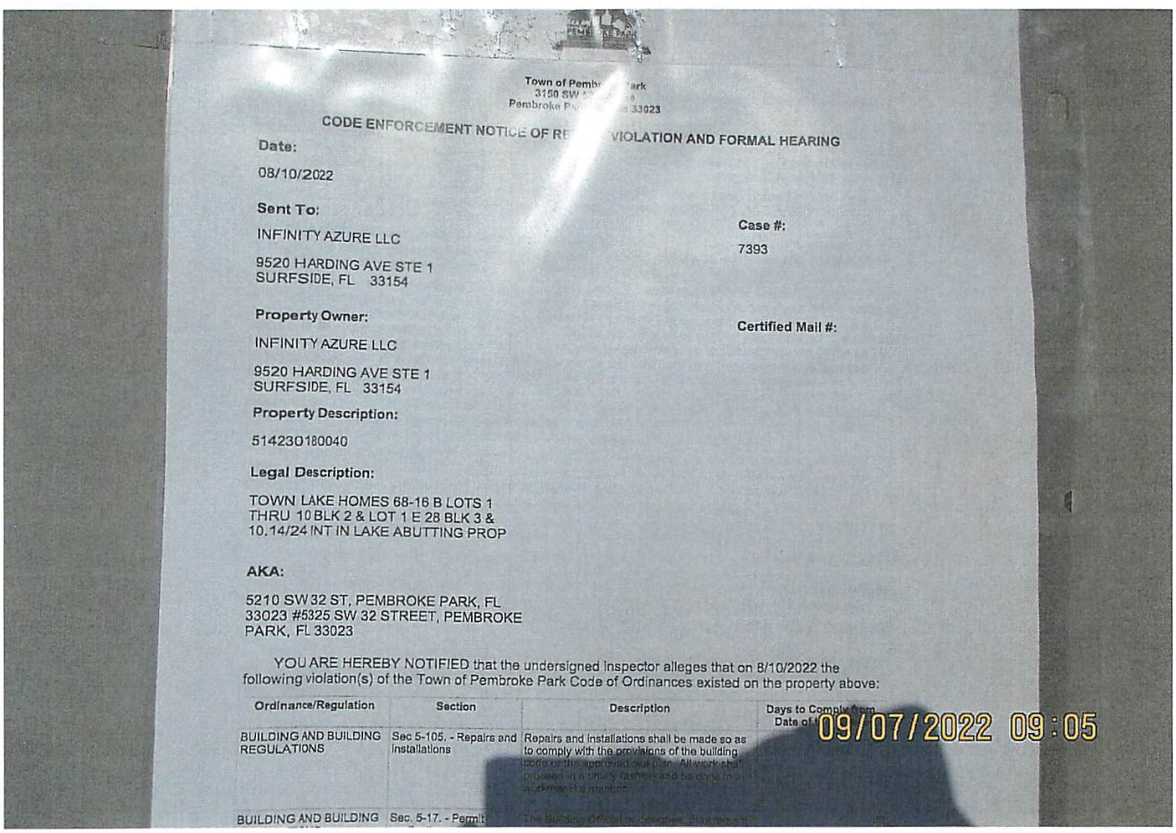
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


5325
09/07/2022 09:05


Town of Pembroke Park
3150 SW
Pembroke Park, FL 33023
CODE ENFORCEMENT NOTICE OF RE VIOLATION AND FORMAL HEARING
Date:
08/10/2022
Sent To:
INFINITY AZURE LLC
9520 HARDING AVE STE 1
SURFSIDE, FL 33154
Case #:
7393
Property Owner:
INFINITY AZURE LLC
9520 HARDING AVE STE 1
SURFSIDE, FL 33154
Certified Mail #:
Property Description:
514230180040
Legal Description:
TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP
AKA:
5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/10/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions of the building
BUILDING AND BUILDING
Sec. 5-17. - Permit
09/07/2022 09:05

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

08/10/2022

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

7393

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230180040

Legal Description:

TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP

AKA:

5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/10/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Unit 5325 has an ongoing leaking in bedroom ceiling. Repair leak immediately.
2. Unit 5325 has an a/c unit installed without permit. Obtain plans for permit and inspections.
3. Unit 5325 has a water heater installed without a permit. Obtain plans for permit and inspections. Double permit fee assessed.
Contact the Building Dept at 954-966-4600, ext 182. to obtain permits.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

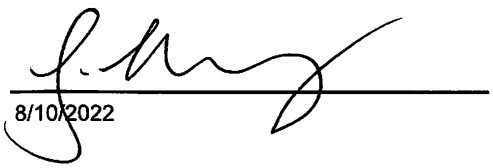
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



8/10/2022


5325
08/01/2022 10:12


08/01/2022 10:13

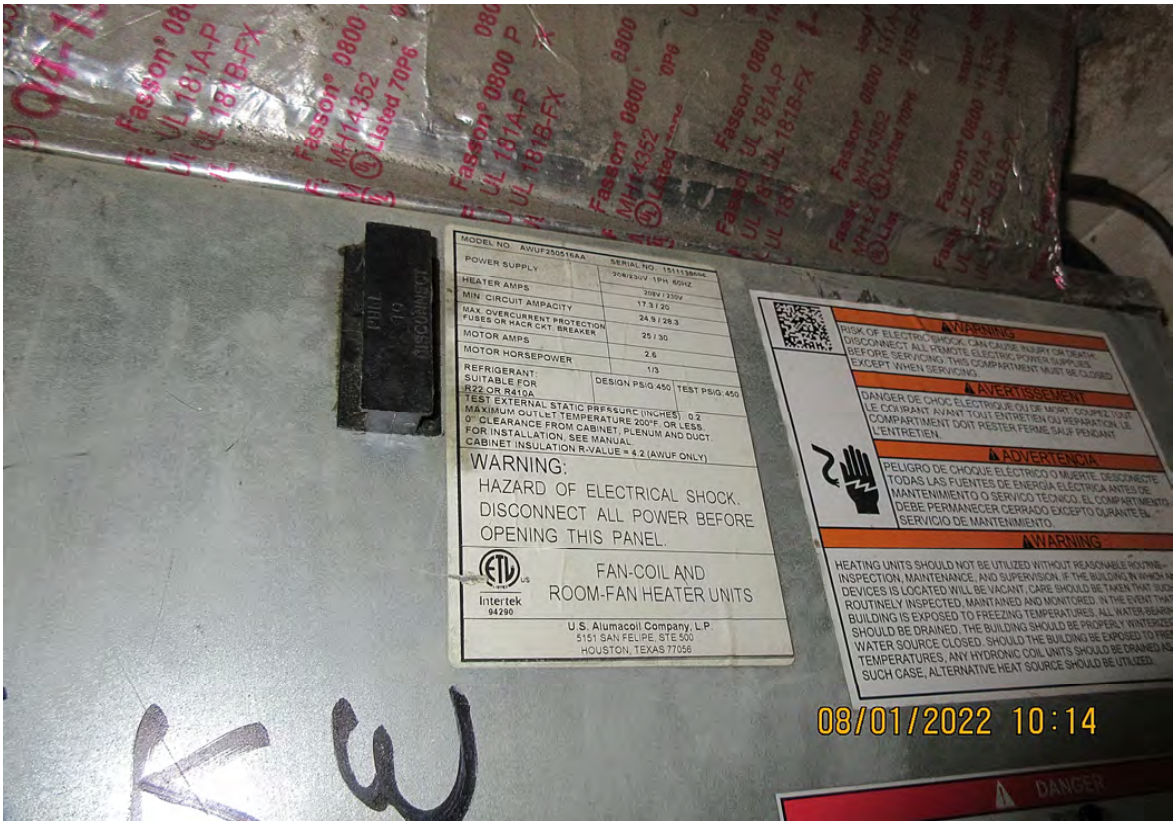

08/01/2022 10:14

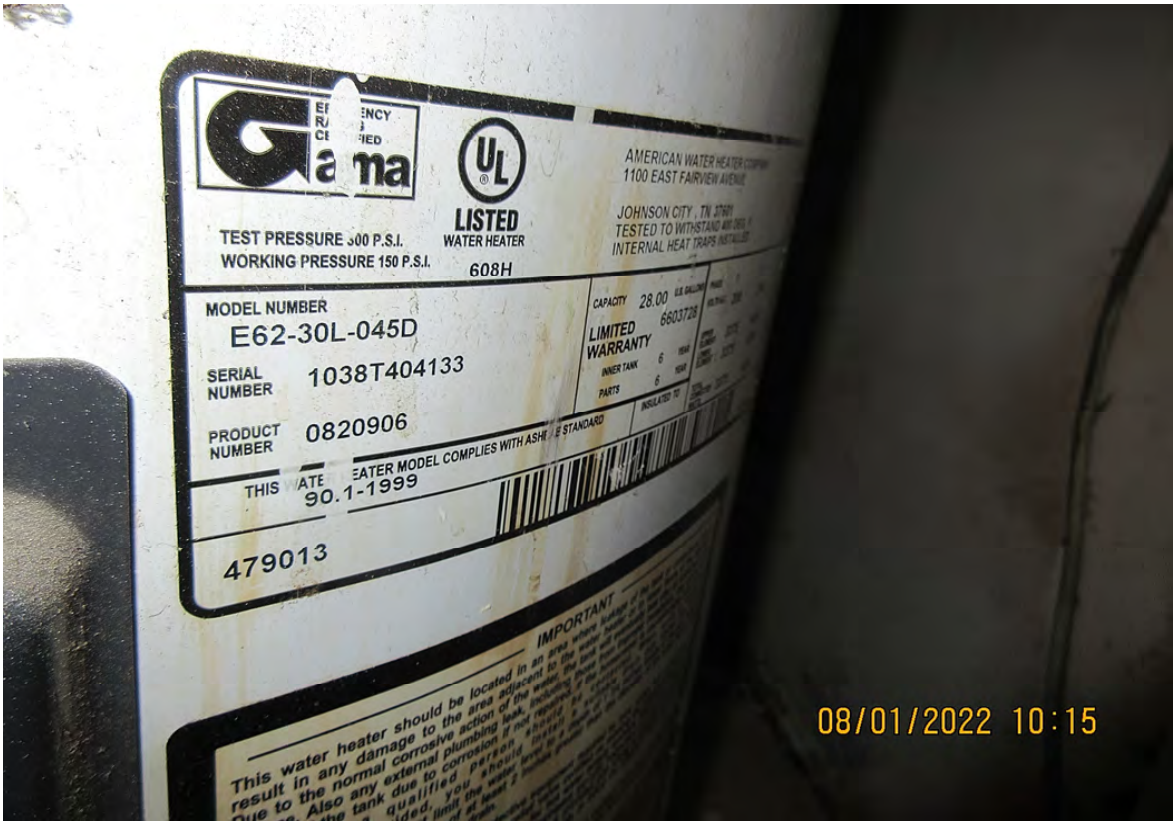

08/01/2022 10:14


08/01/2022 10:14


PremierPlus
ENERGY EFFICIENT WATER HEATER
ENERGYGUIDE
08/01/2022 10:14


5 KW
08/01/2022 10:14


MODEL NO. AWUF2505T6AA
SERIAL NO. 1511138666
POWER SUPPLY
208/230V 1PH 60HZ
HEATER AMPS
208V / 230V
MIN. CIRCUIT AMPACITY
17.3 / 20
MAX. OVERCURRENT PROTECTION FUSES OR HACR CKT. BREAKER
24.9 / 28.3
MOTOR AMPS
25 / 30
MOTOR HORSEPOWER
2.6
REFRIGERANT: SUITABLE FOR R22 OR R410A
1/3
DESIGN PSIG 450
TEST PSIG 450
TEST EXTERNAL STATIC PRESSURE (INCHES) 0.2
MAXIMUM OUTLET TEMPERATURE 200°F. OR LESS.
0" CLEARANCE FROM CABINET, PLENUM AND DUCT.
FOR INSTALLATION, SEE MANUAL.
CABINET INSULATION R-VALUE = 4.2 (AWUF ONLY)
WARNING:
HAZARD OF ELECTRICAL SHOCK.
DISCONNECT ALL POWER BEFORE
OPENING THIS PANEL.
Intertek
94290
FAN-COIL AND
ROOM-FAN HEATER UNITS
U.S. Alumacoil Company, L.P.
5151 SAN FELIPE, STE 500
HOUSTON, TEXAS 77056
WARNING
RISK OF ELECTRIC SHOCK CAN CAUSE INJURY OR DEATH.
DISCONNECT ALL REMOTE ELECTRIC POWER SUPPLIES
BEFORE SERVICING. THIS COMPARTMENT MUST BE CLOSED
EXCEPT WHEN SERVICING.
AVERTISSEMENT
DANGER DE CHOC ÉLECTRIQUE OU DE MORT. COUPEZ TOUT
LE COURANT AVANT TOUT ENTRETIEN OU REPARATION. LE
COMPARTIMENT DOIT RESTER FERMÉ SAUF PENDANT
L'ENTRETIEN.
ADVERTENCIA
PELIGRO DE CHOQUE ELECTRICO O MUERTE. DESCONECTE
TODAS LAS FUENTES DE ENERGIA ELECTRICA ANTES DE
MANTENIMIENTO O SERVICIO TECNICO. EL COMPARTIMENTO
DEBE PERMANECER CERRADO EXCEPTO DURANTE EL
SERVICIO DE MANTENIMIENTO.
WARNING
HEATING UNITS SHOULD NOT BE UTILIZED WITHOUT REASONABLE FREQUENCY
INSPECTION, MAINTENANCE, AND SUPERVISION. IF THE BUILDING IN WHICH
DEVICES IS LOCATED WILL BE VACANT, CARE SHOULD BE TAKEN THAT SUCH
ROUTINELY INSPECTED, MAINTAINED AND MONITORED. IN THE EVENT THAT
BUILDING IS EXPOSED TO FREEZING TEMPERATURES, ALL WATER-BEARING
SHOULD BE DRAINED, THE BUILDING SHOULD BE PROPERLY WINTERIZED
WATER SOURCE CLOSED. SHOULD THE BUILDING BE EXPOSED TO FREEZING
TEMPERATURES, ANY HYDRONIC COIL UNITS SHOULD BE DRAINED AS
SUCH CASE, ALTERNATIVE HEAT SOURCE SHOULD BE UTILIZED.
DANGER
08/01/2022 10:14


LISTED
WATER HEATER
608H
AMERICAN WATER HEATER COMPANY
1100 EAST FAIRVIEW AVENUE
JOHNSON CITY , TN 37601
TEST PRESSURE 300 P.S.I.
WORKING PRESSURE 150 P.S.I.
MODEL NUMBER
E62-30L-045D
SERIAL NUMBER
1038T404133
PRODUCT NUMBER
0820906
CAPACITY 28.00
6603728
LIMITED WARRANTY
INNER TANK 6
PARTS 6
90.1-1999
479013
IMPORTANT
08/01/2022 10:15

Case Overview

Property/Incident Information

Owner	Address	Site Address
HANLEX PROPERTIES LLC	1000 COLOUR PL APOPKA, FL 32703	4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 7380 **Date Next Inspection** 9/21/2022

Notes

Repeat violation
1. Banner in front of the property. Banners are prohibited, remove banner. Completed as of 9/2/22
2. Portable container on premise. Can remain on premise temporarily with open building permit. Completed
3. Damaged chain-link fence. Obtain plans for permit and inspections. Repaired completed
4. Trash and debris around all perimeters of property. Remove trash and debris. in complete
6. Bare spots on back end (east side) of the property. Plant new sod on swale area. in complete
Contact the Building Dept at 954-966-4600, ext. 182.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/9/2022		Notice of Violation	Regular Mail 8/10/22
8/29/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 9/7/22 Certified Mail 8/30/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/21/2022

Case Overview

SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 9/21/2022
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	Not in Compliance - Reinspection Date: 9/21/2022
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	Not in Compliance - Reinspection Date: 9/21/2022



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and
$

Sent To HANLEX PROPERTIES LLC
Street and Apt. No., N.O.H #7380
City, State, ZIP+4® 4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

PS Form 3800, Apr

USPS HILLCREST POSTAL STORE
AUG 30 2022
33021
Postmark Here

7020 0640 0000 5922 2700



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

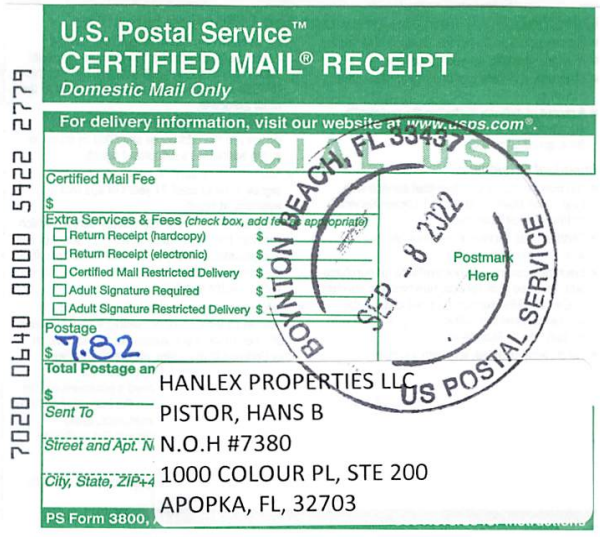
Total Postage and
$

Sent To HANLEX PROPERTIES LLC
Street and Apt. No., PISTOR, HANS B
City, State, ZIP+4® N.O.H #7380
1000 COLOUR PL,
APOPKA, FL, 32703

PS Form 3800, Apr

USPS HILLCREST POSTAL STORE
AUG 30 2022
33021
Postmark Here

7020 0640 0000 5922 2717



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

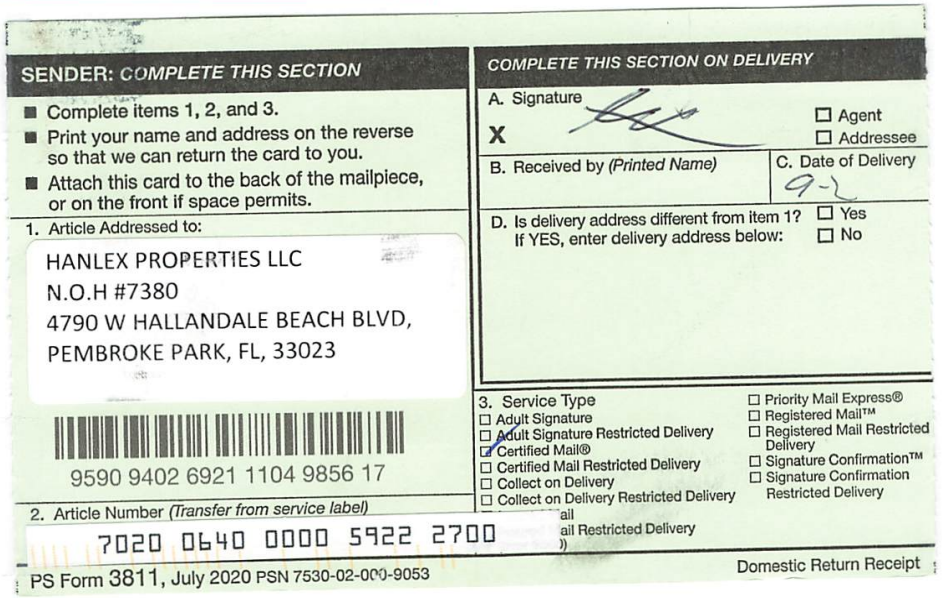
Total Postage an
$

Sent To HANLEX PROPERTIES LLC
Street and Apt. N PISTOR, HANS B
City, State, ZIP+4 N.O.H #7380
1000 COLOUR PL, STE 200
APOPKA, FL, 32703

PS Form 3800,

BOYNTON BEACH, FL 33437
SEP - 8 2022
US POSTAL SERVICE
Postmark Here

7020 0640 0000 5922 2779



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:

HANLEX PROPERTIES LLC
N.O.H #7380
4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 9856 17

2. Article Number (Transfer from service label)
7020 0640 0000 5922 2700

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
9-2

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ail
- ☐ ail 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 7380

Hasler FIRST-CLASS MAIL
08/10/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

Sent To:

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

Case #:

7380

TOWN OF PEMBROKE PARK

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

NOV 7380

Hasler FIRST-CLASS MAIL
08/10/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

Pistor, Hans B
1000 Color Place Ste 200
Apopka, FL 32703

TOWN OF PEMBROKE PARK

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

NOV 7380

Hasler FIRST-CLASS MAIL
08/10/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

Hanlex Properties LLC
4790 W. Hallandale Beach Blvd
Pembroke Park, FL 33023

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
HANLEX PROPERTIES, LLC

Filing Information

Document Number	L13000052197
FEI/EIN Number	46-2494319
Date Filed	04/09/2013
State	FL
Status	ACTIVE

Principal Address

1000 COLOR PLACE
STE 200
APOPKA, FL 32703

Changed: 04/18/2022

Mailing Address

1000 COLOR PLACE
STE 200
APOPKA, FL 32703

Changed: 04/18/2022

Registered Agent Name & Address

PISTOR, HANS B
1000 COLOR PLACE
STE 200
APOPKA, FL 32703

Address Changed: 04/18/2022

Authorized Person(s) Detail

Name & Address

Title MANAGER

Pistor, Hans
1000 COLOR PLACE
STE 200
APOPKA, FL 32703



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4790 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	HANLEX PROPERTIES LLC
Mailing Address	1000 COLOUR PL APOPKA FL 32703-7753

ID #	5142 30 09 0493
Millage	0613
Use	11-01

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$769,700	$1,356,550	$2,126,250	$2,126,250	
2021	$769,700	$1,220,300	$1,990,000	$1,990,000	$42,794.16
2020	$769,700	$1,637,190	$2,406,890	$2,406,890	$51,945.02

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,126,250	$2,126,250	$2,126,250	$2,126,250
Portability	0	0	0	0
Assessed/SOH	$2,126,250	$2,126,250	$2,126,250	$2,126,250
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	$2,126,250	$2,126,250	$2,126,250	$2,126,250

Sales History

Date	Type	Price	Book/Page or CIN
2/8/2014	AF*-T		112099165
1/27/2014	WD*-E	$500,000	112072788

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.25	68,418	SF
Adj. Bldg. S.F. (Card, Sketch)		9785
Eff./Act. Year Built: 2015/2014		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HANLEX PROPERTIES LLC CASE NO. 7380

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HANLEX PROPERTIES LLC AT 09:39 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

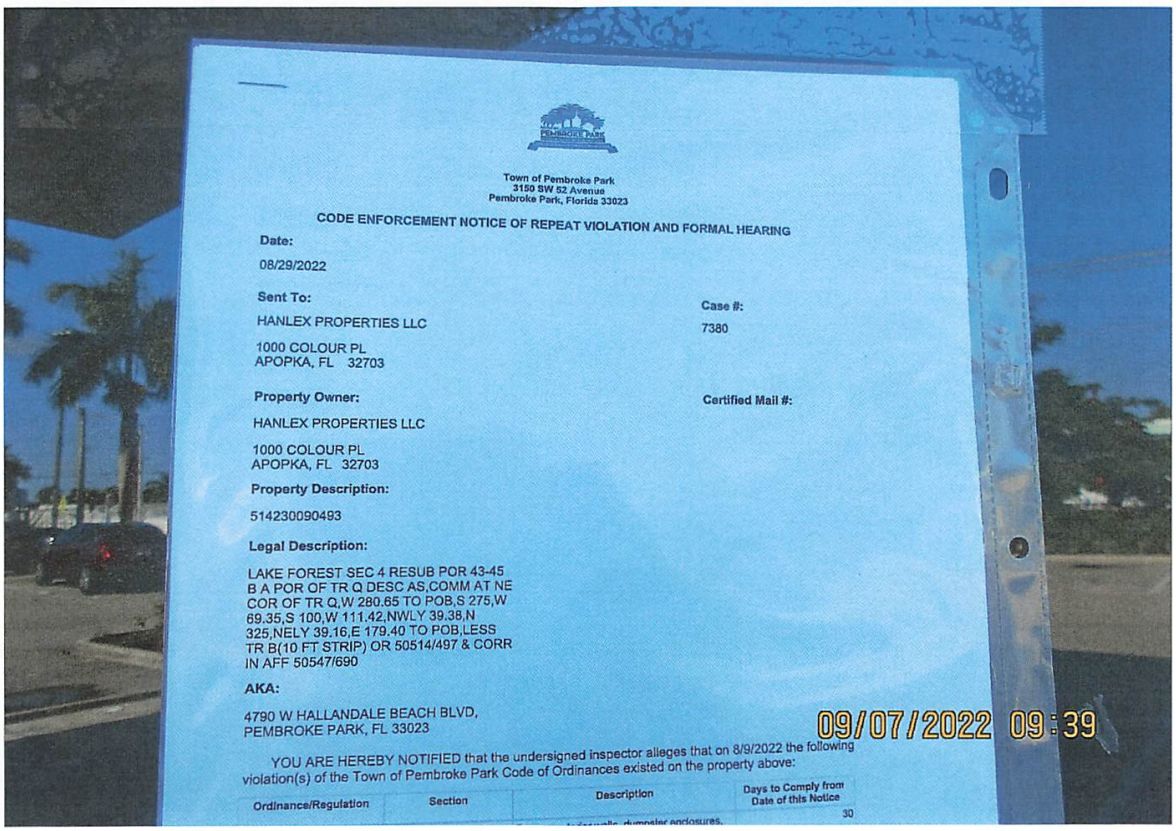
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

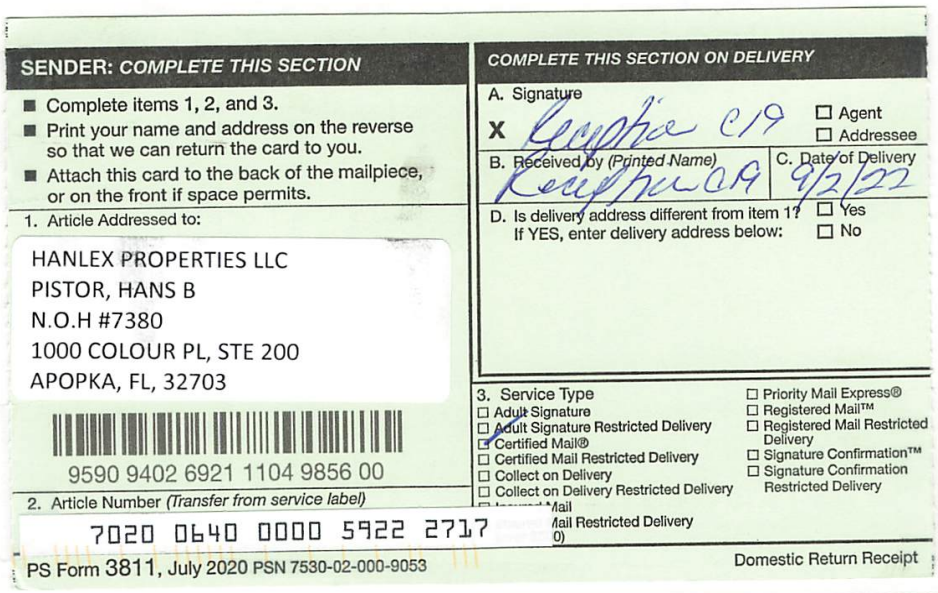
Signature

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

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


Save
Save
Every
Time.
Money.
Day!
4790
DOLLAR GENERAL
Now SAVE Even M
09/07/2022 09:39


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
08/29/2022
Sent To:
HANLEX PROPERTIES LLC
1000 COLOUR PL
APOPKA, FL 32703
Case #:
7380
Property Owner:
HANLEX PROPERTIES LLC
1000 COLOUR PL
APOPKA, FL 32703
Certified Mail #:
Property Description:
514230090493
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B A POR OF TR Q DESC AS,COMM AT NE
COR OF TR Q,W 280.65 TO POB,S 275,W
69.35,S 100,W 111.42,NWLY 39.38,N
325,NELY 39.16,E 179.40 TO POB,LESS
TR B(10 FT STRIP) OR 50514/497 & CORR
IN AFF 50547/690
AKA:
4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
09/07/2022 09:39
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/9/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
30



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:

HANLEX PROPERTIES LLC
PISTOR, HANS B
N.O.H #7380
1000 COLOUR PL, STE 200
APOPKA, FL, 32703

9590 9402 6921 1104 9856 00

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

7020 0640 0000 5922 2717

COMPLETE THIS SECTION ON DELIVERY

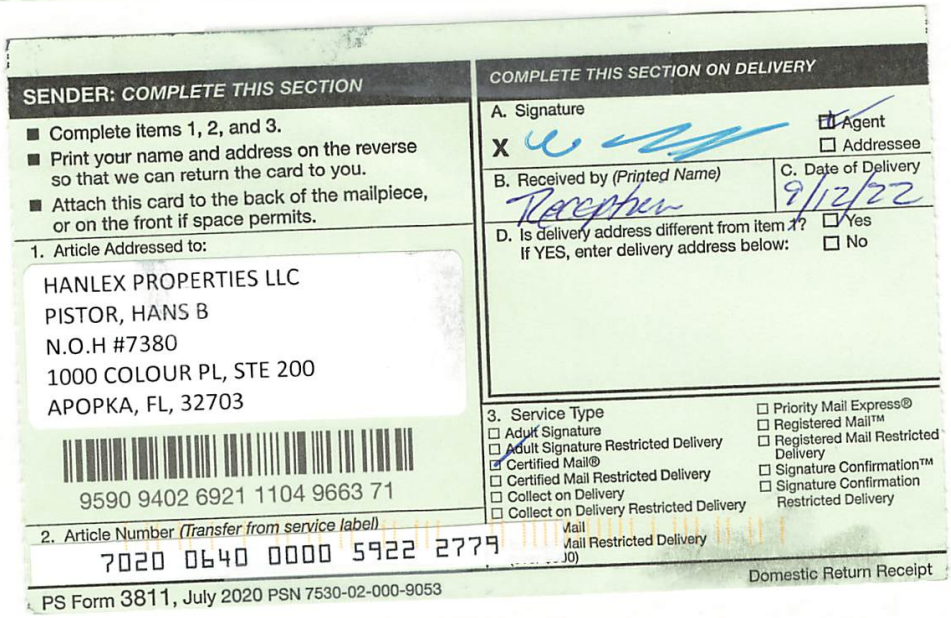
A. Signature
X [signature] C/9 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] C. Date of Delivery 9/12/22

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

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

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



SENDER: COMPLETE THIS SECTION

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HANLEX PROPERTIES LLC
PISTOR, HANS B
N.O.H #7380
1000 COLOUR PL, STE 200
APOPKA, FL, 32703

9590 9402 6921 1104 9663 71

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

7020 0640 0000 5922 2779

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] C. Date of Delivery 9/12/22

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

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

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

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

08/29/2022

Sent To:

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

Case #:

7380

Property Owner:

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

Certified Mail #:

Property Description:

514230090493

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B A POR OF TR Q DESC AS,COMM AT NE
COR OF TR Q,W 280.65 TO POB,S 275,W
69.35,S 100,W 111.42,NWLY 39.38,N
325,NELY 39.16,E 179.40 TO POB,LESS
TR B(10 FT STRIP) OR 50514/497 & CORR
IN AFF 50547/690

AKA:

4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/9/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	30
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	30

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

Repeat violation
1. Banner in front of the property. Banners are prohibited, remove banner.
2. Portable container on premise. Can remain on premise temporarily with open building permit.
3. Damaged chain-link fence. Obtain plans for permit and inspections.
4. Trash and debris around all perimeters of property. Remove trash and debris.
6. Bare spots on back end (east side) of the property. Plant new sod on swale area.
Contact the Building Dept at 954-966-4600, ext. 182.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

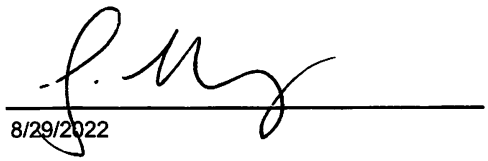
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



8/29/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
HANLEX PROPERTIES LLC 1000 COLOUR PL APOPKA, FL 32703	7380	08/09/2022

Property Owner:	Property Description:	Certified Mail #:
HANLEX PROPERTIES LLC 1000 COLOUR PL APOPKA, FL 32703	514230090493	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690	4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/9/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30

SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	30
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	30
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	30

Notes/Means of Correction:

1. Banner in front of the property. Banners are prohibited, remove banner.
2. Portable container on premise. Can remain on premise temporarily.
3. Damaged chain-link fence. Obtain plans for permit and inspections.
4. Trash and debris around on back end of the property. Remove trash and debris.
6. Bare spots on back end (east side) of the property. Plant new sod on swale area.

Contact the Building Dept at 954-966-4600, ext. 182.

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

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

Joseline Ramirez
Chief Code Enforcement Officer


DOLLAR GENERAL
DOLLAR GENERAL
WE'VE REMODELED TO BETTER SERVE YOU.
08/02/2022 16:07


08/02/2022 16:08


CBFU 545569 3
4561
08/02/2022 16:08


08/02/2022 16:08


DOLLAR GENERAL
WE'VE REMODELED
TO BETTER SERVE YOU.
08/02/2022 16:13


STOP
08/05/2022 10:42


PFP
08/05/2022 10:42


08/05/2022 10:42


08/05/2022 10:43


08/08/2022 15:47


D89102-KDF
HERSHEY DOLLAR GENERAL
4-WAY RACK
SKU: 3-190-3801
D89102-KDF
HERSHEY
DOLLAR GENERAL
4-WAY RACK
SKU: 3-190-3801
HANDLE WITH CARE
08/08/2022 15:47


D89102-KDF
HERSHEY DOLLAR GENERAL
4-WAY RACK
SKU: 3-190-3801
D89102-KDF
HERSHEY
DOLLAR GENERAL
4-WAY RACK
SKU: 3-190-3801
HANDLE WITH CARE
WM
305 471 4444
954 974 7500
08/08/2022 15:47


08/08/2022 15:47


D89102-KDF
HERSHEY DOLLAR GENERAL
4-WAY RACK
SKU: 3-190-3801
D89102-KDF
HERSHEY
DOLLAR GENERAL
4-WAY RACK
SKU: 3-190-3801
HANDLE WITH CARE
08/08/2022 15:47


D89102-KDF
HERSHEY DOLLAR GENERAL
4-WAY RACK
SKU: 3-190-3801
D89102-KDF
HERSHEY
DOLLAR GENERAL
4-WAY RACK
SKU: 3-190-3801
HANDLE WITH CARE
WM
305 471 4444
954 974 7500
08/08/2022 15:47


Save
Save
Every
Time.
Money.
Day!
4790
DOLLAR GENERAL
DOLLAR GENE
CAUTION STAND CLEAR
Now SAVE Even M
09/07/2022 09:39


DOLLAR GENERAL
Now SAVE Even M
Energizer
09/07/2022 09:39


DOLLAR GENE
SAVE Even More
09/07/2022 09:39


09/07/2022 09:39


09/07/2022 09:39


09/07/2022 09:39


09/07/2022 09:40


09/07/2022 09:40


09/07/2022 09:40


09/07/2022 09:34


09/07/2022 09:35


09/07/2022 09:35


09/07/2022 09:35


09/07/2022 09:35


09/07/2022 09:35


CODE ENFORCEMENT
09/07/2022 09:35


09/07/2022 09:35


09/07/2022 09:35


AHEAD
09/07/2022 09:36


09/07/2022 09:36


09/07/2022 09:36


09/07/2022 09:36


09/07/2022 09:37


09/07/2022 09:37


09/07/2022 09:37

Case Overview

Property/Incident Information

Owner	Address	Site Address
SENECA SECURITY HOLDINGS L L C	4225 PONCE DE LEON BLVD CORAL GABLES, FL 33146	3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 7396 **Date Next Inspection** 9/21/2022

Notes 1. Two banners on south and east of the building. Banners are prohibited, remove banners.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/10/2022		Notice of Violation	Regular Mail 8/11/22
8/29/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 9/7/22 Certified Mail 8/30/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 9/21/2022



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
$ 8.06

Total Postage and
$

Sent To
SENECA SECURITY HOLDINGS LLC

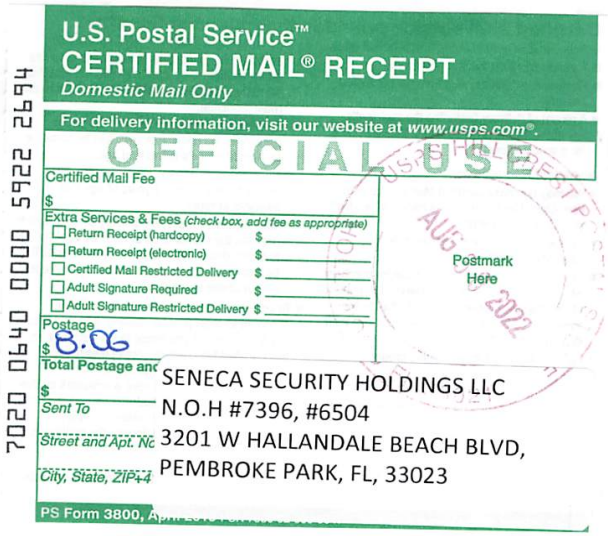
Street and Apt. No.,
N.O.H #7396, #6504
4225 PONCE DE LEON BLVD,

City, State, ZIP+4
CORAL GABLES, FL, 33146

PS Form 3800, Ap

Postmark Here
AUG 30 2022
HOLLYWOOD FL 33021

7020 0640 0000 5922 2687



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.06

Total Postage and
$

Sent To
SENECA SECURITY HOLDINGS LLC

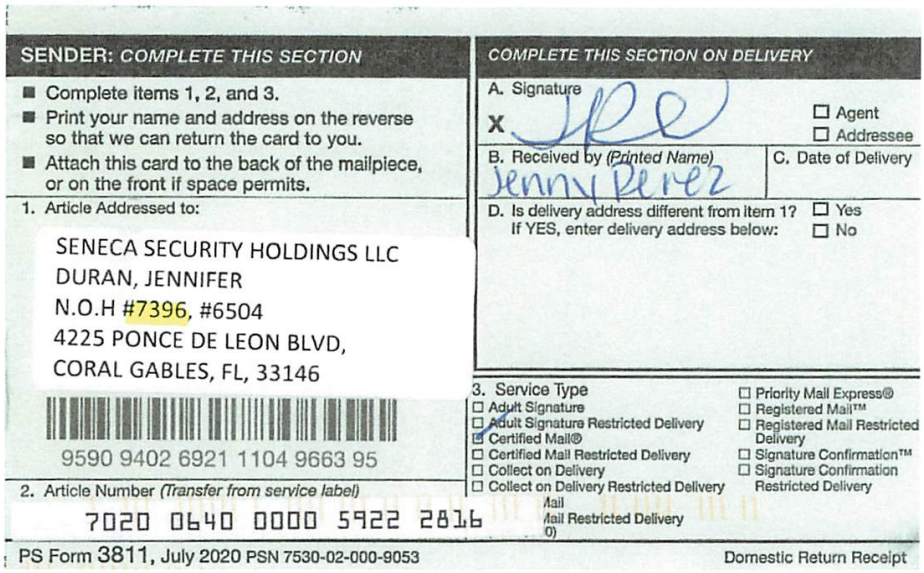
Street and Apt. No
N.O.H #7396, #6504
3201 W HALLANDALE BEACH BLVD,

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

PS Form 3800, A

Postmark Here
AUG 30 2022

7020 0640 0000 5922 2694



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

SENECA SECURITY HOLDINGS LLC
DURAN, JENNIFER
N.O.H #7396, #6504
4225 PONCE DE LEON BLVD,
CORAL GABLES, FL, 33146

9590 9402 6921 1104 9663 95

2. Article Number *(Transfer from service label)*
7020 0640 0000 5922 2816

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

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

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV 7396

Hasler FIRST-CLASS MAIL
08/11/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

Seneca Security Holdings LLC
4225 Ponce De Leon Blvd
Coral Gables, FL 33164

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV 7396

Hasler FIRST-CLASS MAIL
08/11/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

Sent To: Case #

SENECA SECURITY HOLDINGS L L C
4225 PONCE DE LEON BLVD
CORAL GABLES, FL 33146

7396

TOWN OF PEMBROKE PARK

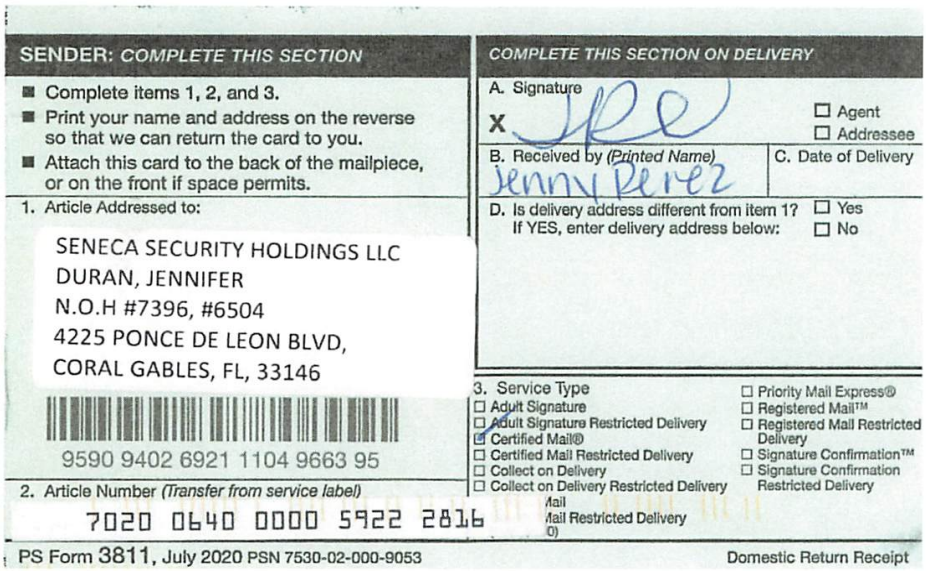
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

KOV 7396

Hasler FIRST CLASS MAIL
08/11/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

Seneca Security Holdings LLC
3201 W. Hallandale Beach Blvd
Pembroke Park, FL 33023



SENDER: *COMPLETE THIS SECTION*

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DURAN, JENNIFER
N.O.H #7396, #6504
4225 PONCE DE LEON BLVD,
CORAL GABLES, FL, 33146

9590 9402 6921 1104 9663 95

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A. Signature
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☐ Addressee

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C. Date of Delivery

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If YES, enter delivery address below: ☐ No

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

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3201 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	SENECA SECURITY HOLDINGS L L C
Mailing Address	4225 PONCE DE LEON BLVD CORAL GABLES FL 33146

ID #	5142 20 17 0020
Millage	0613
Use	17-01

Abbr Legal Description	SENECA PLAT 165-9 B PARCEL B LESS PORS DESC IN OR 29242/1921,OR 30123/1031 & OR 30123/1035

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$629,570	$1,126,260	$1,755,830	$1,755,830	
2021	$629,570	$978,300	$1,607,870	$1,607,870	$34,576.61
2020	$629,570	$888,240	$1,517,810	$1,517,810	$32,757.06

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,755,830	$1,755,830	$1,755,830	$1,755,830
Portability	0	0	0	0
Assessed/SOH	$1,755,830	$1,755,830	$1,755,830	$1,755,830
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,755,830	$1,755,830	$1,755,830	$1,755,830

Sales History

Date	Type	Price	Book/Page or CIN
10/12/2004	DRR		38634 / 584
9/24/1999	WD	$167,900	29912 / 605
11/1/1993	WD*	$2,500,000	21510 / 216

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.25	55,962	SF
Adj. Bldg. S.F. (Card, Sketch)		9897
Eff./Act. Year Built: 2001/2001		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
SENECA SECURITY HOLDINGS, L.L.C.

Filing Information

Document Number	L99000001643
FEI/EIN Number	65-0909290
Date Filed	03/23/1999
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	01/23/2014
Event Effective Date	NONE

Principal Address

4225 Ponce de leon blvd
Coral Gables, FL 33146

Changed: 02/14/2019

Mailing Address

PO BOX 330967
MIAMI, FL 33233

Changed: 04/26/2016

Registered Agent Name & Address

Duran, Jennifer
4225 Ponce de leon blvd
Coral Gables, FL 33146

Name Changed: 03/16/2017

Address Changed: 02/14/2019

Authorized Person(s) Detail

Name & Address

Title MGR

BOSCHETTI, JOSE R

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
SENECA SECURITY HOLDINGS LLC	CASE NO. 7396
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SENECA SECURITY HOLDINGS LLC AT 12:02 P.M. ON THE 7 DAY OF SEPTEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

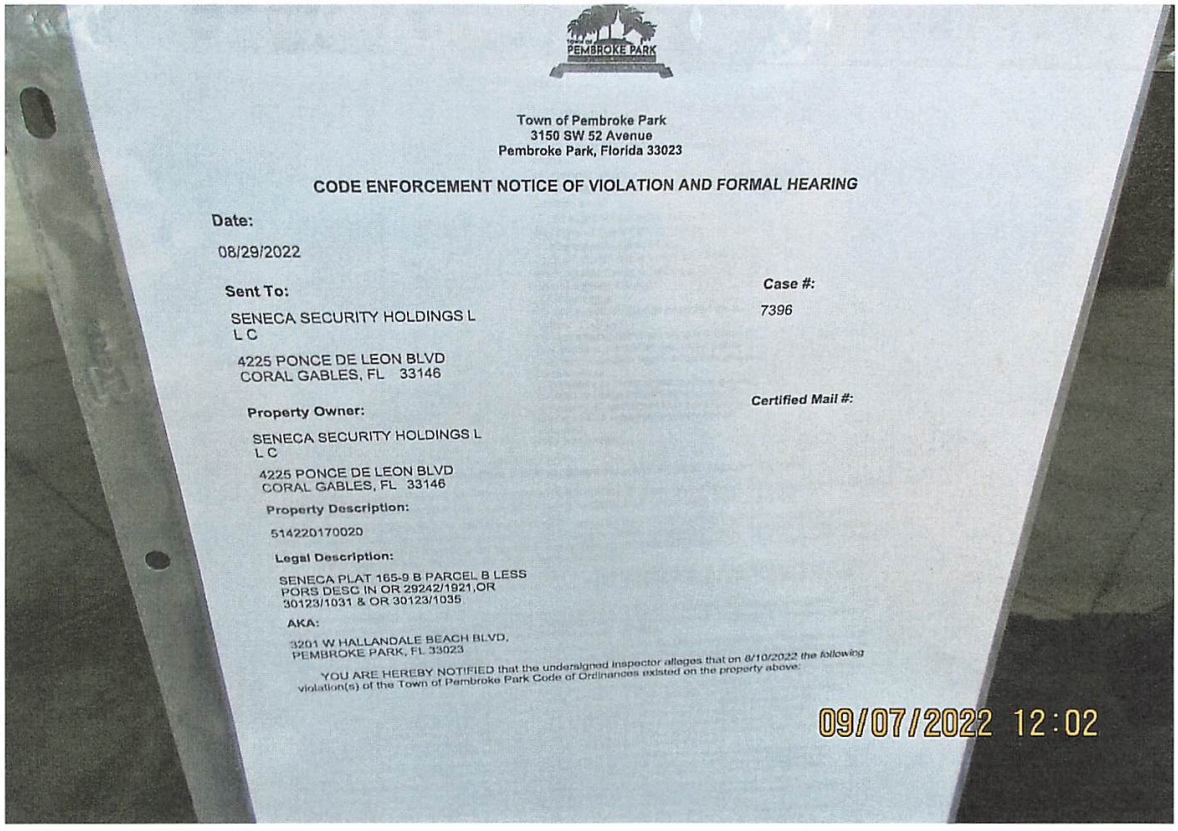
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND *FORMAL HEARING*

Date:

08/29/2022

Sent To:

SENECA SECURITY HOLDINGS L L C

4225 PONCE DE LEON BLVD
CORAL GABLES, FL 33146

Case #:

7396

Certified Mail #:

Property Owner:

SENECA SECURITY HOLDINGS L L C

4225 PONCE DE LEON BLVD
CORAL GABLES, FL 33146

Property Description:

514220170020

Legal Description:

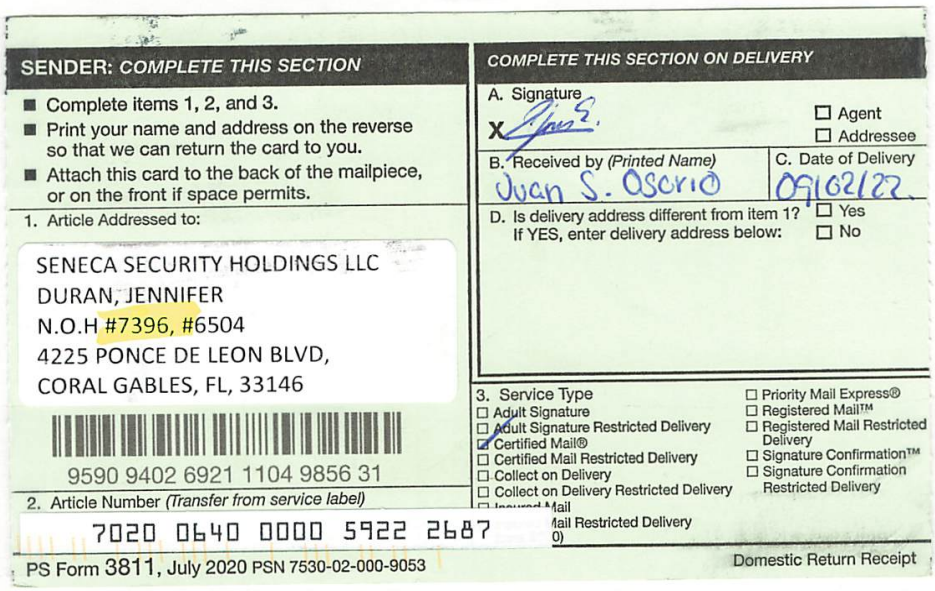
SENECA PLAT 165-9 B PARCEL B LESS PORS DESC IN OR 29242/1921,OR 30123/1031 & OR 30123/1035

AKA:

3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/10/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

09/07/2022 12:02



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

SENECA SECURITY HOLDINGS LLC
DURAN, JENNIFER
N.O.H #7396, #6504
4225 PONCE DE LEON BLVD,
CORAL GABLES, FL, 33146

9590 9402 6921 1104 9856 31

2. Article Number *(Transfer from service label)*
7020 0640 0000 5922 2687

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Juan S.
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Juan S. Osorio
C. Date of Delivery 09/02/22

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

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

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



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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.06
Total Postage a
$
Sent To
Street and Apt. N
City, State, ZIP+

BOYNTON BEACH, FL 33437
Postmark Here
SEP - 8 2022
USPOSTAL SERVICE

SENECA SECURITY HOLDINGS LLC
DURAN, JENNIFER
N.O.H #7396, #6504
4225 PONCE DE LEON BLVD,
CORAL GABLES, FL, 33146

PS Form 3800,

7020 0640 0000 5922 2816

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/29/2022

Sent To:

SENECA SECURITY HOLDINGS L
L C

4225 PONCE DE LEON BLVD
CORAL GABLES, FL 33146

Case #:

7396

Property Owner:

SENECA SECURITY HOLDINGS L
L C

4225 PONCE DE LEON BLVD
CORAL GABLES, FL 33146

Certified Mail #:

Property Description:

514220170020

Legal Description:

SENECA PLAT 165-9 B PARCEL B LESS
PORS DESC IN OR 29242/1921,OR
30123/1031 & OR 30123/1035

AKA:

3201 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/10/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	5

1. Two banners on south and east of the building. Banners are prohibited, remove banners.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

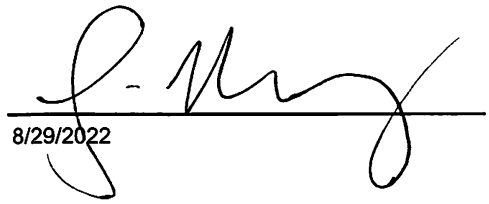
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



8/29/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
SENECA SECURITY HOLDINGS L L C 4225 PONCE DE LEON BLVD CORAL GABLES, FL 33146	7396	08/10/2022

Property Owner:	Property Description:	Certified Mail #:
SENECA SECURITY HOLDINGS L L C 4225 PONCE DE LEON BLVD CORAL GABLES, FL 33146	514220170020	

Legal Description:	AKA:
SENECA PLAT 165-9 B PARCEL B LESS PORS DESC IN OR 29242/1921,OR 30123/1031 & OR 30123/1035	3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/10/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	5

Notes/Means of Correction:

1. Two banners on south and east of the building. Banners are prohibited, remove banners.

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

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

Joseline Ramirez
Chief Code Enforcement Officer


Cano Health
COMING SOON
CanoHealth.com
08/08/2022 15:21


Cano Health
CanoHealth.com
08/08/2022 15:20


Cano Health
COMING SOON
CanoHealth.com
08/08/2022 15:20


09/07/2022 12:05


P TAIN
09/07/2022 12:03


09/07/2022 12:03


09/07/2022 12:03


BIG AL'S
09/07/2022 12:03


COMING SOON
09/07/2022 12:03


09/07/2022 12:03


09/07/2022 12:05

Case Overview

Property/Incident Information

Owner	Address	Site Address
JUUCY HOLDINGS LLC	470 ANSIN BLVD SUITE AA HALLANDALE BEACH, FL 33009	3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 7359 **Date Next Inspection** 9/21/2022

Notes

1. Dirt build up on common areas. Pressure wash common areas to remove dirt build up.
2. Parking lot has faded stripes, cracks and broken parking stumps. Pave and re-stripe, obtain plans for permit and inspections.
3. Plumbing repair on back end of the property. Obtain plans for permit and inspections.
4. Overgrown hedges and weeds. Trim all overgrown hedges and weeds.
5. Dead palm tree in front of property. Remove dead palm and replace with new one.
6. Trash and debris on property. Remove trash and debris.

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

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/3/2022		Notice of Violation	Certified Mail
8/3/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/18/2022	8/17/2022	Final Order	Certified Mail
9/8/2022	9/21/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property 9/9/22 Certified Mail 9/8/2022

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: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	Not in Compliance - Reinspection Date: 9/21/2022

Case Overview

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: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/21/2022
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	Not in Compliance - Reinspection Date: 9/21/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$850.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$850.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
JUUCY HOLDINGS LLC	CASE NO. 7359
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND FINE

ADDRESS: 3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JUUCY HOLDINGS LLC AT 2:34 P.M. ON THE 9 DAY OF SEPTEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

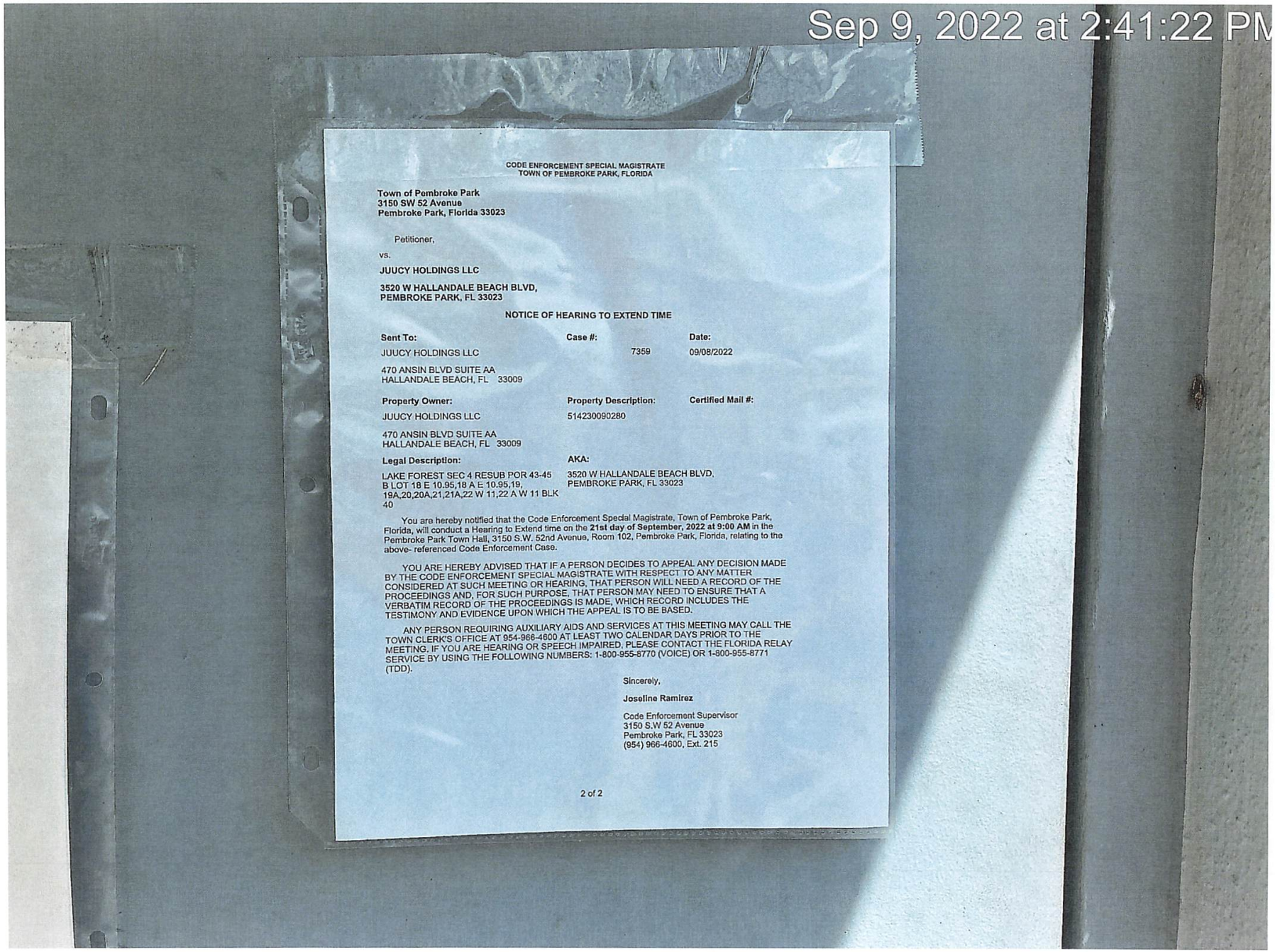
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

Sep 9, 2022 at 2:41:31 PM



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

JUUCY HOLDINGS LLC

3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
JUUCY HOLDINGS LLC 470 ANSIN BLVD SUITE AA HALLANDALE BEACH, FL 33009	7359	09/08/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
JUUCY HOLDINGS LLC 470 ANSIN BLVD SUITE AA HALLANDALE BEACH, FL 33009	514230090280	

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18 E 10.95,18 A E 10.95,19, 19A,20,20A,21,21A,22 W 11,22 A W 11 BLK 40	3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

2 of 2



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and Fees
$

Sent To JUUCY HOLDINGS LLC

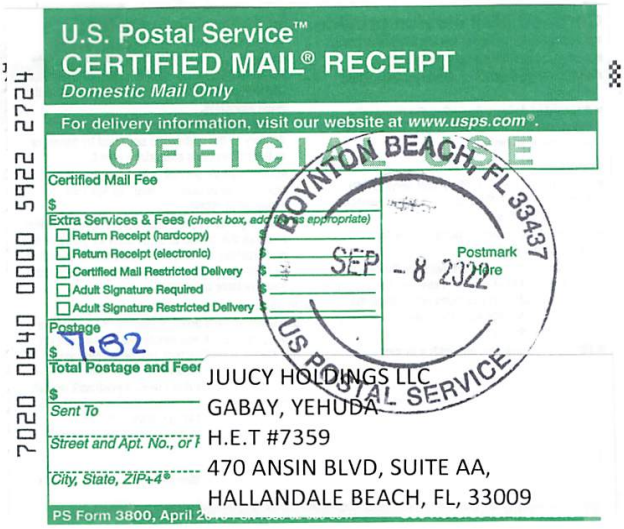
Street and Apt. No., or PO Box No. H.E.T #7359 3520 W HALLANDALE BEACH BLVD,

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

PS Form 3800, Ap

7020 0640 0000 5922 2731

HALLANDALE BEACH FL 33437 - 8 2022 Postmark Here US POSTAL SERVICE



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and Fees
$

Sent To JUUCY HOLDINGS LLC

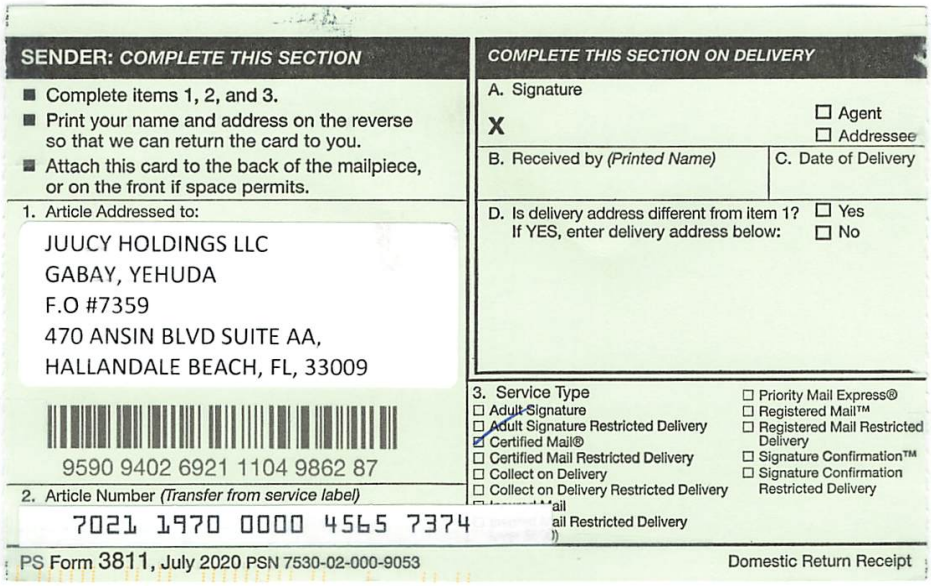
Street and Apt. No., or PO Box No. GABAY, YEHUDA H.E.T #7359 470 ANSIN BLVD, SUITE AA,

City, State, ZIP+4® HALLANDALE BEACH, FL, 33009

PS Form 3800, April

7020 0640 0000 5922 2724

BOYNTON BEACH FL 33437 SEP - 8 2022 Postmark Here US POSTAL SERVICE



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:

JUUCY HOLDINGS LLC
GABAY, YEHUDA
F.O #7359
470 ANSIN BLVD SUITE AA,
HALLANDALE BEACH, FL, 33009

9590 9402 6921 1104 9862 87

2. Article Number (Transfer from service label)

7021 1970 0000 4565 7374

COMPLETE THIS SECTION ON DELIVERY

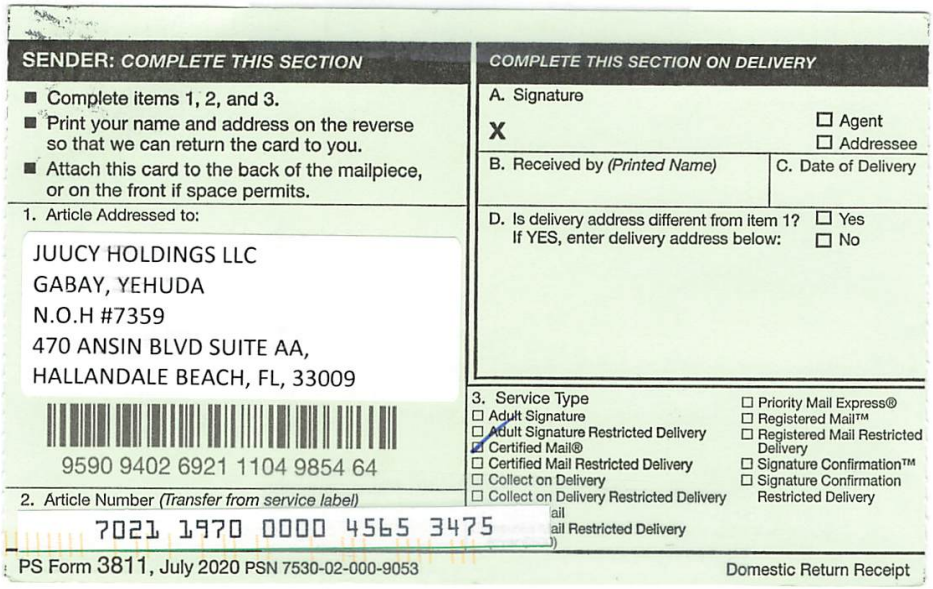
A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

JUUCY HOLDINGS LLC
GABAY, YEHUDA
N.O.H #7359
470 ANSIN BLVD SUITE AA,
HALLANDALE BEACH, FL, 33009

9590 9402 6921 1104 9854 64

2. Article Number (Transfer from service label)

7021 1970 0000 4565 3475

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

JUUCY HOLDINGS LLC

3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
JUUCY HOLDINGS LLC	7359	09/08/2022
470 ANSIN BLVD SUITE AA HALLANDALE BEACH, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
JUUCY HOLDINGS LLC	514230090280	
470 ANSIN BLVD SUITE AA HALLANDALE BEACH, FL 33009		

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18 E 10.95,18 A E 10.95,19, 19A,20,20A,21,21A,22 W 11,22 A W 11 BLK 40	3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: September 6 2022 Phone: 646-789-1677, 347-306-0003

Email: juda@juucy.com, anthony@juucy.com, levya@juucy.com

Property Address: 3520 W Hallandale Beach Blvd., Pembroke Park 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Elad Barda (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7359 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the September 21, 2022 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on September 16, 2022 imposing the fine of $ 250.00 per day for violation(s)of the Town's Code of Ordinances:

SECTION(S) 5-103(a)(e)(h)(i)(k)(m); 5-105; 5-17 and 27-33

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Elad Barda
Petitioner's Name (Print)

Petitioner's Signature

Elena Maricela Agreda
Comm.:HH 003262
Expires: May 25, 2024
Notary Public - State of Florida

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Elena Agreda personally known, Elad Barda and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 6 day of Sept, 2022.

Notary
My Commission expires 5/25/24



Detail by Entity Name

Florida Limited Liability Company
JUUCY HOLDINGS L.L.C.

Filing Information

Document Number	L21000406857
FEI/EIN Number	NONE
Date Filed	09/14/2021
State	FL
Status	ACTIVE

Principal Address

470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Mailing Address

470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

GABAY, YEHUDA
470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Authorized Person(s) Detail

Name & Address

Title AMBR

GABAY, YEHUDA
470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Title AMBR

WARDAK, MASOUD
470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Annual Reports

No Annual Reports Filed



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3520 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	JUUCY HOLDINGS LLC
Mailing Address	470 ANSIN BLVD SUITE AA HALLANDALE BEACH FL 33009

ID #	5142 30 09 0280
Millage	0613
Use	41-01

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18 E 10.95,18 A E 10.95,19, 19A,20,20A,21,21A,22 W 11,22 A W 11 BLK 40

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$339,560	$1,069,120	$1,408,680	$1,408,680	
2021	$339,560	$366,050	$705,610	$705,610	$15,173.87
2020	$339,560	$366,050	$705,610	$705,610	$15,228.34

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,408,680	$1,408,680	$1,408,680	$1,408,680
Portability	0	0	0	0
Assessed/SOH	$1,408,680	$1,408,680	$1,408,680	$1,408,680
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,408,680	$1,408,680	$1,408,680	$1,408,680

Sales History

Date	Type	Price	Book/Page or CIN
11/10/2021	SWD-Q	$1,565,000	117733104
11/9/2021	WD-T	$100	117733100
11/9/2021	DRR-T	$100	117733099
3/1/1991	QCD	$100	18346 / 540
9/1/1985	WD	$130,000	

Land Calculations

Price	Factor	Type
$11.00	30,869	SF
Adj. Bldg. S.F. (Card, Sketch)		8480
Eff./Act. Year Built: 1990/1989		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

JUUCY HOLDINGS LLC
Respondent(s)

Case No.: 7359

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 17, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO ✓

SUBJECT REAL PROPERTY: 3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: JUUCY HOLDINGS LLC

FOLIO NO.: 5142 30 09 0280

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18 E 10.95,18 A E 10.95,19, 19A,20,20A,21,21A,22 W 11,22 A W 11 BLK 40

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)(h)(i)(k)(m); 5-105; 5-17 and 27-33. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(e)(h)(i)(k)(m); 5-105; 5-17 and 27-33 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of August 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 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 17th day of August 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

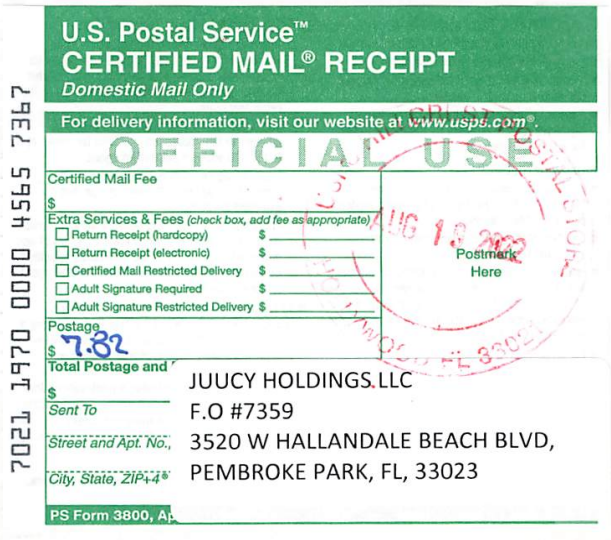
This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No ✓

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of August, 2022.

Nazly Cardona

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



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

Postage
$ 7.82

Total Postage and Fees
$

Sent To
JUUCY HOLDINGS LLC

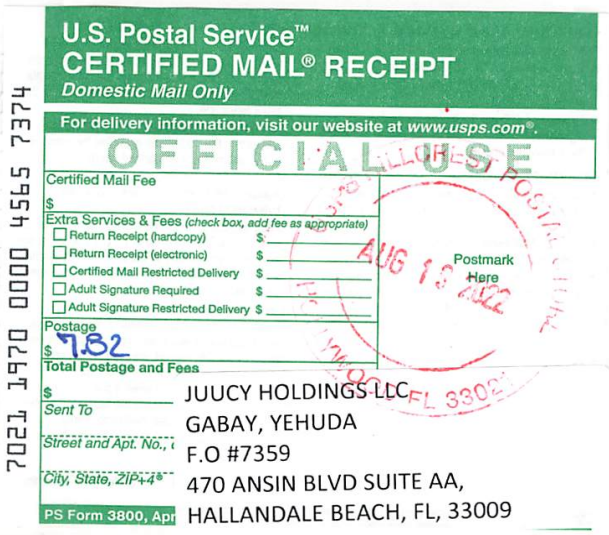
Street and Apt. No.,
F.O #7359
3520 W HALLANDALE BEACH BLVD,

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

PS Form 3800, Ap

Postmark Here
AUG 13 2022
FL 3302

7021 1970 0000 4565 7367



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Postage
$ 7.82

Total Postage and Fees
$

Sent To
JUUCY HOLDINGS LLC
GABAY, YEHUDA

Street and Apt. No.,
F.O #7359
470 ANSIN BLVD SUITE AA,

City, State, ZIP+4®
HALLANDALE BEACH, FL, 33009

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

Postage
$ 7.82

Total Postage and
$

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Street and Apt. No GABAY, YEHUDA

City, State, ZIP+4 N.O.H #7359
470 ANSIN BLVD SUITE AA,
HALLANDALE BEACH, FL, 33009

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- ☐ Certified Mail Restricted Delivery $
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Total Postage and
$

Sent To JUUCY HOLDINGS LLC

Street and Apt. No N.O.H #7359

City, State, ZIP+4 3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

PS Form 3800, A

Postmark Here
AUG – 3 2022
USPS

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
JUUCY HOLDINGS LLC	CASE NO. 7359
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JUUCY HOLDINGS LLC AT 08:40 A.M. ON THE 5 DAY OF AUGUST 2022.

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

TYPE OF SERVICE

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

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

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

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

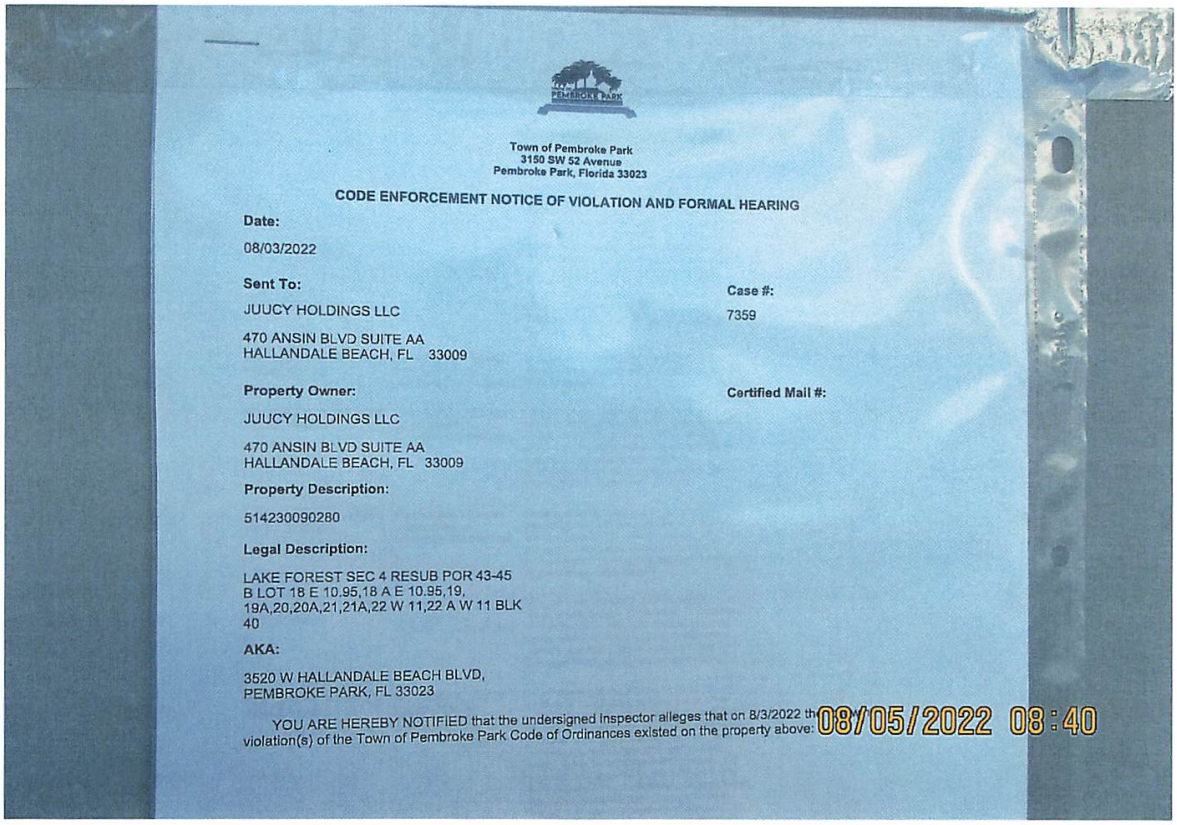
AFFIANT

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

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/03/2022

Sent To:

JUUCY HOLDINGS LLC

470 ANSIN BLVD SUITE AA
HALLANDALE BEACH, FL 33009

Case #:

7359

Property Owner:

JUUCY HOLDINGS LLC

470 ANSIN BLVD SUITE AA
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514230090280

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 18 E 10.95,18 A E 10.95,19,
19A,20,20A,21,21A,22 W 11,22 A W 11 BLK
40

AKA:

3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/3/2022 th
violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

08/05/2022 08:40



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/03/2022

Sent To:

JUUCY HOLDINGS LLC

470 ANSIN BLVD SUITE AA
HALLANDALE BEACH, FL 33009

Case #:

7359

Property Owner:

JUUCY HOLDINGS LLC

470 ANSIN BLVD SUITE AA
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514230090280

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 18 E 10.95,18 A E 10.95,19,
19A,20,20A,21,21A,22 W 11,22 A W 11 BLK
40

AKA:

3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/3/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	14
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	14
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	14
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	14
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	14
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	14
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	14

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	14
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	14

1. Dirt build up on common areas. Pressure wash common areas to remove dirt build up.
2. Parking lot has faded stripes, cracks and broken parking stumps. Pave and re-stripe, obtain plans for permit and inspections.
3. Plumbing repair on back end of the property. Obtain plans for permit and inspections.
4. Overgrown hedges and weeds. Trim all overgrown hedges and weeds.
5. Dead palm tree in front of property. Remove dead palm and replace with new one.
6. Trash and debris on property. Remove trash and debris.

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

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

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

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

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

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

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

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

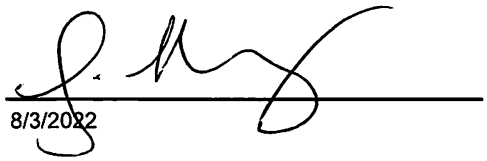
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



8/3/2022

Joseline Ramirez

From: Joseline Ramirez
Sent: Wednesday, August 10, 2022 6:59 PM
To: anthony@juucy.com
Subject: Case 7359
Attachments: 3520 W HBB 2.pdf; 3520 W HBB - A.pdf; 3520 W HBB (2).pdf

Good afternoon Levia,

I hope to find you well, per our telephone conversation, please see attached photos. Let me know if you have any questions.

caseoverview (inkforce.net)

Regards,

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


02/09/2022 17:32


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3520
08/01/2022 13:59


Item #2
08/01/2022 13:59


Item#1
Item #4
08/01/2022 13:58


Item #1&4
08/01/2022 13:58


08/01/2022 13:58


08/01/2022 13:58


Item
#1&4
08/01/2022 13:59


Item #5
08/01/2022 13:59


08/01/2022 13:59

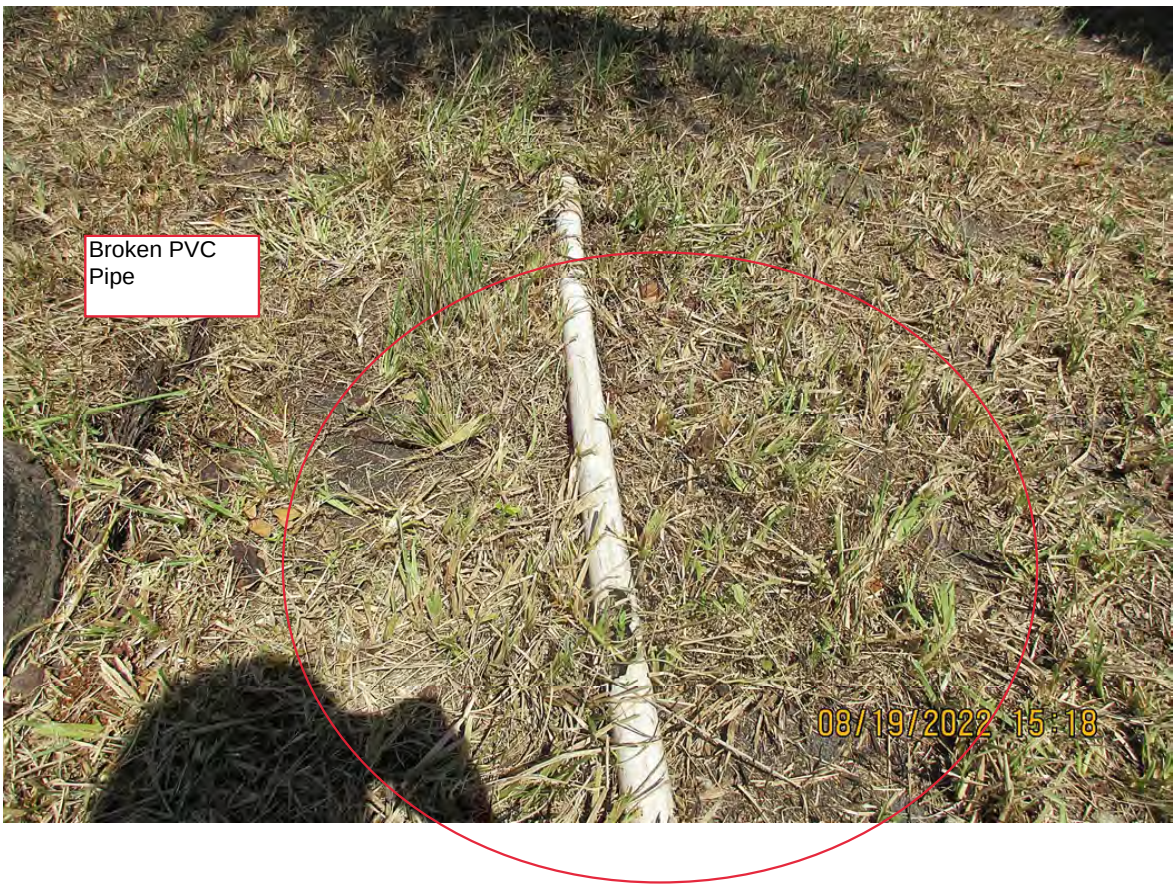

3520
08/19/2022 15:18


08/19/2022 15:17


08/19/2022 15:17


08/19/2022 15:17


08/19/2022 15:17


Broken PVC Pipe
08/19/2022 15:18


08/19/2022 15:18


08/19/2022 15:18


08/19/2022 15:18


08/19/2022 15:18

Case Overview

Property/Incident Information

Owner	Address	Site Address
967 SW 5 ST LLC	7545 E Treasure Drive, Apt. 10E North Bay Village, FL 33141	5100 SW 41 ST, PEMBROKE PARK, FL 33023 309

Legal Description

Case Status Closed **Case #** 4947

Notes Demo of kitchen done without permit. Condo unit is in need of several repairs (doors, bathroom, carpet and other maintenance issue. Owner must go to the Building Dept. and obtain/complete permits for current and future repairs.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/25/2020		Notice of Violation	Hand Regular Mail
6/22/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/22/2021	7/20/2021	Final Order	
6/27/2022		Affidavit of Compliance	Regular Mail
8/29/2022	9/21/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	6/27/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	6/27/2022

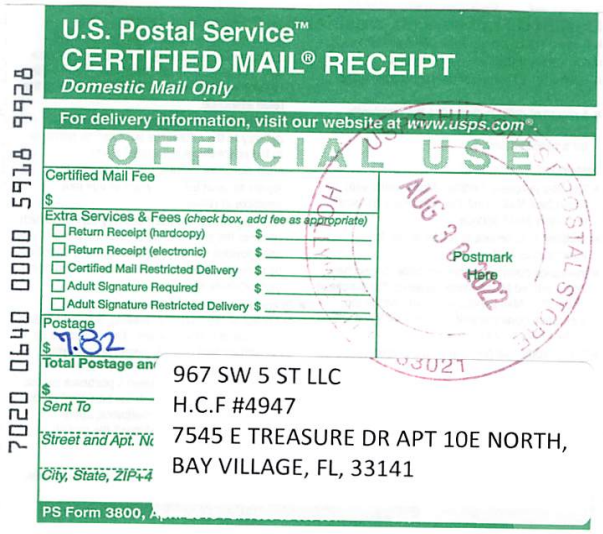
Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	6/27/2022	$12,600.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$12,700.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$12,700.00**



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

Postage
$ 7.82

Total Postage and
$

Sent To
967 SW 5 ST LLC
H.C.F #4947

Street and Apt. No
7545 E TREASURE DR APT 10E NORTH,

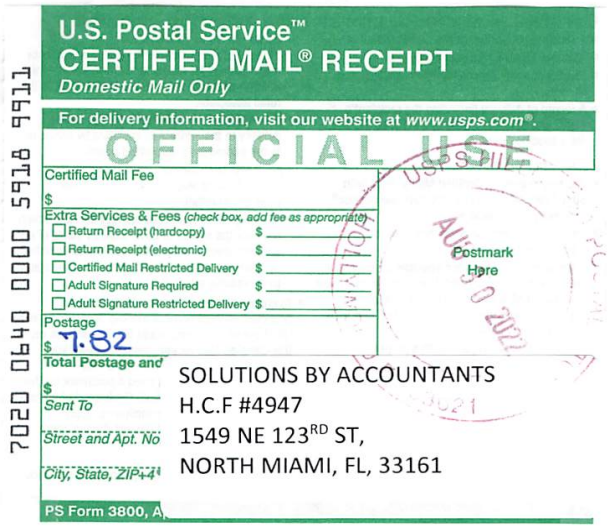
City, State, ZIP+4
BAY VILLAGE, FL, 33141

PS Form 3800, A

Postmark Here

AUG 30 2022

7020 0640 0000 5918 9928



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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To
SOLUTIONS BY ACCOUNTANTS
H.C.F #4947

Street and Apt. No
1549 NE 123RD ST,

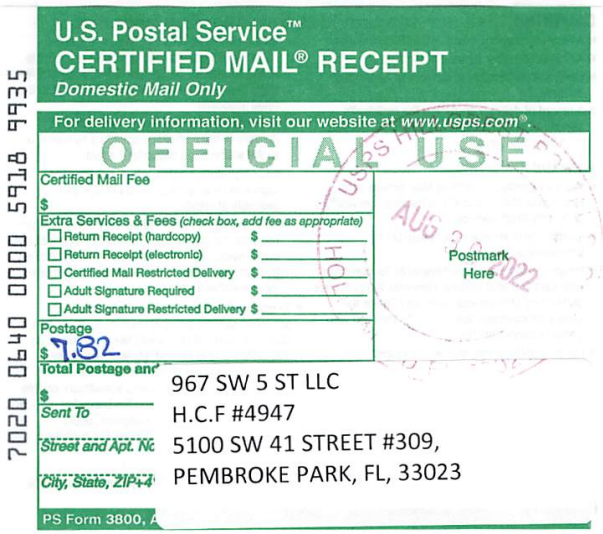
City, State, ZIP+4
NORTH MIAMI, FL, 33161

PS Form 3800, A

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7020 0640 0000 5918 9911



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To
967 SW 5 ST LLC
H.C.F #4947

Street and Apt. No
5100 SW 41 STREET #309,

City, State, ZIP+4
PEMBROKE PARK, FL, 33023

PS Form 3800, A

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AUG 30 2022

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage an
$ 6.96

Sent To
967 SW 5 ST LLC

Street and Apt. N
NOH #4947

City, State, ZIP+4
5100 SW 41 Street, #309
Pembroke Park, FL 33023

PS Form 3800,

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

7021 0350 0001 0297 6832



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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage an
$ 6.96

Sent To
Solutions By Accountants

Street and Apt. N
NOH #4947

City, State, ZIP+4
1549 NE 123rd Street
North Miami, FL 33161

PS Form 3800,

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

7021 0350 0001 0297 6849



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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 an
$ 6.96

Sent To
967 SW 5 ST LLC

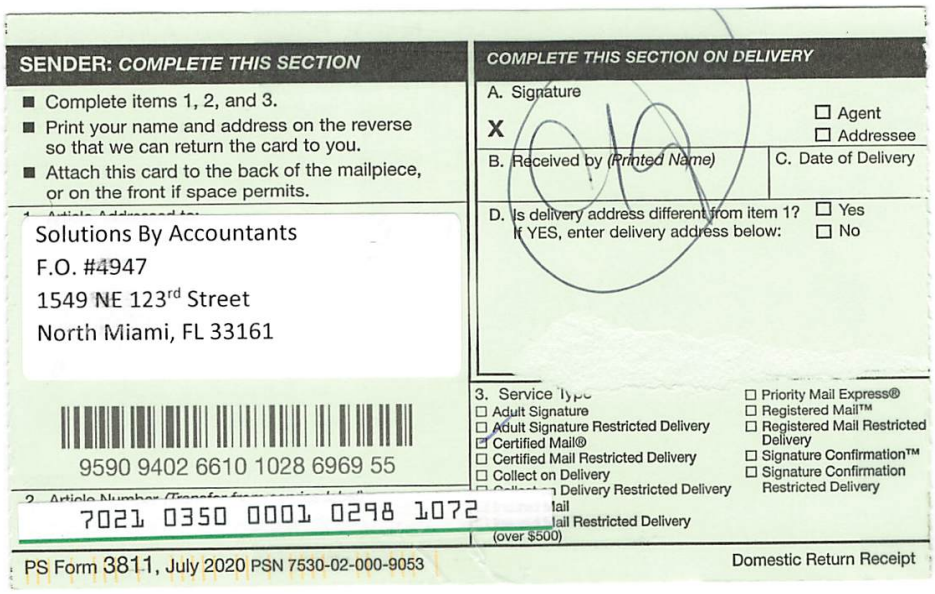
Street and Apt. Nc
NOH #4947

City, State, ZIP+4
7545 E Treasure Drive, Apt. #10E
North Bay Village, FL 33141

PS Form 3800,

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

7021 0350 0001 0297 6825



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.

Solutions By Accountants
F.O. #4947
1549 NE 123rd Street
North Miami, FL 33161

9590 9402 6610 1028 6969 55

7021 0350 0001 0298 1072

COMPLETE THIS SECTION ON DELIVERY

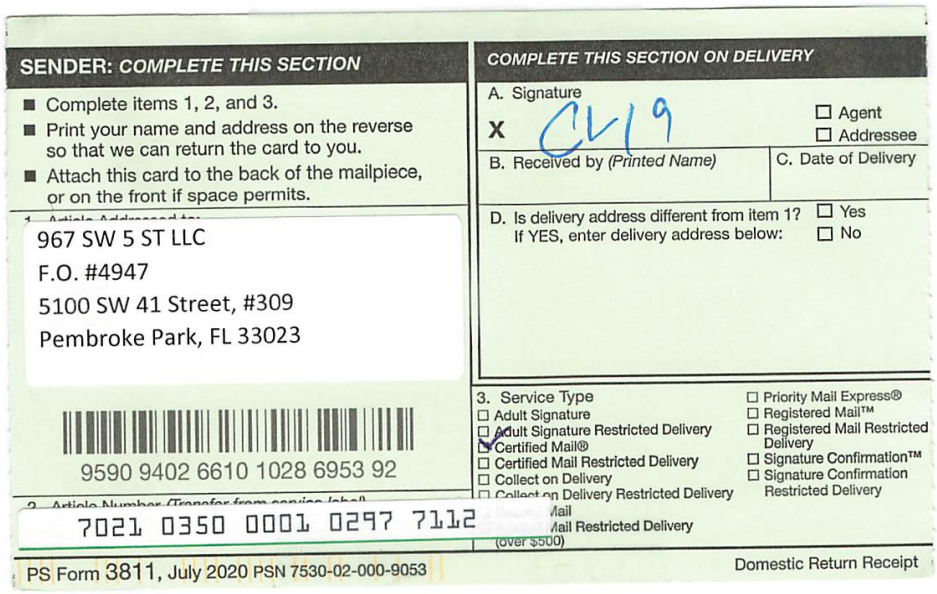
A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
(over $500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

967 SW 5 ST LLC
F.O. #4947
5100 SW 41 Street, #309
Pembroke Park, FL 33023

9590 9402 6610 1028 6953 92

7021 0350 0001 0297 7112

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

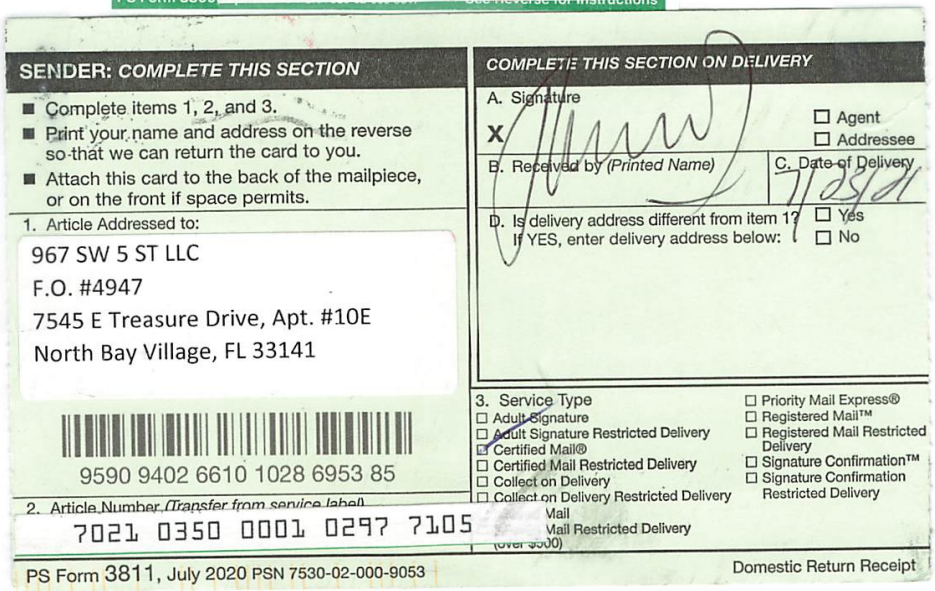
3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
(over $500)

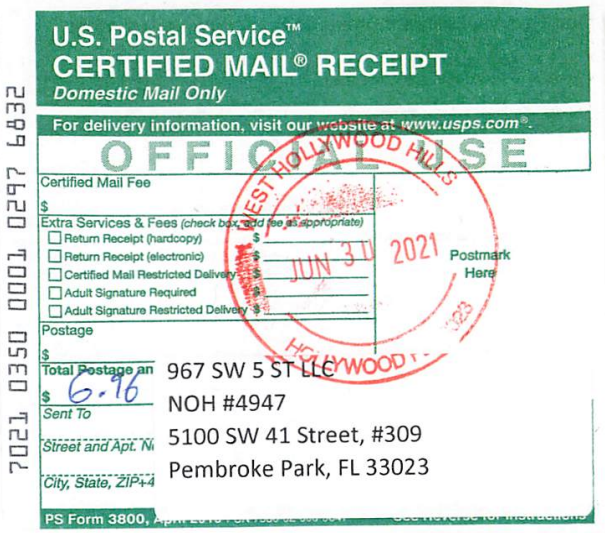
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt


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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage
$6.96
Sent To
Street and Apt.
City, State, ZIP
PS Form 3800
7021 0350 0001 0297 7105
WEST HOLLYWOOD HILLS
JUL 21 2021
HOLLYWOOD FL 33023
Postmark Here
967 SW 5 ST LLC
F.O. #4947
7545 E Treasure Drive, Apt. #10E
North Bay Village, FL 33141


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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
$6.96
Sent To
Street and Apt.
City, State, ZIP
PS Form 3800
7021 0350 0001 0297 7112
WEST HOLLYWOOD HILLS
JUL 21 2021
Postmark Here
967 SW 5 ST LLC
F.O. #4947
5100 SW 41 Street, #309
Pembroke Park, FL 33023


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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage
$6.96
Sent To
Street and Apt.
City, State, ZIP
PS Form 3800
7021 0350 0001 0298 1072
WEST HOLLYWOOD HILLS
JUL 21 2021
Postmark Here
Solutions By Accountants
F.O. #4947
1549 NE 123rd Street
North Miami, FL 33161


SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
967 SW 5 ST LLC
F.O. #4947
7545 E Treasure Drive, Apt. #10E
North Bay Village, FL 33141
9590 9402 6610 1028 6953 85
2. Article Number (Transfer from service label)
7021 0350 0001 0297 7105
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
7/28/21
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
Mail
Mail Restricted Delivery
(over $500)
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Signature Confirmation™
Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053
Domestic Return Receipt



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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 an
$ 6.96

Sent To
967 SW 5 ST LLC

Street and Apt. N
NOH #4947

City, State, ZIP+4
5100 SW 41 Street, #309
Pembroke Park, FL 33023

PS Form 3800,

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

7021 0350 0001 0297 6832



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CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage an
$ 6.96

Sent To
Solutions By Accountants

Street and Apt. N
NOH #4947

City, State, ZIP+4
1549 NE 123rd Street
North Miami, FL 33161

PS Form 3800,

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

7021 0350 0001 0297 6849



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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage an
$ 6.96

Sent To
967 SW 5 ST LLC

Street and Apt. Nc
NOH #4947

City, State, ZIP+4
7545 E Treasure Drive, Apt. #10E
North Bay Village, FL 33141

PS Form 3800,

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

7021 0350 0001 0297 6825

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV case #4997

Hasler FIRST-CLASS MAIL
03/07/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

967 SW 5 St LLC
247 SW 8 St 990
Miami, FL 33130

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV case#4997

Hasler FIRST-CLASS MAIL
03/07/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Current Tenant
5100 SW 41 St #309
Pembroke Park, FL 33023



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5100 SW 41 STREET #309, PEMBROKE PARK FL 33023
Property Owner	967 SW 5 ST LLC
Mailing Address	7545 E TREASURE DR APT 10E NORTH BAY VILLAGE FL 33141

ID #	5142 30 AA 0530
Millage	0613
Use	04

Abbr Legal Description	CONDADO REAL CONDO UNIT 309 PER CDO BK/PG: 32763/1084

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$6,510	$58,630	$65,140	$65,140	
2020	$5,980	$53,820	$59,800	$59,800	$1,290.58
2019	$5,550	$49,970	$55,520	$50,410	$1,135.09

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$65,140	$65,140	$65,140	$65,140
Portability	0	0	0	0
Assessed/SOH	$65,140	$65,140	$65,140	$65,140
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	$65,140	$65,140	$65,140	$65,140

Sales History

Date	Type	Price	Book/Page or CIN
5/29/2019	WD-Q	$70,000	115848391
10/9/2015	WD-Q	$60,000	113282066
1/14/2014	SWD-Q-DS	$30,000	112042910
8/30/2013	SWD-T	$100	111779843
8/30/2012	CET-T	$100	49085 / 960

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		730
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1974/1973		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
967 SW 5 ST LLC

Filing Information

Document Number	L11000135494
FEI/EIN Number	35-2441051
Date Filed	12/01/2011
Effective Date	11/30/2011
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/10/2019

Principal Address

7545 e treasure dr
10 E
miami, FL 33141

Changed: 03/14/2021

Mailing Address

7545 E TREASURE DR
APT 10E
NORTH BAY VILLAGE, FL 33141

Changed: 06/04/2020

Registered Agent Name & Address

SOLUTIONS BY ACCOUNTANTS
1549 NE 123RD ST
NORTH MIAMI, FL 33161

Name Changed: 10/10/2019

Address Changed: 10/10/2019

Authorized Person(s) Detail

Name & Address

Title Manager

STEINMAN, EZEQUIEL PABLO

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: September 6, 2022
INVOICE # 320
FOR:

Case # 4947
967 SW 5 ST LLC
5100 SW 41 STREET #309,
PEMBROKE PARK, FL, 33023

Bill To:
967 SW 5 ST LLC
7545 E TREASURE DR APT 10E,
NORTH BAY VILLAGE, FL, 33141

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-105 and 5-2(a) Final Order on 07/20/2021		
1	Admin Fee	$ 100.00	$ 100.00
252	Day(s) of Per Diem from (10/18/21-06/27/22)	$ 50.00	$ 12,600.00
		Balance	$ 12,700.00

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!

10 E
7545 E Treasure Dr Apt 10E
North Bay Village, FL 33141

Annual Reports

Report Year	Filed Date
2019	10/10/2019
2020	03/27/2020
2021	03/14/2021

Document Images

03/14/2021 -- ANNUAL REPORT	View image in PDF format
03/27/2020 -- ANNUAL REPORT	View image in PDF format
10/10/2019 -- REINSTATEMENT	View image in PDF format
10/12/2017 -- LC Amendment	View image in PDF format
06/16/2017 -- LC Amendment	View image in PDF format
05/08/2017 -- LC Amendment	View image in PDF format
02/22/2017 -- ANNUAL REPORT	View image in PDF format
04/26/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
03/24/2014 -- ANNUAL REPORT	View image in PDF format
04/24/2013 -- ANNUAL REPORT	View image in PDF format
08/28/2012 -- ANNUAL REPORT	View image in PDF format
12/01/2011 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
967 SW 5 ST LLC	CASE NO. 4947
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 5100 SW 41 STREET #309, PEMBROKE PARK FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5100 SW 41 STREET #309, PEMBROKE PARK FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 967 SW 5 ST LLC AT 09:26 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

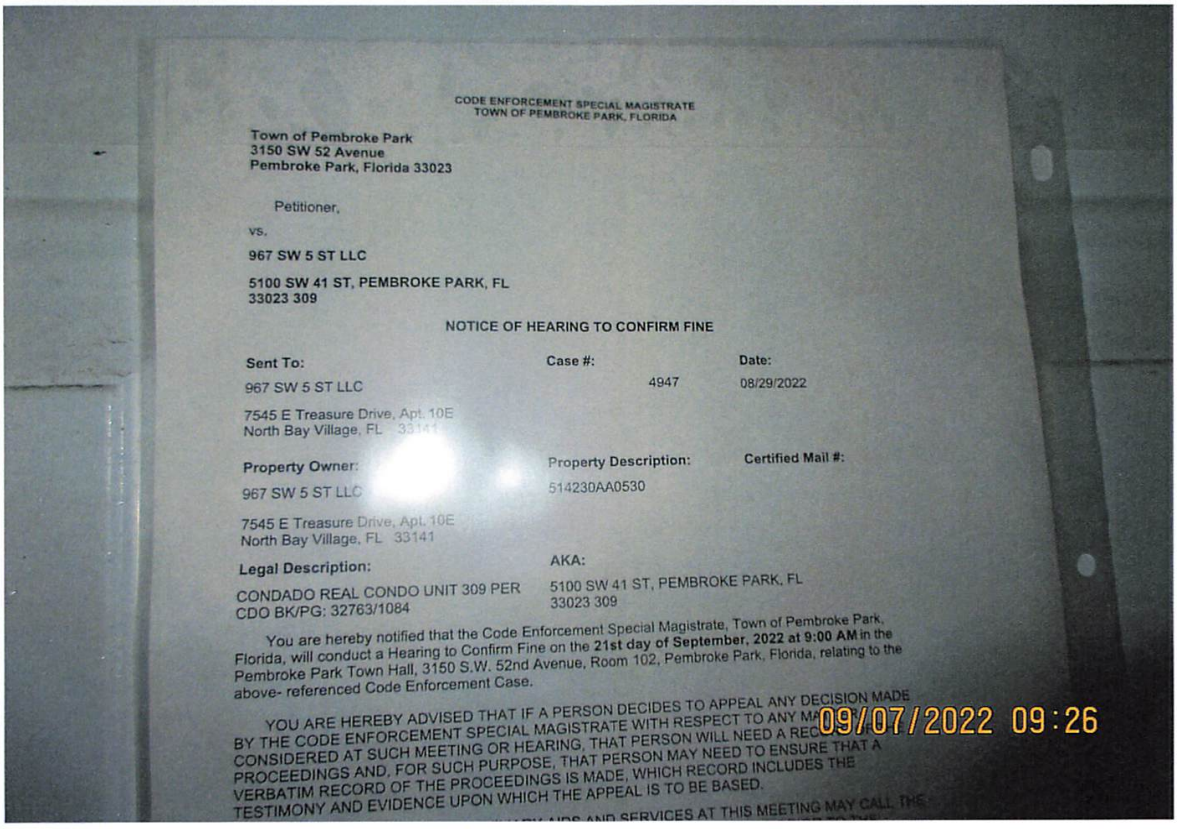
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [V] physical presence or [ ] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known V OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

967 SW 5 ST LLC

5100 SW 41 ST, PEMBROKE PARK, FL 33023 309

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
967 SW 5 ST LLC	4947	08/29/2022
7545 E Treasure Drive, Apt. 10E North Bay Village, FL 33141		

Property Owner:	**Property Description:**	**Certified Mail #:**
967 SW 5 ST LLC	514230AA0530	
7545 E Treasure Drive, Apt. 10E North Bay Village, FL 33141		

Legal Description:	AKA:
CONDADO REAL CONDO UNIT 309 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 309

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

09/07/2022 09:26

AND SERVICES AT THIS MEETING MAY CALL THE



09/07/2022 09:26

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

967 SW 5 ST LLC

5100 SW 41 ST, PEMBROKE PARK, FL 33023 309

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
967 SW 5 ST LLC	4947	08/29/2022
7545 E Treasure Drive, Apt. 10E North Bay Village, FL 33141		

Property Owner:	**Property Description:**	**Certified Mail #:**
967 SW 5 ST LLC	514230AA0530	
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Legal Description:	**AKA:**
CONDADO REAL CONDO UNIT 309 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 309

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ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. 967 SW 5 ST LLC Respondent(s)	Case No.: 4947

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5100 SW 41 STREET, #309, PEMBROKE PARK FL 33023

PROPERTY OWNER: 967 SW 5 ST LLC, 7545 E TREASURE DR, APT 10E, NORTH BAY VILLAGE, FL 33141

FOLIO NO.: 5142 30 AA 0530

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 309 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; 5-2(a). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a) **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of July 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20TH day of July 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of July, 2021.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

967 SW 5 ST LLC CASE NO. 4947

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 967 SW 5 ST LLC
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5100 SW 41 STREET, UNIT 309, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 967 SW 5 ST LLC AT 11:26 A.M. ON THE 6 DAY OF JULY 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

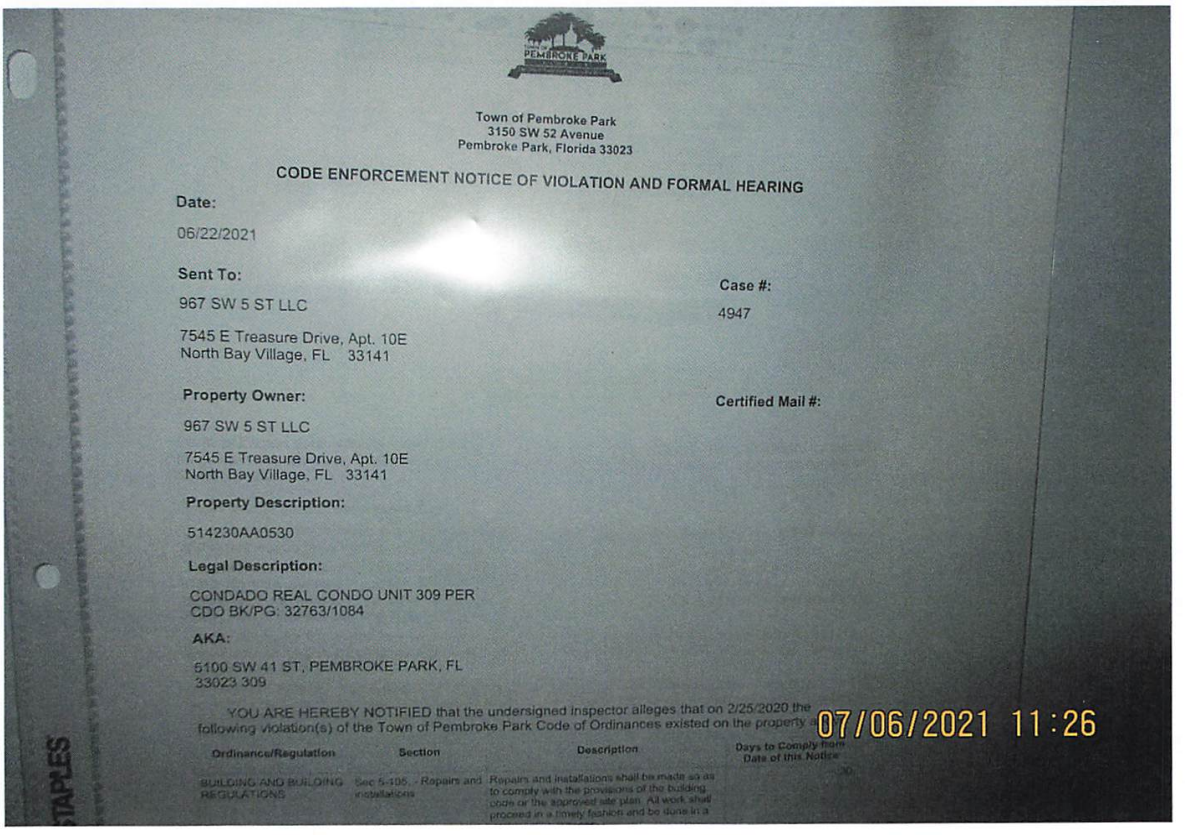
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 13 day of 7, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/22/2021

Sent To:

967 SW 5 ST LLC

7545 E Treasure Drive, Apt. 10E
North Bay Village, FL 33141

Case #:

4947

Property Owner:

967 SW 5 ST LLC

7545 E Treasure Drive, Apt. 10E
North Bay Village, FL 33141

Certified Mail #:

Property Description:

514230AA0530

Legal Description:

CONDADO REAL CONDO UNIT 309 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 309

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/25/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property a

07/06/2021 11:26

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	30



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/22/2021

Sent To:

967 SW 5 ST LLC

7545 E Treasure Drive, Apt. 10E
North Bay Village, FL 33141

Case #:

4947

Property Owner:

967 SW 5 ST LLC

7545 E Treasure Drive, Apt. 10E
North Bay Village, FL 33141

Certified Mail #:

Property Description:

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Legal Description:

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CDO BK/PG: 32763/1084

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5100 SW 41 ST, PEMBROKE PARK, FL
33023 309

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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

Demo of kitchen done without permit. Condo unit is in need of several repairs (doors, bathroom, carpet and other maintenance issue. Owner must go to the Building Dept. and obtain/complete permits for current and future repairs.

Double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

6/22/2021

10/20/20
No Permit

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

967 SW 5 ST LLC

247 SW 8 ST 990
MIAMI, FL 33130

Case #:

4947

Date:

02/25/2020

Property Owner:

967 SW 5 ST LLC

247 SW 8 ST 990
MIAMI, FL 33130

Property Description:

514230AA0530

Certified Mail #:

Legal Description:

CONDADO REAL UNIT 309

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL 33023 309 #Sebastian -5100 SW 41 ST, Unit 309

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/25/2020 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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Notes/Means of Correction:

Demo of kitchen done without permit. Condo unit is in need of several repairs (doors, bathroom, carpet and other maintenance issue. Owner must go to the Building Dept. and obtain/complete permits for current and future repairs.

Double permit fee has been assessed.

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Joseline Ramirez
Code Enforcement Officer

Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Sebastian 967 SW 5th ST LLC Date 2/25/20
Site Address 5100 W Hallandale Beach Blvd Unit 309 Case # 4947
Permit # _____ Sub/Park Condado Real

- ☒ *STOP ALL WORK
- ☐ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☒ Violation of Town Ordinance # 5-2
- ☐ NFPA # _____ 5-105
- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)
Demo of kitchen done without permit. Condo unit is in need of several repairs doors, bathroom, carpet and other maintenance issue.

Corrective Action(s)
Owner must go to the Building Dept. and obtain & complete permits for all current and future repairs.

- ☒ Structural
- ☒ Code Enf.
- ☐ Plumbing
- ☐ Zoning
- ☐ Mechanical
- ☐ Business Tax Receipt
- ☐ Electrical
- ☐ Other_____

☒ DOUBLE PERMIT FEE CORRECT VIOLATION BY (Date): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

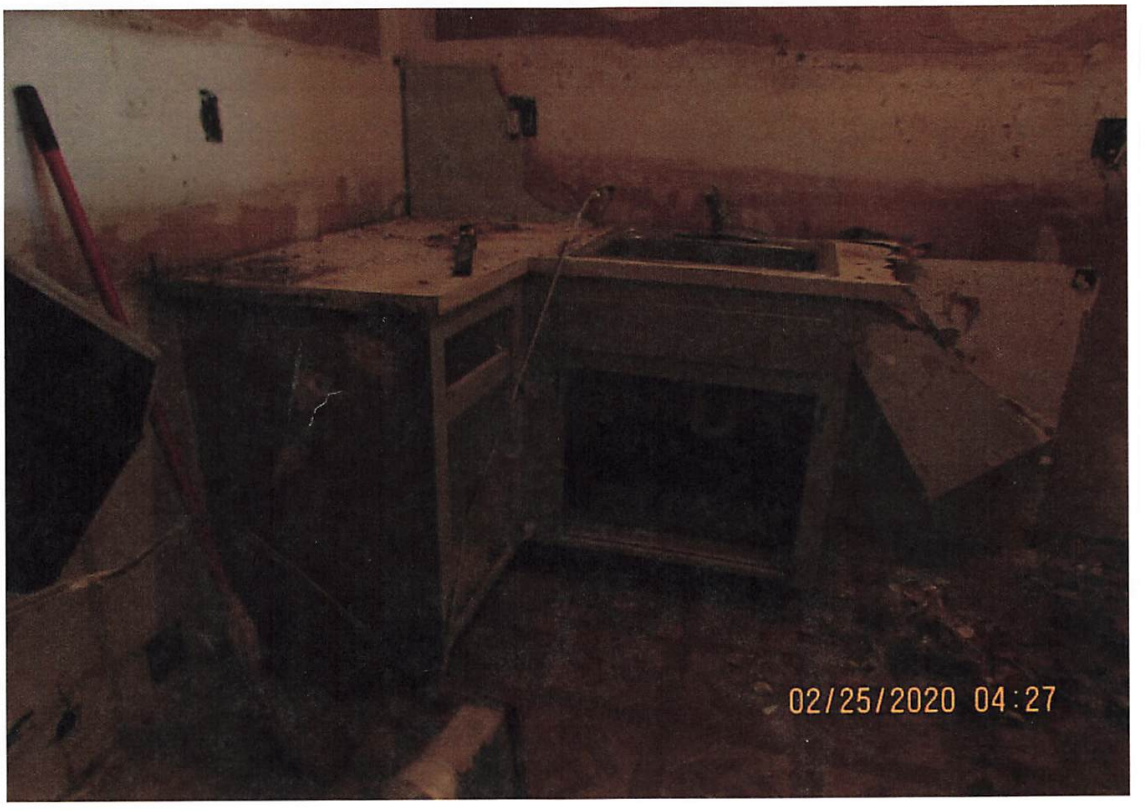
Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:
- ☒ Code Enforcement Ext.215
- ☐ Business Tax Receipt Ext. 214
- ☒ Building Dept. Ext. 211/227
- ☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Received by
Contractor

White: Original Copy Yellow: Officer's Copy Pink: Violator


02.25.2020 04:45

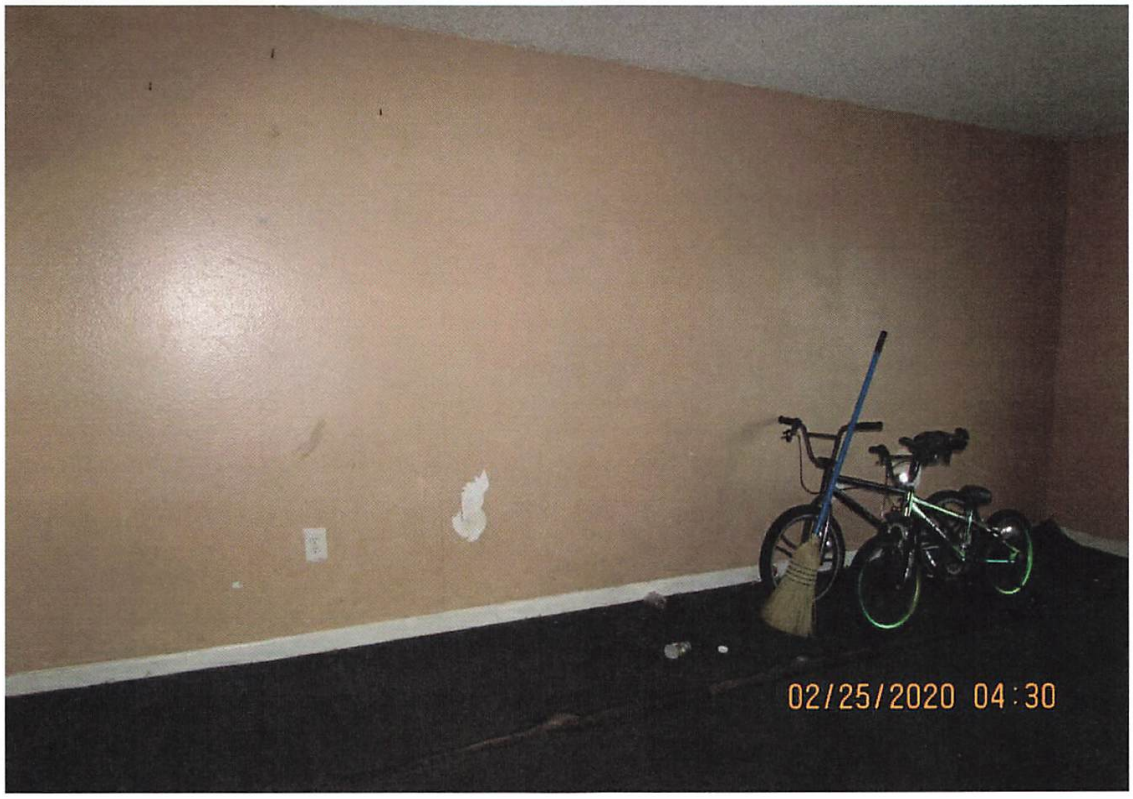

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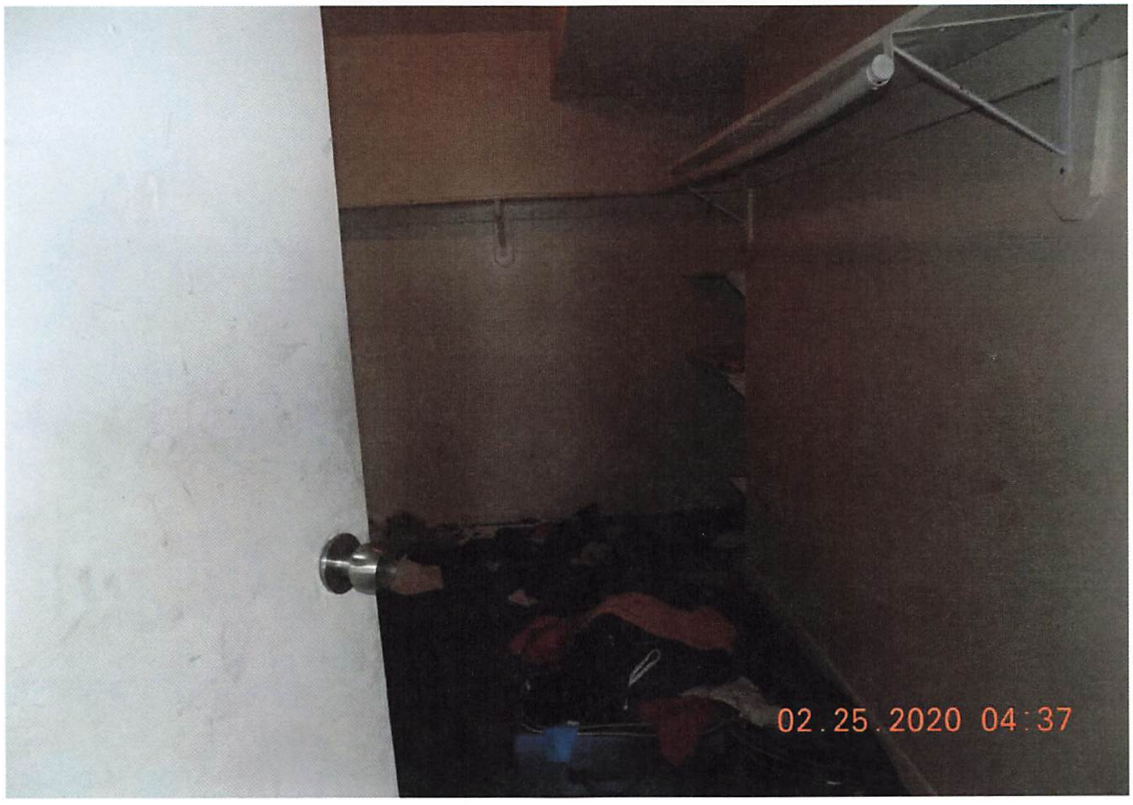

02/25/2020 04:30




02.25.2020 04:36


02.25.2020 04:36


02.25.2020 04:36


02.25.2020 04:37


02.25.2020 04:37


02.25.2020 04:42


02.25.2020 04:43


02.25.2020 04:45

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

7020 0640 0000 5918 9935

Hasler
08/30/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

967 SW 5 ST LLC
H.C.F #4947
5100 SW 41 STREET #309,
PEMBROKE PARK, FL, 33023

NIXIE 331 DE 1 0009/12/22

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK BC: 33023541350 *0806-07654-31-38

33C [redacted] 413


CERTIFIED MAIL®

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

967 SW 5 ST LLC
H.C.F #4947
5100 SW 41 STREET #309,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 9850 20

2. Article Number *(Transfer from service label)*

7020 0640 0000 5918 9935

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ ...ail
☐ ...ail Restricted Delivery
...0)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CERTIFIED MAIL

TOWN OF PEMBROKE
3150 S.W. 52ND AVENUE • PEMBROKE PARK,

7021 0350 0001 0297 6832

967 SW 5 ST LLC
NOH #4947
5100 SW 41 Street, #309
Pembroke Park, FL 33023

Hasler
06/30/2021
US POSTAGE $006.96⁰

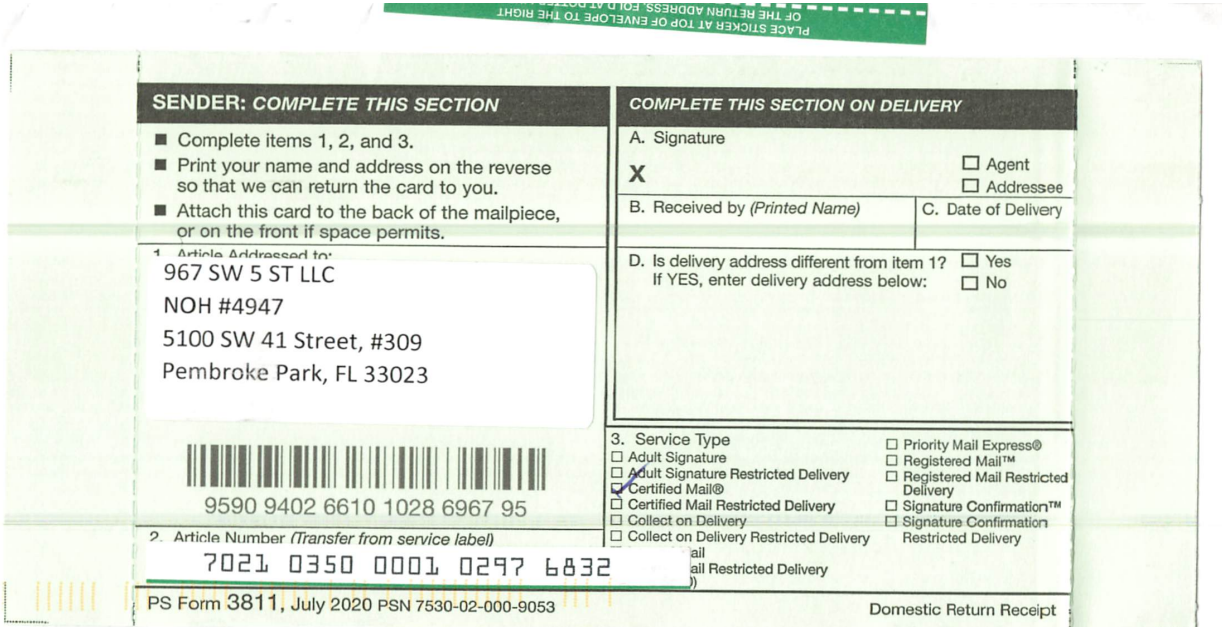
ZIP 33023
011D10656696

RECEIVED JUL 2 0 2021

NIXIE 331 CE 1 2207/10/21
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
MANUAL PROC REQ *0506-04018-30-42

1: 93260107292816

56998>9999



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

967 SW 5 ST LLC
NOH #4947
5100 SW 41 Street, #309
Pembroke Park, FL 33023

9590 9402 6610 1028 6967 95

2. Article Number *(Transfer from service label)*

7021 0350 0001 0297 6832

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ ail
☐ ail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV case #4997

Hasler FIRST-CLASS MAIL
03/07/2020
US POSTAGE $000.50⁰

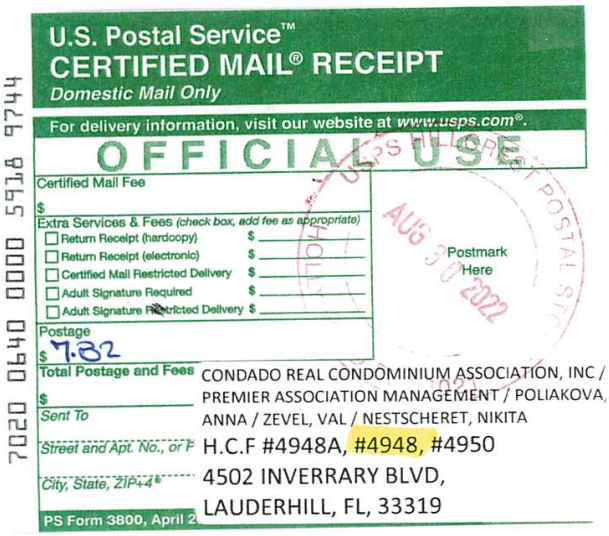
ZIP 33023
011D10656696

967 SW 5 St LLC
247 SW 8 St 990
Miami, FL 33130

NIXIE 331 FE 1 0003/12/20
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350 *2906-02512-07-45

..9314120017918845 UTF 331



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fees
$

Sent To
CONDADO REAL CONDOMINIUM ASSOCIATION, INC / PREMIER ASSOCIATION MANAGEMENT / POLIAKOVA, ANNA / ZEVEL, VAL / NESTSCHERET, NIKITA

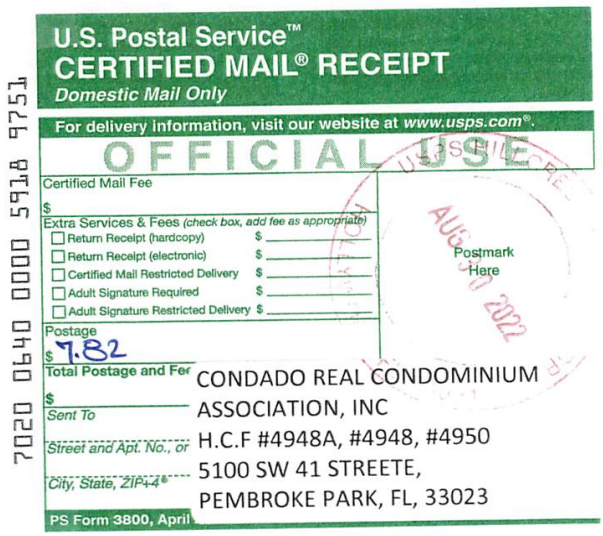
Street and Apt. No., or P
H.C.F #4948A, #4948, #4950

City, State, ZIP+4®
4502 INVERRARY BLVD,
LAUDERHILL, FL, 33319

PS Form 3800, April 2

Postmark Here
AUG 30 2022

7020 0640 0000 5918 9744



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fee
$

Sent To
CONDADO REAL CONDOMINIUM ASSOCIATION, INC

Street and Apt. No., or
H.C.F #4948A, #4948, #4950
5100 SW 41 STREETE,

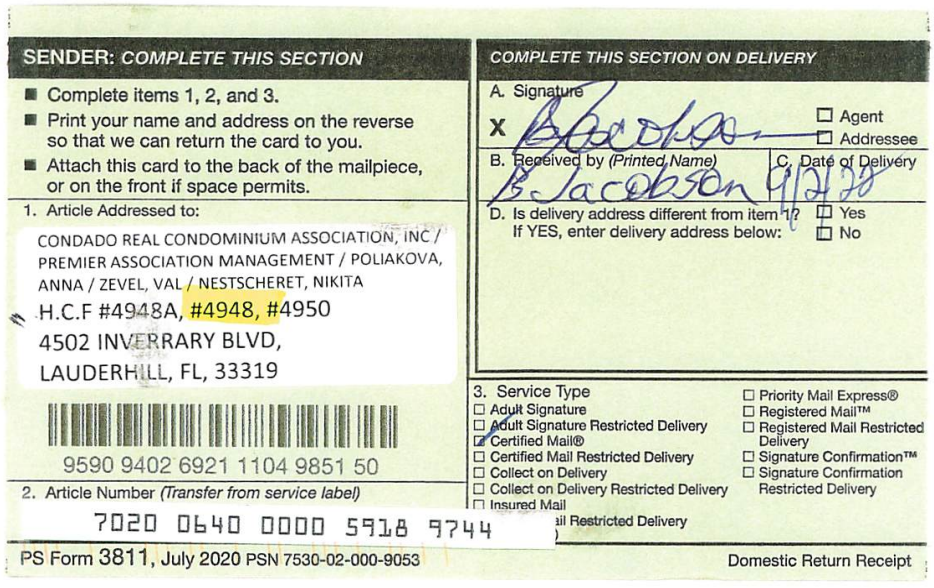
City, State, ZIP+4®
PEMBROKE PARK, FL, 33023

PS Form 3800, April

Postmark Here
AUG 30 2022

7020 0640 0000 5918 9751

HCF
Cert 8/30/22
Posted 9/7/22



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:

CONDADO REAL CONDOMINIUM ASSOCIATION, INC / PREMIER ASSOCIATION MANAGEMENT / POLIAKOVA, ANNA / ZEVEL, VAL / NESTSCHERET, NIKITA
H.C.F #4948A, #4948, #4950
4502 INVERRARY BLVD,
LAUDERHILL, FL, 33319

9590 9402 6921 1104 9851 50

2. Article Number *(Transfer from service label)*

7020 0640 0000 5918 9744

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* B Jacobson

C. Date of Delivery 9/21/23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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:

Condado Real Condominium
Association, INC.
1971 W MCNAB Road, Ste 2
Pompano Beach, FL 33069
F.O. #4948

9590 9402 4839 9032 7067 37

2. Article Number (Transfer from service label)

7019 1120 0000 9007 3233

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

STEVENS & GOLDWYN, P.A.
2 S. UNIVERSITY DRIVE, SUITE 329
PLANTATION, FL 33324

9590 9402 4839 9032 7073 69

2. Article Number (Transfer from service label)

7019 1120 0000 9007 2595

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

---

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:

CONDADO REAL CONDOMININUM
ASSOCIATION, INC.
1971 W. MCNAB ROAD
POMPANO BEACH, FL 33069

9590 9402 4839 9032 7073 76

2. Article Number (Transfer from service label)

7019 1120 0000 9007 2588

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery
10/14/19

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here

OCT 09 2019

7019 1120 0000 9007 2588

CONDADO REAL CONDOMININUM
ASSOCIATION, INC.
1971 W. MCNAB ROAD
POMPANO BEACH, FL 33069

for Instructions



U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$ 3.50

Extra Services & Fees (check box, add fee as appropriate)
- ☑ Return Receipt (hardcopy) $ 2.80
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.50

Total Postage a
$ 6.80

Sent To
Street and Apt. N
City, State, ZIP+

Postmark Here

NOV - 8 2019

7019 1120 0000 9007 3233

Condado Real Condominium
Association, INC.
1971 W MCNAB Road, Ste 2
Pompano Beach, FL 33069
F.O. #4948

PS Form 3800,



U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$ 3.50

Extra Services & Fees (check box, add fee as appropriate)
- ☑ Return Receipt (hardcopy) $ 2.80
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.50

Total Postage
$ 6.80

Sent To
Street and Apt.
City, State, ZIP+

Postmark Here

NOV - 8 2019

7019 1120 0000 9007 3240

Condado Real Condominium
Association, INC.
5100 SW 41 Street
Pembroke Park, FL 33023
F.O. #4948

PS Form 3800



U.S. Postal Service™
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OFFICIAL USE

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$ 3.50

Extra Services & Fees (check box, add fee as appropriate)
- ☑ Return Receipt (hardcopy) $ 2.80
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.65 16.95

Postmark Here

OCT 09 2019

7019 1120 0000 9007 2595

STEVENS & GOLDWYN, P.A.
2 S. UNIVERSITY DRIVE, SUITE 329
PLANTATION, FL 33324

for Instructions

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

CONDADO REAL CONDOMINIUM ASSOCIATION, INC. CASE NO. 4948

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5100 SW 41 STREET, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE.

ADDRESS: 5100 SW 41 STREET, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CONDADO REAL CONDOMINIUM ASSOCIATION, INC. AT 09:20 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [V] physical presence or [_] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known V OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Petitioner)
vs.)
) CASE NO. 4948
CONDADO REAL CONDOMINIUM)
ASSOCIATION, INC.)
Respondent) DATE: AUGUST 29, 2022

NOTICE OF HEARING TO CONFIRM FINE

TO: CONDADO REAL CONDOMINIUM ASSOCIATION, INC.
5100 SW 41 STREET
PEMBROKE PARK, FL 33023

CONDADO REAL CONDOMINIUM ASSOCIATION, INC.
4502 INVERRARY BLVD
LAUDERHILL, FL 33319

YOU ARE HEREBY NOTIFIED THAT THE CODE ENFORCEMENT SPECIAL MAGISTRATE, TOWN OF PEMBROKE PARK, FLORIDA, WILL CONDUCT A HEARING TO CONFIRM FINE ON THE 21ST DAY OF SEPTEMBER 2022 AT 9:00 A.M. IN THE PEMBROKE PARK TOWN HALL, 3150 S.W. 52ND AVENUE, ROOM 102, PEMBROKE PARK, FLORIDA, RELATING TO THE ABOVE-REFERENCED CODE ENFORCEMENT CASE.

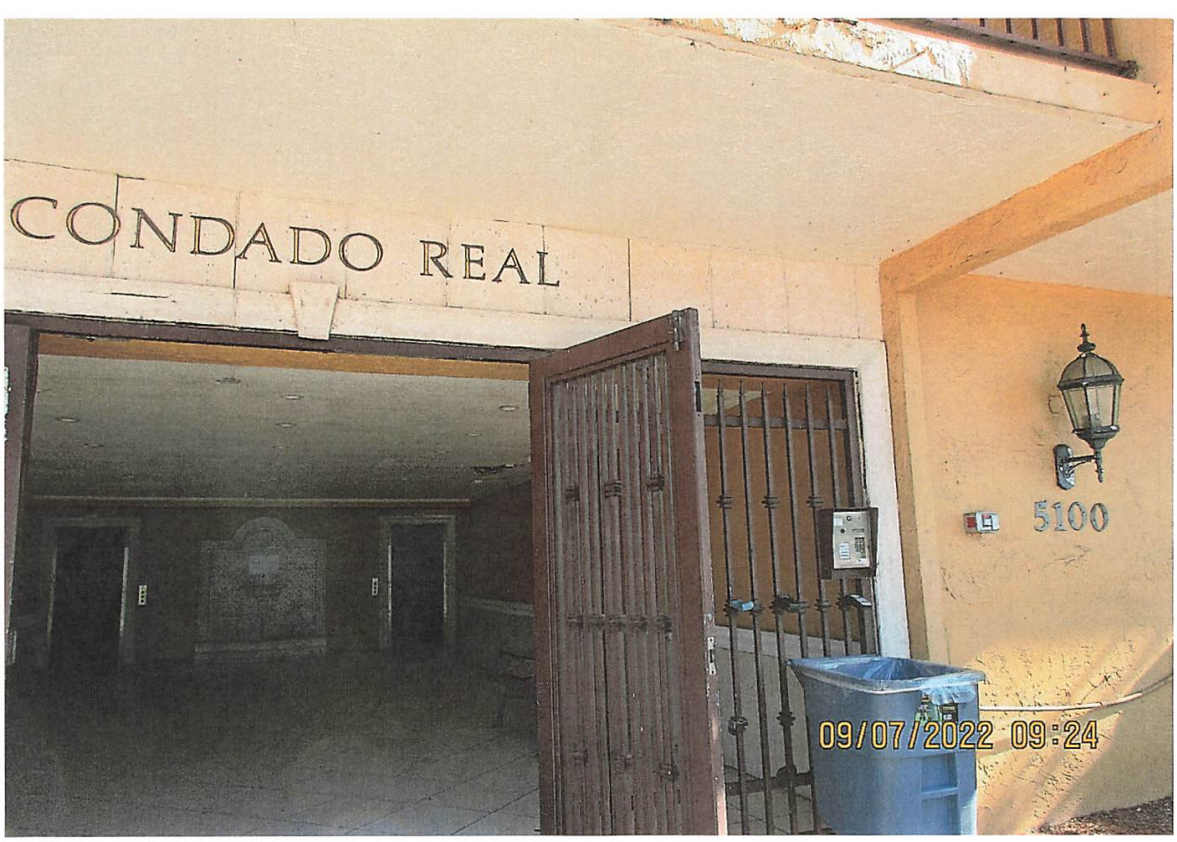
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIALMAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM 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 CODE ENFORCEMNT SUPERVISOR OFFICE AT 954-966-4600 AT LEAST FIVE 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).

/s/ Joseline Ramirez

Joseline Ramirez
Code Enforcement Supervisor
3150 S.W. 52nd Avenue
Pembroke Park, Florida 3
(954)966-4600 Ext. 215

09/07/2022 09:20



CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	CASE NO. 4948
CONDADO REAL CONDOMINIUM ASSOCIATION, INC.	)	
Respondent	)	DATE: AUGUST 29, 2022

NOTICE OF HEARING TO CONFIRM FINE

TO: CONDADO REAL CONDOMINIUM
ASSOCIATION, INC.
5100 SW 41 STREET
PEMBROKE PARK, FL 33023

CONDADO REAL CONDOMINIUM
ASSOCIATION, INC.
4502 INVERRARY BLVD
LAUDERHILL, FL 33319

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/s/ Joseline Ramirez

Joseline Ramirez
Code Enforcement Supervisor
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954)966-4600 Ext. 215

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

Vs.

CONDADO REAL CONDOMINIUM ASSOCIATION, INC.
Respondent(s)

Case No.: 4948

FINAL ORDER

STREET ADDRESS: 5100 SW 41ST STREET, PEMBROKE PARK FL 33023

PROPERTY OWNER: CONDADO REAL CONDOMINUM ASSOCIATION. INC. – 1971 W. MCNAB ROAD SUITE 2, POMPANO BEACH, FL 33069

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.

The Code Enforcement Board heard testimony at the Formal Hearing held the 24th day of October 2019 and based on the evidence, the Board, pursuant to a unanimous vote, entered the following FINDINGS OF FACT, CONCLUSION OF LAW, AND ORDER.

FINDINGS OF FACT

THE BOARD ADOPTED AS ITS FINDINGS OF FACT THOSE FACTS AS SET FORTH BY THE CODE ENFORCEMENT OFFICER AND FOUND GUILT.

CONCLUSIONS OF LAW

THE RESPONDENT(S) IS/ARE GUILTY OF VIOLATING THE TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-2(a)(1)

It is the Order of this Board that, based on the foregoing, the respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-2(a)(1), **WITHIN ~~SIXTY~~ (15) DAYS FROM THE DATE OF THIS FORMAL HEARING** held this 24th day of October 2019. If the Respondent(s) does/do not comply, within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance. IN ADDITION TO THE FINES ASSESSED BY THE BOARD, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) MUST BE PAID IMMEDIATELY.**

Done and ordered this 24th day of October 2019.

MR. ROBERT JANZER, CHAIRPERSON
CODE ENFORCEMENT BOARD

ATTEST:

AGATHA MUSE-SALTERS, TOWN MANAGER

NOTICE OF VIOLATION AND FORMAL HEARING
TOWN OF PEMBROKE PARK

TO: CONDADO REAL CONDOMINIUM ASSOCIATION, INC. **DATE: September 30, 2019** **CASE: 4948**
1971 W. MCNAB ROAD
POMPANO BEACH, FL 33069

SITE ADDRESS: 5100 SW 41ST STREET, PEMBROKE PARK FL 33023
Zoning: RM-16
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 Town of Pembroke Park Code of Ordinances Section(s) # 5-2(a)(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 building, whether the work is being performed by or for the owner or by and for an entity other than an owner, including, but not limited to, lessees of the owner or sub-lessees.

By authority of Code of Ordinances Section 7-5, the following corrective action must be taken immediately. The owner must obtain and complete an Electrical Permit for the work performed in Electrical Room/Meter Room in pool area referring to National Electric Code Section 110.12(b).

AND

IN ALL EVENTS

There shall be a presentation of this matter to the Pembroke Park Code Enforcement Board (Board) for a hearing to be held on **Thursday, October 24, 2019** at the Pembroke Park Town Hall, Commission Room, 3150 S.W. 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

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 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 CODE ENFORCEMENT OFFICER FOR A RE-INSPECTION ON OR BEFORE THE COMPLIANCE DUE DATE IN ORDER TO COMPLY THIS NOTICE OF VIOLATION. (954) 966-4600 Ext 215

Code Enforcement Board
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954) 966-4600 ext. 215

JEFFREY LOUIS, CODE ENFORCEMENT OFFICER

NOTICE OF VIOLATION AND FORMAL HEARING
TOWN OF PEMBROKE PARK

TO: CONDADO REAL CONDOMINIUM ASSOCIATION, INC. **DATE: September 30, 2019** **CASE: 4948**
1971 W. MCNAB ROAD
POMPANO BEACH, FL 33069

SITE ADDRESS: 5100 SW 41ST STREET, PEMBROKE PARK FL 33023
Zoning: RM-16
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Less the West 15 feet and the South 15 feet for right of way.

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AND

IN ALL EVENTS

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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.

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JEFFREY LOUIS, CODE ENFORCEMENT OFFICER

Code Enforcement Board
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954) 966-4600 ext. 215

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number:

Job Address: 5100 SW 41 ST (METER ROOM)

Job Name: CONDADO REAL (METER ROOM)

Permit Status: Expired

Permit Issued Date:

Submitted Into Plan Review Date:8/14/2018 9:32:42 AM

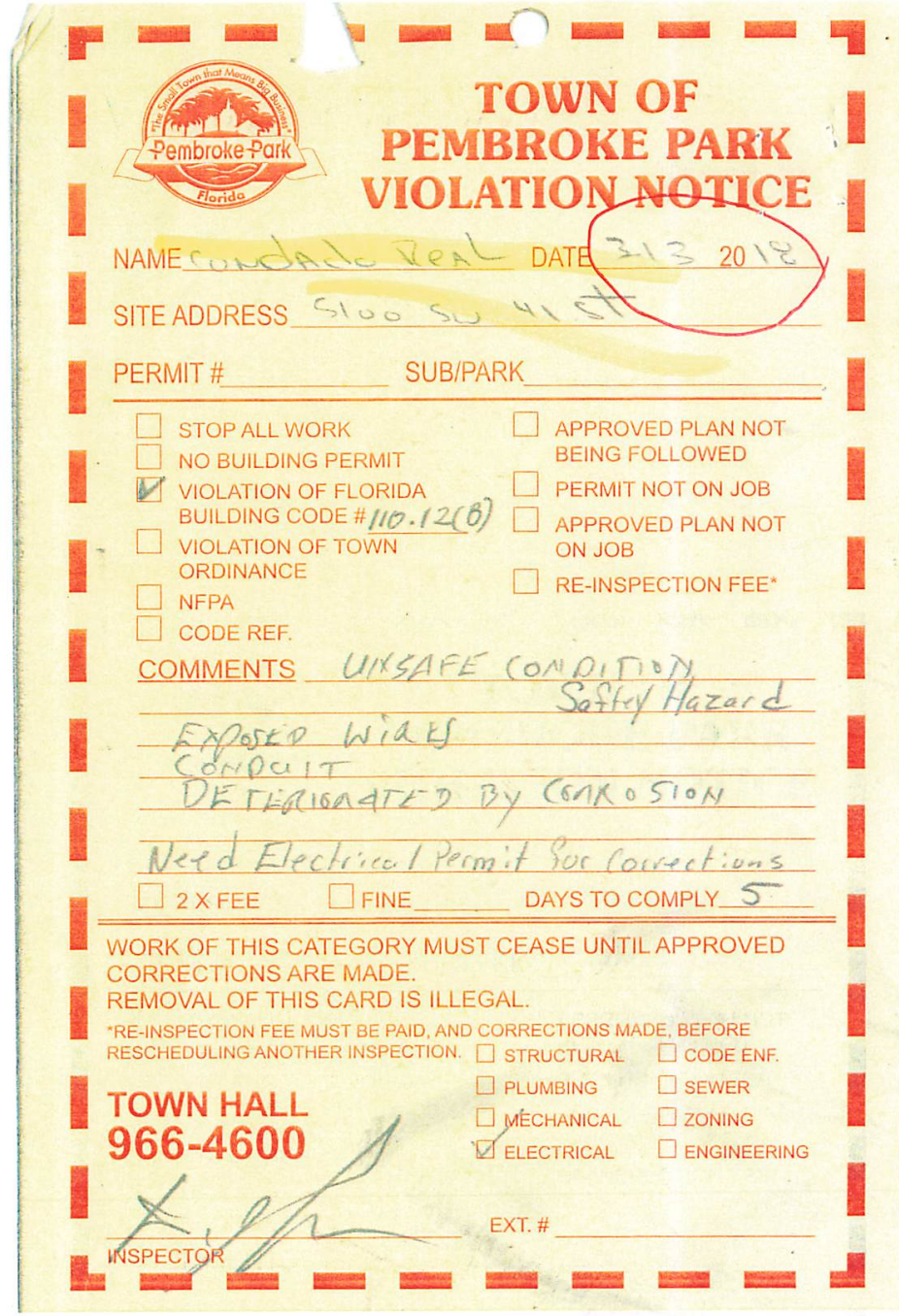
Application Date: 8/14/2018 9:31:20 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	8/19/2018 6:56:21 PM



TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Condado Real DATE 3/3 2018

SITE ADDRESS 5100 SW 41 St

PERMIT # _____ SUB/PARK _____

- ☐ STOP ALL WORK
- ☐ NO BUILDING PERMIT
- ☑ VIOLATION OF FLORIDA BUILDING CODE # 110.12(B)
- ☐ VIOLATION OF TOWN ORDINANCE
- ☐ NFPA
- ☐ CODE REF.
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS UNSAFE CONDITION
Safety Hazard
EXPOSED WIRES
CONDUIT
DETERIORATED BY CORROSION
Need Electrical Permit See Corrections

☐ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 5

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- ☐ STRUCTURAL
- ☐ CODE ENF.
- ☐ PLUMBING
- ☐ SEWER
- ☐ MECHANICAL
- ☐ ZONING
- ☑ ELECTRICAL
- ☐ ENGINEERING

TOWN HALL 966-4600

INSPECTOR _____ EXT. # _____

BROWARD COUNTY UNIFORM BUILDING PERMIT APPLICATION

Select One Trade: ☐ Building ☑ Electrical ☐ Plumbing ☐ Mechanical ☐ Other _____

Application Number _____ Application Date _____

1

Job Address 5100 SW 41st Street (Meter Room) Unit _____ City Pembroke Park

Tax Folio No 504034019 Flood Zn _____ BFL _____ Floor Area _____ Job Value $2500.00

Building Use 5142-30 AA0100 Construction Type Electrical Occupancy Group _____

Present Use _____ Proposed Used _____

Description of Work Electrical

☐ New ☐ Addition ☑ Repair ☐ Alteration ☐ Demolition ☐ Revision ☐ Other

Legal Description _____ ☐ Attachment

2

Property Owner Condado Pearl Condominium Assoc Phone 954-917-4441 Email info@allclaimsmgmt.com

Owner's Address 1971 W. McNab Rd Suite 2 City Pompano Bch State FL Zip 33069

3

Contracting Co Burley Electric Phone 954-942-8543 Email burleyelectric@aol.com

Company Address 172 SW 3rd Court City Pompano Bch State FL Zip 33060

Qualifier's Name Lance Burley Owner-Builder ☐ License Number EC13005710

4

Architect/Engineer's Name _____ Phone _____ Email _____

Architect/Engineer's Address _____ City _____ State _____ Zip _____

Bonding Company _____

Bonding Company Address _____ City _____ State _____ Zip _____

Fee Simple Titleholder's name (if other than owner) _____

Fee Simple Titleholder's Address (If other than owner) _____ City _____ State _____ Zip _____

Mortgage Lender's Name _____

Mortgage Lender's Address _____ City _____ State _____ Zip _____

Town of Pembroke Park Building Department Received

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT

X _____ Signature of Property Owner or Agent

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me this 6th day of August, 2018, by David Prince

Print, Property Owner or Agent's Name

SHASTA GALLAGHER
MY COMMISSION # FF 908801
EXPIRES: October 31, 2018
Bonded Thru Notary Public Underwriters

_____ NOTARY'S SIGNATURE as to Owner or Agent's Signature

SHASTA GALLAGHER
(Print, Type or Stamp Notary's Name)

Personally Known ✓ or Produced Identification ___

Type of Identification Produced _____

X _____ Signature of Qualifier

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me this 13 day of August, 2018, by LANCE A. BURLEY

Type of Qualifier's Name

ANDREW STRADTHER
Commission # GG 085020
Expires March 22, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

_____ NOTARY'S SIGNATURE as to Qualifier

Notary Name _____
(Print, Type or Stamp Notary's Name)

Personally Known ✓ or Produced Identification _____

Type of Identification Produced _____

APPROVED BY _____ Permit Officer Issue Date _____ Code in Effect _____

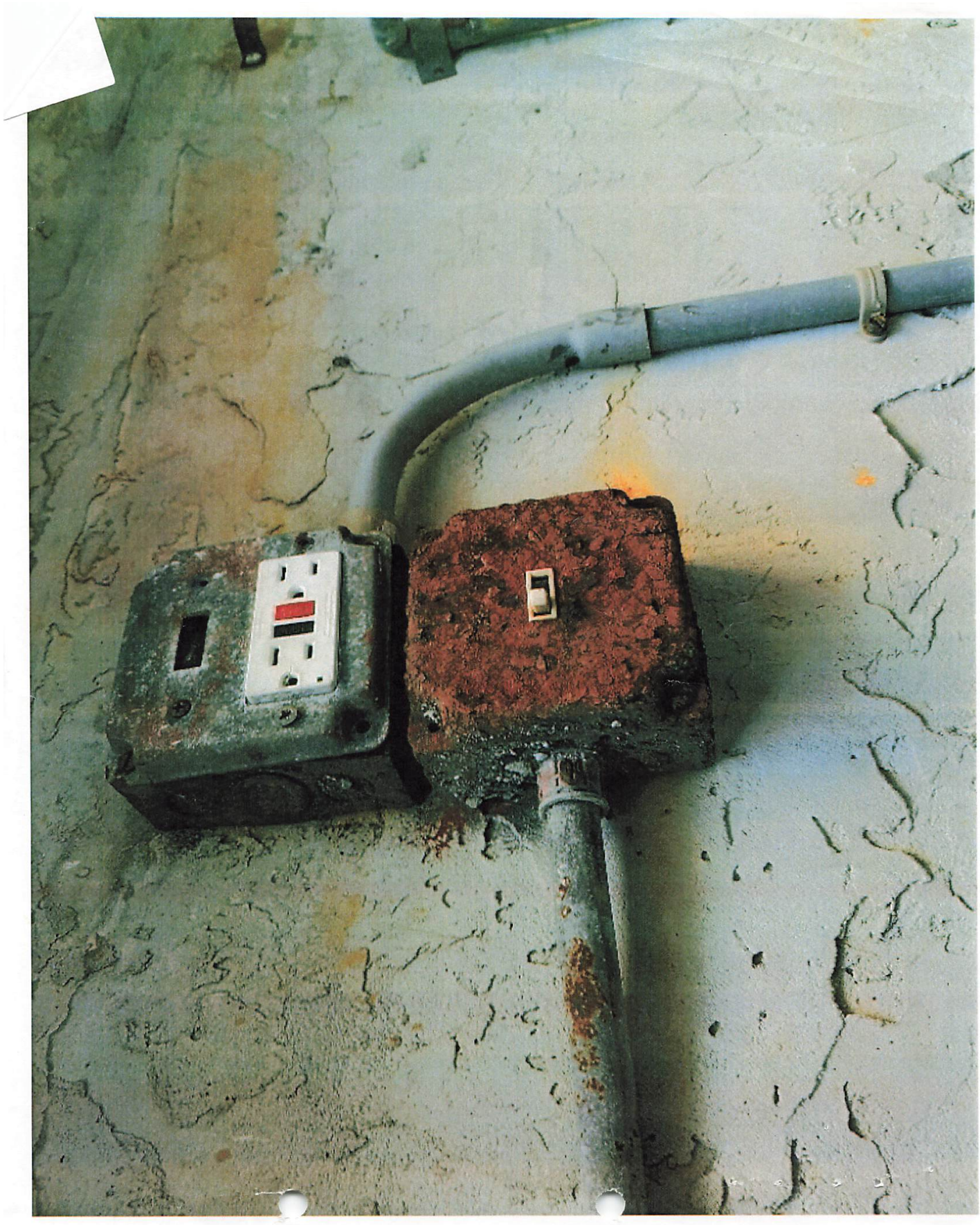
A jurisdiction may use a supplemental page requesting additional information and citing other conditions, please inquire.

Note: If any development work as described in FS 380.04 Sec. 2 a-g is to be performed, a development permit must be obtained prior to the issuance of a building permit.

1-96







BROWARD COUNTY UNIFORM BUILDING PERMIT APPLICATION

Select One Trade: ☐ Building ☑ Electrical ☐ Plumbing ☐ Mechanical ☐ Other _____

Application Number: Application Date:

1	Job Address: 5100 SW 41ST ST	Unit:	City: Pembroke Park		
	Tax Folio No: 5142 30 AA 0300	Flood Zn: X	BFE:	Floor Area:	Job Value: $ 1,900.00
	Building Use: Residential Condominium	Construction Type:		Occupancy Group:	
	Present Use: Residential Condominium	Proposed Used:			
	Description of Work: Repair electric Safety hazard electric Room Per Don Thomson				
	☐ New ☐ Addition ☑ Repair ☐ Alteration ☐ Demolition ☐ Revision ☐ Other:				
	Legal Description: Condo de Real Condominium				☐ Attachment
2	Property Owner: Condo de Real Condominium Assn	Phone: 954-917-7441	Email: dc@allamgmt.com		
	Owner's Address: 1971 W. Markham Road #2	City: Pompano Beach	State: FL	Zip: 33069	
3	Contracting Co: Burley Electrical Service	Phone: 954-942-9543	Email:		
	Company Address: 1472 SW 5th Court	City: Pompano	State: FL	Zip: 33060	
	Qualifier's Name: LANCE A. Burley	Owner-Builder: ☐	License Number: EC 13005710		
4	Architect/Engineer's Name:	Phone:	Email:		
	Architect/Engineer's Address:	City:	State:	Zip:	
	Bonding Company:				
	Bonding Company Address:	City:	State:	Zip:	
	Fee Simple Titleholder's name (if other than owner):				
	Fee Simple Titleholder's Address (If other than owner)	City:	State:	Zip:	
	Mortgage Lender's Name:				
	Mortgage Lender's Address:	City:	State:	Zip:	

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

X _____ Signature of Property Owner or Agent

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me this 21 day of June 20 18 by

Joel Gould
(Type / Print Property Owner or Agent Name)

SHAISTA GALLAGHER
MY COMMISSION # FF166384
EXPIRES: October 7, 2018
Bonded Thru Notary Public Underwriters

NOTARY'S SIGNATURE as to Owner or Agent's Signature

Notary Name SHAISTA GALLAGHER
(Print, Type or Stamp Notary's Name)

Personally Known ✓ or Produced Identification _____

Type of Identification Produced _____

X _____ Signature of Qualifier

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me this 6 day of June 20 18 by

LANCE A. BURLEY
(Type / Print Qualifier's Name)

ANDREW STRADTNER
Commission # GG 085020
Expires March 22, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY'S SIGNATURE as to Qualifier's Signature

Notary Name _____
(Print, Type or Stamp Notary's Name)

Personally Known ✓ or Produced Identification _____

Type of Identification Produced _____

APPROVED BY: _____ Permit Officer Issue Date: _____ Code in Effect: _____

A jurisdiction may use a supplemental page requesting additional information and citing other conditions, please inquire.

Note: If any development work as described in FS 380.04 Sec. 2 a-g is to be performed, a development permit must be obtained prior to the issuance of a building permit.

1.56

Burley Electrical Service, Inc.

172 Southwest 5th Court
Pompano Beach, Florida 33060
Broward (954) 942-8343 • Palm Beach (561) 792-0034
www.burleyelectricalservice.com • www.burleyelectric.com
State FL#EC13005710

JOB INVOICE

954-917-4441

3/22/19

DAY WORK | CONTRACT | EXTRA

JOB NAME/NUMBER Evan

JOB LOCATION

START DATE 4-25-19

TO Evan Sucio Res
5100 SW 41st Street
Pembroke Park FL

TERMS

QTY.	MATERIAL	PRICE	AMOUNT
>			
>			

DESCRIPTION OF WORK

4-25 & 4-26-19 Completed the electric rewires per inspectors request and pictures emailed to us showing the item and post area that electrician came.

OTHER CHARGES

TOTAL OTHER

LABOR	HRS.	RATE	AMOUNT
Quote covers work only no Permit/ handling fees			1900 00

TOTAL MATERIALS

TOTAL LABOR

TOTAL MATERIALS

TOTAL OTHER

Thank You

TAX

TOTAL 1900 00

Work ordered by

Signature Joel Gould

I hereby acknowledge the satisfactory completion of the above described work.

Process # | Find | Clear

Options

5100 SW 41 ST (METER ROOM)

Status: Plan Review **Job Type:** Commercial Electrical Work **Master Process #** 88970 **Permit #** NOT ASSIGNED **Permit**

Warnings /

Applications
Requirements
Fees
Add Fees
Display Fees
Notes
Plan Reviews
Inspections
Linked Permits
Laserfiche
Permits

Delete Fee

	Application #	Fee	Quantity	Amount	Tran #
☐	(E)-88970	Commercial Building Permit Fee	2500.00	112.50	
☐	(E)-88970	Board of Rules & Appeals Fee	2500.00	2.00	
☐	(E)-88970	Educational Fee	2500.00	0.75	
☐	(E)-88970	Government Fees FL DBPR Surcharge	112.50	2.00	
☐	(E)-88970	Government Fees FL DCA Surcharge	112.50	2.00	
☐	(E)-88970	Commercial Inspections 1st Inspection Fee	1.00	75.00	
☐	(E)-88970	Commercial Plan Review Fee	3.00	225.00	
☐	(E)-88970	Processing Fee	2500.00	75.00	
☐	(E)-88970	Commercial Inspections 2nd Inspection Fee	1.00	50.00	

Amount Paid: $ 0.00 Amount Due: $ 544.25

Teressa Malcolm

From: Lance Burley <burleyelectric@aol.com>
Sent: Tuesday, August 14, 2018 5:39 PM
To: Teressa Malcolm
Subject: Re: Process # 88970 - 5100 SW 41 ST
Attachments: Condado pictures of repair.pdf

The pictures of repair per inspectors notes that we sent with the last permit application that was filled out by the incorrect signer on file. The panel is existing we did not replace it.

-----Original Message-----
From: Teressa Malcolm <tmalcolm@townofpembrokepark.com>
To: Info AFMS <info@allflamgmt.com>; burleyelectric@aol.com <burleyelectric@aol.com>
Cc: Alan Corriveau <acorriveau@townofpembrokepark.com>; Lucie Manzerolle <lmanzerolle@townofpembrokepark.com>
Sent: Tue, Aug 14, 2018 4:19 pm
Subject: Process # 88970 - 5100 SW 41 ST

Good afternoon,

Please see the attached comments from plan review.
Please submit corrections.

Thank you,
Teressa Malcolm
Permit Processor, Building Department

Town of Pembroke Park
3150 S.W. 52 Ave
Pembroke Park, FL 33023

(954)966-4600 Ext. 211
Fax (954)966-5310
tmalcolm@townofpembrokepark.com

Pembroke Park
ing Department
AUG 16 2018
Received

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Our Customer Portal: permits@townofpembrokepark.com

Notice: Florida has a broad public records law. All correspondence sent to the Town of Pembroke Park via e-mail may be subject to disclosure as a matter of public record..

Replace Electrical Items / Pipes
Pls Pictures before Electrical Report +

BURLEY ELECTRICAL SERVICE, INC.
172 S.W. 5th COURT
POMPANO BEACH, FLORIDA 33060

LANCE A BURLEY
EC 13005710

Department of Code Enforcement
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023
(954) 966-4600 ext. 213
jlouis@townofpembrokepark.com

Did not replace Panel or Breakers

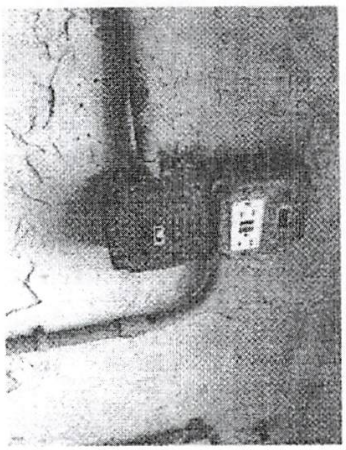
FW: Electrical Issues at Condado Real

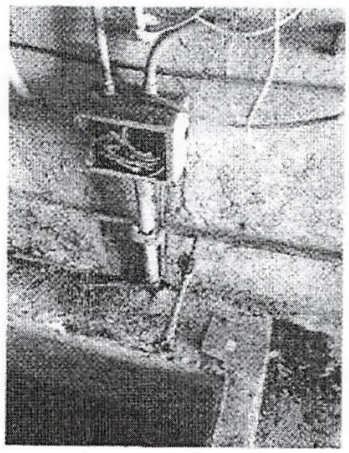
ANDREW STRADTNER
Commission # GG 085020
Expires March 22, 2021
Bonded Thru Troy Fain Insurance 800-385-7019



avast This email has been c
www.avast.com

3 Attached Images





Town Of Pembroke Park
Building Department
AUG 16 2018
Received

Lucie Manzerolle

From: Lucie Manzerolle
Sent: Friday, January 11, 2019 10:53 AM
To: jeffrey louis
Cc: Alan Corriveau; Teressa Malcolm; Todd Larson; Bob Vitas
Subject: Condado Real - Meter Room

Good morning Jeffrey,

In reference to permit application 88970 (Condado Real) Meter Room with NOV written by our Chief Electrical on 03-13-2018 and permit application received 08-13-2018
As per several phone conversations between the manager and yourself, it was understood that the contractor would be coming in to pick up the approved permit and a recorded Notice of Commencement was required otherwise it would go to Code Board.
The permit was never picked up !
Please be advised that this permit is Null & Void as per Ch. 1, Broward County Administrative Provisions for the 2017 FBC (6th Edition) **105.3.1.1**
Total fee due for processing fee and plan reviews is $300.00

We are kindly asking that you send this case to Code Board.

Lucie Manzerolle
Administrative Assistant, Building Department

Town of Pembroke Park
3150 S.W. 52 Ave
Pembroke Park, FL 33023

(954)966-4600 Ext. 227
Fax (954)966-5310
lmanzerolle@townofpembrokepark.com

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Our Customer Portal; permits@townofpembrokepark.com

Lucie Manzerolle

From: Lance Burley <burleyelectric@aol.com>
Sent: Monday, August 20, 2018 9:07 AM
To: Lucie Manzerolle
Subject: Re: process 88970 - 5100 SW 41 ST

They put the incorrect price down on the 2nd permit application, the first one submitted had the correct price on it of 1,900.00. Do I get them to correct sign a new one, this also keeps us from needing the NTO?

-----Original Message-----
From: Lucie Manzerolle <lmanzerolle@townofpembrokepark.com>
To: Lance Burley <burleyelectric@aol.com>
Cc: Alan Corriveau <acorriveau@townofpembrokepark.com>; Teressa Malcolm <tmalcolm@townofpembrokepark.com>
Sent: Mon, Aug 20, 2018 8:57 am
Subject: RE: process 88970 - 5100 SW 41 ST

Lance,
Please find in the attachment copy of the notarized permit application showing job value at $2,500.00 not $1,900.00
Please refer to our Commercial Fee schedule
*note that you have 3 commercial plan review at $75.00 each which bring to total of your permit to $544.25

Lucie Manzerolle
Administrative Assistant, Building Department

Town of Pembroke Park
3150 S.W. 52 Ave
Pembroke Park, FL 33023

(954)966-4600 Ext. 227
Fax (954)966-5310
lmanzerolle@townofpembrokepark.com

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Our Customer Portal; permits@townofpembrokepark.com

1

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Consider the Environment before printing.

From: Lance Burley [mailto:burleyelectric@aol.com]
Sent: Monday, August 20, 2018 8:52 AM
To: Lucie Manzerolle
Subject: Re: process 88970 - 5100 SW 41 ST

Morning Lucie,
Those permit fees seem high for a 1,900.00 job value?

-----Original Message-----
From: Lucie Manzerolle <lmanzerolle@townofpembrokepark.com>
To: Lance Burley <burleyelectric@aol.com>
Cc: Alan Corriveau <acorriveau@townofpembrokepark.com>; Don Jhonson <djhonson@townofpembrokepark.com>; Teressa Malcolm <tmalcolm@townofpembrokepark.com>
Sent: Mon, Aug 20, 2018 7:46 am
Subject: process 88970 - 5100 SW 41 ST

Good morning Lance,
Your permit application was approved (Meter Room)
Total fee due $544.25 (see attached for fee break down)

Payment : check and/or credit card.
You can also pay online with a credit card at: https://fl-pembrokepark.inkforce.net/spl/ > public access > make a payment > enter the process number 88970: > and pay fees with a credit card + 3% technology fee.
If you paid online, the permit card will be ready at the counter for pick up.
All payment must be received before 3:30pm. Closed 12-1:00pm

Lucie Manzerolle
Administrative Assistant, Building Department

Town of Pembroke Park
3150 S.W. 52 Ave
Pembroke Park, FL 33023

(954)966-4600 Ext. 227
Fax (954)966-5310
lmanzerolle@townofpembrokepark.com

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Our Customer Portal; permits@townofpembrokepark.com

Lucie Manzerolle

From: jeffrey louis
Sent: Wednesday, September 26, 2018 10:28 AM
To: Lucie Manzerolle
Subject: RE: CONDADO REAL - Meter Room

Thank you for the info, they should have picked it up by now.

Jeffrey Louis
Department of Code Enforcement
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023
(954) 966-4600 ext. 213
jlouis@townofpembrokepark.com

From: Lucie Manzerolle
Sent: Wednesday, September 26, 2018 9:10 AM
To: jeffrey louis <jlouis@townofpembrokepark.com>
Cc: Alan Corriveau <acorriveau@townofpembrokepark.com>; Teressa Malcolm <tmalcolm@townofpembrokepark.com>
Subject: CONDADO REAL - Meter Room

Good morning Jeffrey,
Process 889701 – Meter Room .... FYI no one picked up the permit yet .....

Lucie Manzerolle
Administrative Assistant, Building Department

Town of Pembroke Park

Lucie Manzerolle

From: Lucie Manzerolle
Sent: Friday, October 26, 2018 12:59 PM
To: 'Lance Burley'
Cc: jeffrey louis; Alan Corriveau; Teressa Malcolm
Subject: RE: permit application (Condado Real)
Attachments: 88970 permit application.pdf

Please see attachment!
Once a permit application has been signed and notarized "we cannot change any portion" as per FBC
YOUR CONTRACT AND APPLICATION DO NOT MATCH THE VALUE!!!

Lucie Manzerolle
Administrative Assistant, Building Department

Town of Pembroke Park
3150 S.W. 52 Ave
Pembroke Park, FL 33023

(954)966-4600 Ext. 227
Fax (954)966-5310
lmanzerolle@townofpembrokepark.com

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Consider the Environment before printing.

From: Lance Burley [mailto:burleyelectric@aol.com]
Sent: Friday, October 26, 2018 12:14 PM
To: Lucie Manzerolle
Subject: Fwd: permit application (Condado Real)

Lucie Manzerolle

From: Alan Corriveau
Sent: Wednesday, November 07, 2018 9:35 AM
To: Lance Burley
Cc: Lucie Manzerolle; Don Jhonson; Todd Larson; Teressa Malcolm
Subject: RE: permit application (Condado Real)

Good morning Lance;

The affidavit that changes the cost of the job, will not final the permit. It will only allow us to start processing your permit. That affidavit will need to be on your letterhead, signed and notarized.

I reviewed your file, I noticed your description of work. It said "repair safety hazard in electric rm. as per Don Jhonson". I found no narration of what was repaired / replaced. Nor was there any draws or as-builts reflecting the work. As per Broward County Administrative Provisions for the 2017 Florida Building Code (6th Edition) Section 107.1.1

> Submittal documents. - Documents shall be submitted in two or more sets of plans and/or specifications as described in section 107.3 with each application for a permit.

It will be very difficult to approve a permit with only a disputed permit app., and an affidavit justifying the dispute. So please submit the affidavit along with a narration, and plan reflecting the scope of work.

When it is approved, we will issue the permit and you can schedule the inspection, then we will perform the inspection.

Alan Corriveau
Building Administrator
Chief Building Official

Town of Pembroke Park
3150 S.W. 52 Ave
Pembroke Park, Fl. 33023
(954)966-4600 Ext. 221
cell (954)275-0366
acorriveau@townofpembrokepark.com

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Our Customer Portal; permits@townofpembrokepark.com

Consider the Environment

From: Lance Burley [mailto:burleyelectric@aol.com]
Sent: Tuesday, November 06, 2018 12:27 PM
To: Alan Corriveau <acorriveau@townofpembrokepark.com>
Cc: Lucie Manzerolle <lmanzerolle@townofpembrokepark.com>
Subject: Re: permit application (Condado Real)

Will the letter finalize the permit and is there a permit# that needs to go on the letter or location address. The management company is not getting back with me so if there is anything else needed, i am not sure how to get it.

Thank You
Lance A. Burley
Burley Electrical Services Inc.
172 SW 5th Court
Pompano Beach, FL 33060
(954) 942-8343 - Burleyelectric.com : Burleyelectrical.com
Like and Follow our Facebook page

NOTICE: If you are not the intended recipient of this e-mail, please notify us by return e-mail or telephone.

-----Original Message-----
From: Alan Corriveau <acorriveau@townofpembrokepark.com>
To: Lance Burley <burleyelectric@aol.com>
Cc: Lucie Manzerolle <lmanzerolle@townofpembrokepark.com>
Sent: Tue, Nov 6, 2018 11:43 am
Subject: RE: permit application (Condado Real)

Where is the letter?

Alan Corriveau
Building Administrator
Chief Building Official
Chief Plumbing Inspector

Town of Pembroke Park
3150 S.W. 52 Ave
Pembroke Park, Fl. 33023
(954)966-4600 Ext. 221
cell (954)275-0366
acorriveau@townofpembrokepark.com

Department of Code Enforcement
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023
(954) 966-4600 ext. 213
jlouis@townofpembrokepark.com

Replace Electrical Items / Panel
Pictures to Electrical Report

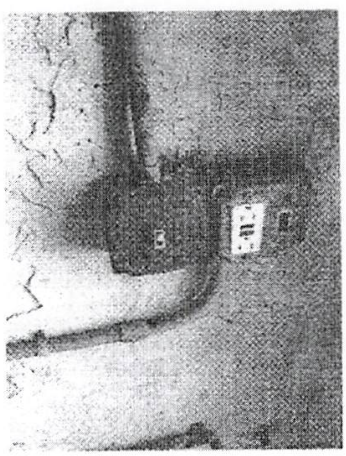
BURLEY ELECTRICAL SERVICE, INC.
172 S.W. 5th COURT
POMPANO BEACH, FLORIDA 33060

LANCE A BURLEY
EC 13005710

Did not replace Panel or Breakers

avast This email has been c
www.avast.com

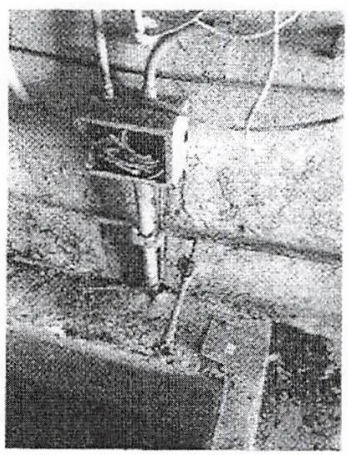
3 Attached Images



FW: Electrical Issues at Condado Real

ANDREW STRADTNER
Commission # GG 085020
Expires March 22, 2021
Bonded Thru Troy Fain Insurance 800-385-7019





Town Of Pembroke Park
Building Department
AUG 16 2018
Received

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

PERMIT NO.
E-88970
APPLICATION NO.
AMT DUE

BUILDING PERMIT APPLICATION

2017 Florida Building Code In Effect

PERMIT TYPE: ELECTRICAL				
JOB NAME: CONDADO REAL (METER ROOM)				
JOB ADDRESS: 5100 SW 41 ST (METER ROOM)				
OWNER NAME: PRINCE,ISIS				
OWNER ADDRESS: 5100 SW 41 ST				
CITY: PEMBROKE PARK				
PHONE: 9549174441	FAX:	EMAIL:		
FEE SIMPLE TITILE HOLDER'S NAME:				
FEE SIMPLE TITLE HOLDER'S ADDRESS:				
CONTRACTING FIRM: BURLEY ELECTRICAL SERVICE INC				
MAIL ADDRESS: 172 SW 5 COURT				
CITY STATE ZIP: POMPANO BEACH FL 33060				
PHONE: 9549428343	**FAX: 9549424322**	**EMAIL: Lance Burley -**		
CERT. COMPENTENCY: EC13005710	**STATE REGISTRATION: N/A**			
LOT: 000	BLOCK: 000	PRESENT USE: CONDOMINIUM	PROPOSED USE: CONDOMINIUM	
FOLIO NUMBER: 514230AA0100	SUBDIVISION: N/A			
NO. OF STORIES: 0	OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 2500	SQ.FT. / L.F.: 0			
DESCRIBE WORK: REPAIR SAFETY IN METER ROOM				
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.

(Please Complete Second Page)

R202 Permit Messages For Permit (88970)

Event ID	Date Created	Requested By	Assigned To	Status
Other				
68298	8/14/2018	Lucie Manzerolle	Lucie Manzerolle	Recieved Plans From Applicant
	RECEIVED PERMIT APPLICATION VIA EMAIL - NO DRAWING WAS PROVIDED			
68334	8/14/2018	Teressa Malcolm	Teressa Malcolm	Open
	emailed info@allflamgmt.com & 'burleyelectric@aol.com' plan review denied comments			
68366	8/16/2018	Teressa Malcolm	Teressa Malcolm	Open
	comment response via email from Lance Burley routed to Electrical for re-review.			
68397	8/16/2018	Teressa Malcolm	Teressa Malcolm	Returned Plans To Applicant
	emailed Lance Burley <burleyelectric@aol.com> denied comments			
68428	8/20/2018	Lucie Manzerolle	Lucie Manzerolle	Ready To Issue
	fee entered. notification sent to Lance. ready for pick up			
68429	8/20/2018	Lucie Manzerolle	Lucie Manzerolle	Open
	Recorded NOC required. notification sent to Lance			
Electrical				
68329	8/14/2018	Don W Jhonson	Don W Jhonson	Denied
	1. Provide drawing, show electrical circuits to be replaced/rerouted from electric room to pool room.			
	2. Include panel schedule and circuit numbers.			

68385	8/16/2018	Don W Jhonson	Don W Jhonson	Denied

Received email from electrical contractor with incorrect understanding pertaining to electrical repair work comments.

1. Provide drawing, show electrical circuits to be replaced/rerouted from electric room to pool room.

2. Include panel schedule and circuit numbers.

One of the electrical repairs requires replacement of deteriorated conduit with exposed conductors. A panel schedule identifying the circuits to be repaired is required. Contractor Lance Burley was called and message left with request to return call for clarification of work scope.

68427	8/19/2018	Don W Jhonson	Don W Jhonson	Approved

Ok to issue electrical repair permit.

2019 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

FILED
Apr 23, 2019
Secretary of State
8018006043CC

DOCUMENT# N02000001168

Entity Name: CONDADO REAL CONDOMINIUM ASSOCIATION, INC.

Current Principal Place of Business:

5100 SW 41ST STREET
PEMBROKE PARK, FL 33166

Current Mailing Address:

1971 W. MCNAB ROAD
SUITE #2
POMPANO BEACH, FL 33069 US

FEI Number: 60-0001049

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

STEVENS & GOLDWYN, P.A.
2 S UNIVERSITY DRIVE
SUITE #329
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	VP, DIRECTOR
Name	POLIAKOVA, ANNA
Address	1971 W. MCNAB ROAD #2
City-State-Zip:	POMPANO BEACH FL 33069

Title	TD
Name	VIERA, ALICIA
Address	1971 W. MCNAB ROAD #2
City-State-Zip:	POMPANO BEACH FL 33069

Title	DIRECTOR
Name	PRINCE, ISIS
Address	1971 W. MCNAB ROAD #2
City-State-Zip:	POMPANO BEACH FL 33069

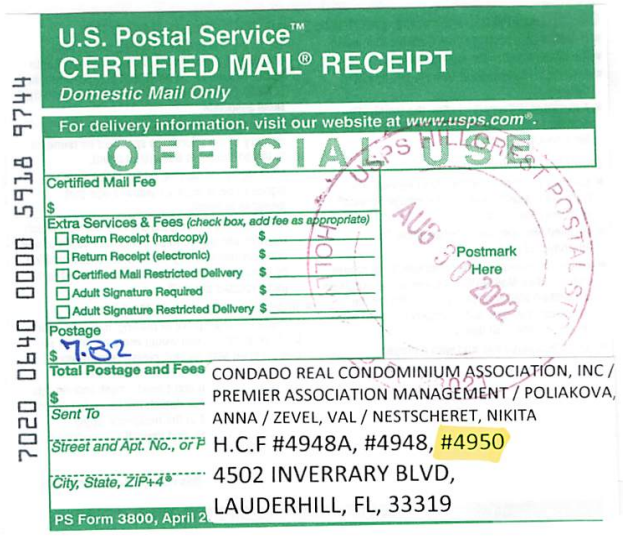
Title	PD
Name	ZEVEL, VAL
Address	1971 W. MCNAB ROAD #2
City-State-Zip:	POMPANO BEACH FL 33069

Title	SD
Name	NESTSCHERET, NIKITA
Address	1971 W. MCNAB ROAD #2
City-State-Zip:	POMPANO BEACH FL 33069

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 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ALICIA VIERA TD 04/23/2019

Electronic Signature of Signing Officer/Director Detail — Date



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fees
$

Sent To
CONDADO REAL CONDOMINIUM ASSOCIATION, INC / PREMIER ASSOCIATION MANAGEMENT / POLIAKOVA, ANNA / ZEVEL, VAL / NESTSCHERET, NIKITA

Street and Apt. No., or P
H.C.F #4948A, #4948, #4950

City, State, ZIP+4®
4502 INVERRARY BLVD,
LAUDERHILL, FL, 33319

PS Form 3800, April 2

Postmark Here
AUG 30 2022

7020 0640 0000 5918 9744



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fe
$

Sent To
CONDADO REAL CONDOMINIUM ASSOCIATION, INC

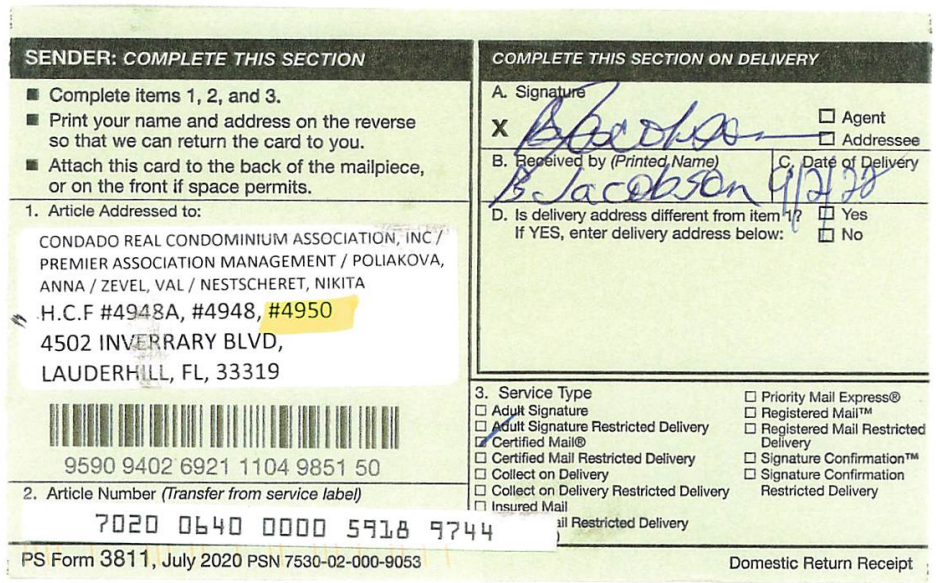
Street and Apt. No., or
H.C.F #4948A, #4948, #4950
5100 SW 41 STREETE,

City, State, ZIP+4®
PEMBROKE PARK, FL, 33023

PS Form 3800, April

Postmark Here
AUG 30 2022

7020 0640 0000 5918 9751



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:

CONDADO REAL CONDOMINIUM ASSOCIATION, INC / PREMIER ASSOCIATION MANAGEMENT / POLIAKOVA, ANNA / ZEVEL, VAL / NESTSCHERET, NIKITA
H.C.F #4948A, #4948, #4950
4502 INVERRARY BLVD,
LAUDERHILL, FL, 33319

9590 9402 6921 1104 9851 50

2. Article Number *(Transfer from service label)*

7020 0640 0000 5918 9744

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* B Jacobson C. Date of Delivery 9/21/20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ ...ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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:

Condado Real Home Owners Association
Val Zevel
1971 W. McNab Road Suite 2
Pompano Beach, FL 33069

9590 9402 4839 9032 7063 48

2. Article Number *(Transfer from service label)*

7016 3010 0000 1234 6569

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

1/21/20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Condado Real Home Owners Association
Isis Prince
1971 W. McNab Road Suite 2
Pompano Beach, FL 33069

9590 9402 4839 9032 7065 22

2. Article Number *(Transfer from service label)*

7016 3010 0000 1234 6637

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

1/21/20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
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☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Condado Real Home Owners Association
1971 W. McNab Road Suite 2
Pompano Beach, FL 33069

9590 9402 4839 9032 7063 17

2. Article Number *(Transfer from service label)*

7016 3010 0000 1234 6606

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

1/21/20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

STEVENS & GOLDWYN, P.A.
2 S UNIVERSITY DRIVE SUITE 329
PLANTATION, FL 33324
CASE # 4950

9590 9402 4839 9032 6970 73

2. Article Number *(Transfer from service label)*

7019 1120 0000 9007 4087

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED FEB 24 2020

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Condado Real Home Owners Association
Anna Poliakova
1971 W. McNab Road Suite 2
Pompano Beach, FL 33069

9590 9402 4839 9032 7063 55

2. Article Number *(Transfer from service label)*

7016 3010 0000 1234 6576

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
1/21/20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
Mail Restricted Delivery
00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Condado Real Home Owners Association
Alicia Viera
1971 W. McNab Road Suite 2
Pompano Beach, FL 33069

9590 9402 4839 9032 7063 31

2. Article Number *(Transfer from service label)*

7016 3010 0000 1234 6552

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
1/21/20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
I Mail
I Mail Restricted Delivery
500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ISIS PRINCE
1971 W. MCNAB ROAD #2
POMPANO BEACH, FL 33069
CASE # 4950

9590 9402 4839 9032 6974 31

2. Article Number (Transfer from service label)
7019 1120 0000 9007 4155

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 2/18/20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED FEB 24 2020

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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:

VAL ZEVEL
1971 W. MCNAB ROAD #2
POMPANO BEACH, FL 33069
CASE #4950

9590 9402 4839 9032 6974 17

7019 1120 0000 9007 4131

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 2/18/20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED FEB 24 2020

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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:

ANNA POLIAKOVA
1971 W. MCNAB ROAD #2
POMPANO BEACH, FL 33069
CASE 4950

9590 9402 4839 9032 6972 02

2. Article Number (Transfer from service label)
7019 1120 0000 9007 4018

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 2/19/20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED FEB 24 2020

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)
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☐ Registered Mail™
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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ALICIA VIERA
1971 W MCNAB ROAD #2
POMPANO BEACH, FL 33069
CASE #4950

9590 9402 4839 9032 6974 48

2. Article Number *(Transfer from service label)*

7019 1120 0000 9007 4162

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 2/18/20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED FEB 24 2020

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

NIKITA NESTSCHERET
1971 W. MCNAB ROAD #2
POMPANO BEACH, FL 33069
CASE #4950

9590 9402 4839 9032 6974 24

2. Article Number *(Transfer from service label)*

70

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 2/18/20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for

PS Fo 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:

CONDADO REAL CONDO ASSOC. INC
1971 W. MCNAB ROAD SUITE #2
POMPANO BEACH, FL 33069
CASE 4950

9590 9402 4839 9032 6970 97

2. Article Number *(Transfer from service label)*

7019 1120 0000 9007 4049

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 2/18/20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED FEB 24 2020

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Condado Real Home Owners Association
Nikita Nestscheret
1971 W. McNab Road Suite 2
Pompano Beach, FL 33069

9590 9402 4839 9032 7063 24

2. Article Number (Transfer from service label)

7016 3560 0000 5023 2145

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

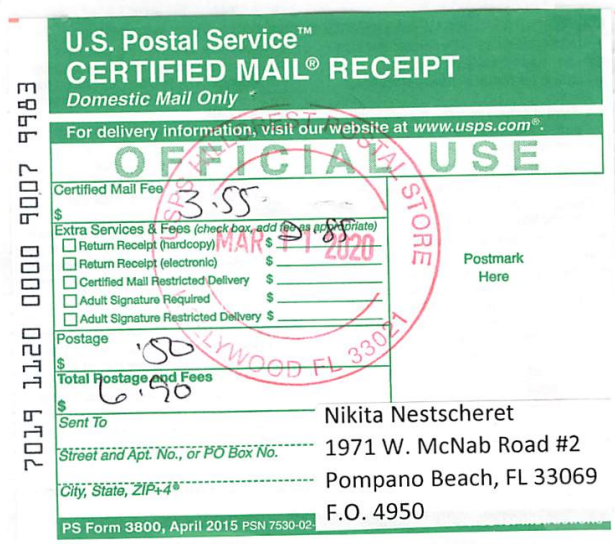
COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) Ted Ga 12
C. Date of Delivery 1/21/20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery



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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $ 3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .50
Total Postage and Fees $ 6.90
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

Postmark Here
MAR 11 2020
HILLCREST POSTAL STORE
HOLLYWOOD FL 33021

Nikita Nestscheret
1971 W. McNab Road #2
Pompano Beach, FL 33069
F.O. 4950

PS Form 3800, April 2015 PSN 7530-02-

7019 1120 0000 9007 9983



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OFFICIAL USE

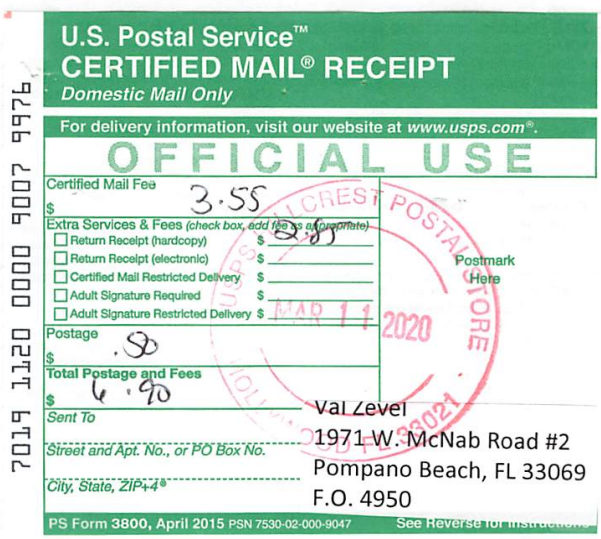
Certified Mail Fee $ 3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .50
Total Postage and Fees $ 6.90
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

Postmark Here
MAR 11 2020
HILLCREST POSTAL STORE
HOLLYWOOD FL 33021

Alicia Viera
1971 W. McNab Road #2
Pompano Beach, FL 33069
F.O. 4950

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 9952



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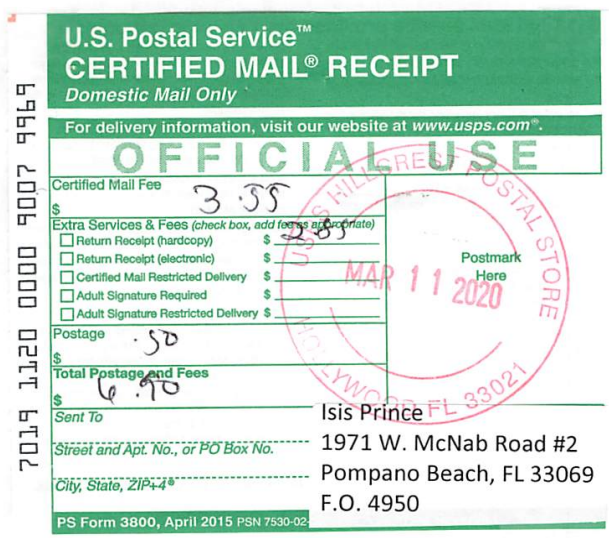
Certified Mail Fee $ 3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .50
Total Postage and Fees $ 6.90
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

Postmark Here
MAR 11 2020
HILLCREST POSTAL STORE
HOLLYWOOD FL 33021

Val Zevel
1971 W. McNab Road #2
Pompano Beach, FL 33069
F.O. 4950

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 9976



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OFFICIAL USE

Certified Mail Fee $ 3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .50
Total Postage and Fees $ 6.90
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

Postmark Here
MAR 11 2020
HILLCREST POSTAL STORE
HOLLYWOOD FL 33021

Isis Prince
1971 W. McNab Road #2
Pompano Beach, FL 33069
F.O. 4950

PS Form 3800, April 2015 PSN 7530-02-

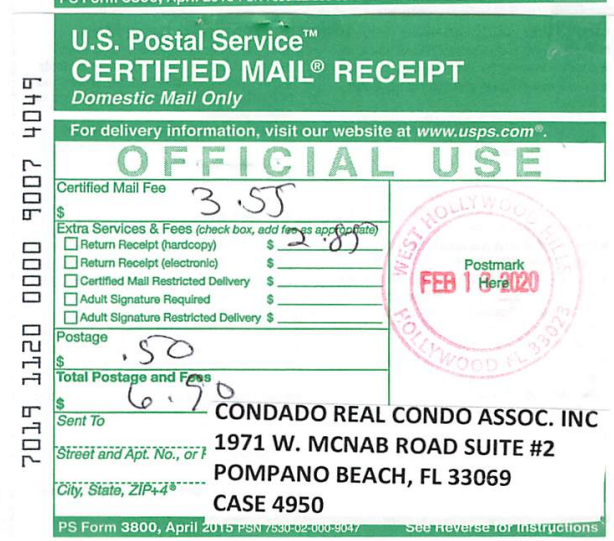
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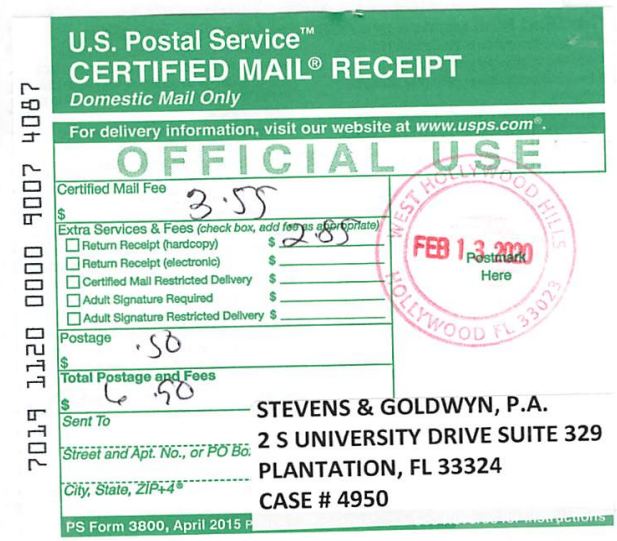

7019 1120 0000 9007 4148
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee 3.55
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) 2.85
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage .50
Total Postage and Fees 6.90
Postmark Here
FEB 13 2020
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
NIKITA NESTSCHERET
1971 W. MCNAB ROAD #2
POMPANO BEACH, FL 33069
CASE #4950
PS Form 3800, April 2015 PSN 7530-02-000-9047

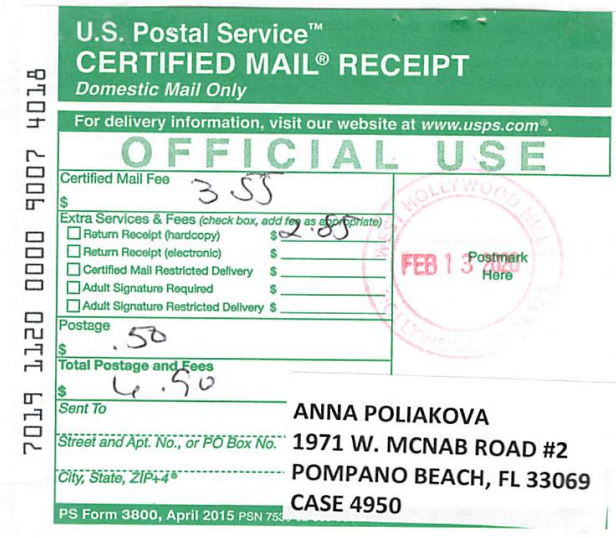

7019 1120 0000 9007 4131
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee 3.55
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) 2.85
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage .50
Total Postage and Fees 6.90
Postmark Here
FEB 13 2020
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
VAL ZEVEL
1971 W. MCNAB ROAD #2
POMPANO BEACH, FL 33069
CASE #4950
PS Form 3800, April 2015 PSN 7530-02-000-9047


7019 1120 0000 9007 4162
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee 3.55
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) 2.85
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage .50
Total Postage and Fees 6.90
Postmark Here
FEB 13 2020
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
ALICIA VIERA
1971 W MCNAB ROAD #2
POMPANO BEACH, FL 33069
CASE #4950
PS Form 3800, April 2015 PSN 7530


7019 1120 0000 9007 4155
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee 3.55
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) 2.85
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage .50
Total Postage and Fees 6.90
Postmark Here
FEB 13 2020
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
ISIS PRINCE
1971 W. MCNAB ROAD #2
POMPANO BEACH, FL 33069
CASE # 4950
PS Form 3800, April 2015 PSN 75


7019 1120 0000 9007 4049
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee 3.55
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) 2.85
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage .50
Total Postage and Fees 6.90
Postmark Here
FEB 13 2020
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023
Sent To
Street and Apt. No., or
City, State, ZIP+4®
CONDADO REAL CONDO ASSOC. INC
1971 W. MCNAB ROAD SUITE #2
POMPANO BEACH, FL 33069
CASE 4950
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions


7019 1120 0000 9007 4087
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CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee 3.55
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) 2.85
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage .50
Total Postage and Fees 6.90
Postmark Here
FEB 13 2020
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023
Sent To
Street and Apt. No., or PO Bo
City, State, ZIP+4®
STEVENS & GOLDWYN, P.A.
2 S UNIVERSITY DRIVE SUITE 329
PLANTATION, FL 33324
CASE # 4950
PS Form 3800, April 2015 P



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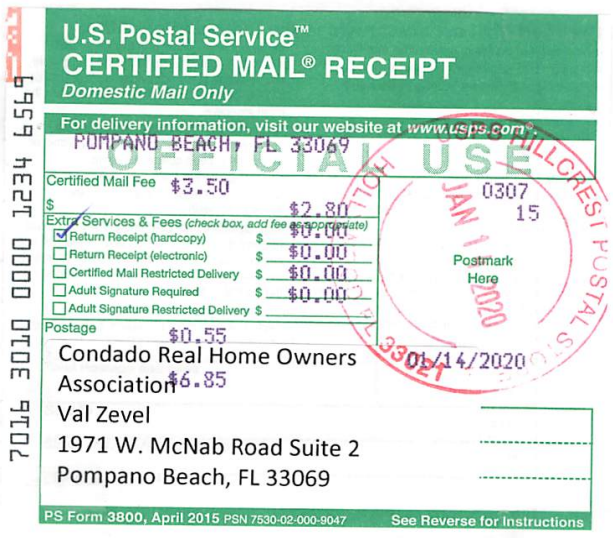
Certified Mail Fee $3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $2.85
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $.50
Total Postage and Fees $4.50

Postmark Here
FEB 13 2020

Sent To ANNA POLIAKOVA
Street and Apt. No., or PO Box No. 1971 W. MCNAB ROAD #2
City, State, ZIP+4® POMPANO BEACH, FL 33069
CASE 4950

PS Form 3800, April 2015 PSN 7530-02-000-9047

7019 1120 0000 9007 4018



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POMPANO BEACH, FL 33069

OFFICIAL USE

Certified Mail Fee $3.50
Extra Services & Fees (check box, add fee as appropriate)
☑ Return Receipt (hardcopy) $2.80
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.55
Total Postage and Fees $6.85

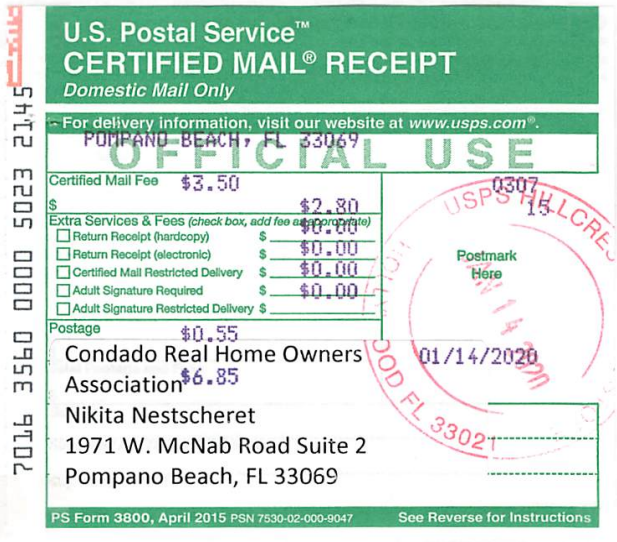
0307 15
Postmark Here
JAN 14 2020

Sent To Condado Real Home Owners Association
Street and Apt. No., or PO Box No. Val Zevel
City, State, ZIP+4® 1971 W. McNab Road Suite 2
Pompano Beach, FL 33069

01/14/2020

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 3010 0000 1234 6569



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POMPANO BEACH, FL 33069

OFFICIAL USE

Certified Mail Fee $3.50
Extra Services & Fees (check box, add fee as appropriate)
☑ Return Receipt (hardcopy) $2.80
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.55
Total Postage and Fees $6.85

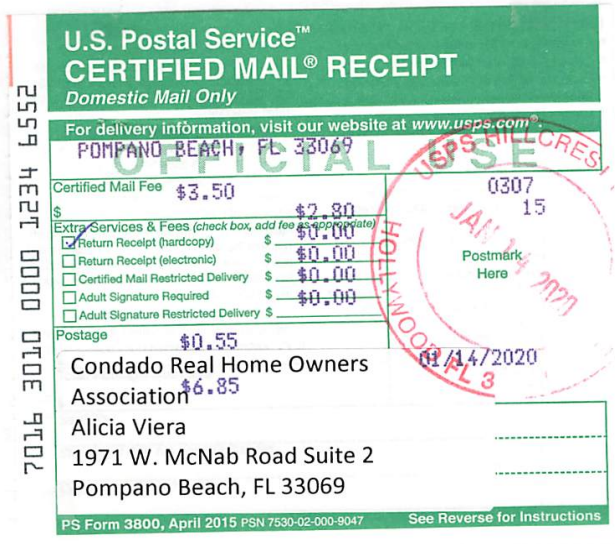
0307 15
Postmark Here
JAN 14 2020

Sent To Condado Real Home Owners Association
Street and Apt. No., or PO Box No. Nikita Nestscheret
City, State, ZIP+4® 1971 W. McNab Road Suite 2
Pompano Beach, FL 33069

01/14/2020

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 3560 0000 5023 2145



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CERTIFIED MAIL® RECEIPT
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POMPANO BEACH, FL 33069

OFFICIAL USE

Certified Mail Fee $3.50
Extra Services & Fees (check box, add fee as appropriate)
☑ Return Receipt (hardcopy) $2.80
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.55
Total Postage and Fees $6.85

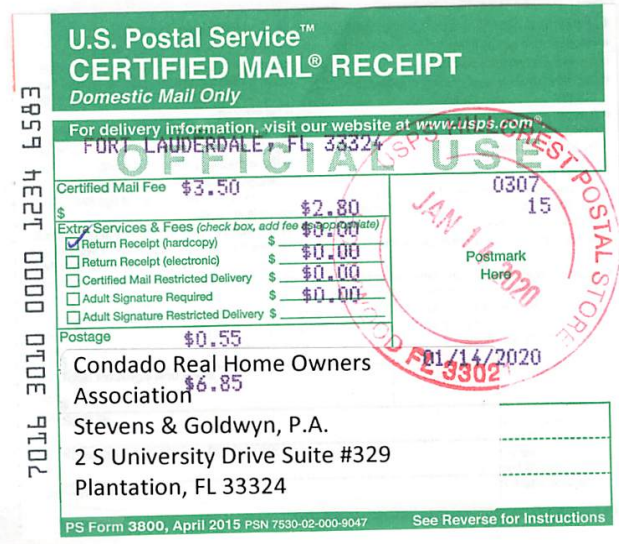
0307 15
Postmark Here
JAN 14 2020

Sent To Condado Real Home Owners Association
Street and Apt. No., or PO Box No. Alicia Viera
City, State, ZIP+4® 1971 W. McNab Road Suite 2
Pompano Beach, FL 33069

01/14/2020

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 3010 0000 1234 6552



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FORT LAUDERDALE, FL 33324

OFFICIAL USE

Certified Mail Fee $3.50
Extra Services & Fees (check box, add fee as appropriate)
☑ Return Receipt (hardcopy) $2.80
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.55
Total Postage and Fees $6.85

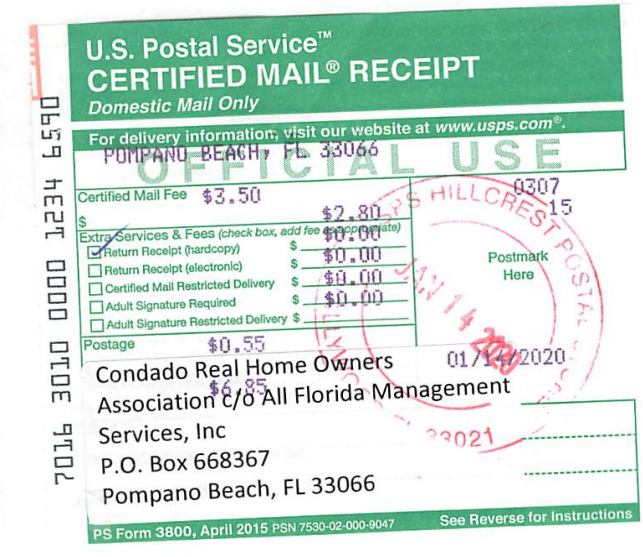
0307 15
Postmark Here
JAN 14 2020

Sent To Condado Real Home Owners Association
Street and Apt. No., or PO Box No. Stevens & Goldwyn, P.A.
City, State, ZIP+4® 2 S University Drive Suite #329
Plantation, FL 33324

01/14/2020

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 3010 0000 1234 6583



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POMPANO BEACH, FL 33066

OFFICIAL USE

Certified Mail Fee $3.50
Extra Services & Fees (check box, add fee as appropriate)
☑ Return Receipt (hardcopy) $2.80
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.55
Total Postage and Fees $6.85

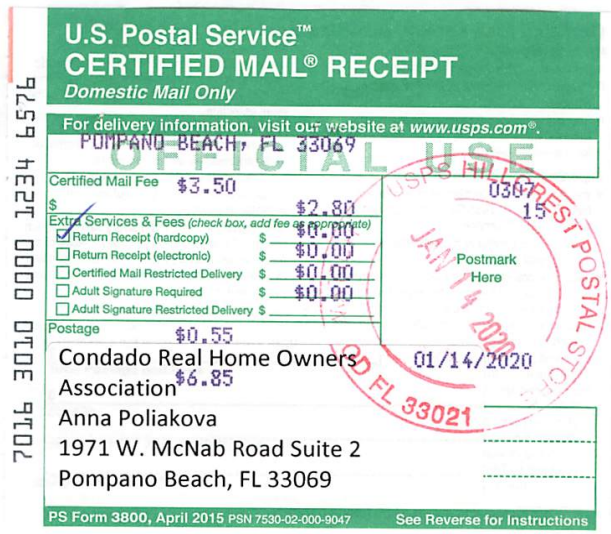
0307 15
Postmark Here
JAN 14 2020

Sent To Condado Real Home Owners Association c/o All Florida Management
Street and Apt. No., or PO Box No. Services, Inc
City, State, ZIP+4® P.O. Box 668367
Pompano Beach, FL 33066

01/14/2020

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 3010 0000 1234 6590



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CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.
POMPANO BEACH, FL 33069

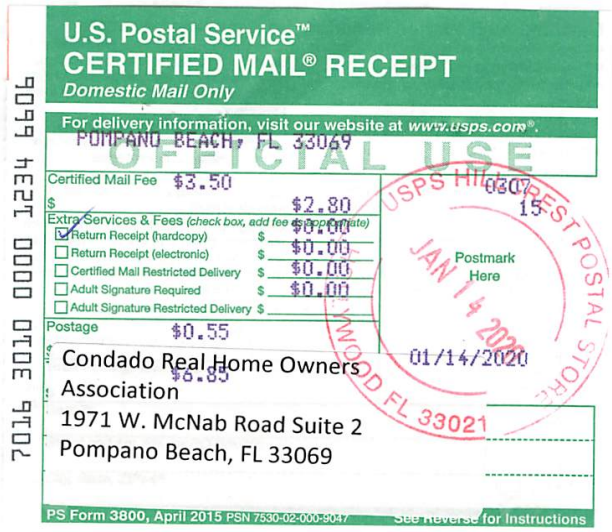
Certified Mail Fee $3.50
$ $2.80
Extra Services & Fees (check box, add fee as appropriate)
☑ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.55
$6.85
01/14/2020

Condado Real Home Owners Association
Anna Poliakova
1971 W. McNab Road Suite 2
Pompano Beach, FL 33069

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7014 3010 0000 1234 4574

OFFICIAL USE
USPS HILLCREST POSTAL STORE
0307 15
Postmark Here
JAN 14 2020
HOLLYWOOD FL 33021



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
POMPANO BEACH, FL 33069

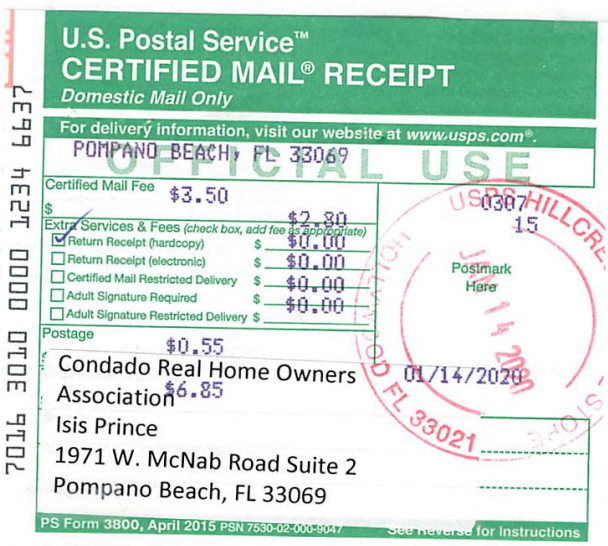
Certified Mail Fee $3.50
$ $2.80
Extra Services & Fees (check box, add fee as appropriate)
☑ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.55
$6.85
01/14/2020

Condado Real Home Owners Association
1971 W. McNab Road Suite 2
Pompano Beach, FL 33069

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7014 3010 0000 1234 4604

OFFICIAL USE
USPS HILLCREST POSTAL STORE
0307 15
Postmark Here
JAN 14 2020
HOLLYWOOD FL 33021



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
POMPANO BEACH, FL 33069

Certified Mail Fee $3.50
$ $2.80
Extra Services & Fees (check box, add fee as appropriate)
☑ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.55
$6.85
01/14/2020

Condado Real Home Owners Association
Isis Prince
1971 W. McNab Road Suite 2
Pompano Beach, FL 33069

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7014 3010 0000 1234 4637

OFFICIAL USE
USPS HILLCREST POSTAL STATION
0307 15
Postmark Here
JAN 14 2020
HOLLYWOOD FL 33021

c/o Premier Association Management
4502 Inverrary Blvd
Lauderhill, FL 33319

Title President

ZEVEL, VAL
c/o Premier Association Management
4502 Inverrary Blvd
Lauderhill, FL 33319

Title Secretary

NESTSCHERET, NIKITA
c/o Premier Association Management
4502 Inverrary Blvd
Lauderhill, FL 33319

Annual Reports

Report Year	Filed Date
2021	02/25/2021
2021	09/28/2021
2022	04/29/2022

Document Images

04/29/2022 -- ANNUAL REPORT	View image in PDF format
09/28/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
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
04/22/2014 -- ANNUAL REPORT	View image in PDF format
04/08/2013 -- ANNUAL REPORT	View image in PDF format
04/05/2012 -- ANNUAL REPORT	View image in PDF format
03/24/2011 -- ANNUAL REPORT	View image in PDF format
04/27/2010 -- ANNUAL REPORT	View image in PDF format
09/29/2009 -- ANNUAL REPORT	View image in PDF format
04/30/2009 -- REINSTATEMENT	View image in PDF format
05/02/2007 -- ANNUAL REPORT	View image in PDF format
10/06/2006 -- Amendment	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
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

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

7020 0640 0000 5918 9751

Hasler
08/30/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

CONDADO REAL CONDOMINIUM
ASSOCIATION, INC
H.C.F #4948A, #4948, #4950
5100 SW 41 STREETE,
PEMBROKE PARK, FL, 33023

NIXIE 331 FE 1 0003/12/22
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
ANK BC: 33023541350 *0806-07653-31-38
33023[illegible] 413

CERTIFIED MAIL®

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:

CONDADO REAL CONDOMINIUM
ASSOCIATION, INC
H.C.F #4948A, #4948, #4950
5100 SW 41 STREETE,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 9852 04

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 9751

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

CONDADO REAL CONDOMINIUM ASSOCIATION, INC. CASE NO. 4950

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5100 SW 41 STREET, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE.

ADDRESS: 5100 SW 41 STREET, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CONDADO REAL CONDOMINIUM ASSOCIATION, INC. AT 09:24 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

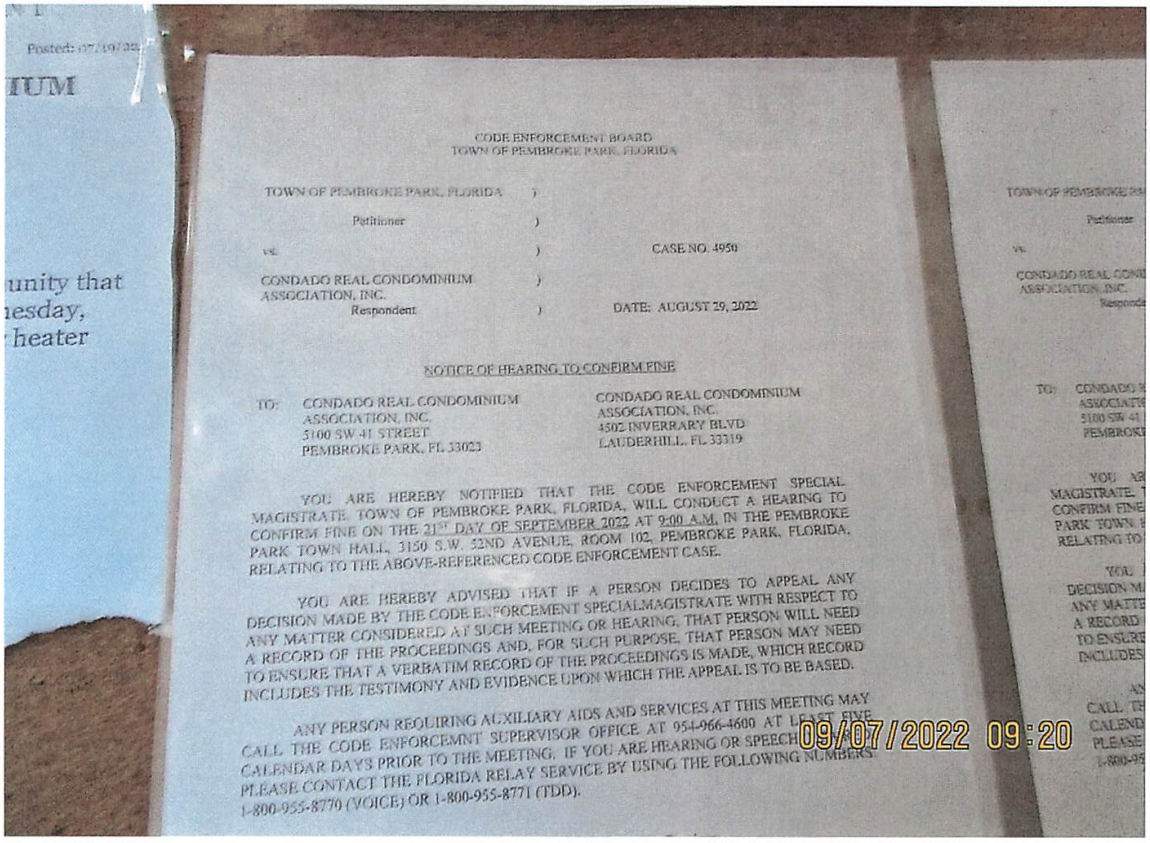
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.) CASE NO. 4950
CONDADO REAL CONDOMINIUM ASSOCIATION, INC.)
Respondent) DATE: AUGUST 29, 2022

NOTICE OF HEARING TO CONFIRM FINE

TO: CONDADO REAL CONDOMINIUM ASSOCIATION, INC.
5100 SW 41 STREET
PEMBROKE PARK, FL 33023

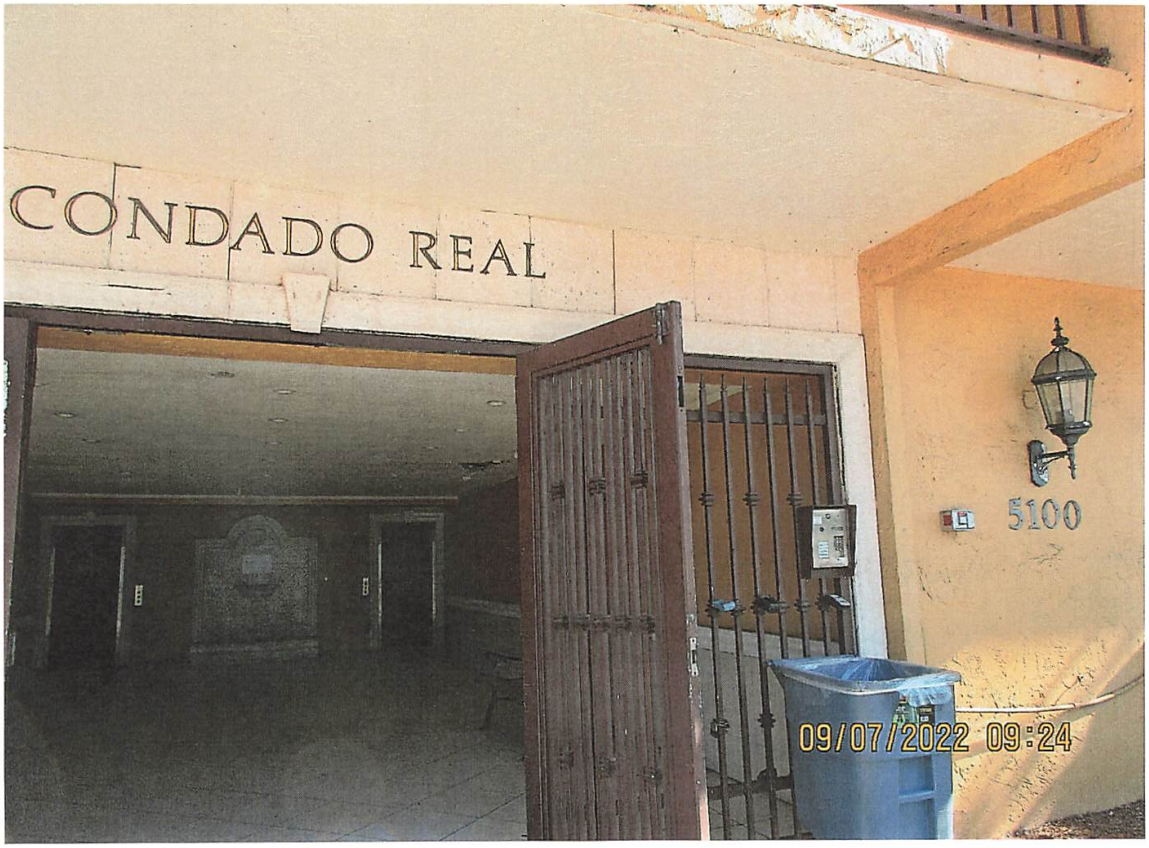
CONDADO REAL CONDOMINIUM ASSOCIATION, INC.
4502 INVERRARY BLVD
LAUDERHILL, FL 33319

YOU ARE HEREBY NOTIFIED THAT THE CODE ENFORCEMENT SPECIAL MAGISTRATE, TOWN OF PEMBROKE PARK, FLORIDA, WILL CONDUCT A HEARING TO CONFIRM FINE ON THE 21ST DAY OF SEPTEMBER 2022 AT 9:00 A.M. IN THE PEMBROKE PARK TOWN HALL, 3150 S.W. 52ND AVENUE, ROOM 102, PEMBROKE PARK, FLORIDA, RELATING TO THE ABOVE-REFERENCED CODE ENFORCEMENT CASE.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIALMAGISTRATE 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 CODE ENFORCEMNT SUPERVISOR OFFICE AT 954-966-4600 AT LEAST FIVE CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

09/07/2022 09:20



CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	CASE NO. 4950
CONDADO REAL CONDOMINIUM ASSOCIATION, INC.	)	
Respondent	)	DATE: AUGUST 29, 2022

NOTICE OF HEARING TO CONFIRM FINE

TO: CONDADO REAL CONDOMINIUM
ASSOCIATION, INC.
5100 SW 41 STREET
PEMBROKE PARK, FL 33023

CONDADO REAL CONDOMINIUM
ASSOCIATION, INC.
4502 INVERRARY BLVD
LAUDERHILL, FL 33319

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/s/ Joseline Ramirez

Joseline Ramirez
Code Enforcement Supervisor
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954)966-4600 Ext. 215

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

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

c/o Premier Association Management
4502 Inverrary Blvd
Lauderhill, FL 33319

Changed: 09/28/2021

Registered Agent Name & Address

Premier Association Management
4502 Inverrary Blvd
Lauderhill, FL 33319

Name Changed: 09/28/2021

Address Changed: 09/28/2021

Officer/Director Detail

Name & Address

Title VP, Director

POLIAKOVA, ANNA

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

Vs.

CONDADO REAL CONDOMINIUM ASSOCIATION, INC.
Respondent(s)

Case No.: 4950

FINAL ORDER

STREET ADDRESS: 5100 SW 41ST STREET, PEMBROKE PARK FL 33023

PROPERTY OWNER: CONDADO REAL CONDOMINUM ASSOCIATION. INC. – 1971 W. MCNAB ROAD SUITE 2, POMPANO BEACH, FL 33069

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.

The Code Enforcement Board heard testimony at the Formal Hearing held the 27th day of February 2020 and based on the evidence, the Board, pursuant to a unanimous vote, entered the following FINDINGS OF FACT, CONCLUSION OF LAW, AND ORDER.

FINDINGS OF FACT

THE BOARD ADOPTED AS ITS FINDINGS OF FACT THOSE FACTS AS SET FORTH BY THE CODE ENFORCEMENT OFFICER AND FOUND GUILT.

CONCLUSIONS OF LAW

THE RESPONDENT(S) IS/ARE GUILTY OF VIOLATING THE TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a); 5-103(c); 5-103(i); 5-103(k); 5-103(h); 5-103(l); 5-105

It is the Order of this Board that, based on the foregoing, the respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a); 5-103(c); 5-103(i); 5-103(k); 5-103(h); 5-103(l); 5-105, **WITHIN ~~SIXTY~~ FIFTEEN (15) DAYS FROM THE DATE OF THIS FORMAL HEARING** held this 27th day of February 2020. If the Respondent(s) does/do not comply, within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance. IN ADDITION TO THE FINES ASSESSED BY THE BOARD, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) MUST BE PAID IMMEDIATELY.**

Done and ordered this 27th day of February 2020.

MR. ROBERT JANZER, CHAIRPERSON
CODE ENFORCEMENT BOARD

ATTEST:

MARLEN D. MARTELL, CLERK CODE BOARD

INALLEVENTS

There shall be a presentation of this matter to the Pembroke Park Code Enforcement Board (Board) for a hearing to be held on **Thursday, February 27, 2020** at the Pembroke Park Town Hall, Commission Room, 3150 S.W. 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

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 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 CODE ENFORCEMENT OFFICER FOR A RE-INSPECTION ON OR BEFORE THE COMPLIANCE DUE DATE IN ORDER TO COMPLY THIS NOTICE OF VIOLATION. (954) 966-4600 Ext 215

Code Enforcement Board
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954) 966-4600 ext. 215

JEFFREY LOUIS, CODE ENFORCEMENT OFFICER

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).

NOTICE OF VIOLATION AND FORMAL HEARING
TOWN OF PEMBROKE PARK

TO: CONDADO REAL CONDOMINIUM ASSOCIATION, INC. **DATE: February 10, 2020** **CASE: 4950**
1971 W. MCNAB ROAD SUITE 2
POMPANO BEACH, FL 33069

SITE ADDRESS: 5100 SW 41ST STREET, PEMBROKE PARK FL 33023
Zoning: RM-16
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 Town of Pembroke Park Code of Ordinances **Section(s) # Sec. 5-103(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.
Sec. 5-103(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.
Sec. 5-103(i). - Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.
Sec. 5-103(k). - Ground surface hazards such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.
Sec. 5-103(h). - Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris, including, but not limited to, untended piles or accumulations of sand, dirt, and rocks, 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. Brush, grass, weeds or any combination thereof that are height of twelve (12) inches or more shall be in violation of this chapter.
Sec. 5-103(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.

Summary: Holes in exterior of the building must be repaired and filled **(5-103(a));** Exterior of building must be repaired back to original condition **(5-103(c));** Overgrown vegetation around property including grass, hedges, and weeds needs to be maintained **(5-103(l));** Trash and debris around property including tires, wood panels and debris around common area must be removed. Accumulation of trash around dumpster area is a public nuisance, all garbage overloading dumpster and surrounding area must be removed and maintained **(5-103(h));** Pot holes in driveway area must be repaired **(5-103(k);** Damaged balcony structures must be repaired with Building permits. Any damaged balcony roofs must be secured from falling and must be repaired with Building permits **(5-103(i)) (5-105);** Light fixtures throughout building are exposed with wires hanging. All fixtures need to be repaired with Building permits **(5-105);** Exposed electrical outlets, Fire alarm stations and Fire alarm panel need to be repaired and protected **(5-105);** Damaged doors on the second and third floor need to be repaired with Building permits **(5-105).**

By authority of Code of Ordinances Section 7-5, the following corrective action must be taken by February 27, 2020. The above summary must be in compliance by the Home Owners Association.
AND

NOTICE OF VIOLATION AND FORMAL HEARING
TOWN OF PEMBROKE PARK

TO: CONDADO REAL CONDOMINIUM ASSOCIATION, INC. **DATE: February 10, 2020** **CASE: 4950**
1971 W. MCNAB ROAD SUITE 2
POMPANO BEACH, FL 33069

SITE ADDRESS: 5100 SW 41ST STREET, PEMBROKE PARK FL 33023
Zoning: RM-16
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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 Town of Pembroke Park Code of Ordinances Section(s) # **Sec. 5-103(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.
Sec. 5-103(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.
Sec. 5-103(i). - Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.
Sec. 5-103(k). - Ground surface hazards such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.
Sec. 5-103(h). - Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris, including, but not limited to, untended piles or accumulations of sand, dirt, and rocks, 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. Brush, grass, weeds or any combination thereof that are height of twelve (12) inches or more shall be in violation of this chapter.
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Summary: Holes in exterior of the building must be repaired and filled **(5-103(a));** Exterior of building must be repaired back to original condition **(5-103(c));** Overgrown vegetation around property including grass, hedges, and weeds needs to be maintained **(5-103(l));** Trash and debris around property including tires, wood panels and debris around common area must be removed. Accumulation of trash around dumpster area is a public nuisance, all garbage overloading dumpster and surrounding area must be removed and maintained **(5-103(h));** Pot holes in driveway area must be repaired **(5-103(k);** Damaged balcony structures must be repaired with Building permits. Any damaged balcony roofs must be secured from falling and must be repaired with Building permits **(5-103(i)) (5-105);** Light fixtures throughout building are exposed with wires hanging. All fixtures need to be repaired with Building permits **(5-105);** Exposed electrical outlets, Fire alarm stations and Fire alarm panel need to be repaired and protected **(5-105);** Damaged doors on the second and third floor need to be repaired with Building permits **(5-105).**

By authority of Code of Ordinances Section 7-5, the following corrective action must be taken by February 27, 2020. The above summary must be in compliance by the Home Owners Association.
AND

Town of Pembroke Park
3150 SW 52nd Avenue, Pembroke Park, Fl 33023
(954) 966-4600

NOTICE OF VIOLATION

Case # 4950
Date: 01-13-20

TO: Condado Real Home Owner Association
1971 W. MCNAB ROAD SUITE 2
POMPANO BEACH, FL 33069

Address of violation (if other than above): 5100 SW 41st STREET, PEMBROKE PARK, FL, 33023
Zoning_RM-16_ LEGAL DESCRIPTION/Property I D #_____

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 violation (s) exist (s): YOU ARE IN VIOLATION OF CODE OF ORDINANCES 5-103(a)(c)(h)(i)(k)(l); 5-105 OF THE TOWN OF PEMBROKE PARK, FLORIDA, RELATING TO EXTERIOR MAINTENANCE OF PROPERTY.

The violation(s) is (are) in evidence on the property identified above in that:
Sec. 5-103(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.
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Sec. 5-103(i). - Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.

Sec. 5-103(k). - Ground surface hazards such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.

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Sec. 5-103(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.

Sec. 12-41. - Accumulations deemed public nuisance. The accumulation of garbage, trash, rubbish and other debris, including, but not limited to, untended piles of sand, dirt, and rocks, upon any lot, tract or parcel of land within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, or diminishes the aesthetic appearance of the Town, is hereby prohibited and declared to be a public nuisance.

Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town.

Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00).

Summary: Holes in exterior of the building must be repaired and filled **(5-103(a));** Exterior of building must be repaired back to original condition **(5-103(c));** Overgrown vegetation around property including grass, hedges, and weeds needs to be maintained **(5-103(l));** Trash and debris around property including tires, wood panels and debris around common area must be removed. Accumulation of trash around dumpster area is a public nuisance, all garbage overloading dumpster and surrounding area must be removed and maintained **(5-103(h))(12-41);** If you (the Owner) shall fail to correct this condition within Fifteen (15) 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 **(12-46);**Pot holes in driveway area must be repaired **(5-103(k);** Damaged balcony structures must be repaired with Building permits. Any damaged balcony roofs must be secured from falling and must be repaired with Building permits **(5-103(i)) (5-105);** Light fixtures throughout building are exposed with wires hanging. All fixtures need to be repaired with Building permits **(5-105);** Exposed electrical outlets, Fire alarm stations and Fire alarm panel need to be repaired and protected **(5-105);** Damaged doors on the second and third floor need to be repaired with Building permits **(5-105).**

The above described condition must be corrected by the Owner within Thirty (30) days of receipt of this notice. AN ESTIMATE OF THE COST OF REMOVAL OF THE ABOVE DESCRIBED CONDITION BY THE TOWN, FOR THE PROPERTY DESCRIBED IS: $3,600.00

Methods of delivery U.S. MAIL & CERTIFIED U.S. MAIL

JEFFREY LOUIS
CODE ENFORCEMENT OFFICER
(954) 966-4600 EXT 215/213

Broward Sheriffs Office Fire Rescue
2601 West Broward Blvd
Fort Lauderdale, FL 33312
954-831-8210

March 27, 2019

Attn: Joel Gould
All Florida Management
P.O. Box 668367
Pompano Beach, FL 33066

Property Address:
Condado Real Condominiums
5100 SW 41st St
Pembroke Park, FL 33023-6948

Re: Re-inspection - Annual Fire Inspection on March 27 2019

An annual fire inspection of your occupancy revealed the violation(s) listed below. Prompt action to correct these violation(s) is required. The violation(s) must be corrected within the time frame provided.

Per the Florida Fire Prevention Code (6th Edition), NFPA 1:10.2.1 The owner, operator, or occupant shall be responsible for compliance with this Code.

Inspection Notes:

Must return "Fire Life Safety" (Letter of Agreement) Total Bldg. Square Footage (49,920) (78 Units)

Inspector:

Fire Inspector Melissa Torres

Melissa_Torres@sheriff.org

Property Representative:

Shai Gould

4960

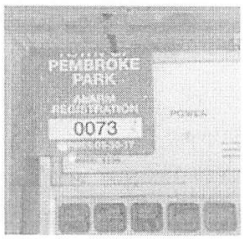
Inspection Violations

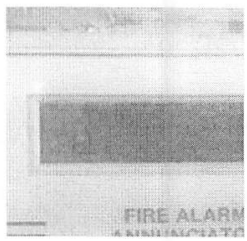
Fire alarm system is in need of repair.

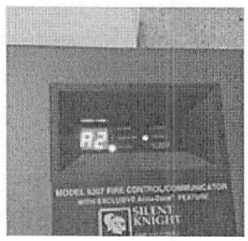
5.4 Fire alarm system in need of service or repair.

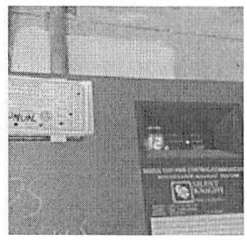
Inspector Notes: Must have "Fire Alarm Panel" (Serviced & Repaired)... Panel found to be in Trouble without able to Reset Clear Normal Status

Violation found on	Will be rechecked on or after	Violation Not Repaired
01/11/2018	04/26/2019	







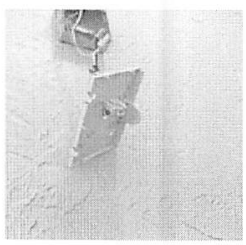


Emergency light(s) not operating correctly and need to be repaired.

2.6 Emergency light(s) needs service.

Inspector Notes: Must Repair/Service Emergency Lighting

Violation found on	Will be rechecked on or after	Violation Not Repaired
01/11/2018	04/26/2019	

Exit sign(s) need service.

2.1 Exit sign(s) needs service.

Inspector Notes: Must Repair/Service Exit Signs

Violation found on	Will be rechecked on or after	Violation Not Repaired
01/11/2018	04/26/2019	

Fire alarm system is required to have annual inspection.

5.1 Fire alarm annual inspection required.

Inspector Notes: Must have "Fire Alarm Panel" Annually (Tested & Certified)

Violation found on	Will be rechecked on or after	Violation Not Repaired
01/11/2018	04/26/2019	



Fire extinguishers need service or replacement.

1.1 Fire extinguisher(s) need service.

Inspector Notes: Portable fire extinguishers are overdue for service.

Violation found on	Will be rechecked on or after	Repaired on
03/27/2018	05/26/2018	09/05/2018

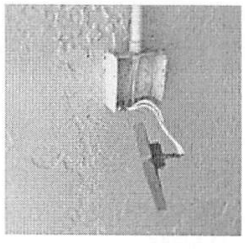


Manual pull stations are in need of repair or replacement.

5.14 Manual pull station(s) in need of service or repair.

Inspector Notes: Broken pull station, 3rd floor.

Violation found on	Will be rechecked on or after	Violation Not Repaired
03/27/2018	04/26/2019	



Fire extinguisher cabinet must have breaker bars.

1.4 Fire extinguisher breaker bar(s) required.

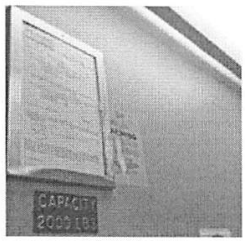
Violation found on	Will be rechecked on or after	Violation Not Repaired
03/27/2018	04/26/2019	

Elevator recall needs service.

14.37 Elevator recall is not functioning or needs service.

Inspector Notes: Maintain elevators overdue last Serviced 2014

Violation found on	Will be rechecked on or after	Violation Not Repaired
09/06/2018	04/26/2019	



Fire alarm control panel room is required to have sign stating FACP.

5.7 Fire alarm control panel (FACP) sign required.

Violation found on	Will be rechecked on or after	Violation Not Repaired
09/06/2018	04/26/2019	

Provide a smoke alarm affidavit.

14.27 Smoke alarm affidavit required.

Violation found on	Will be rechecked on or after	Violation Not Repaired
09/06/2018	04/26/2019	

Fire alarm log book must be current and accessible.

5.3 Fire alarm log book required.

Violation found on	Will be rechecked on or after	Violation Not Repaired
03/27/2019	04/26/2019	

Update keys in Knox box.

17.3 Two sets of labeled keys must be provided for Knox box.

Violation found on	Will be rechecked on or after	Violation Not Repaired
03/27/2019	04/26/2019	

Label all breakers.

4.23 Breakers shall be labeled.

Violation found on	Will be rechecked on or after	Violation Not Repaired
03/27/2019	04/26/2019	

Label keys in Knox box.

17.8 Label keys in Knox box.

Violation found on	Will be rechecked on or after	Violation Not Repaired
03/27/2019	04/26/2019	

Fire alarm system breaker needs lock out.

5.6 Breaker lock required for fire alarm breaker.

Violation found on	Will be rechecked on or after	Violation Not Repaired
03/27/2019	04/26/2019	


01 10 2020 04:19


G2
G1
01 10 2020 04:19


01.10.2020 04:19


01.10.2020 04:19


01.10.2020 04:19


CONDADO REAL
NO
PARKING
FIRE
LANE
5100
01.10.2020 04:20


01.10.2020 04:20


01.10.2020 04:20


01.10.2020 04:20


01.10.2020 04:21


01 10 2020 04 21


01.10.2020 04:21


01.10.2020 04:21


01.10.2020 04:22


01.10.2020 04:22


01 10 2020 04:23


01.10.2020 04:23


WM
WASTE MANAGEMENT
305 471 4444
954 974 7500
01.10.2020 04:23


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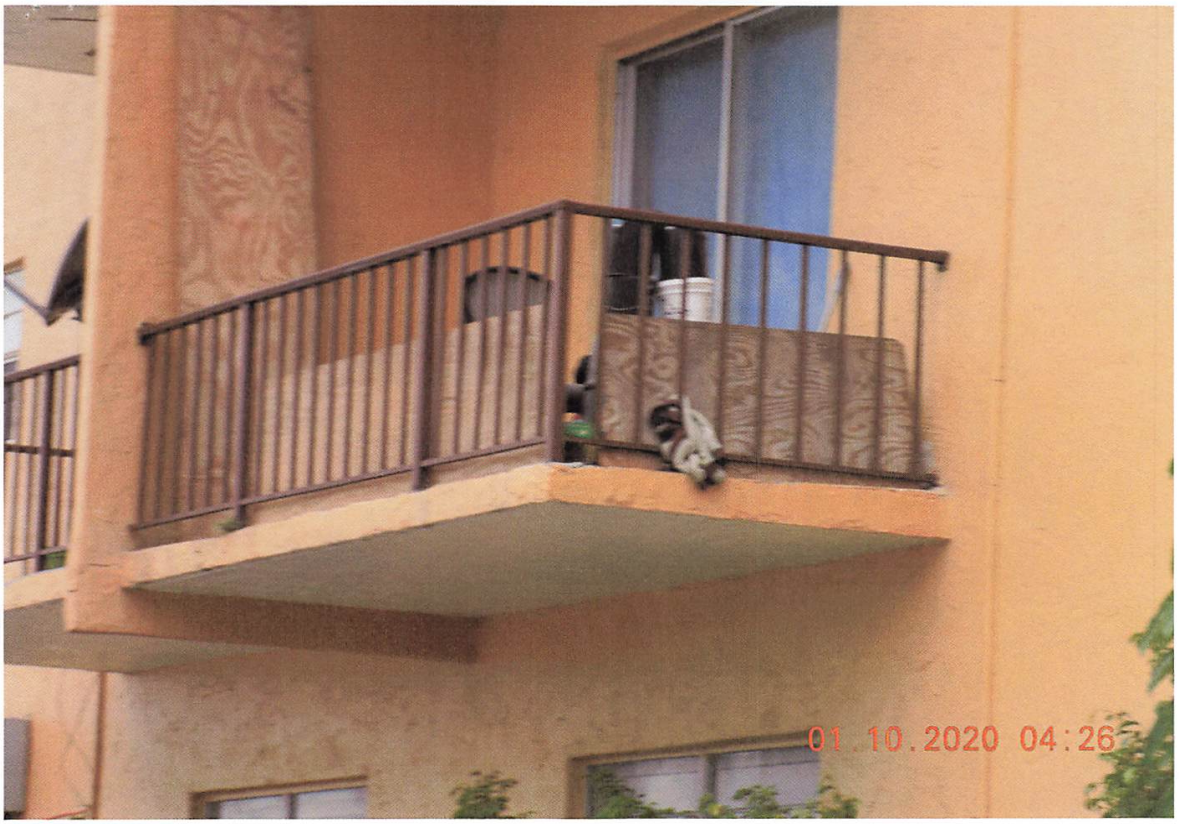

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01 10 2020 04:25


01 10 2020 04:26


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LANE
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CONDADO REAL
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01.10.2020 04:26


01.10.2020 04:27


01.10.2020 04:27


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DO NOT PARK
CAUTION
CAUTION
WM
WASTE MANAGEMENT
305 471 4444
954 974 7500
wm.com
01.10.2020 04:28


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01.10.2020 04:31


02.25.2020 03:57


02.25.2020 03:57


02.25.2020 03:58


02.25.2020 03:58

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

7020 0640 0000 5918 9751

Hasler
08/30/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

CONDADO REAL CONDOMINIUM
ASSOCIATION, INC
H.C.F #4948A, #4948, #4950
5100 SW 41 STREETE,
PEMBROKE PARK, FL, 33023

NIXIE 331 FE 1 0009/12/22
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
ANK BC: 33023541350 *0806-07653-31-38
33023[illegible]413

CERTIFIED MAIL

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:

CONDADO REAL CONDOMINIUM
ASSOCIATION, INC
H.C.F #4948A, #4948, #4950
5100 SW 41 STREETE,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 9852 04

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 9751

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
[illegible]ail Restricted Delivery
[illegible])

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt


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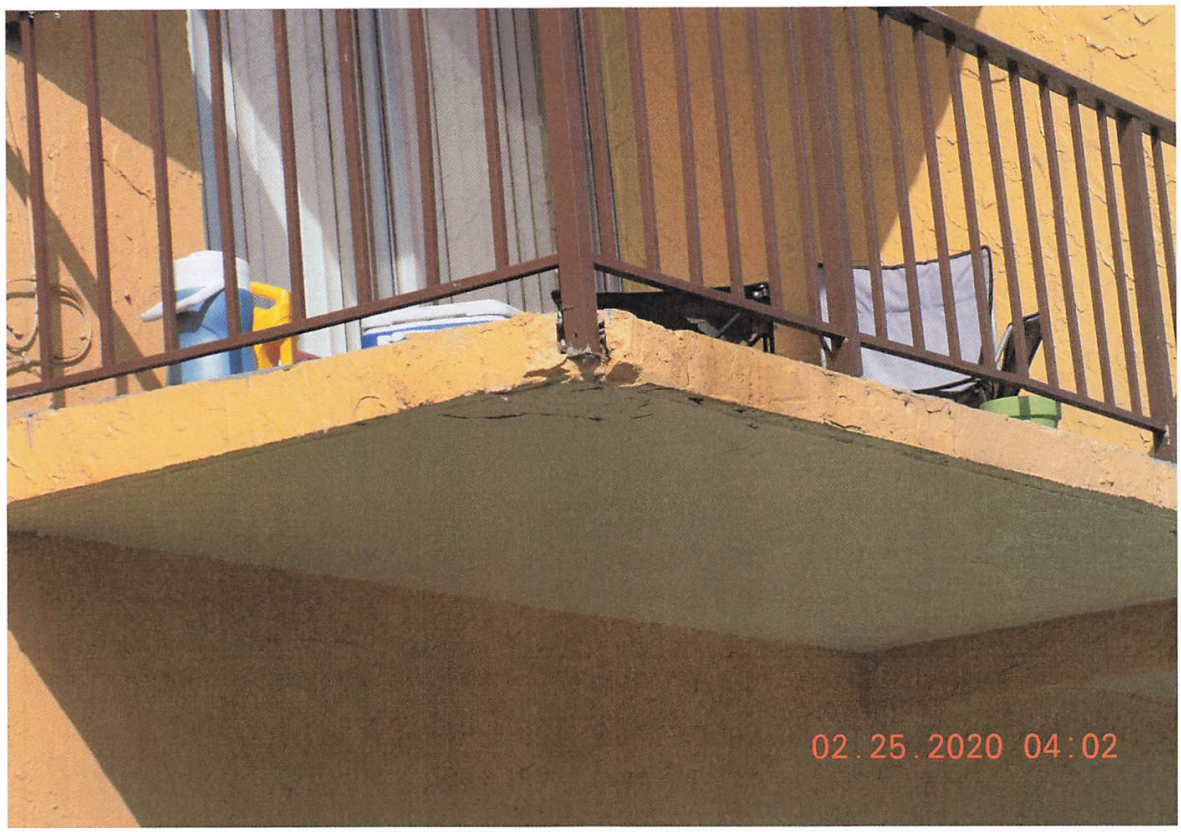

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G2
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02.25.2020 04:01
G4


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02-25-2020 04:03


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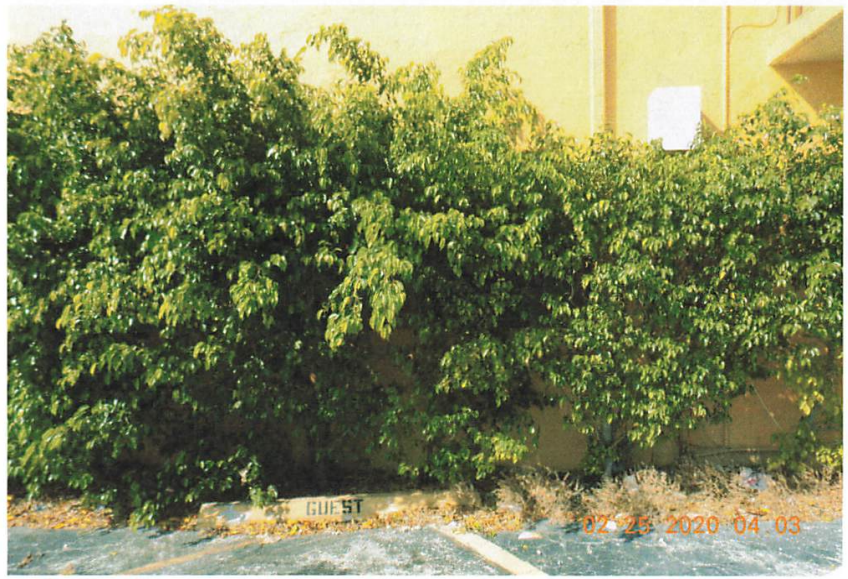

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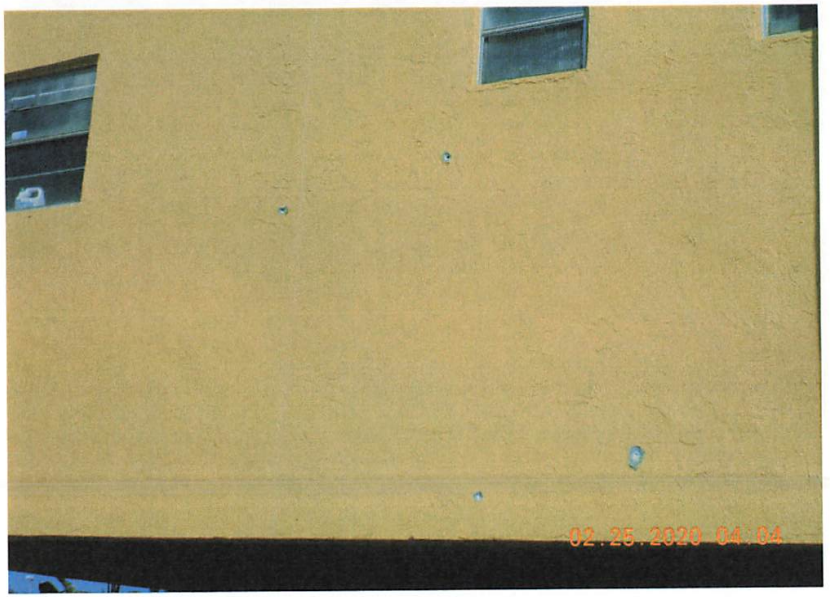

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12/27/2019 05:53


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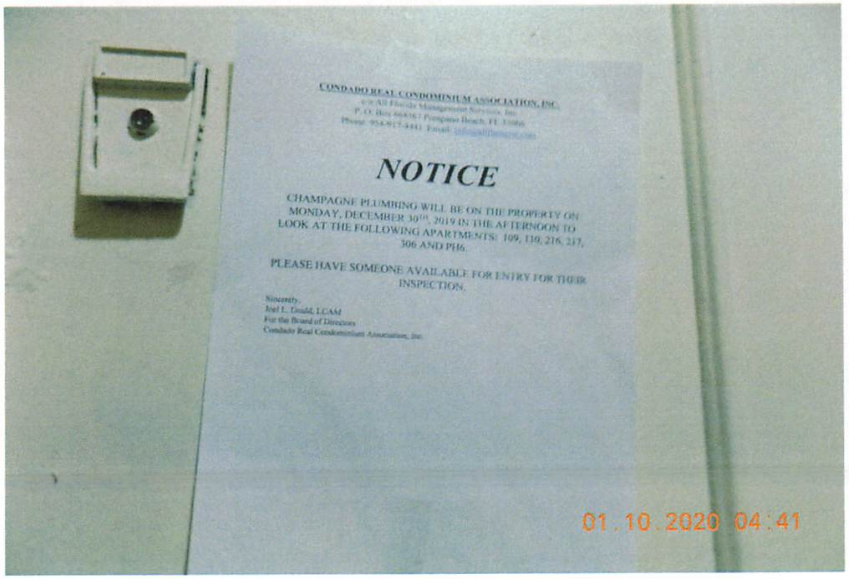

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CONDADO BEAT CONDOMINIUM ASSOCIATION, INC.
NOTICE
CHAMPAGNE PLUMBING WILL BE ON THE PROPERTY ON MONDAY, DECEMBER 30TH, 2019 IN THE AFTERNOON TO LOOK AT THE FOLLOWING APARTMENTS: 109, 139, 276, 217, 306 AND P46.
PLEASE HAVE SOMEONE AVAILABLE FOR ENTRY FOR THEIR INSPECTION.
Sincerely,
Joel L. Tindall, LCAM
For the Board of Directors
Condado Beat Condominium Association, Inc.
01.10.2020 04:41


01.10.2020 04:42

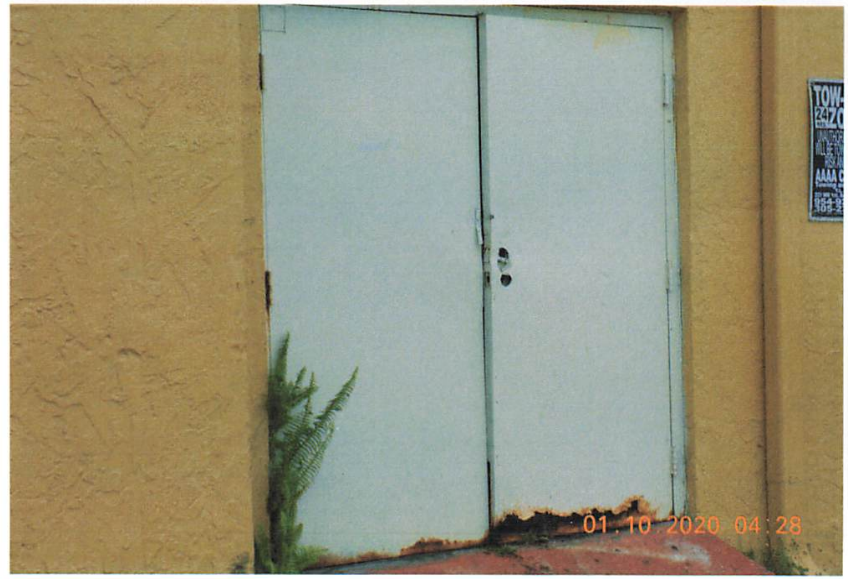

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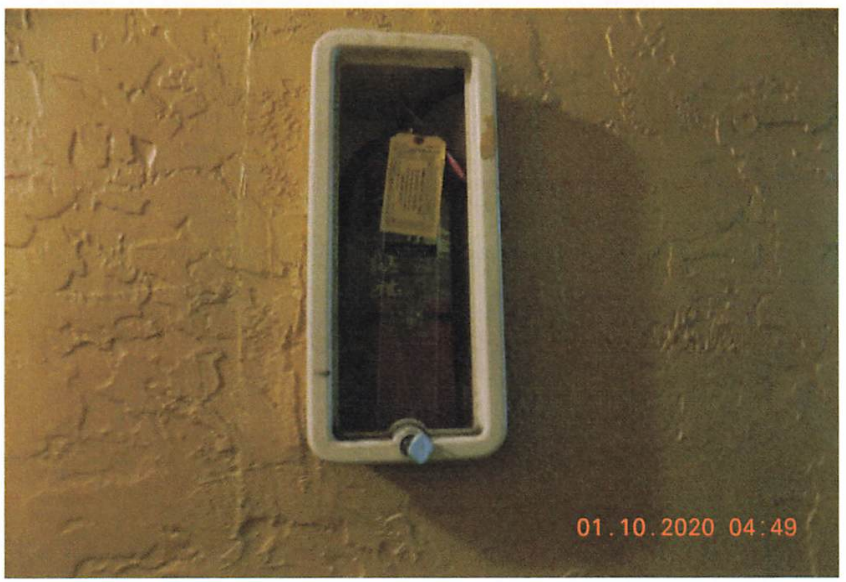

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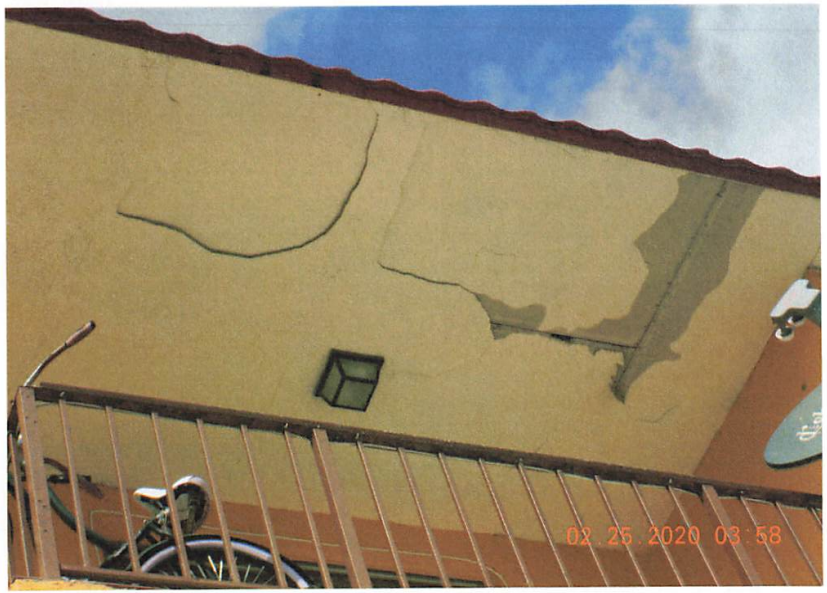

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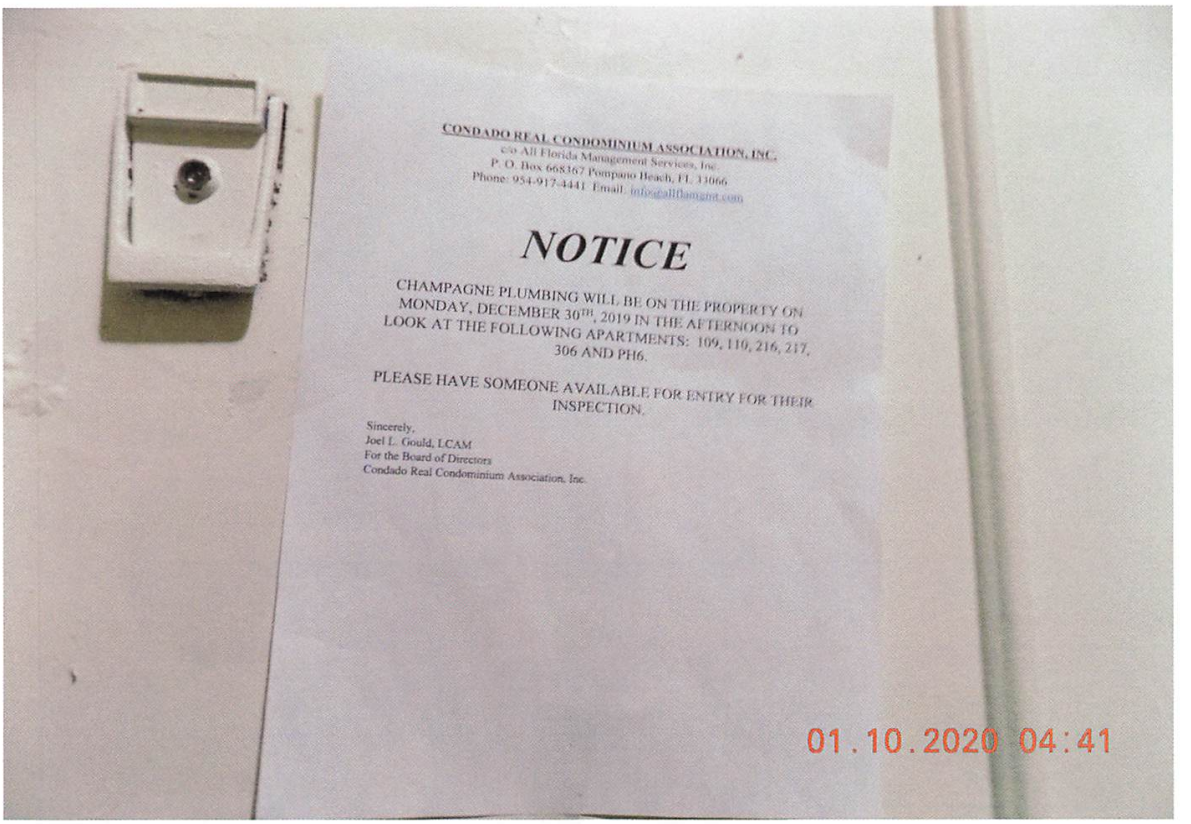

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02.25.2020 03:59


01.10.2020 04:40


CONDADO REAL CONDOMINIUM ASSOCIATION, INC.
c/o All Florida Management Services, Inc.
P. O. Box 668367 Pompano Beach, FL 33066
Phone: 954-917-4441 Email: info@allflamgmt.com
NOTICE
CHAMPAGNE PLUMBING WILL BE ON THE PROPERTY ON MONDAY, DECEMBER 30TH, 2019 IN THE AFTERNOON TO LOOK AT THE FOLLOWING APARTMENTS: 109, 110, 216, 217, 306 AND PH6.
PLEASE HAVE SOMEONE AVAILABLE FOR ENTRY FOR THEIR INSPECTION.
Sincerely,
Joel L. Gould, LCAM
For the Board of Directors
Condado Real Condominium Association, Inc.
01.10.2020 04:41

2019 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

FILED
Apr 23, 2019
Secretary of State
8018006043CC

DOCUMENT# N02000001168

Entity Name: CONDADO REAL CONDOMINIUM ASSOCIATION, INC.

Current Principal Place of Business:

5100 SW 41ST STREET
PEMBROKE PARK, FL 33166

Current Mailing Address:

1971 W. MCNAB ROAD
SUITE #2
POMPANO BEACH, FL 33069 US

FEI Number: 60-0001049

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

STEVENS & GOLDWYN, P.A.
2 S UNIVERSITY DRIVE
SUITE #329
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	VP, DIRECTOR
Name	POLIAKOVA, ANNA
Address	1971 W. MCNAB ROAD #2
City-State-Zip:	POMPANO BEACH FL 33069

Title	PD
Name	ZEVEL, VAL
Address	1971 W. MCNAB ROAD #2
City-State-Zip:	POMPANO BEACH FL 33069

Title	TD
Name	VIERA, ALICIA
Address	1971 W. MCNAB ROAD #2
City-State-Zip:	POMPANO BEACH FL 33069

Title	SD
Name	NESTSCHERET, NIKITA
Address	1971 W. MCNAB ROAD #2
City-State-Zip:	POMPANO BEACH FL 33069

Title	DIRECTOR
Name	PRINCE, ISIS
Address	1971 W. MCNAB ROAD #2
City-State-Zip:	POMPANO BEACH FL 33069

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 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ALICIA VIERA TD 04/23/2019

Electronic Signature of Signing Officer/Director Detail — Date

Case Overview

Property/Incident Information

Owner	Address	Site Address
1730 PR LLC	67 N FEDERAL HWY DANIA BEACH, FL 33004	1730 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Closed **Case #** 6567

Notes
1. Prohibited banner sign. Remove two banner signs.
2. Prohibited abandon sign. Remove abandon sign, obtain plans for permit & inspections.
For more info with regards to permits contact 954-966-4600, ext. 182 or permits@tppfl.gov.
The Code Ordinance only allows one free standing lease sign per property.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/10/2021		Notice of Violation	Regular Mail
3/21/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/22/2022	4/20/2022	Final Order	Certified Mail Hand
5/11/2022		Affidavit of Compliance	Regular Mail
8/29/2022	9/21/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property 9/7/22 Certified Mail 8/30/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	5/11/2022

Case Overview

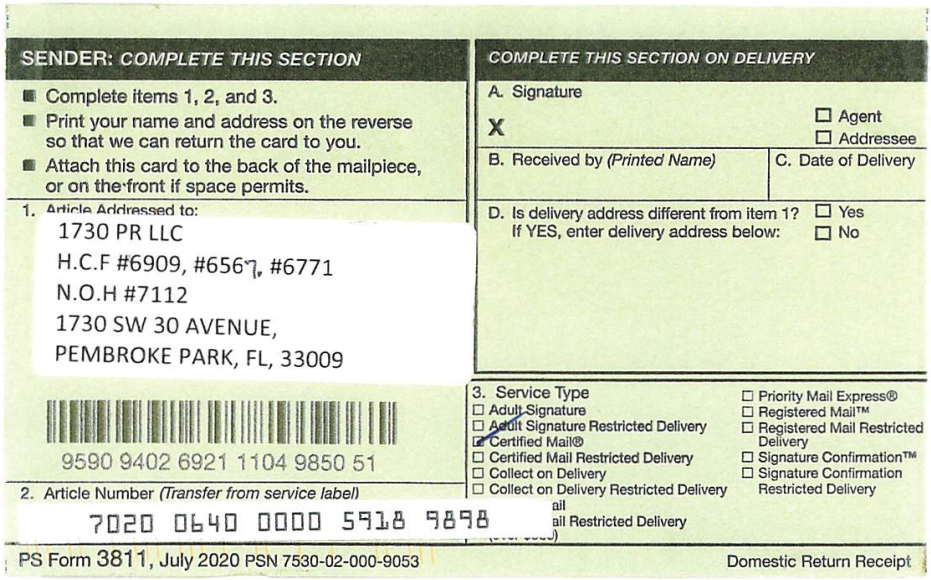
SIGNS AND ADVERTISING	Sec. 21-21 (1) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (1) Real estate signs: Real estate signs are permitted without a permit. a. One (1) freestanding sign shall be allowed to be placed along each street property line. Golf course lots and waterfront lots are allowed one (1) additional sign in the rear yard. b. For-lease or for-rent or for-sale signs shall be permitted to be displayed on signs not exceeding four (4) square feet in area and no closer than six (6) feet from a property line. c. Sign copy may include situation (sale, rent, lease, zoning, size of property, etc.), name of the...	5/11/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	5/11/2022	$3,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$3,850.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$3,850.00**



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

1730 PR LLC
H.C.F #6909, #6567, #6771
N.O.H #7112
1730 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9850 51

2. Article Number *(Transfer from service label)*

7020 0640 0000 5918 9898

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

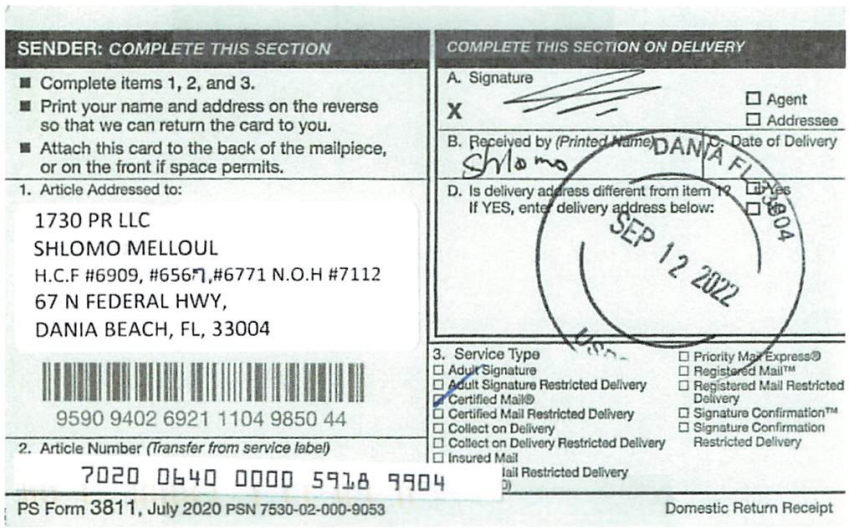
B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

1730 PR LLC
SHLOMO MELLOUL
H.C.F #6909, #6567,#6771 N.O.H #7112
67 N FEDERAL HWY,
DANIA BEACH, FL, 33004

9590 9402 6921 1104 9850 44

2. Article Number *(Transfer from service label)*

7020 0640 0000 5918 9904

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Shlomo | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

DANIA FL 33004
SEP 12 2022

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: September 6, 2022
INVOICE # 320
FOR:

Case # 6567
1730 PR LLC
1730 SW 30 AVE,
PEMBROKE PARK, FL, 33009

Bill To:
1730 PR LLC
67 N FEDERAL HWY,
DANIA BEACH, FL, 33004

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec 21-19 and 21-21(1). Final Order on 04/20/2022		
1	Admin Fee	$ 100.00	$ 100.00
15	Day(s) of Per Diem from (04/26/22-05/11/22)	$ 250.00	$ 3,750.00
		Balance	$ 3,850.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
1730 PR LLC		CASE NO. 6567
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 1730 SW 30 AVE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 1730 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 1730 PR LLC AT 11:31 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

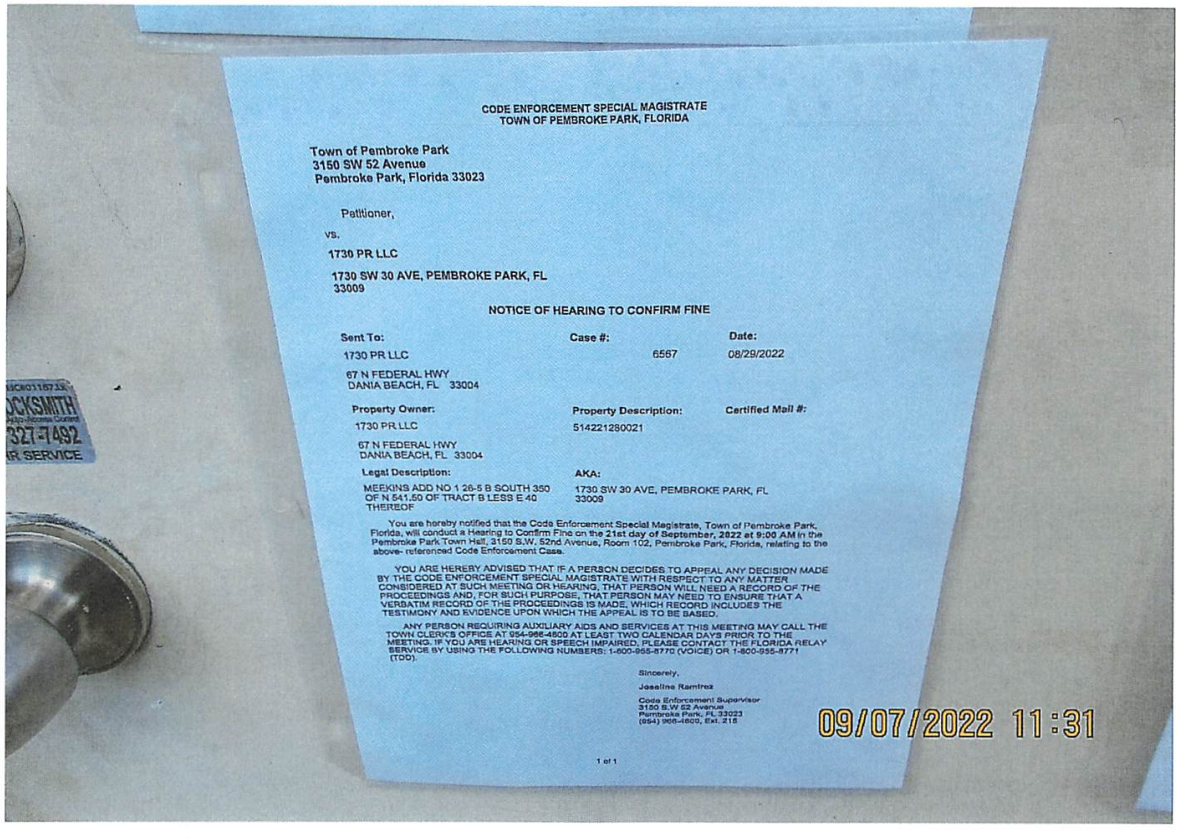
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [V] physical presence or [_] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known V OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

1730 PR LLC

1730 SW 30 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
1730 PR LLC	6567	08/29/2022
67 N FEDERAL HWY DANIA BEACH, FL 33004		

Property Owner:	Property Description:	Certified Mail #:
1730 PR LLC	514221280021	
67 N FEDERAL HWY DANIA BEACH, FL 33004		

Legal Description:	AKA:
MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF	1730 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 21st day of September, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

1 of 1

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

1730 PR LLC

1730 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
1730 PR LLC	6567	08/29/2022
67 N FEDERAL HWY DANIA BEACH, FL 33004		

Property Owner:	**Property Description:**	**Certified Mail #:**
1730 PR LLC	514221280021	
67 N FEDERAL HWY DANIA BEACH, FL 33004		

Legal Description:	**AKA:**
MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF	1730 SW 30 AVE, PEMBROKE PARK, FL 33009

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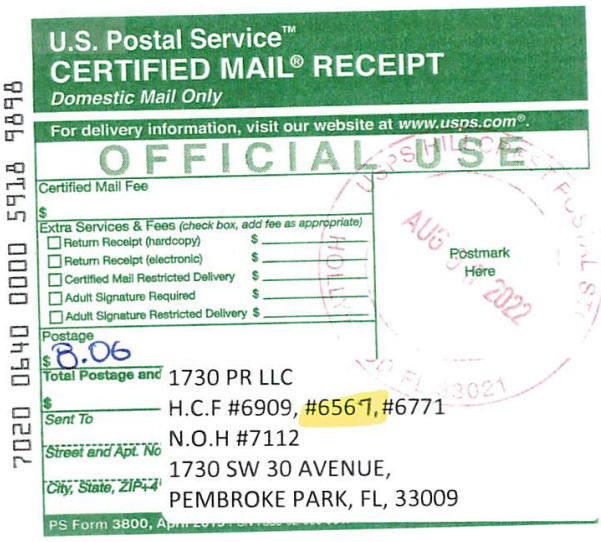
Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.06
Total Postage and
$
Sent To 1730 PR LLC
SHLOMO MELLOUL
Street and Apt. No. H.C.F #6909, #6567,#6771 N.O.H #7112
City, State, ZIP+4® 67 N FEDERAL HWY,
DANIA BEACH, FL, 33004
PS Form 3800, A
Postmark Here
AUG 2022
FL 33021
7020 0640 0000 5918 9904



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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
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☐ Adult Signature Restricted Delivery $
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Sent To 1730 PR LLC
H.C.F #6909, #6567,#6771
Street and Apt. No. N.O.H #7112
City, State, ZIP+4 1730 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009
PS Form 3800, April
Postmark Here
AUG 2022
7020 0640 0000 5918 9898

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. 1730 PR LLC Respondent(s)	) Case No.: 6567)))))

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 1730 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: 1730 PR LLC, 67 N FEDERAL HWY, DANIA BEACH, FL, 33004

FOLIO NO.: 5142 21 28 0021

LEGAL DESCRIPTION: MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 21-19 and 21-21(1). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 21-19 and 21-21(1) **WITHIN 5 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of April 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $150.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of April 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of April, 2022.

Nazly Cardona

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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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
$ 8.16

Total Postage and

Sent To 1730 PR LLC

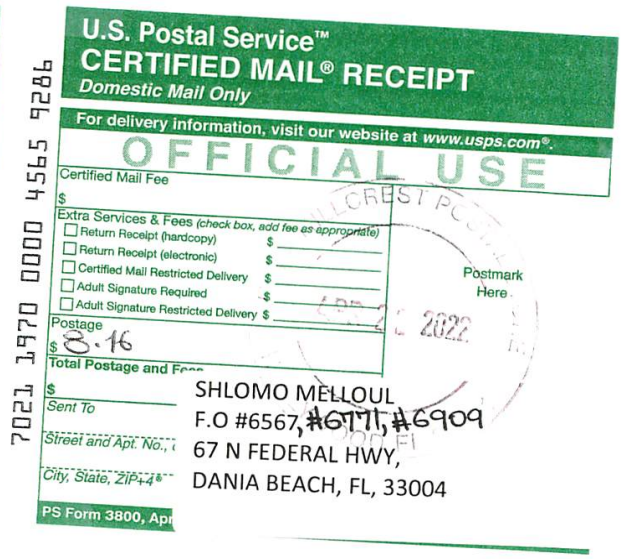
Street and Apt. No. F.O #6567, #6771, #6909

City, State, ZIP+4 67 N FEDERAL HWY,
DANIA BEACH, FL, 33004

PS Form 3800,

Postmark Here
APR 2 2022

7021 1970 0000 4565 9293



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.16

Total Postage and Fees

Sent To SHLOMO MELLOUL

Street and Apt. No., F.O #6567, #6771, #6909

City, State, ZIP+4 67 N FEDERAL HWY,
DANIA BEACH, FL, 33004

PS Form 3800, Apr

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2022

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.16

Total Postage and Fees

Sent To 1730 PR LLC

Street and Apt. No. F.O #6567, #6771, #6909

City, State, ZIP+4 1730 SW 30 AVE,
PEMBROKE PARK, FL, 33009

PS Form 3800, A

Postmark Here
APR 2 2022

7021 1970 0000 4565 9309

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

N.O.V. #6567

Hasler FIRST-CLASS MAIL
12/10/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:

6567

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

N.O.V. #6567

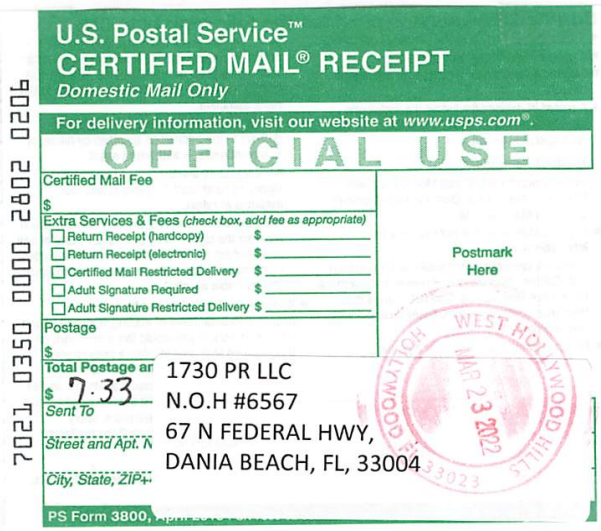
Hasler FIRST-CLASS MAIL
12/10/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

1730 PR LLC
1730 SW 30 Avenue
Pembroke Park, FL 33009



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☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Total Postage and
$ 7.33
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800, A
Postmark Here
WEST HOLLYWOOD
MAR 23 2022
FL 33023
SHLOMO MELLOUL
N.O.H #6567
67 N FEDERAL HWY,
DANIA BEACH, FL, 33004
7021 0350 0000 2802 0213



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☐ Return Receipt (hardcopy) $
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☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Total Postage an
$ 7.33
Sent To
Street and Apt. N
City, State, ZIP+
PS Form 3800,
Postmark Here
WEST HOLLYWOOD
MAR 23 2022
1730 PR LLC
N.O.H #6567
67 N FEDERAL HWY,
DANIA BEACH, FL, 33004
7021 0350 0000 2802 0206



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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Total Postage and
$ 7.33
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800, A
Postmark Here
WEST HOLLYWOOD
MAR 23 2022
FL 33023
1730 PR LLC
N.O.H #6567
1730 SW 30 AVE,
PEMBROKE PARK, FL, 33009
7021 0350 0000 2802 0190



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1730 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0021
Property Owner	1730 PR LLC	Millage	0613
Mailing Address	67 N FEDERAL HWY DANIA BEACH FL 33004	Use	48

Abbr Legal Description	MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$492,260	$1,919,100	$2,411,360	$2,411,360	
2021	$492,260	$1,919,100	$2,411,360	$2,411,360	$51,855.34
2020	$492,260	$1,921,130	$2,413,390	$2,413,390	$52,085.32

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,411,360	$2,411,360	$2,411,360	$2,411,360
Portability	0	0	0	0
Assessed/SOH	$2,411,360	$2,411,360	$2,411,360	$2,411,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,411,360	$2,411,360	$2,411,360	$2,411,360

Sales History

Date	Type	Price	Book/Page or CIN
10/13/2021	WD-Q	$5,500,000	**117678610**
2/24/2016	WD-T	$100	**113542346**
2/24/2016	QCD-T	$100	**113542345**
9/9/2002	WD*	$100	**33787 / 476**
7/31/2002	WD*	$1,800,000	**33620 / 212**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	54,296	SF
$9.00	400	OA

Adj. Bldg. S.F. (Card, Sketch) 37485

Eff./Act. Year Built: 1966/1965

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
1730 PR LLC

Filing Information

Document Number	L21000352218
FEI/EIN Number	87-2024684
Date Filed	08/04/2021
Effective Date	08/04/2021
State	FL
Status	ACTIVE

Principal Address

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Mailing Address

67 N FEDERAL HWY
DANIA BEACH, FL 33004 UN

Registered Agent Name & Address

MELLOUL, SHLOMO
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Authorized Person(s) Detail

Name & Address

Title AMBR

MELLOUL, SHLOMO
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Title Secretary

LEVI, MAIMON
275 Bryan rd.
Dania Beach, FL 33004

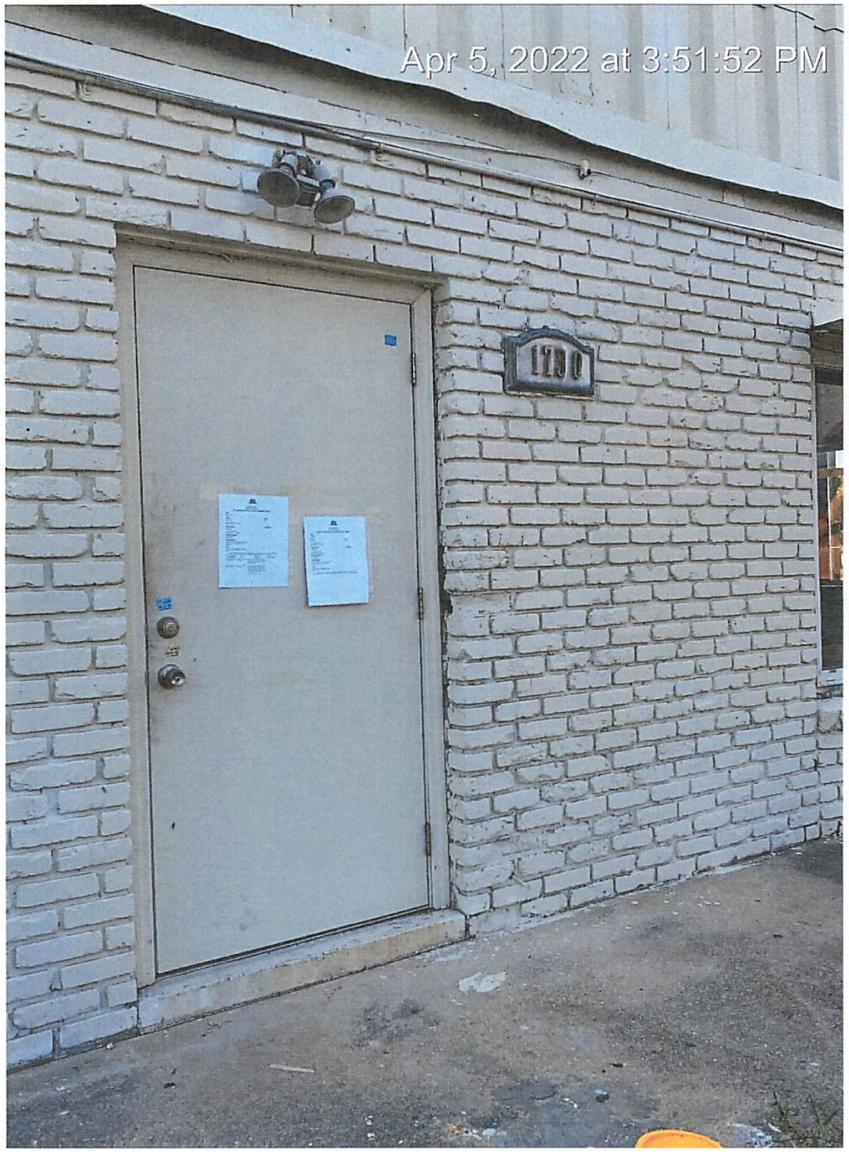
Annual Reports

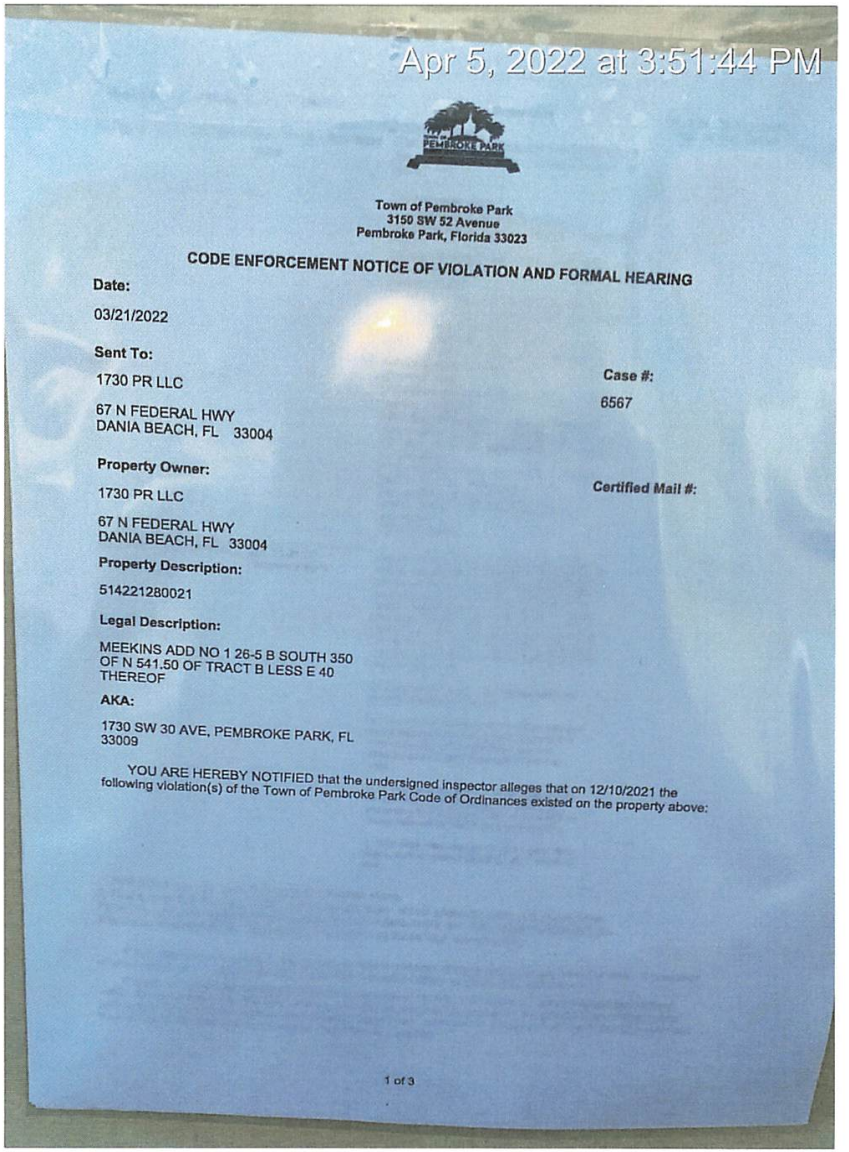
Report Year	**Filed Date**

2022	01/29/2022

Document Images

01/29/2022 -- ANNUAL REPORT	View image in PDF format
08/04/2021 -- Florida Limited Liability	View image in PDF format





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/21/2022

Sent To:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:

6567

Property Owner:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Certified Mail #:

Property Description:

514221280021

Legal Description:

MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF

AKA:

1730 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/10/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

1 of 3

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

1730 PR LLC CASE NO. 6567

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 1730 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1730 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 1730 PR LLC AT 10:37 A.M. ON THE 5 DAY OF APRIL 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 15th day of April, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public – State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/21/2022

Sent To:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:

6567

Property Owner:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Certified Mail #:

Property Description:

514221280021

Legal Description:

MEEKINS ADD NO 1 26-5 B SOUTH 350
OF N 541.50 OF TRACT B LESS E 40
THEREOF

AKA:

1730 SW 30 AVE, PEMBROKE PARK, FL
33009

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	5
SIGNS AND ADVERTISING	Sec. 21-21 (1) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (1) Real estate signs: Real estate signs are permitted without a permit. a. One (1) freestanding sign shall be allowed to be placed along each street property line. Golf course lots and waterfront lots are allowed one (1) additional sign in the rear yard. b. For-lease or for-rent or for-sale signs shall be permitted to be displayed on signs not exceeding four (4) square feet in area and no closer than six (6) feet from a property line. c. Sign copy may include situation (sale, rent, lease, zoning, size of property, etc.), name of the...	5

1. Prohibited banner sign. Remove two banner signs.
2. Prohibited abandon sign. Remove abandon sign, obtain plans for permit & inspections.
For more info with regards to permits contact 954-966-4600, ext. 182 or permits@tppfl.gov.
The Code Ordinance only allows one free standing lease sign per 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 20th day of April, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

3/21/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
1730 PR LLC 67 N FEDERAL HWY DANIA BEACH, FL 33004	6567	12/10/2021

Property Owner:	Property Description:	Certified Mail #:
1730 PR LLC 67 N FEDERAL HWY DANIA BEACH, FL 33004	514221280021	

Legal Description:	AKA:
MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF	1730 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/10/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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SIGNS AND ADVERTISING	Sec. 21-21 (1) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (1) Real estate signs: Real estate signs are permitted without a permit. a. One (1) freestanding sign shall be allowed to be placed along each street property line. Golf course lots and waterfront lots are allowed one (1) additional sign in the rear yard. b. For-lease or for-rent or for-sale signs shall be permitted to be displayed on signs not exceeding four (4) square feet in area and no closer than six (6) feet from a property line. c. Sign copy may include situation (sale, rent, lease, zoning, size of property, etc.), name of the...	5

Notes/Means of Correction:

1. Prohibited banner sign. Remove two banner signs.
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Joseline Ramirez
Chief Code Enforcement Officer


FOR LEASE
754-777-0707
11/22/2021 12:40


0707
11/22/2021 12:40


FOR LEASE
754-777-0707
12/01/2021 13:37



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1730 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0021
Property Owner	1730 PR LLC	Millage	0613
Mailing Address	67 N FEDERAL HWY DANIA BEACH FL 33004	Use	48
Abbr Legal Description	MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$492,260	$1,919,100	$2,411,360	$2,411,360	
2021	$492,260	$1,919,100	$2,411,360	$2,411,360	$51,855.34
2020	$492,260	$1,921,130	$2,413,390	$2,413,390	$52,085.32

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,411,360	$2,411,360	$2,411,360	$2,411,360
Portability	0	0	0	0
Assessed/SOH	$2,411,360	$2,411,360	$2,411,360	$2,411,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,411,360	$2,411,360	$2,411,360	$2,411,360

Sales History

Date	Type	Price	Book/Page or CIN
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* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
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$9.00	400	OA
Adj. Bldg. S.F. (Card, Sketch)		37485
Eff./Act. Year Built: 1966/1965		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
1730 PR LLC

Filing Information

Document Number	L21000352218
FEI/EIN Number	NONE
Date Filed	08/04/2021
Effective Date	08/04/2021
State	FL
Status	ACTIVE

Principal Address

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Mailing Address

67 N FEDERAL HWY
DANIA BEACH, FL 33004 UN

Registered Agent Name & Address

MELLOUL, SHLOMO
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Authorized Person(s) Detail

Name & Address

Title AMBR

MELLOUL, SHLOMO
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Title AMBR

LEVI, MAIMON
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Annual Reports

No Annual Reports Filed

Document Images

08/04/2021 -- Florida Limited Liability | View image in PDF format

Case Overview

Property/Incident Information

Owner	Address	Site Address
1730 PR LLC	67 N FEDERAL HWY DANIA BEACH, FL 33004	1730 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6771 **Date Next Inspection** 9/21/2022

Notes

1. Paved and restriped parking lot without a permit. Obtain plans for an after the fact permit and inspections. Contact the Building Dept. at 954-966-4600, ext 182.
2. Portable trailer on premise. Prohibited, unless a truck is attached to the trailer; has a Certificate of Occupancy or Business Tax Receipt.
3. Storing items in warehouse without a Business Tax Receipt. Obtain Business Tax Receipt for Business Use. Contact Michelle Grooms at 954-966-4600, ext 214.
4. Prohibited banner signs. Remove Banner signs. Repeat Violation.
Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/2/2022		Notice of Violation	Regular Mail
3/21/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/22/2022	4/20/2022	Final Order	Certified Mail Hand
5/6/2022		Affidavit of Compliance	Hand
8/29/2022	9/21/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property 9/7/22 Certified Mail 8/30/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/21/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 9/21/2022

Case Overview

SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	5/6/2022
ZONING	Sec. 28-346 (a) - Portable storage units	(a) Definitions. Portable storage unit means any container designed for the storage of personal property which is typically rented to owners or occupants of property for their temporary use and which is delivered and removed by truck. Site means a piece, parcel, tract, or plot of land occupied or to be occupied by one (1) or more buildings or uses and their accessory buildings and accessory uses which is generally considered to be one (1) unified parcel.	5/6/2022
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	5/6/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$34,500.00
Individual Violation		Individual Violation	5/6/2022	$25,500.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$60,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$60,100.00**

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: September 9, 2022
INVOICE # 320
FOR:

Case # 6771
1730 PR LLC
1730 SW 30 AVE,
PEMBROKE PARK, F,L 33009

Bill To:
1730 PR LLC
67 N FEDERAL HWY,
DANIA BEACH, FL, 33004

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-105; 5-17; 15-17; 21-19 and 28-346(a)(f) **Final Order** on 04/20/2022		
1	Admin Fee	$ 100.00	$ 100.00
51	**Sec. 21-19** Day(s) of Per Diem from (03/16/22-05/06/22)	$ 500.00	$ 25,500.00
139	**Sec.5-105; 5-17; 15-17 and 28-346(a)(f)** Day(s) of Per Diem from (05/05/22-09/21/22)	$ 250.00	$ 34,750.00
		Balance	$ 60,350.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1730 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0021
Property Owner	1730 PR LLC	Millage	0613
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Abbr Legal Description	MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF		

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Assessed/SOH	$4,873,050	$4,873,050	$4,873,050	$4,873,050
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,873,050	$4,873,050	$4,873,050	$4,873,050

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Detail by Entity Name

Florida Limited Liability Company
1730 PR LLC

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Status	ACTIVE

Principal Address

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Mailing Address

67 N FEDERAL HWY
DANIA BEACH, FL 33004 UN

Registered Agent Name & Address

MELLOUL, SHLOMO
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Authorized Person(s) Detail

Name & Address

Title AMBR

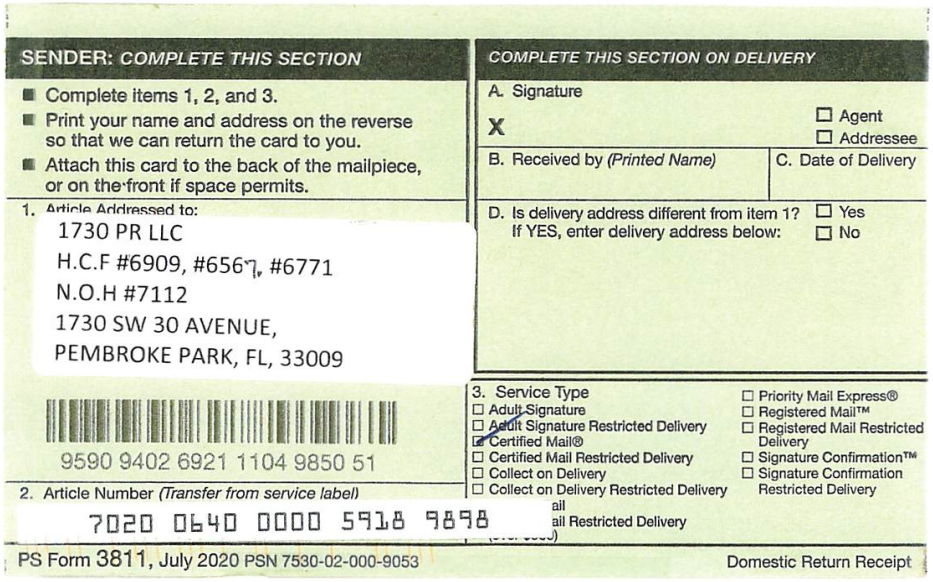
MELLOUL, SHLOMO
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Title Secretary

LEVI, MAIMON
275 Bryan rd.
Dania Beach, FL 33004

Annual Reports

Report Year	Filed Date



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:

1730 PR LLC
H.C.F #6909, #6567, #6771
N.O.H #7112
1730 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9850 51

2. Article Number *(Transfer from service label)*

7020 0640 0000 5918 9898

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

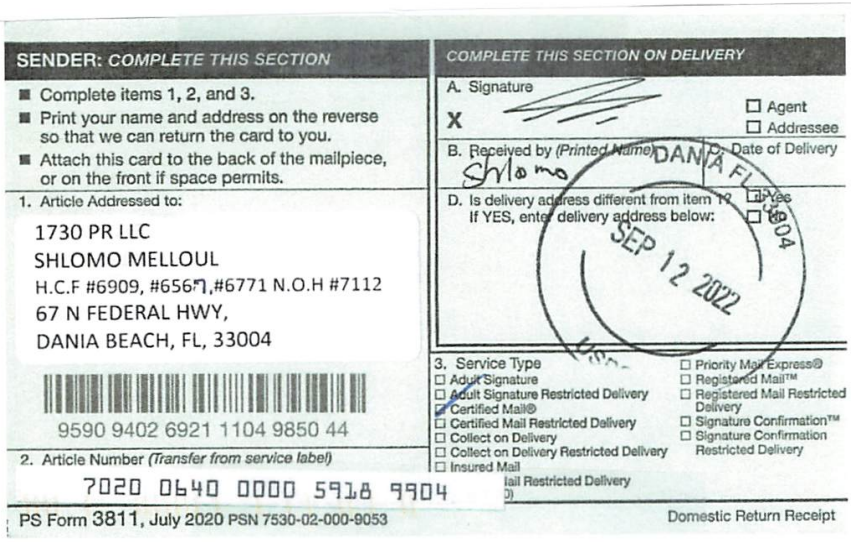
B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

1730 PR LLC
SHLOMO MELLOUL
H.C.F #6909, #6567,#6771 N.O.H #7112
67 N FEDERAL HWY,
DANIA BEACH, FL, 33004

9590 9402 6921 1104 9850 44

2. Article Number *(Transfer from service label)*

7020 0640 0000 5918 9904

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Shlomo | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

DANIA FL 33004
SEP 12 2022

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
1730 PR LLC		CASE NO. 6771
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 1730 SW 30 AVE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 1730 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 1730 PR LLC AT 11:31 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

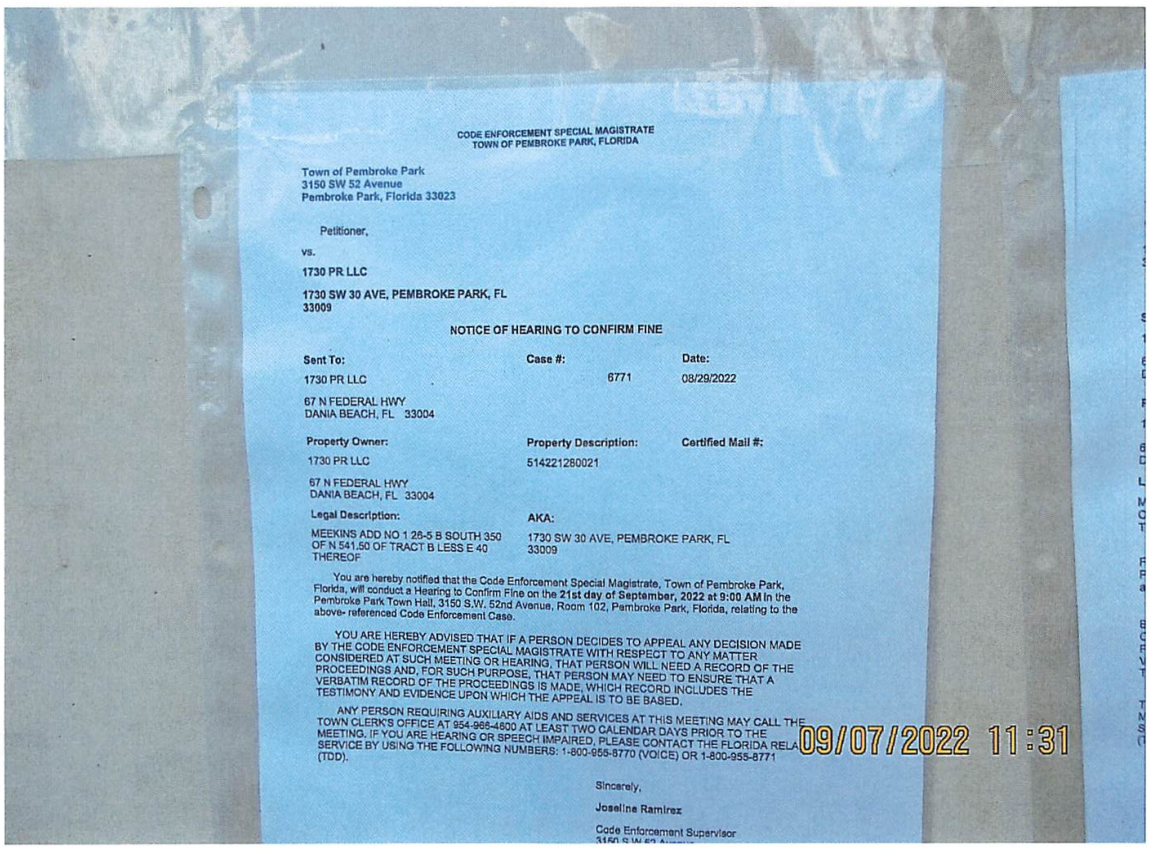
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

1730 PR LLC

1730 SW 30 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
1730 PR LLC	6771	08/29/2022
67 N FEDERAL HWY DANIA BEACH, FL 33004		

Property Owner:	Property Description:	Certified Mail #:
1730 PR LLC	514221280021	
67 N FEDERAL HWY DANIA BEACH, FL 33004		

Legal Description:	AKA:
MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF	1730 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 **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELA SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

09/07/2022 11:31

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W. 52 Avenue

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. 1730 PR LLC Respondent(s)	Case No.: 6771

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 1730 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: 1730 PR LLC, 67 N FEDERAL HWY, DANIA BEACH, FL, 33004

FOLIO NO.: 5142 21 28 0021

LEGAL DESCRIPTION: MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 15-17; 21-19 and 28 – 346(a)(f). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S)

21-19 **WITHIN** 14 **DAYS OF THE DATE OF THE NOTICE OF VIOLATION** issued on March 2, 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500.00 PER DIEM (PER DAY) FOR EACH DAY VIOLATION(S) continue to exist beyond the date set for compliance herein.

5-105; 5-17; 15-17; 28-346(a)(f) **WITHIN** 15 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of April 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein.

IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of April 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of April, 2022.

Nazly Cardona

Nazly Cardona
Administrative Assistant
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.

1730 PR LLC

1730 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
1730 PR LLC	6771	08/29/2022
67 N FEDERAL HWY DANIA BEACH, FL 33004		

Property Owner:	**Property Description:**	**Certified Mail #:**
1730 PR LLC	514221280021	
67 N FEDERAL HWY DANIA BEACH, FL 33004		

Legal Description:	**AKA:**
MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF	1730 SW 30 AVE, PEMBROKE PARK, FL 33009

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YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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).

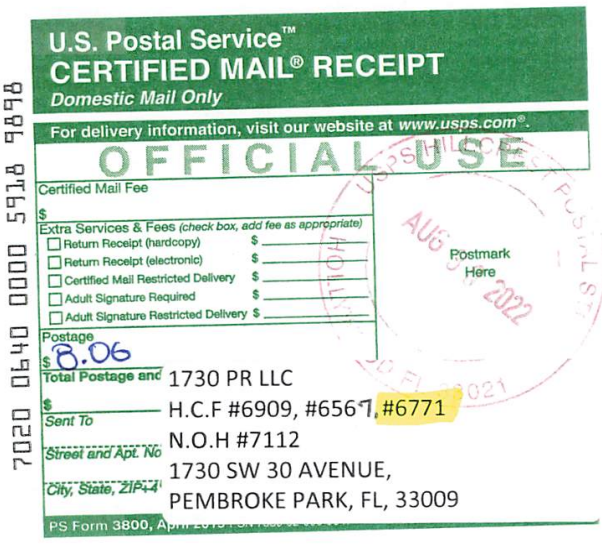
Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$8.06
Total Postage and
$
Sent To 1730 PR LLC
SHLOMO MELLOUL
Street and Apt. No. H.C.F #6909, #6567,#6771 N.O.H #7112
City, State, ZIP+4® 67 N FEDERAL HWY,
DANIA BEACH, FL, 33004
PS Form 3800, A
Postmark Here
AUG 2022
FL 33021
7020 0640 0000 5918 9904



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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$8.06
Total Postage and
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Sent To 1730 PR LLC
H.C.F #6909, #6567,#6771
Street and Apt. No N.O.H #7112
City, State, ZIP+4 1730 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009
PS Form 3800, April
Postmark Here
AUG 2022
7020 0640 0000 5918 9898

Case Overview

Property/Incident Information

Owner	Address	Site Address
1730 PR LLC	67 N FEDERAL HWY DANIA BEACH, FL 33004	1730 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6771 **Date Next Inspection** 4/20/2022

Notes

1. Paved and restriped parking lot without a permit. Obtain plans for an after the fact permit and inspections. Contact the Building Dept. at 954-966-4600, ext 182.
2. Portable trailer on premise. Prohibited, unless a truck is attached to the trailer; has a Certificate of Occupancy or Business Tax Receipt.
3. Storing items in warehouse without a Business Tax Receipt. Obtain Business Tax Receipt for Business Use. Contact Michelle Grooms at 954-966-4600, ext 214.
4. Prohibited banner signs. Remove Banner signs. Repeat Violation.
Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/2/2022		Notice of Violation	Regular Mail 3/2/22
3/21/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 4/5/22 Certified Mail 3/23/22.

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/20/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 4/20/2022
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 4/20/2022

Case Overview

ZONING	Sec. 28-346 (a) - Portable storage units	(a) Definitions. Portable storage unit means any container designed for the storage of personal property which is typically rented to owners or occupants of property for their temporary use and which is delivered and removed by truck. Site means a piece, parcel, tract, or plot of land occupied or to be occupied by one (1) or more buildings or uses and their accessory buildings and accessory uses which is generally considered to be one (1) unified parcel.	Not in Compliance - Reinspection Date: 4/20/2022
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	Not in Compliance - Reinspection Date: 4/20/2022

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #6771

Hasler FIRST-CLASS MAIL
03/02/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:

6771

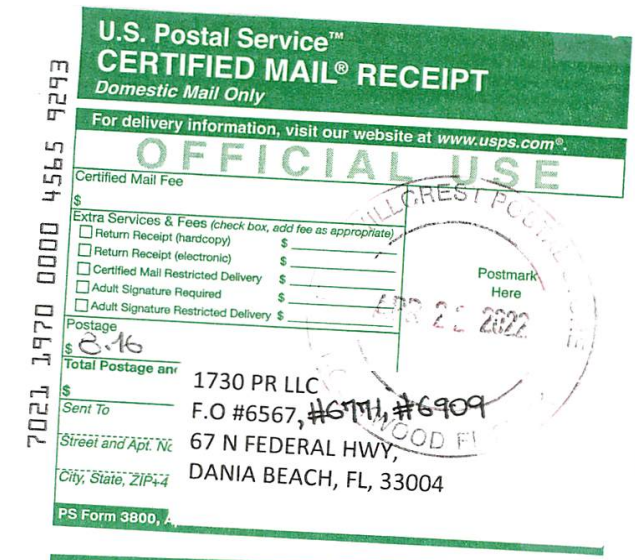
TOWN OF PEMBROKE PARK

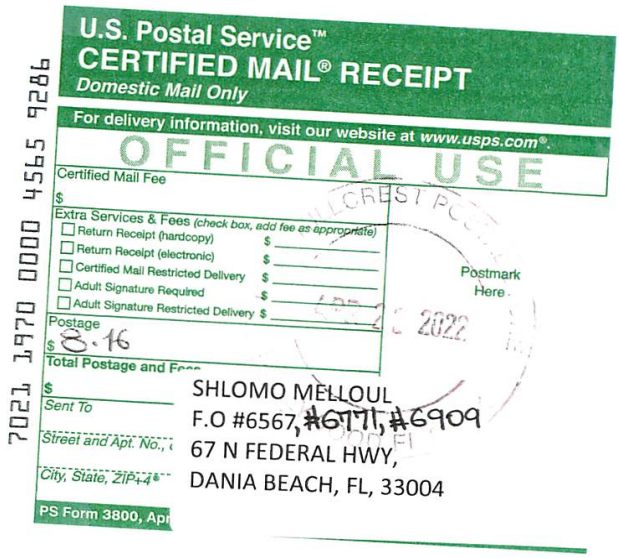
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 6771

Hasler FIRST-CLASS MAIL
03/02/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

1730 PR LLC
1730 SW 30th Avenue
Pembroke Park, FL 33009


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Adult Signature Required
Adult Signature Restricted Delivery
Postage
$8.16
Postmark Here
APR 22 2022
Sent To
1730 PR LLC
Street and Apt. No.
F.O #6567, #6771, #6909
City, State, ZIP+4
67 N FEDERAL HWY,
DANIA BEACH, FL, 33004
PS Form 3800,


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Postmark Here
APR 2 2022
Sent To
SHLOMO MELLOUL
Street and Apt. No.,
F.O #6567, #6771, #6909
City, State, ZIP+4
67 N FEDERAL HWY,
DANIA BEACH, FL, 33004
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Return Receipt (electronic)
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Postmark Here
APR 22 2022
Sent To
1730 PR LLC
Street and Apt. No.
F.O #6567, #6771, #6909
City, State, ZIP+4
1730 SW 30 AVE,
PEMBROKE PARK, FL, 33009
PS Form 3800, A



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 7.33

Sent To 1730 PR LLC
N.O.H #6771

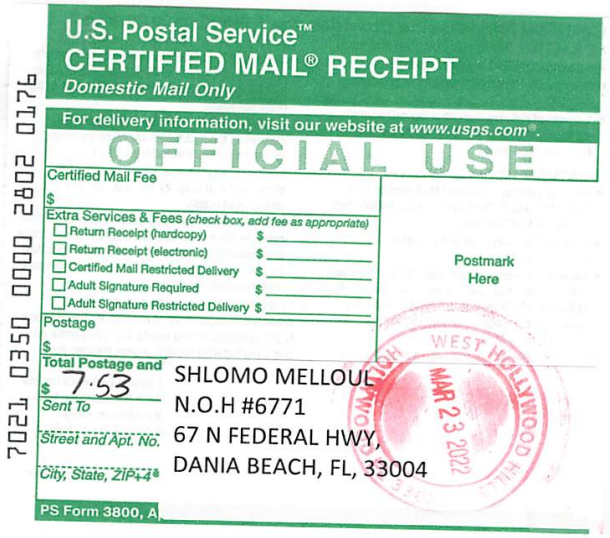
Street and Apt. No 1730 SW 30 AVE,

City, State, ZIP+4 PEMBROKE PARK, FL, 33009

PS Form 3800, A

Postmark Here
WEST HOLLYWOOD HILLS
MAR 23 2022
FL 33023

7021 0350 0000 2802 0169



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 7.53

Sent To SHLOMO MELLOUL
N.O.H #6771

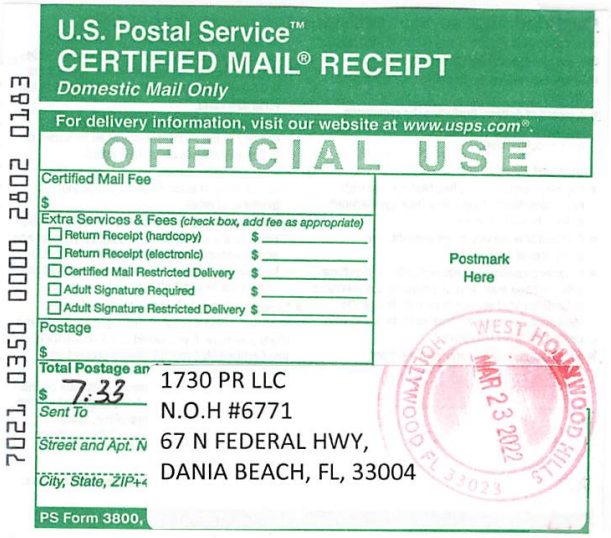
Street and Apt. No. 67 N FEDERAL HWY,

City, State, ZIP+4 DANIA BEACH, FL, 33004

PS Form 3800, A

Postmark Here
WEST HOLLYWOOD HILLS
MAR 23 2022

7021 0350 0000 2802 0176



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
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage an
$ 7.33

Sent To 1730 PR LLC
N.O.H #6771

Street and Apt. N 67 N FEDERAL HWY,

City, State, ZIP+4 DANIA BEACH, FL, 33004

PS Form 3800,

Postmark Here
WEST HOLLYWOOD HILLS
MAR 23 2022
FL 33023

7021 0350 0000 2802 0183



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1730 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0021
Property Owner	1730 PR LLC	Millage	0613
Mailing Address	67 N FEDERAL HWY DANIA BEACH FL 33004	Use	48
Abbr Legal Description	MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$492,260	$1,919,100	$2,411,360	$2,411,360	
2021	$492,260	$1,919,100	$2,411,360	$2,411,360	$51,855.34
2020	$492,260	$1,921,130	$2,413,390	$2,413,390	$52,085.32

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,411,360	$2,411,360	$2,411,360	$2,411,360
Portability	0	0	0	0
Assessed/SOH	$2,411,360	$2,411,360	$2,411,360	$2,411,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,411,360	$2,411,360	$2,411,360	$2,411,360

Sales History

Date	Type	Price	Book/Page or CIN
10/13/2021	WD-Q	$5,500,000	117678610
2/24/2016	WD-T	$100	113542346
2/24/2016	QCD-T	$100	113542345
9/9/2002	WD*	$100	33787 / 476
7/31/2002	WD*	$1,800,000	33620 / 212

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	54,296	SF
$9.00	400	OA
Adj. Bldg. S.F. (Card, Sketch)		37485
Eff./Act. Year Built: 1966/1965		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
1730 PR LLC

Filing Information

Document Number	L21000352218
FEI/EIN Number	87-2024684
Date Filed	08/04/2021
Effective Date	08/04/2021
State	FL
Status	ACTIVE

Principal Address

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Mailing Address

67 N FEDERAL HWY
DANIA BEACH, FL 33004 UN

Registered Agent Name & Address

MELLOUL, SHLOMO
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Authorized Person(s) Detail

Name & Address

Title AMBR

MELLOUL, SHLOMO
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Title Secretary

LEVI, MAIMON
275 Bryan rd.
Dania Beach, FL 33004

Annual Reports

Report Year	Filed Date

2022	01/29/2022

Document Images

01/29/2022 -- ANNUAL REPORT	View image in PDF format
08/04/2021 -- 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.)

)

1730 PR LLC CASE NO. 6771

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 1730 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 1730 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 1730 PR LLC AT 10:37 A.M. ON THE 5 DAY OF APRIL 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

_____
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 15th day of April, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


Apr 5, 2022 at 3:51:52 PM
1730

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/21/2022

Sent To:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:

6771

Property Owner:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Certified Mail #:

Property Description:

514221280021

Legal Description:

MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF

AKA:

1730 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	14
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	14

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)	14
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...	14
ZONING	Sec. 28-346 (a) - Portable storage units	(a) Definitions. Portable storage unit means any container designed for the storage of personal property which is typically rented to owners or occupants of property for their temporary use and which is delivered and removed by truck. Site means a piece, parcel, tract, or plot of land occupied or to be occupied by one (1) or more buildings or uses and their accessory buildings and accessory uses which is generally considered to be one (1) unified parcel.	14

ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	14

1. Paved and restriped parking lot without a permit. Obtain plans for an after the fact permit and inspections. Contact the Building Dept. at 954-966-4600, ext 182.
2. Portable trailer on premise. Prohibited, unless a truck is attached to the trailer; has a Certificate of Occupancy or Business Tax Receipt.
3. Storing items in warehouse without a Business Tax Receipt. Obtain Business Tax Receipt for Business Use. Contact Michelle Grooms at 954-966-4600, ext 214.
4. Prohibited banner signs. Remove Banner signs. Repeat Violation.
Double permit fee assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of April, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

3/21/2022

Entered Photos

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
1730 PR LLC 67 N FEDERAL HWY DANIA BEACH, FL 33004	6771	03/02/2022

Property Owner:	Property Description:	Certified Mail #:
1730 PR LLC 67 N FEDERAL HWY DANIA BEACH, FL 33004	514221280021	

Legal Description:	AKA:
MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF	1730 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	14
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	14
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)	14

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...	14
ZONING	Sec. 28-346 (a) - Portable storage units	(a) Definitions. Portable storage unit means any container designed for the storage of personal property which is typically rented to owners or occupants of property for their temporary use and which is delivered and removed by truck. Site means a piece, parcel, tract, or plot of land occupied or to be occupied by one (1) or more buildings or uses and their accessory buildings and accessory uses which is generally considered to be one (1) unified parcel.	14
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	14

Notes/Means of Correction:

1. Paved and restriped parking lot without a permit. Obtain plans for an after the fact permit and inspections. Contact the Building Dept. at 954-966-4600, ext 182.
2. Portable trailer on premise. Prohibited, unless the owner a truck attached to the trailer; has a Certificate of Occupancy or Business Tax Receipt.
3. Storing items in warehouse without a Business Tax Receipt. Obtain Business Tax Receipt for Business Use. Contact Michelle Grooms at 954-966-4600, ext 214.
4. Prohibited banner signs. Remove Banner signs. Repeat Violation.
Double permit fee assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Enforcement Officer


01/19/2022 12:19

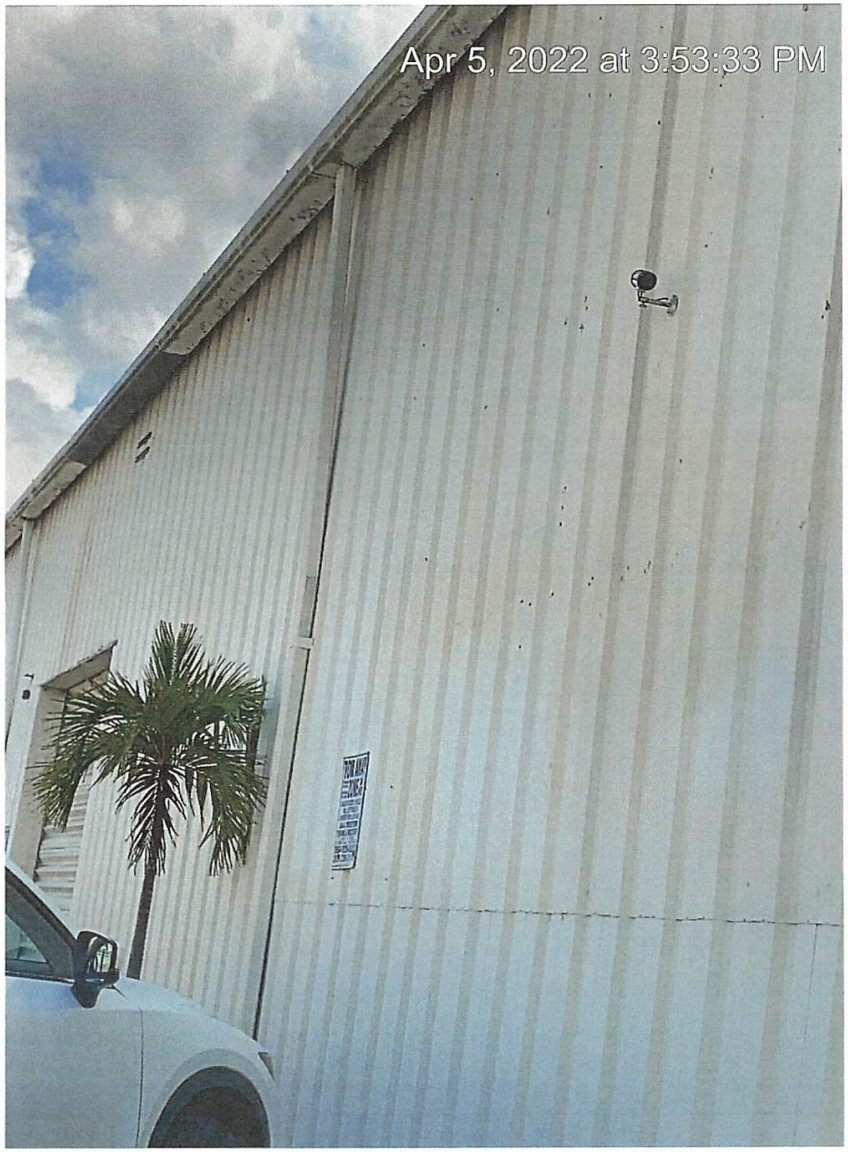

01/19/2022 12:19

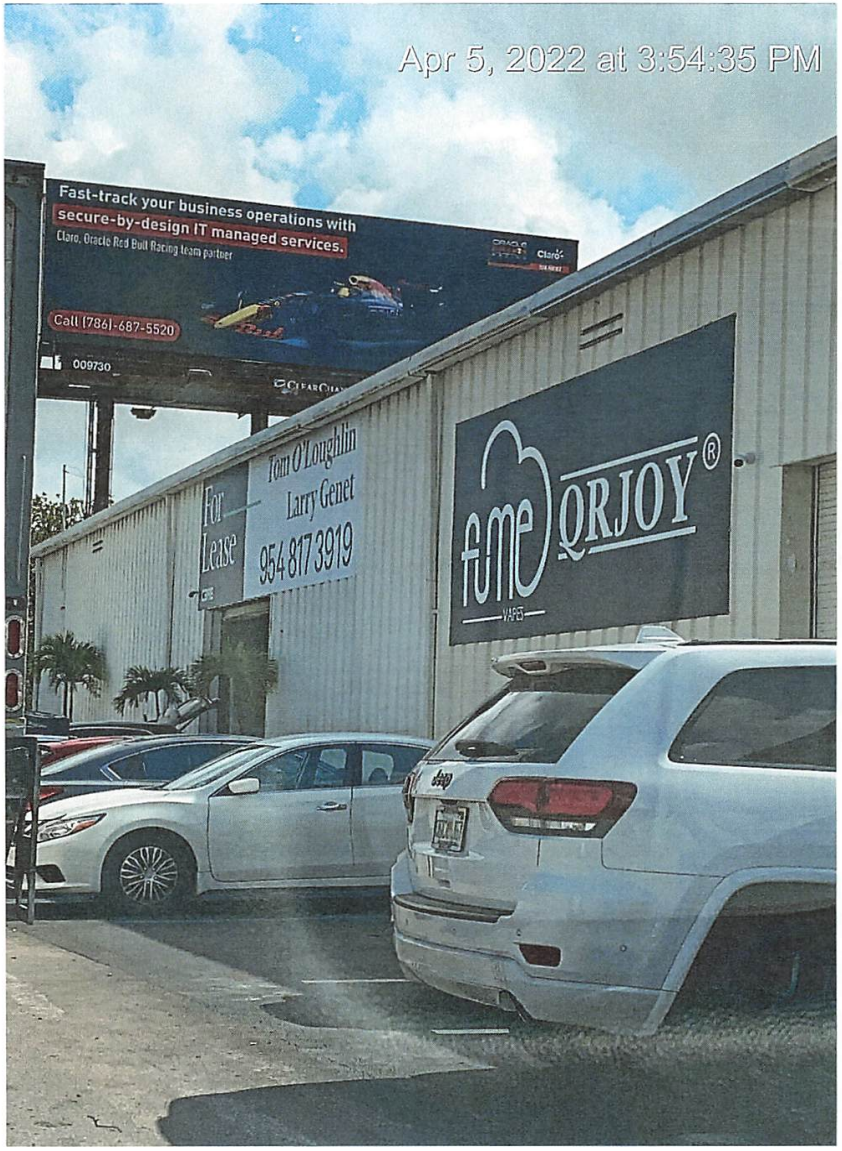

01/19/2022 12:20


01/19/2022 12:20


Apr 5, 2022 at 3:52:20 PM
FOR LEASE
754-777-0707


Apr 5, 2022 at 3:52:49 PM
Fast-track your business operations with
secure-by-design IT managed services.
Call (786) 487-5520


Apr 5, 2022 at 3:53:33 PM


Apr 5, 2022 at 3:54:35 PM
Fast-track your business operations with
secure-by-design IT managed services.
Claro, Oracle Red Bull Racing team partner
Call (786)-687-5520
009730
For Lease
Tom O'Loughlin
Larry Genet
954 817 3919
fume
QRJOY®
VAPES


Apr 7, 2022 at 9:11:02 AM
1130


Apr 7, 2022 at 9:11:32 AM


monday.com
Monthly planning
For Lease
CBRE
954 817 3
02/03/2022 13:15


monday.com
FOR LEASE
03/04/2022 13:02


For Lease
Tom O'Loughlin
Larry Genet
954 817 3919
CBRE
03/04/2022 13:02


Apr 7, 2022 at 9:11:58 AM
For Lease
Tom O'Loughlin
Larry Genet
954 817 3919
fume
QRJOY®
VAPES


Apr 7, 2022 at 9:12:09 AM

Case Overview

Property/Incident Information

Owner	Address	Site Address
1730 PR LLC	67 N FEDERAL HWY DANIA BEACH, FL 33004	1730 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6909 **Date Next Inspection** 9/21/2022

Notes 1. Unlicensed business activities continues on property 1730 SW 30th AVE. Property is responsible for multiple commercial trucks unloading materials unto 1730 SW 30th AVE and obstructing Public Right of Way (road). Obtain Business Tax Receipt License and Certificate of Use. Discontinue use of Town's Public Right of Way for unloading or loading purposes.
Repeat Violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/6/2022		Notice of Violation	Certified Mail
4/6/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/22/2022	4/20/2022	Final Order	Certified Mail Hand
5/6/2022		Affidavit of Non-Compliance	Hand
8/26/2022	9/21/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property 9/7/22 Certified Mail 8/30/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 9/21/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 9/21/2022

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-176. - Annual renewal and delinquent renewal penalties.	(a)A certificate of use must be obtained annually. Certificate of use renewal fees are due and payable on October 1 of each year. Any person failing to timely apply for the annual renewal of a certificate of use as required by this article shall be issued a certificate of use only upon the payment of the annual fee amount and a delinquency payment of ten (10) percent of the annual fee amount for the month of November or portion thereof, and an additional five (5) percent of the annual fee amount for each month of delinquency thereafter or portion thereof until paid. The total delinquency payment shall not exceed twenty-five (25) percent of the annual renewal fee. Renewal payments must be received by the license section of the Town prior to the first day of each penalty month to avoid additional penalties.(b)Upon the issuance of a certificate of use for a building or premises, an annual inspection will be conducted thereafter to determine that each building or premises complies with all...	Not in Compliance - Reinspection Date: 9/21/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 9/21/2022
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	5/6/2022
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	5/6/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$80,500.00
Individual Violation		Individual Violation	5/6/2022	$2,500.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$83,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$83,100.00**

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: September 13, 2022
INVOICE # 320
FOR:

Case # 6909
1730 PR LLC
1730 SW 30 AVE,
PEMBROKE PARK, F,L 33009

Bill To:
1730 PR LLC
67 N FEDERAL HWY,
DANIA BEACH, FL, 33004

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.15-17; 15-175; 15-176; 15-177; 22-85(a) and 28-215 Final Order on 04/20/2022		
1	Admin Fee	$ 100.00	$ 100.00
162	**Sec.15-17; 15-175; 15-176 and 15-177** Day(s) of Per Diem from (04/12/22-09/21/22)	$ 500.00	$ 81,000.00
10	**Sec 22-85(a) and 28-215** Day(s) of Per Diem from (04/26/22-05/06/22)	$ 250.00	$ 2,500.00
		Balance	$ 83,600.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
1730 PR LLC	CASE NO. 6909
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 1730 SW 30 AVE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 1730 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 1730 PR LLC AT 11:31 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

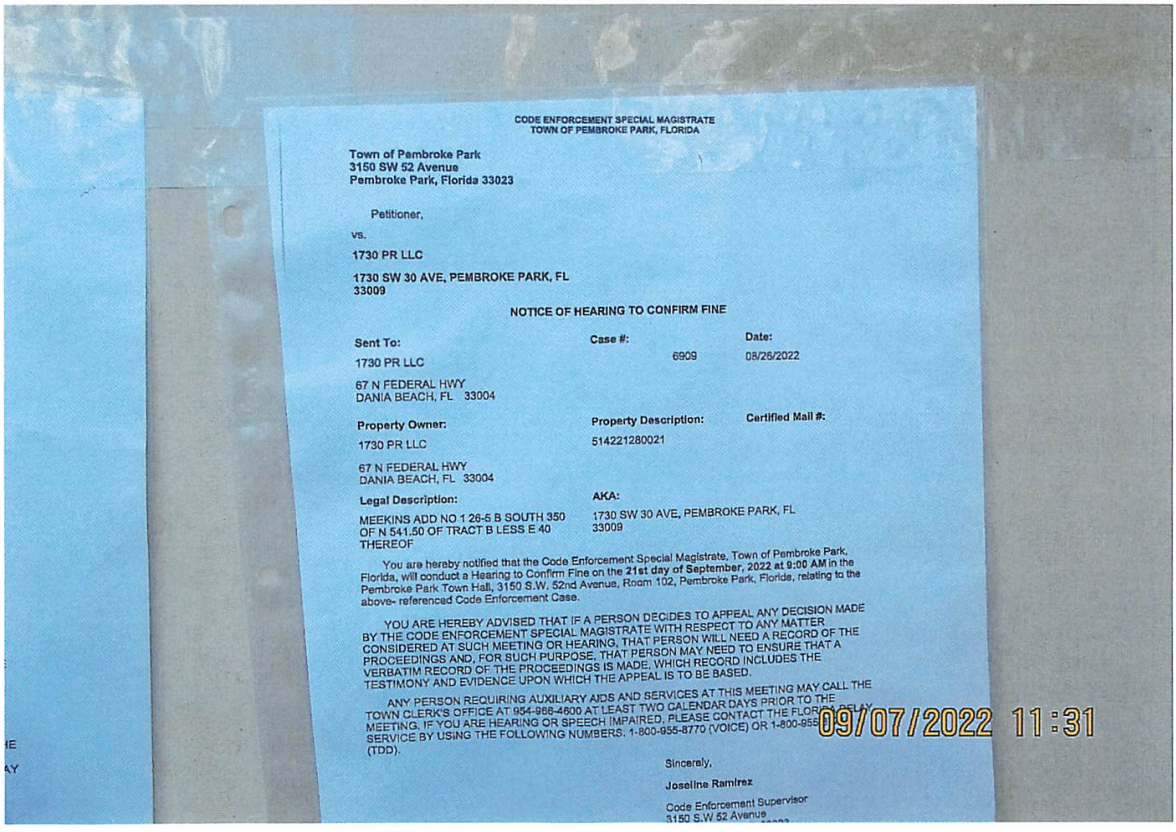
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [V] physical presence or [_] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known V OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public – State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


FIRE PANEL
INSIDE
1730
09/07/2022 11:31


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
1730 PR LLC
1730 SW 30 AVE, PEMBROKE PARK, FL
33009
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
1730 PR LLC
67 N FEDERAL HWY
DANIA BEACH, FL 33004
Case #:
6909
Date:
08/26/2022
Property Owner:
1730 PR LLC
67 N FEDERAL HWY
DANIA BEACH, FL 33004
Property Description:
514221280021
Certified Mail #:
Legal Description:
MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF
AKA:
1730 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 21st day of September, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Joseline Ramirez
Code Enforcement Supervisor
3150 S.W 52 Avenue
09/07/2022 11:31

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

1730 PR LLC

1730 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
1730 PR LLC	6909	08/26/2022
67 N FEDERAL HWY DANIA BEACH, FL 33004		

Property Owner:	**Property Description:**	**Certified Mail #:**
1730 PR LLC	514221280021	
67 N FEDERAL HWY DANIA BEACH, FL 33004		

Legal Description:	**AKA:**
MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF	1730 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 **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

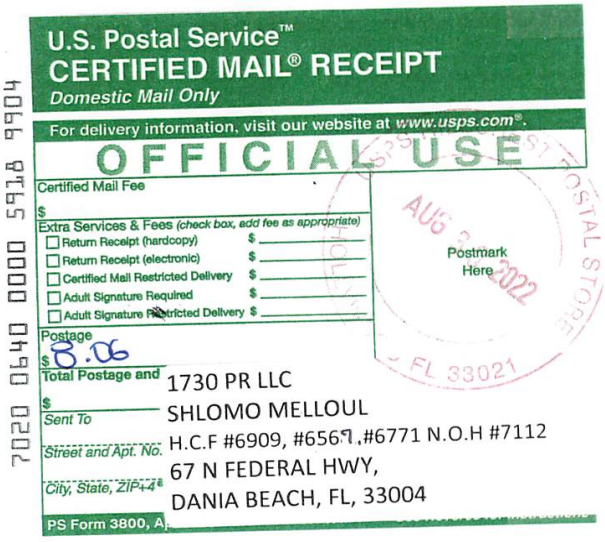
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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



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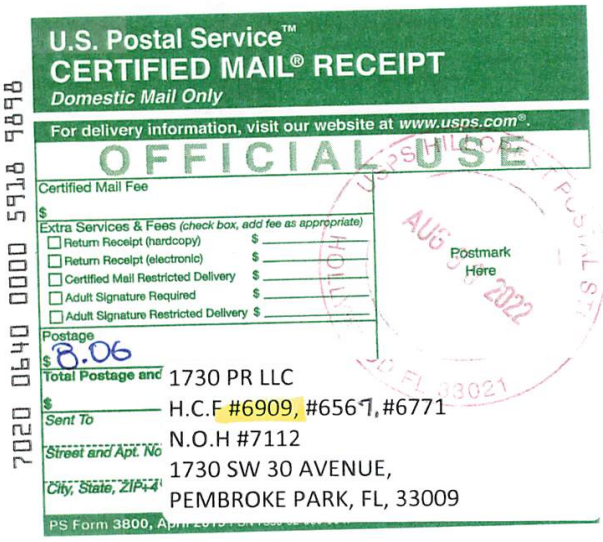
OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.06
Total Postage and
$
Sent To 1730 PR LLC
SHLOMO MELLOUL
Street and Apt. No. H.C.F #6909, #6567,#6771 N.O.H #7112
City, State, ZIP+4® 67 N FEDERAL HWY,
DANIA BEACH, FL, 33004

Postmark Here
AUG 2022
FL 33021

PS Form 3800, A

7020 0640 0000 5918 9904



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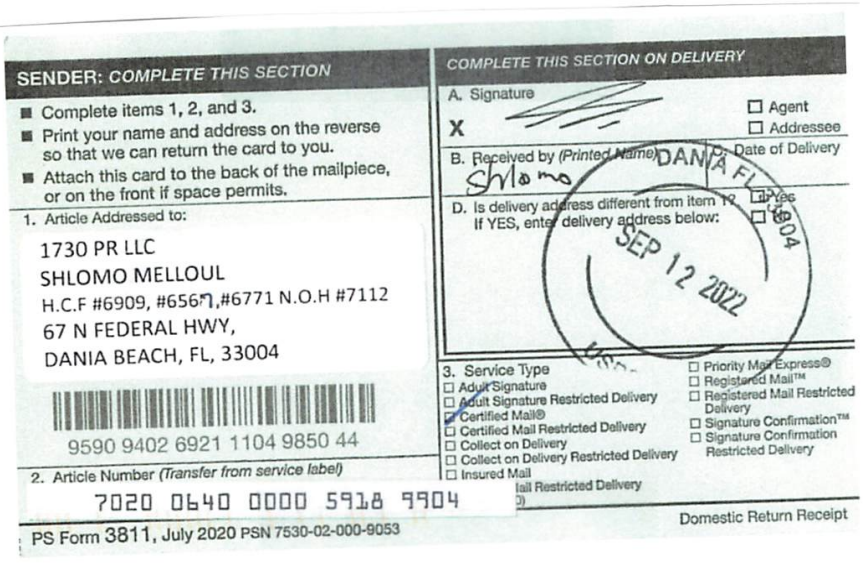
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☐ Return Receipt (hardcopy) $
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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.06
Total Postage and
$
Sent To 1730 PR LLC
H.C.F #6909, #6567,#6771
Street and Apt. No. N.O.H #7112
City, State, ZIP+4 1730 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

Postmark Here
AUG 2022
FL 33021

PS Form 3800, April

7020 0640 0000 5918 9898



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:

1730 PR LLC
SHLOMO MELLOUL
H.C.F #6909, #6567,#6771 N.O.H #7112
67 N FEDERAL HWY,
DANIA BEACH, FL, 33004

9590 9402 6921 1104 9850 44

2. Article Number (Transfer from service label)
7020 0640 0000 5918 9904

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) Shlomo
C. Date of Delivery
DANIA FL 33004
SEP 12 2022

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. 1730 PR LLC Respondent(s)	) Case No.: 6909))))))

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 1730 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: 1730 PR LLC, 67 N FEDERAL HWY, DANIA BEACH, FL, 33004

FOLIO NO.: 5142 21 28 0021

LEGAL DESCRIPTION: MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 15-17; 15-175; 15-176; 15-177; 22-85(a) and 28-215. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S):

15-17; 15-175; 15-176; 15-177 **WITHIN 5 DAYS OF THE DATE OF THE NOTICE OF VIOLATION** issued on April 6, 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500.00 PER DIEM (PER DAY) FOR EACH DAY VIOLATION(S) continue to exist beyond the date set for compliance herein.

28-85(a); 28-215 **WITHIN 5 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of April 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein.

IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of April 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of April, 2022.

Nazly Cardona CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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Extra Services & Fees (check box, add fee as appropriate)
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

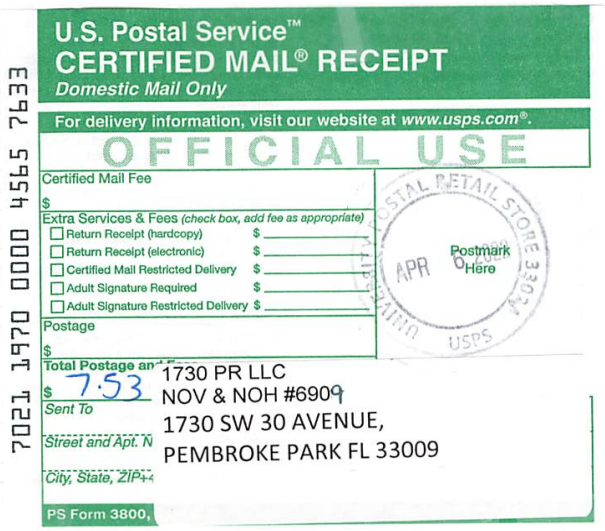
Total Postage and
$ 7.53

Sent To MELLOUL, SHLOMO
Street and Apt. No 1730 PR LLC
City, State, ZIP+4 NOV & NOH #6909
67 N FEDERAL HWY
DANIA BEACH, FL 33004

PS Form 3800,

APR Postmark Here

7021 1970 0000 4565 7640



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage an
$ 7.53

Sent To 1730 PR LLC
Street and Apt. N NOV & NOH #6909
City, State, ZIP+ 1730 SW 30 AVENUE,
PEMBROKE PARK FL 33009

PS Form 3800,

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.16

Total Postage and Fees
$

Sent To 1730 PR LLC
F.O #6567, #6771, #6909

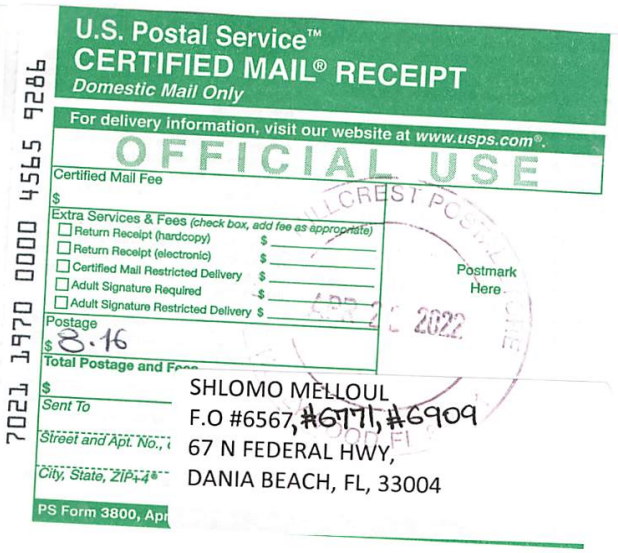
Street and Apt. No. 67 N FEDERAL HWY,

City, State, ZIP+4 DANIA BEACH, FL, 33004

PS Form 3800, April 2015

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APR 22 2022

7021 1970 0000 4565 9293



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.16

Total Postage and Fees
$

Sent To SHLOMO MELLOUL
F.O #6567, #6771, #6909

Street and Apt. No., 67 N FEDERAL HWY,

City, State, ZIP+4 DANIA BEACH, FL, 33004

PS Form 3800, April

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APR 22 2022

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.16

Total Postage and Fees
$

Sent To 1730 PR LLC
F.O #6567, #6771, #6909

Street and Apt. No. 1730 SW 30 AVE,

City, State, ZIP+4 PEMBROKE PARK, FL, 33009

PS Form 3800, April

Postmark Here
APR 22 2022

7021 1970 0000 4565 9309



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1730 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0021
Property Owner	1730 PR LLC	Millage	0613
Mailing Address	67 N FEDERAL HWY DANIA BEACH FL 33004	Use	48-04
Abbr Legal Description	MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$492,260	$1,919,100	$2,411,360	$2,411,360	
2021	$492,260	$1,919,100	$2,411,360	$2,411,360	$51,855.34
2020	$492,260	$1,921,130	$2,413,390	$2,413,390	$52,085.32

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,411,360	$2,411,360	$2,411,360	$2,411,360
Portability	0	0	0	0
Assessed/SOH	$2,411,360	$2,411,360	$2,411,360	$2,411,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,411,360	$2,411,360	$2,411,360	$2,411,360

Sales History

Date	Type	Price	Book/Page or CIN
10/13/2021	WD-Q	$5,500,000	117678610
2/24/2016	WD-T	$100	113542346
2/24/2016	QCD-T	$100	113542345
9/9/2002	WD*	$100	33787 / 476
7/31/2002	WD*	$1,800,000	33620 / 212

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	54,296	SF
$9.00	400	OA
Adj. Bldg. S.F. (Card, Sketch)		37485
Eff./Act. Year Built: 1966/1965		

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.)

)

1730 PR LLC CASE NO. 6909

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 1730 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1730 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 1730 PR LLC AT 9:10 A.M. ON THE 7 DAY OF APRIL 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

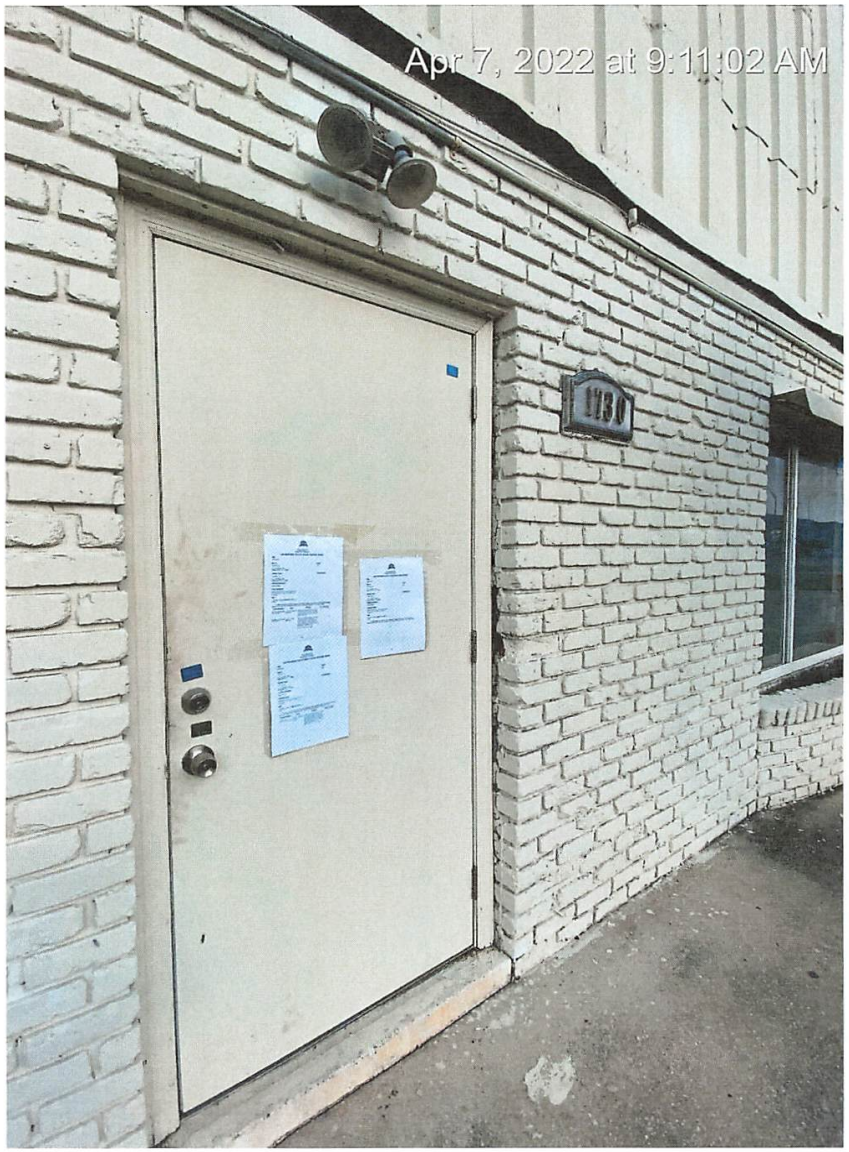
AFFIANT

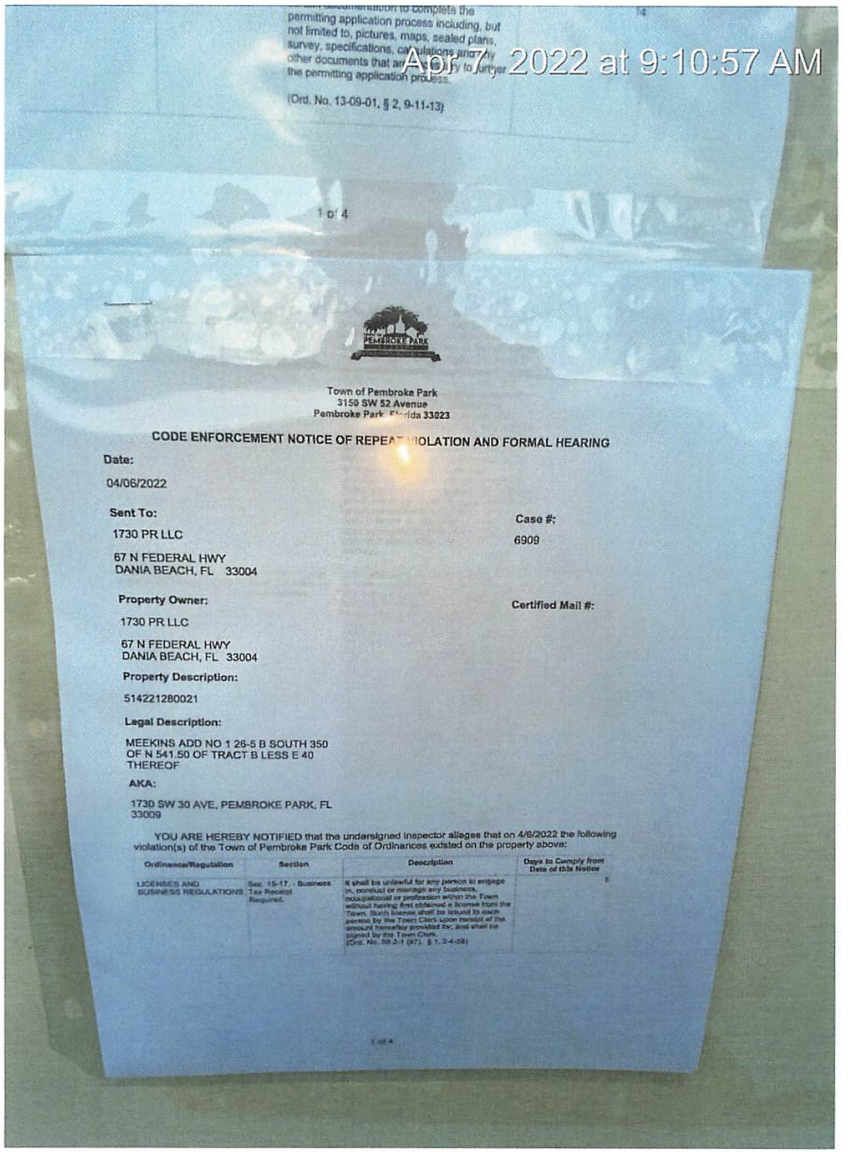
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 15th day of April, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


Apr 7, 2022 at 9:11:02 AM
1730


Apr 7, 2022 at 9:10:57 AM
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)
1 of 4
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
04/06/2022
Sent To:
1730 PR LLC
67 N FEDERAL HWY
DANIA BEACH, FL 33004
Case #:
6909
Property Owner:
1730 PR LLC
67 N FEDERAL HWY
DANIA BEACH, FL 33004
Certified Mail #:
Property Description:
514221280021
Legal Description:
MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF
AKA:
1730 SW 30 AVE, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/6/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
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 such 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 (97), § 1, 2-4-58)
5

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/06/2022

Sent To:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:

6909

Property Owner:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Certified Mail #:

Property Description:

514221280021

Legal Description:

MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF

AKA:

1730 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/6/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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)	5

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	5
LICENSES AND BUSINESS REGULATIONS	Sec. 15-176. - Annual renewal and delinquent renewal penalties.	(a)A certificate of use must be obtained annually. Certificate of use renewal fees are due and payable on October 1 of each year. Any person failing to timely apply for the annual renewal of a certificate of use as required by this article shall be issued a certificate of use only upon the payment of the annual fee amount and a delinquency payment of ten (10) percent of the annual fee amount for the month of November or portion thereof, and an additional five (5) percent of the annual fee amount for each month of delinquency thereafter or portion thereof until paid. The total delinquency payment shall not exceed twenty-five (25) percent of the annual renewal fee. Renewal payments must be received by the license section of the Town prior to the first day of each penalty month to avoid additional penalties.(b)Upon the issuance of a certificate of use for a building or premises, an annual inspection will be conducted thereafter to determine that each building or premises complies with all...	5
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	5
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	5

ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	5

1. Unlicensed business activities continues on property 1730 SW 30th AVE. Property is responsible for multiple commercial trucks unloading materials unto 1730 SW 30th AVE and obstructing Public Right of Way (road). Obtain Business Tax Receipt License and Certificate of Use. Discontinue use of Town's Public Right of Way for unloading or loading purposes.
Repeat Violation

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of April, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

4/6/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
1730 PR LLC 67 N FEDERAL HWY DANIA BEACH, FL 33004	6909	04/06/2022

Property Owner:	Property Description:	Certified Mail #:
1730 PR LLC 67 N FEDERAL HWY DANIA BEACH, FL 33004	514221280021	

Legal Description:	AKA:
MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF	1730 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/6/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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)	5
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Notes/Means of Correction:

1. Unlicensed business activities continues on property 1730 SW 30th AVE. Property is responsible for multiple commercial trucks unloading materials unto 1730 SW 30th AVE and obstructing Public Right of Way (road). Obtain Business Tax Receipt License and Certificate of Use. Discontinue use of Town's Publi Right of Way for unloading or loading purposes.
Repeat Violation

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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


SOUTHEASTERN
118424

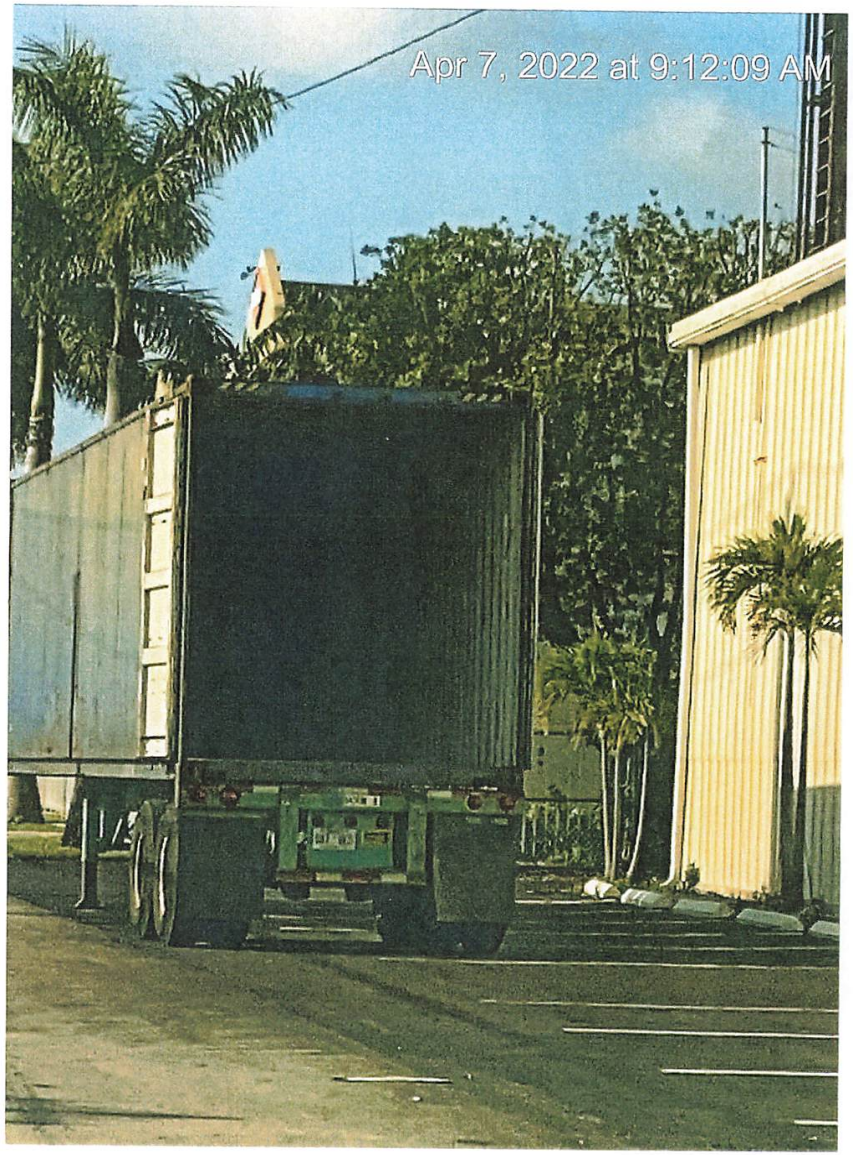

TENNESSEE
T925469


Apr 5, 2022 at 3:54:35 PM
Fast-track your business operations with
secure-by-design IT managed services.
Claro, Oracle Red Bull Racing team partner
Call (786)-687-5520
009730
For Lease
Tom O'Loughlin
Larry Genet
954 817 3919
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Apr 5, 2022 at 3:52:49 PM
Fast-track your business operations with
secure-by-design IT managed services.
Call (786)-687-5520
009730
KIA


monday.com
Monthly planning
For Lease
CBRE
954 817 3
02/03/2022 13:15


Apr 7, 2022 at 9:11:58 AM
For Lease
Tom O'Loughlin
Larry Genet
954 817 3919
fume
VAPES
QRJOY®


Apr 7, 2022 at 9:12:09 AM


Apr 7, 2022 at 9:11:02 AM


Apr 7, 2022 at 9:11:32 AM


monday.com
For Lease
954.817.3919
03/04/2022 13:02


For Lease
CBRE
Tom O'Loughlin
Larry Genet
954 817 3919
03/04/2022 13:02


9730
For Lease
Tom O'Loughlin
Larry Genet
954 817 3919
fume
VAPES
QRJOY
03/22/2022 15:12

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 Closed **Case #** 5195

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

Date Issue	Hearing Date	Document Type	Delivery
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
9/17/2021	9/15/2021	Supplemental Order/Claim of Lien	Certified Mail
5/11/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
9/9/2022		Affidavit of Compliance	Regular Mail
9/20/2022	9/21/2022	Notice of Formal Hearing - Abate Fine	Hand

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.	9/9/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	9/9/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	9/9/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	9/9/2022	$21,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$21,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$21,100.00**

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: September 20, 2022
INVOICE # 430
FOR:

Case # 5195
ARDEVCO LLC /
SUNDRIFT APARTMENTS
3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009

Bill To:
ARDEVCO LLC /
SUNDRIFT APARTMENTS
3181 W HALLANDALE BEACH BLVD, #300
PEMBROKE PARK, FL, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Florida Building Code Section 5-103(a)(i) and 5-2(a)		
	Final Order 06/16/2021		
1	Admin Fee	$ 100.00	$ 100.00
419	Day(s) of Per Diem from (07/17/2021-09/09/2022)	$ 50.00	$ 20,950.00
1	Recorded Lien Fee	$ 48.50	$ 48.50
	Town's Motion to abate fine by 85% (3,143+100.00+48.50)		**$ 3,291**
		Balance	$ 21,098.50

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 09/12/2022 Phone #: (954) 865-1453

Case # 5195 E-mail: dd@meridian-commercial.com

Address of Violation: 3181 W. Hallandale Beach Blvd.

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Douglas Driver (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5195 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the Owner, and shall be held at 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 06/24/2021 imposing the fine of $21,100.00 for violation(s)of the Town's Code of Ordinances: BUILDING AND BUILDING REGULATION - Sec. 5-103 and BUILDING AND BUILDING REGULATION - Sec. 5-2

Brief summary for request: The owner of the property resides in Quebec, Canada and travel was very difficult to address the violations due to the pandemic. The owner hired my firm in late 2021 to address and expedite the process on their behalf, which has still been challenging given the on-going pandemic and shortages of both labor and materials. I personally have worked diligently on a daily basis to cure the violations and hope that a significant amount can be abated. Thank you.

Douglas Driver
Petitioner's Name (Print)

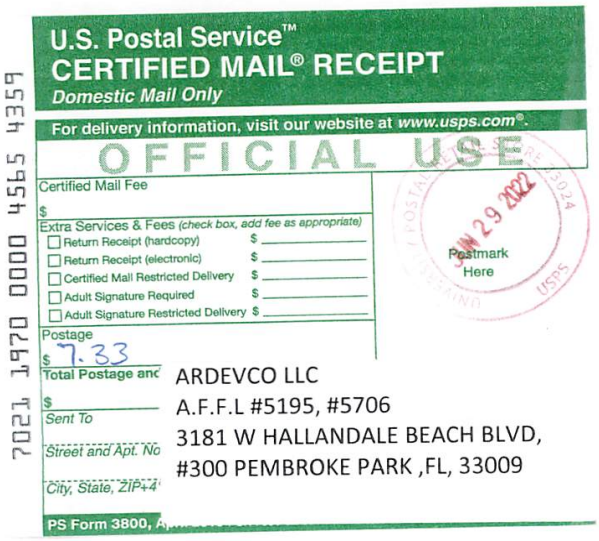
Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Douglas Driver and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on Sept 14, 2022.

Notary Public State of Florida: My Commission expires: Oct 29 2022

KENNETH BEACH
Notary Public - State of Florida
Commission # GG 272063
My Comm. Expires Oct 29, 2022

on-going pandemic
shortages of both labor and materials. I personally have worked diligently on a daily basis to cure



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and
$

Sent To

Street and Apt. No

City, State, ZIP+4

PS Form 3800, A

Postmark Here
JAN 29 2022

7021 1970 0000 4565 4359

ARDEVCO LLC
A.F.F.L #5195, #5706
3181 W HALLANDALE BEACH BLVD,
#300 PEMBROKE PARK ,FL, 33009

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

RESPONDENTS NAMED AND LISTED ON EXHIBIT A

Respondent(s)

ORDER OF SPECIAL MAGISTRATE AUTHORIZING FORECLOSURE OF FINES AND LIENS

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 15, 2022 authorizing the Town of Pembroke Park to file Foreclosure of Fines and Liens against Respondents pursuant to the Special Magistrate's Final Orders and the Special Magistrate's Confirmation of the Fines and Liens entered previously, a copy of which is attached hereto as Exhibit A, and there being no compliance and/or payment to date by Respondents. The Special Magistrate finds and orders:

1. The Town of Pembroke Park is hereby authorized to file a Foreclosure of Fine and Lien of the cases attached hereto as Exhibit A.
2. The Special Magistrate reserves jurisdiction to enforce this Order, and to enter such further orders as are necessary and proper.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15 day of June 2022

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF
BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline

Ramirez, Code Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: June 17, 2022.

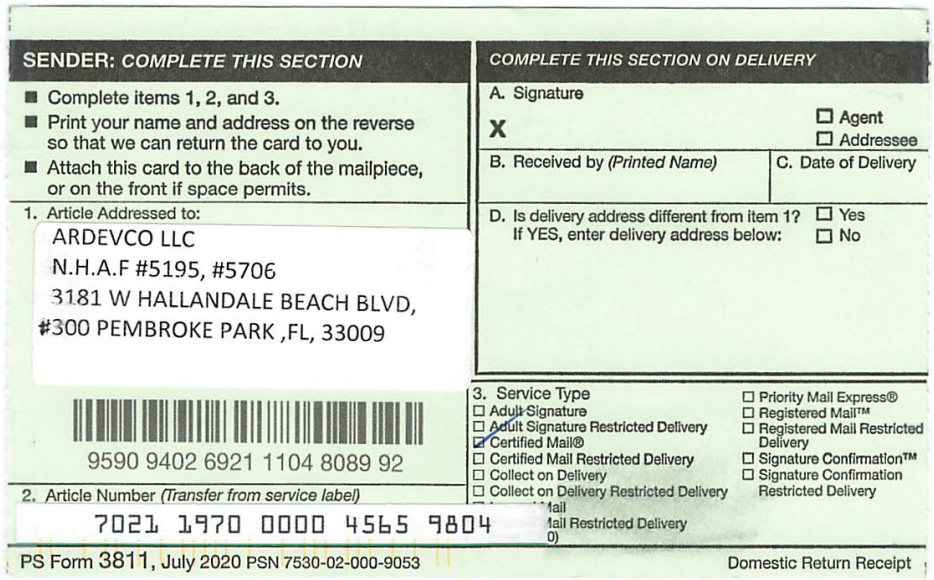
Notary Public, state of Florida

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seekjudicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Exhibit A

NO.	CASE #	NAME	ADDRESS	HOMESTEAD EXEMPTION
1	5840	PARADIGMA CORP	5100 SW 41 ST #219, PEMBROKE PARK, FL 33009	NO
2	5706	ARDEVCO LLC / SUNDRIFT APARTMENTS	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	NO
3	5701	2400 SW 30 LLC	2400 SW 30 AVE BAY B, PEMBROKE PARK, FL 33009	NO
4	5702	2400 SW 30 LLC	2400 SW 30 AVE BAY A, PEMBROKE PARK, FL 33009	NO
5	5195	ARDEVCO LLC / SUNDRIFT APARTMENTS	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	NO
6	5006	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR 26608	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
7	4863	CAP5000 LLC	2601 S PARK ROAD	NO
8	4902	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORES INC.	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
9	5297	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
10	5523	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
11	4400	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
12	4869	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
13	4306	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORES INC	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
14	4566	3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC	3535 SW 52 AVENUE	NO
15	4920	LEONEL A. RODRIGUEZ	3900 SW 52ND AVE, PEMBROKE PARK, FL 33023	
16	4911	FINE LINE INTERIORS INC	2530 SW 30TH AVE, PEMBROKE PARK, FL 33009	
17	4876	DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479	3000 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL 33009	NO
18	4601	E&M PROPERTIES 2665 LLC	2649 S PARK RD, PEMBROKE PARK, FL 33009	NO



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:

ARDEVCO LLC
N.H.A.F #5195, #5706
3181 W HALLANDALE BEACH BLVD,
#300 PEMBROKE PARK ,FL, 33009

9590 9402 6921 1104 8089 92

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 9804

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and Fees
$

Sent To
ARDEVCO LLC
N.H.A.F #5195, #5706

Street and Apt. No.
3181 W HALLANDALE BEACH BLVD,
#300 PEMBROKE PARK ,FL, 33009

City, State, ZIP+4®

PS Form 3800, A

MAY 13 2022

Postmark Here

7021 1970 0000 4565 9804

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 AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
ARDEVCO LLC	5195	05/11/2022
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 summoned to appear and otherwise notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code enforcement case(s) on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Enforcement lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3181 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	ARDEVCO LLC
Mailing Address	3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH FL 33009

ID #	5142 29 00 0111
Millage	0613
Use	03-01

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).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$338,330	$3,130,010	$3,468,340	$3,468,340	
2021	$338,330	$3,130,010	$3,468,340	$3,468,340	$74,585.26
2020	$338,330	$3,058,310	$3,396,640	$3,396,640	$73,305.60

2022* 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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

ARDEVCO LLC / SUNDRIFT APARTMENTS
Respondent(s)

Case No.: **5195**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15th, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on June 16th, 2021. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: ARDEVCO LLC / SUNDRIFT APARTMENTS, 3181 W HALLANDALE BEACH BLVD #300, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 29 00 0111

1. The Special Magistrate entered a Final Order on June 16th, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(a)(i); 5-2(a). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on June 16th, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) has not complied with the Final Order issued on June 16th, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$3,150.00** (THREE THOUSAND ONE HUNDRED AND FIFTY 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

29-51-42 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

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of September 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Teressa Malcolm, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: September 15, 2021.

Notary Public, state of Florida

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 15 day of September 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Instr# 117702052 , Page 1 of 5, Recorded 11/01/2021 at 11:01 AM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

ARDEVCO LLC / SUNDRIFT APARTMENTS
Respondent(s)

Case No.: **5195**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

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FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: ARDEVCO LLC / SUNDRIFT APARTMENTS, 3181 W HALLANDALE BEACH BLVD #300, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 29 00 0111

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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

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6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of September 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Teressa Malcolm, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: September 15, 2021.

Notary Public, state of Florida

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 15 day of September 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
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

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

Date Issue	Hearing Date	Document Type	Delivery
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

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$2,350.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$2,450.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$2,450.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 5195
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.

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 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

Rafael Suarez-Rivas. Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of June . 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park. FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. ARDEVCO LLC Respondent(s)	)	Case No.: 5195

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.

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 E Suarez-Rivas

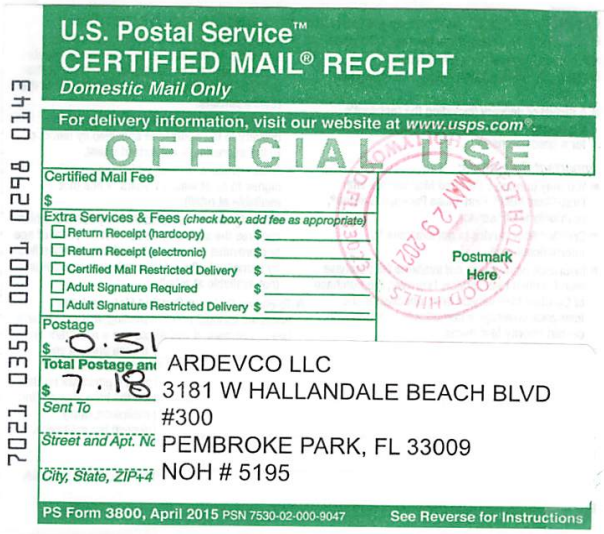
Rafael Suarez-Rivas. Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of June, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park. FL 33023



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Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and Fees
$ 7.18

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300
PEMBROKE PARK, FL 33009
NOH # 5195

Postmark Here
MAY 29 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0298 0143



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and Fees
$ 6.98

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
300
PEMBROKE PARK, FL 33009
FO # 5195

WEST HOLLYWOOD HILLS
JUN 17 2021
Postmark Here
HOLLYWOOD FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7143



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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 and Fees
$ 7.18

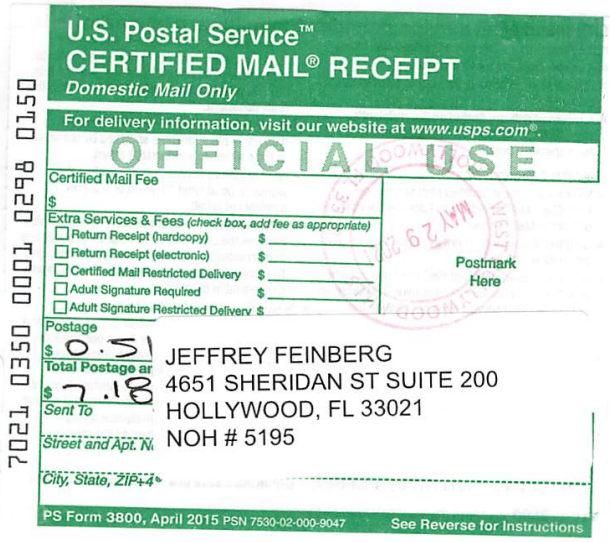
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300
PEMBROKE PARK, FL 33009
NOH # 5195

WEST HOLLYWOOD HILLS
Postmark Here
MAY 26 2021
HOLLYWOOD FL 33023

PS Form 3800, April 2015

7019 2280 0002 0486 2386



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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and Fees
$ 7.18

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

JEFFREY FEINBERG
4651 SHERIDAN ST SUITE 200
HOLLYWOOD, FL 33021
NOH # 5195

Postmark Here
MAY 29 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0298 0150



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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 and Fees
$ 7.18

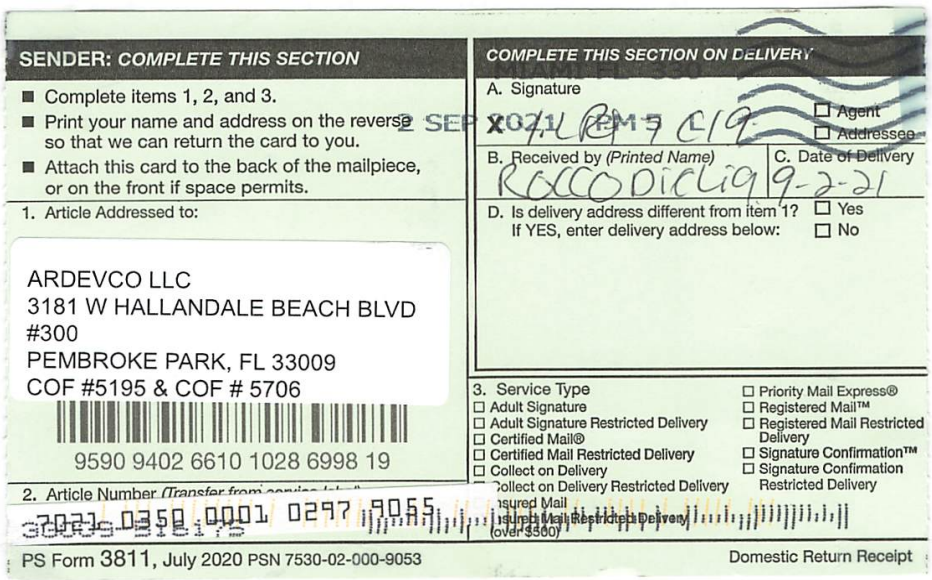
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

JEFFREY FEINBERG
4651 SHERIDAN ST SUITE 200
HOLLYWOOD, FL 33021
NOH # 5195

WEST HOLLYWOOD HILLS
Postmark Here
MAY 26 2021
HOLLYWOOD FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047

7019 2280 0002 0486 2393



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:

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300
PEMBROKE PARK, FL 33009
COF #5195 & COF # 5706

9590 9402 6610 1028 6998 19

2. Article Number (Transfer from service label)
7021 0350 0001 0297 9055

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [illegible] ☐ Agent ☐ Addressee

B. Received by (Printed Name) ROCCO DICLIO
C. Date of Delivery 9-2-21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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OFFICIAL USE

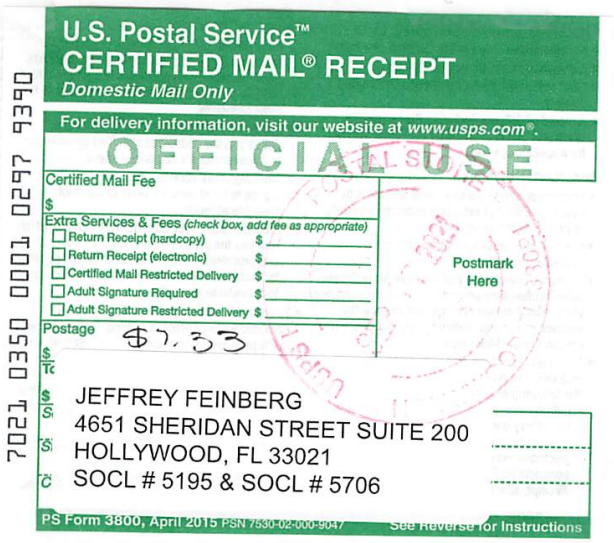
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $7.33
$
Total Postage and Fees
$
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300
PEMBROKE PARK, FL 33009
SOCL #5195 & SOCL # 5706

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 9383



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OFFICIAL USE

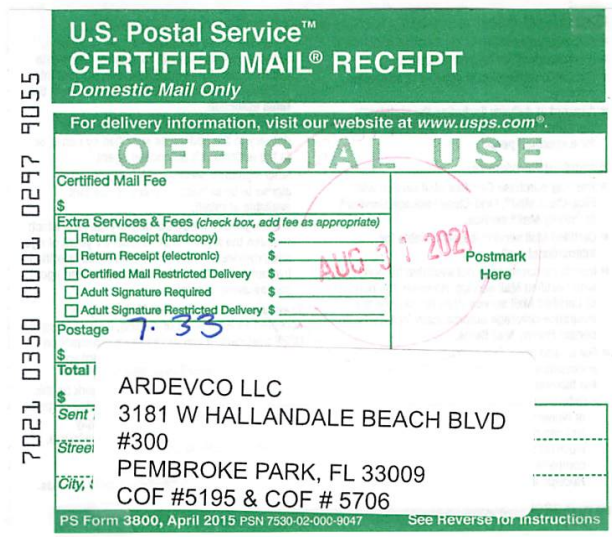
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $7.33
$
Total Postage and Fees
$
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

JEFFREY FEINBERG
4651 SHERIDAN STREET SUITE 200
HOLLYWOOD, FL 33021
SOCL # 5195 & SOCL # 5706

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 9390



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OFFICIAL USE

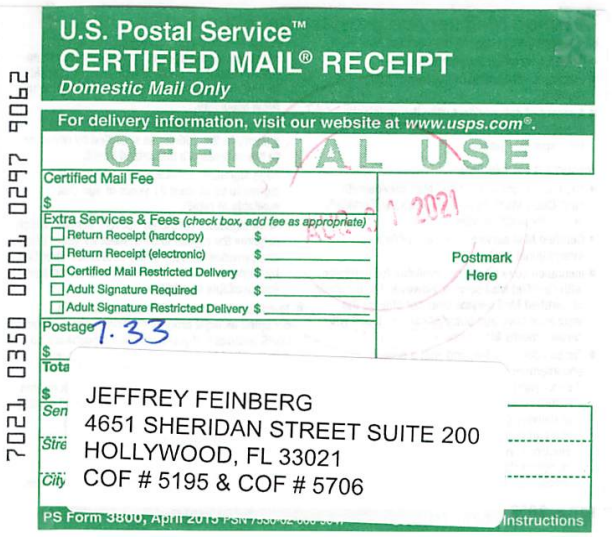
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage 7.33
$
Total Postage and Fees
$
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300
PEMBROKE PARK, FL 33009
COF #5195 & COF # 5706

AUG 31 2021
Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 9055



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CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage 7.33
$
Total Postage and Fees
$
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

JEFFREY FEINBERG
4651 SHERIDAN STREET SUITE 200
HOLLYWOOD, FL 33021
COF # 5195 & COF # 5706

AUG 31 2021
Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 9062

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:

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300
PEMBROKE PARK, FL 33009
NOH # 5195

9590 9402 6610 1028 7093 65

2. Article Number *(Transfer from service label)*
7019 2280 0002 0486 2386

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Y. LRT 7C19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* ARDEVCO | C. Date of Delivery 5-28-2021

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail
Mail Restricted Delivery
00)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
300
PEMBROKE PARK, FL 33009
FO # 5195

9590 9402 6610 1028 6974 88

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 7143

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Y. LRT 7C19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* OFFICE | C. Date of Delivery 6-19-2021

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail
Mail Restricted Delivery
00)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JEFFREY FEINBERG
4651 SHERIDAN STREET SUITE 200
HOLLYWOOD, FL 33021
COF # 5195 & COF # 5706

9590 9402 6610 1028 6998 26

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 9062

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X CV 19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JEFFREY FEINBERG
4651 SHERIDAN ST SUITE 200
HOLLYWOOD, FL 33021
NOH # 5195

9590 9402 6610 1028 6955 69

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 0150

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C19 2138 | C. Date of Delivery 6/2/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
(over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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:

JEFFREY FEINBERG
4651 SHERIDAN ST SUITE 200
HOLLYWOOD, FL 33021
NOH # 5195

9590 9402 6610 1028 7093 58

2. Article Number *(Transfer from service label)*
7019 2280 0002 0486 2393

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C19 2138 | C. Date of Delivery 5/28/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
(over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300
PEMBROKE PARK, FL 33009
NOH # 5195

9590 9402 6610 1028 6955 76

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 0143

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] | C. Date of Delivery 6-1-2021

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
☐ 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



PROPERTY SUMMARY

Tax Year: 2021
Property Id: 514229000111
Property Owner/s:ARDEVCO LLC
Mailing Address:3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009
Physical Address:3181 W HALLANDALE BEACH BOULEVARD PEMBROKE PARK, 33009

Property Use: 03 - Multi-family - 10 units or more
Millage Code: 0613
Adj. Bldg. S.F: 28751
Bldg Under Air S.F:
Effective Year: 1973
Year Built: 1972
Units/Beds/Baths: 32 / /

Deputy Appraiser: Commercial Department
Contact Number: 954-357-6835
Email: commercialtrim@bcpa.net
Zoning : RM-25 - MEDIUM HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL
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

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
02/28/2018	Quit Claim Deed Non-Sale Title Change	$100	115044482
07/14/2015	Warranty Deed Qualified Sale	$3,000,000	113121896
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

Unit Price	Units	Type
$9.00	37,592 SqFt	Square Foot

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

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
ARDEVCO, LLC

Filing Information

Document Number	L18000021942
FEI/EIN Number	82-4464614
Date Filed	01/24/2018
State	FL
Status	ACTIVE

Principal Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Mailing Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

FEINBERG, JEFFREY
4651 SHERIDAN STREET
SUITE 200
HOLLYWOOD, FL 33021

Authorized Person(s) Detail

Name & Address

Title AMBR

GARONE, ANTHONY
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Title AMBR

D'ELIA, ROCCO
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2019	04/02/2019
2020	02/20/2020
2021	03/12/2021

Document Images

03/12/2021 -- ANNUAL REPORT	View image in PDF format
02/20/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
01/24/2018 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
ARDEVCO LLC	)	CASE NO. 5195
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: ARDEVCO LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #300

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: ARDEVCO LLC AT **04:37** A.M./**P.M.** ON THE 7 DAY OF **SEPTEMEBER** 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

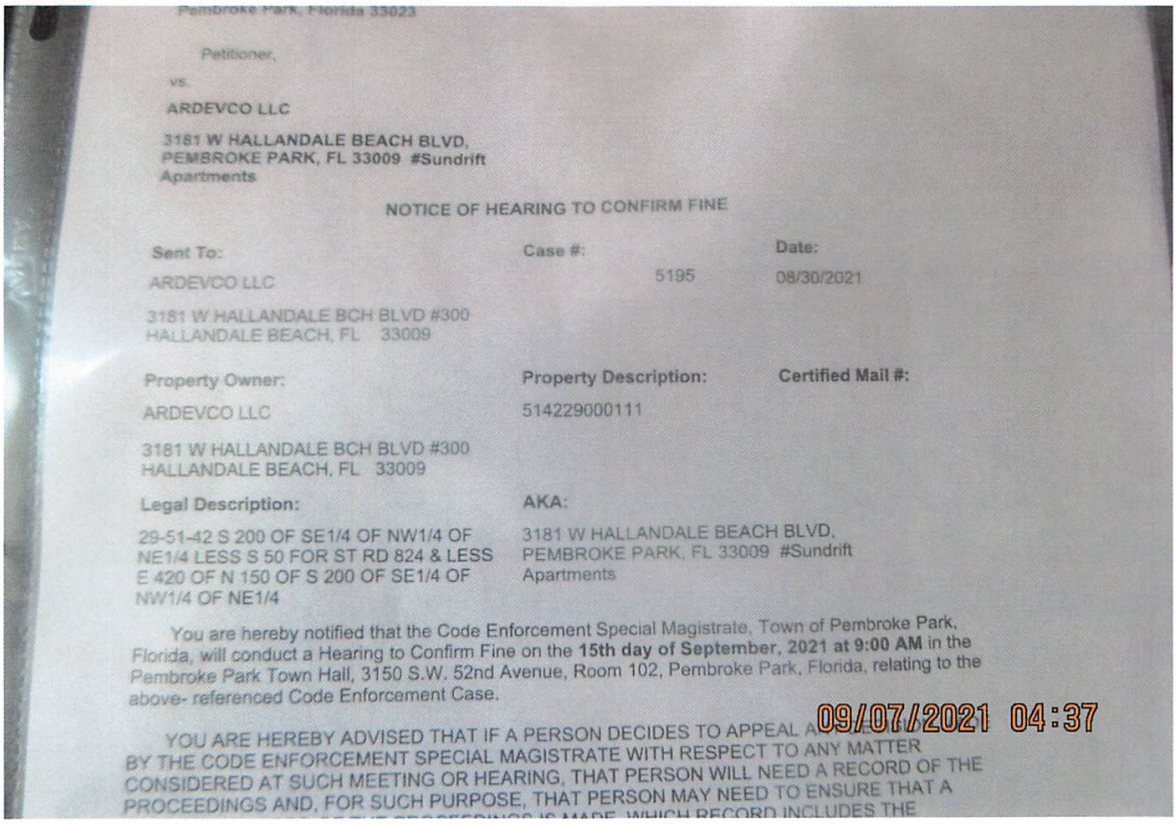
(X) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of 9, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____



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.

09/07/2021 04:37

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL A
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

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		

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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

Petitioner,

vs.

ARDEVCO LLC

3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Sundrift Apartments

Respondent(s)

Case #:

5195

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/Means 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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

meeting w/ Doug on Aug. 27, 2021

Violation #	Item #	Violation	Comments	Contractor	Name	Status
5195	1	Building Maintenance. Building needs to be repainted. Property owner will need to paint building on west side of building	See 5709 #1. Painting contractor signed contract & deposit. Have permit app.	Painting	Suncoast	Contract
5195	2	Dead/Dying Palm tree in front of property. Property owner will need to replace tree in accordance to Town Ordinance 27-43	Tree was removed and new tree(s) were planted. FPL did everything. Have letter from FPL. Code Officer said we needed to replant a tree? VERIFY WHAT NEEDS TO BE DONE.	Landscaping		
5195	3	Exterior lights. Exterior light on top of Building installed without permits. Property owner will need to obtain electrical permits for lights	This work is part of Atlantis Electricals contract.	Electrical	Atlantis Electrical	Negotiating Contract
5706	1	Unit 105. Plumbing work done without a permit. Obtain a permit with plans and inspections.	Tenant is uncooperate and in stage 2 of eviction. Obtaining bids.	Plumbing		RFP
5706	2	Unit 105 has a mold odor and mold in the kitchen area recommended to tenant/owner to have a specialist confirm.	In bidding process.	Mold		RFP
5706	3	Unit 105 has multiple areas in the apartment have ceilings patches which need repair. Obtain a permit for roof repairs needed with plans and inspections.	Ceiling will be repaired. Patch is from a leak from 205.	General	Meridian Commercial	Contract
5706	4	Unit 105 has exposed electrical sockets. Possible electrical issue: Tenant has multiple sockets/outlets exposed and/or covered with paper towel padding and tape.	This work is part of Atlantis Electricals contract.	Electrical	Atlantis Electrical	Negotiating Contract
5709	1	Property needs to be maintained (i.e: pressure washing and painting the building).	Painting contractor signed contract & deposit.	Painting	Suncoast	Contract
5709	2	Multiple door steps have cracked tile and concrete at the entrance doors and need to be replaced or repaired	Code Officer said that this item was completed at hearing on 8/19/2021. VERIFY WITH CODE OFFICER.	General	NA	Completed

5709	3	Noticed a rusted and wood damaged wall unit a/c installed in the third floor laundry room which needs to be replaced/repaired.	Permit necessary? Mechanical or structural?	General	Meridian Commercial	Contract
5709	4	Unit #108 (#101) installed camera system around the property and built a fence to divide the back yard space	Need permit to remove fence/debris? Include in fence permit?	General	Meridian Commercial	Contract
5709	5	Some tenants have camera systems installed. A low voltage permit is required when installing camera systems. Obtain a permit for the camera systems that are installed without a permit.	Unit 101 removed a camera system. Need to pull retro permit. Unit 307 and 407 have wifi cameras that are attached to the exterior wall. HOW TO DOCUMENT WITH CODE OFFICER?	Electrical	Atlantis Electrical	Negotiating Contract
5709	6	Multiple lights missing shades/faces on lighting fixtures. Replace light shades/faces.	Code Officer said that this item was completed at hearing on 8/19/2021. VERIFY.	Electrical	NA	Completed
5709	7	Multiple areas of the balconies need concrete repairs & areas around the flood lights installed at the roof edges need concrete repair. Obtain a permit with plans and inspections for concrete repairs for balconies and store front areas that are damaged.	Painting contractor signed contract & deposit.	Painting	Suncoast	Contract
5709	8	Possible screen doors were replaced for the 1st floor units with the balcony areas. Obtain permits for doors that were replaced. Screens need to be replace with new screens some appear to be torn or damaged	Check screen doors on 1st floor patios. Obtain a retro permit for the doors if new. See 5902.2 Unit 404 also has screen door that needs a permit.	General	Meridian Commercial	Contract
5709	9	Property concrete wall has been damaged/cut in three different areas and patched with a hurricane shutter. Obtain a permit with plans and inspections to repair wall back to the original state.	- Removed - Graffiti Fixed the 3' opening. Locating the last boundary survey to determine property line and who is responsible.	General		
5709	10	Chain link fence needs repair from the adjourning property excess prohibited items applying pressure to chain link fence & front of the property (W Hallandale Beach Blvd) has a fallen support post.	Plywood against the fence was removed. Bid received from all Fencing & Repair. Replacing existing fence at property.	Fencing	All Fencing & Repair, XL Fencing & Gomez Brothers	Have Bids
5709	11	Parking lot has multiple pot hole which need repair and to be re-paved and re-striped and to remain maintained.	Owner is patching, sealing and striping anyway.	Paving	Top Choice, Triple Nickel, Florida Blacktop & Atlantic Southern	Have Bids
5709	12	Parking curbs/stomps need repair.	Broken and damaged parking stops will be replaced when asphalt is sealed.	Paving	Top Choice, Triple Nickel, Florida Blacktop & Atlantic Southern	Have Bids

5709	13	Abandoned vehicles on the property. Remove all abandoned vehicles from the property that are inoperable; all vehicles must be operable and have a current tag.	All abandoned vehicles have been removed.	General	NA	Completed
5709	14	Some tenants have camera systems installed. A low voltage permit is required when installing camera systems. Obtain a permit for the camera systems that are installed without a permit.	See number 4 and 5. Unit 101 was removed. Units 307 and 407 are wifi units that need to be removed. See 5709 #5.	Electrical	Atlantis Electrical	Negotiating Contract
5709	15	Fill in the gap within the fence alongside W Hallandale Beach Blvd with hedges and maintain the landscaping throughout the property. (Ref: Sec.28-332, 28-335)	Currently asphalt at that area. Will have paving contractor remove the asphalt when the parking lot is sealed and then have the landscapper plant conforming foliage.	Landscapper	Use Baywoods or current lawn maintenance.	RFP
5902	1	Twenty four AC units were installed prior to obtaining a permit. Obtain a permit for each A/C changeout with plans and inspections.	Owner has proposal from South Florida Comfort Specialists. Proposal to bring all units to code.	Mechanical	South Florida Comfort Specialists	Negotiating Contract
5902	2	Unit 404 has a second door installed without a permit. Obtain a permit for the second door with any plans and inspections	Obtain retro permit?	General	Meridian Commercial	Contract
5902	3	Water heater was replaced on the 4th floor in the laundry room. Obtain a permit for the water heater replacement with any plans and inspections	Gas water heater changed 1.5 years ago by Paradise Plumbing. Will have contractor obtain retroactive permit and bring to code. Obtaining bids.	Plumbing		RFP
6001	1	Unit 306 has drywall repairs that were done without permit. Obtain a permit with plans and inspections for the drywall repairs done in the unit.	Obtain retro permit?	General	Meridian Commercial	Contract
6001	2	Tenant in unit 306 mentioned leaks in the unit which needs repairs with a permit for concrete restoration.	Unit is getting water from cracks in stucco and/or around windows. Painting contractor signed contract & deposit.	Painting	Suncoast	Contract

Violation #	Item #	Violation	Comments	Contractor	Name	Status
5706	4	Unit 105 has exposed electrical sockets. Possible electrical issue: Tenant has multiple sockets/outlets exposed and/or covered with paper towel padding and tape.	This work is part of Atlantis Electricals contract.	Electrical	Atlantis Electrical	Negotiating Contract
5709	5	Some tenants have camera systems installed. A low voltage permit is required when installing camera systems. Obtain a permit for the camera systems that are installed without a permit.	Unit 101 removed a camera system. Need to pull retro permit. Unit 307 and 407 have wifi cameras that are attached to the exterior wall. HOW TO DOCUMENT WITH CODE OFFICER?	Electrical	Atlantis Electrical	Negotiating Contract
5709	6	Multiple lights missing shades/faces on lighting fixtures. Replace light shades/faces.	Code Officer said that this item was completed at hearing on 8/19/2021. VERIFY.	Electrical	NA	Completed
5709	14	Some tenants have camera systems installed. A low voltage permit is required when installing camera systems. Obtain a permit for the camera systems that are installed without a permit.	See number 4 and 5. Unit 101 was removed. Units 307 and 407 are wifi units that need to be removed. See 5709 #5.	Electrical	Atlantis Electrical	Negotiating Contract
5195	3	Exterior lights. Exterior light on top of Building installed without permits. Property owner will need to obtain electrical permits for lights	This work is part of Atlantis Electricals contract.	Electrical	Atlantis Electrical	Negotiating Contract
5709	10	Chain link fence needs repair from the adjourning property excess prohibited items applying pressure to chain link fence & front of the property (W Hallandale Beach Blvd) has a fallen support post.	Plywood against the fence was removed. Bid received from all Fencing & Repair. Replacing existing fence at property.	Fencing	All Fencing & Repair, XL Fencing & Gomez Brothers	Have Bids
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5709	2	Multiple door steps have cracked tile and concrete at the entrance doors and need to be replaced or repaired	Code Officer said that this item was completed at hearing on 8/19/2021. VERIFY WITH CODE OFFICER.	General	NA	Completed
5709	3	Noticed a rusted and wood damaged wall unit a/c installed in the third floor laundry room which needs to be replaced/repaired.	Permit necessary? Mechanical or structural?	General	Meridian Commercial	Contract

5709	4	Unit #108 (#101) installed camera system around the property and built a fence to divide the back yard space	Need permit to remove fence/debris? Include in fence permit?	General	Meridian Commercial	Contract
5709	8	Possible screen doors were replaced for the 1st floor units with the balcony areas. Obtain permits for doors that were replaced. Screens need to be replace with new screens some appear to be torn or damaged	Check screen doors on 1st floor patios. Obtain a retro permit for the doors if new. See 5902.2 Unit 404 also has screen door that needs a permit.	General	Meridian Commercial	Contract
5709	9	Property concrete wall has been damaged/cut in three different areas and patched with a hurricane shutter. Obtain a permit with plans and inspections to repair wall back to the original state.	Fixed the 3' opening. Locating the last boundary survey to determine property line and who is responsible.	General		
5709	13	Abandoned vehicles on the property. Remove all abandoned vehicles from the property that are inoperable; all vehicles must be operable and have a current tag.	All abandoned vehicles have been removed.	General	NA	Completed
5902	2	Unit 404 has a second door installed without a permit. Obtain a permit for the second door with any plans and inspections	Obtain retro permit?	General	Meridian Commercial	Contract
6001	1	Unit 306 has drywall repairs that were done without permit. Obtain a permit with plans and inspections for the drywall repairs done in the unit.	Obtain retro permit?	General	Meridian Commercial	Contract
5195	2	Dead/Dying Palm tree in front of property. Property owner will need to replace tree in accordance to Town Ordinance 27-43	Tree was removed and new tree(s) were planted. FPL did everything. Have letter from FPL. Code Officer said we needed to replant a tree? VERIFY WHAT NEEDS TO BE DONE.	Landscaping		
5709	15	Fill in the gap within the fence alongside W Hallandale Beach Blvd with hedges and maintain the landscaping throughout the property. (Ref: Sec.28-332, 28-335)	Currently asphalt at that area. Will have paving contractor remove the asphalt when the parking lot is sealed and then have the landscapper plant conforming foliage.	Landscapper	Use Baywoods or current lawn maintenance.	RFP
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5706	2	Unit 105 has a mold odor and mold in the kitchen area recommended to tenant/owner to have a specialist confirm.	In bidding process.	Mold		RFP

5195	1	Building Maintenance. Building needs to be repainted. Property owner will need to paint building on west side of building	See 5709 #1. Painting contractor signed contract & deposit. Have permit app.	Painting	Suncoast	Contract
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6001	2	Tenant in unit 306 mentioned leaks in the unit which needs repairs with a permit for concrete restoration.	Unit is getting water from cracks in stucco and/or around windows. Painting contractor signed contract & deposit.	Painting	Suncoast	Contract
5709	11	Parking lot has multiple pot hole which need repair and to be re-paved and re-striped and to remain maintained.	Owner is patching, sealing and striping anyway.	Paving	Top Choice, Triple Nickel, Florida Blacktop & Atlantic Southern	Have Bids
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08/25/2021 11:58


08/25/2021 11:58


SPEED
LIMIT
40
ONE-WA
U-HAUL
2020/02/13 16:2


2020/02/13 16


2020/02/13 16:

Case Overview

Property/Incident Information

Owner	Address	Site Address
ARDEVCO LLC	3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Sundrift Apartments

Legal Description

Case Status Open **Case #** 5195 **Date Next Inspection** 6/16/2021

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

Date Issue	Hearing Date	Document Type	Delivery
6/25/2020		Notice of Violation	Regular Mail
5/25/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail Hand

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: 6/16/2021
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: 6/16/2021

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: 6/16/2021



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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and Fee
$ 7.18

Sent To
JEFFREY FEINBERG

Street and Apt. No., or PO Box No.
4651 SHERIDAN ST SUITE 200

City, State, ZIP+4®
HOLLYWOOD, FL 33021
NOH # 5195

Postmark Here
WEST HOLLYWOOD HILLS
MAY 26 2021
33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0002 0486 2363

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City, State, ZIP+4®
PEMBROKE PARK, FL 33009
NOH # 5195

Postmark Here
WEST HOLLYWOOD HILLS
MAY 26 2021
33023

PS Form 3800, April

7019 2280 0002 0486 2394

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City, State, ZIP+4®
HOLLYWOOD, FL 33021
NOH # 5195

Postmark Here
MAY 29 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0298 0150

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$ 7.18

Sent To
ARDEVCO LLC

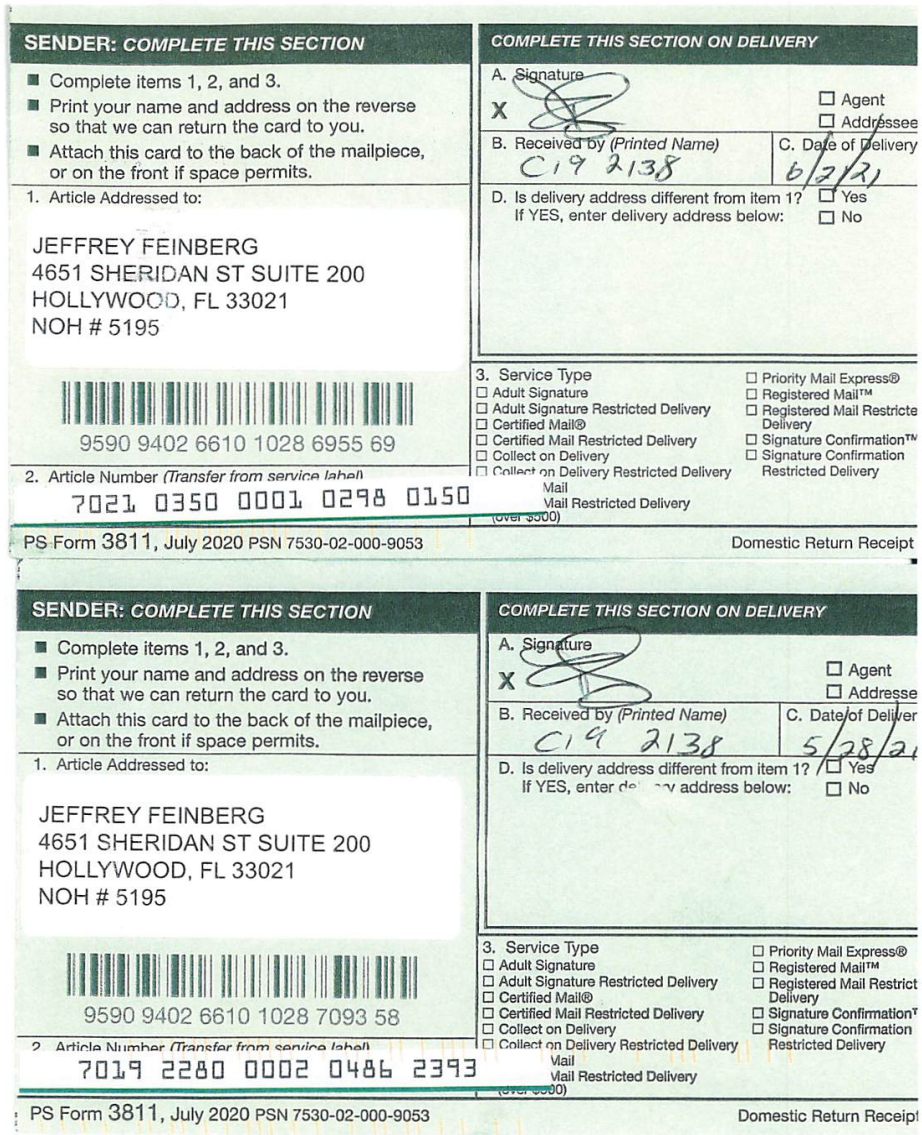
Street and Apt. No., or PO Box No.
3181 W HALLANDALE BEACH BLVD #300

City, State, ZIP+4®
PEMBROKE PARK, FL 33009
NOH # 5195

Postmark Here
MAY 29 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0298 0143



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:

JEFFREY FEINBERG
4651 SHERIDAN ST SUITE 200
HOLLYWOOD, FL 33021
NOH # 5195

9590 9402 6610 1028 6955 69

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 0150

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* C19 2138
C. Date of Delivery 6/2/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricte Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail
Mail Restricted Delivery
(over $500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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:

JEFFREY FEINBERG
4651 SHERIDAN ST SUITE 200
HOLLYWOOD, FL 33021
NOH # 5195

9590 9402 6610 1028 7093 58

2. Article Number *(Transfer from service label)*
7019 2280 0002 0486 2393

COMPLETE THIS SECTION ON DELIVERY

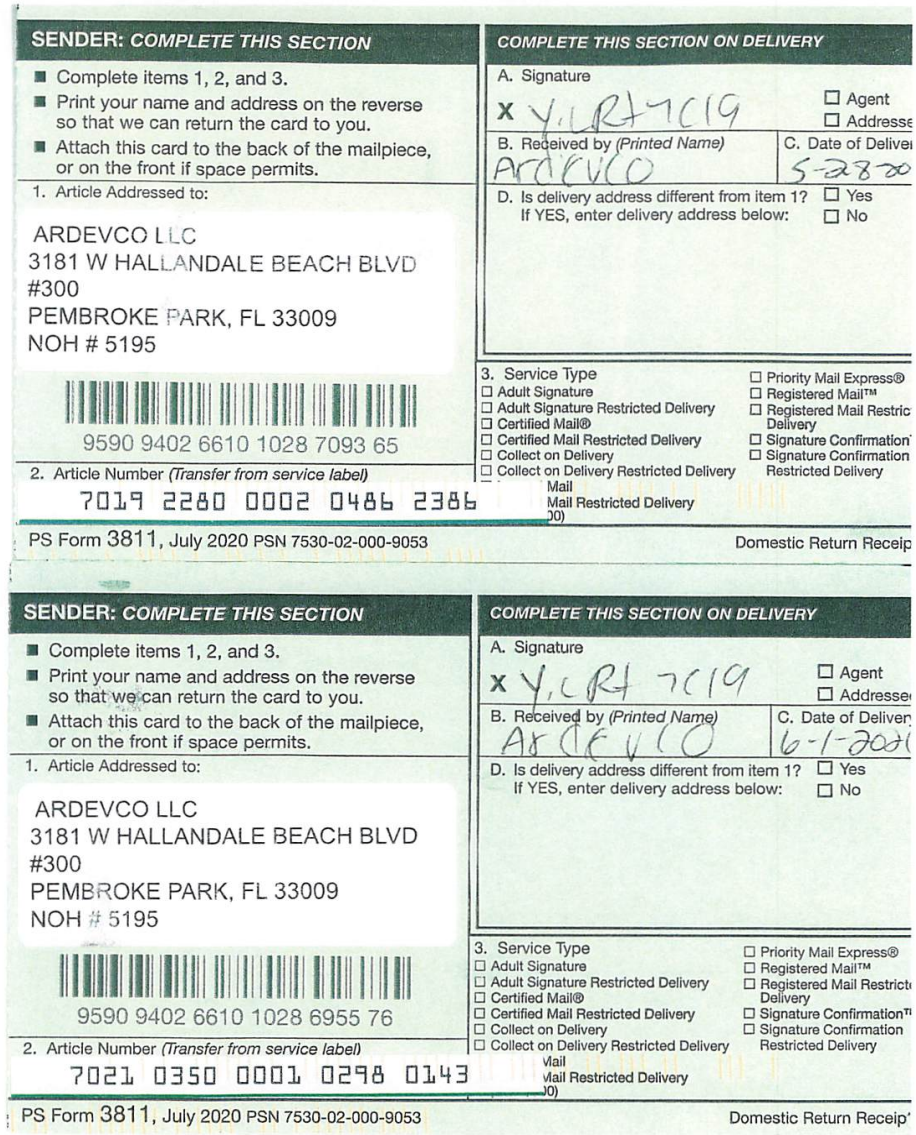
A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* C19 2138
C. Date of Delivery 5/28/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail
Mail Restricted Delivery
(over $500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300
PEMBROKE PARK, FL 33009
NOH # 5195

9590 9402 6610 1028 7093 65

2. Article Number *(Transfer from service label)*
7019 2280 0002 0486 2386

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Y. CRT 7C19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* ARDEVCO C. Date of Delivery 5-28-20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail
Mail Restricted Delivery
00)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receip

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1. Article Addressed to:

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300
PEMBROKE PARK, FL 33009
NOH # 5195

9590 9402 6610 1028 6955 76

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 0143

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Y. CRT 7C19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* ARDEVCO C. Date of Delivery 6-1-2021

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail
Mail Restricted Delivery
00)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receip

2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Mar 12, 2021
Secretary of State
8327502058CC

DOCUMENT# L18000021942

Entity Name: ARDEVCO, LLC

Current Principal Place of Business:

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Current Mailing Address:

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

FEI Number: 82-4464614

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

FEINBERG, JEFFREY
4651 SHERIDAN STREET
SUITE 200
HOLLYWOOD, FL 33021 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	AMBR	Title	AMBR
Name	GARONE, ANTHONY	Name	D'ELIA, ROCCO
Address	3181 W. HALLANDALE BEACH BLVD., #300	Address	3181 W. HALLANDALE BEACH BLVD., #300
City-State-Zip:	HALLANDALE BEACH FL 33009	City-State-Zip:	HALLANDALE BEACH FL 33009

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ROCCO D'ELIA PARTNER 03/12/2021

Electronic Signature of Signing Authorized Person(s) Detail — Date

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

CASE NO. 5195

ARDEVCO LLC)

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ARDEVO LLC
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3181 W HALLANDALE BEACH BLVD #300, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: ARDEVCO LLC AT 3:44 P.M. ON THE 2 DAY OF JUNE 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or
Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of June, 2021, by Teressa Malcolm Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

NOTARY PUBLIC STATE OF FLORIDA

LUCIE MARIE MANZEROLLL
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2021

Sent To:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #:

5195

Property Owner:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514229000111

Legal Description:

29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

AKA:

3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Sundrift Apartments

06/02/2021 03:44

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/25/2020 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:

05/25/2021

Sent To:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #:

5195

Property Owner:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

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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 #Sundrift Apartments

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/25/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (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.	15
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...	15

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.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

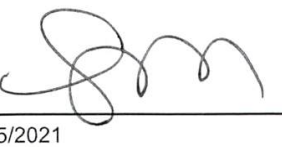
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer



5/25/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2021

Sent To:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #:

5195

Property Owner:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514229000111

Legal Description:

29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

AKA:

3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Sundrift Apartments

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If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 23rd day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

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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.

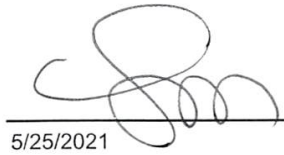
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Teressa Malcolm

Code Enforcement Officer



5/25/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
ARDEVCO LLC 3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009	5195	06/25/2020

Property Owner:	Property Description:	Certified Mail #:
ARDEVCO LLC 3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009	514229000111	

Legal Description:	AKA:
29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Sundrift Apartments

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Notes/Means of Correction:

1. Building Maintenance. Building needs to be repainted. Property owner will need to paint building on west side of building.
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Jeffrey Louis

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
06/29/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #:

5195

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
06/29/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

ARDEVCO LLC
ATTN: JEFFREY FEINBERG
4651 SHERIDAN STREET SUITE 200
HOLLYWOOD, FL 33021
NOV # 5195


ONE-WAY
SPEED LIMIT 40
U-HAUL
U-HAUL
2020/02/13 16:27:59


2020/02/13 16 8:16

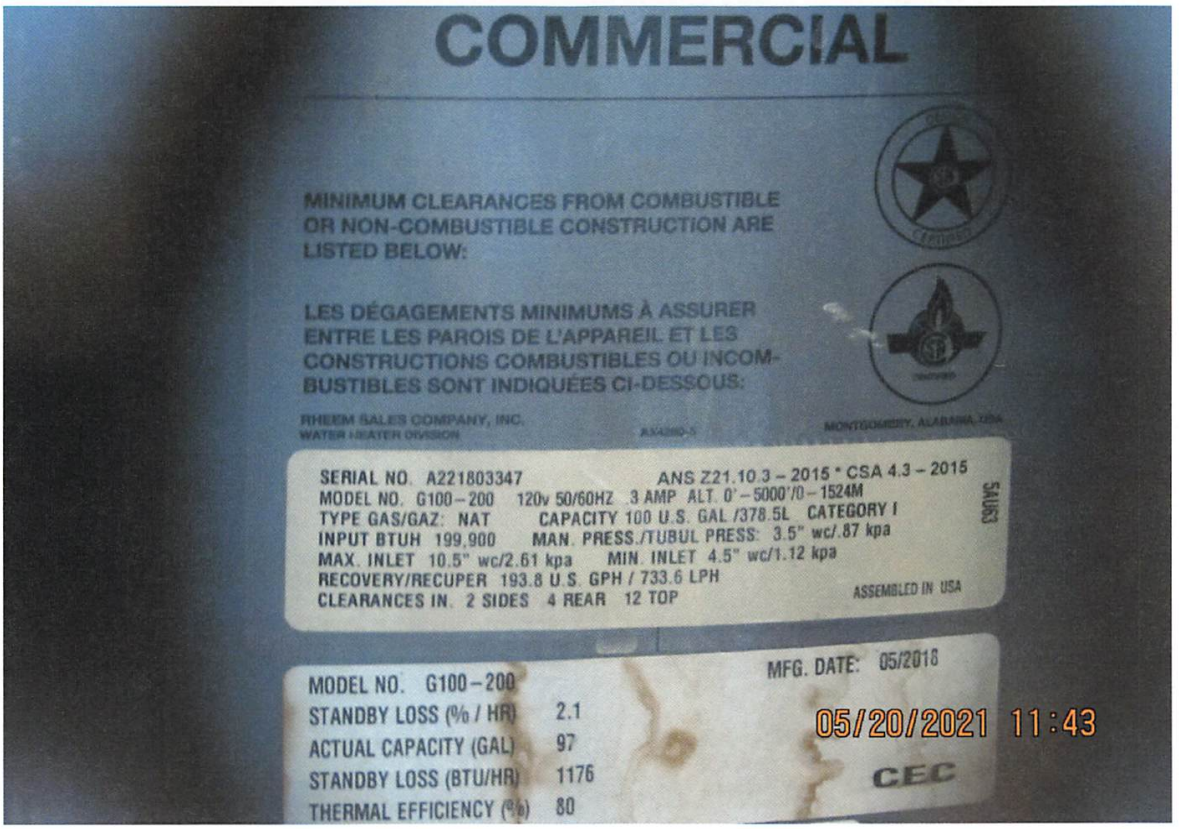

2020/02/13 16:30:15


05/20/2021 11:37
305


05/20/2021 11:43


05/20/2021 11:43


05/20/2021 11:43


COMMERCIAL
MINIMUM CLEARANCES FROM COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION ARE LISTED BELOW:
LES DÉGAGEMENTS MINIMUMS À ASSURER ENTRE LES PAROIS DE L'APPAREIL ET LES CONSTRUCTIONS COMBUSTIBLES OU INCOMBUSTIBLES SONT INDIQUÉES CI-DESSOUS:
RHEEM SALES COMPANY, INC.
WATER HEATER DIVISION
MONTGOMERY, ALABAMA, USA
SERIAL NO. A221803347
ANS Z21.10.3 – 2015 * CSA 4.3 – 2015
MODEL NO. G100–200 120v 50/60HZ .3 AMP ALT. 0'–5000'/0–1524M
TYPE GAS/GAZ: NAT CAPACITY 100 U.S. GAL /378.5L CATEGORY I
INPUT BTUH 199,900 MAN. PRESS./TUBUL PRESS: 3.5" wc/.87 kpa
MAX. INLET 10.5" wc/2.61 kpa MIN. INLET 4.5" wc/1.12 kpa
RECOVERY/RECUPER 193.8 U.S. GPH / 733.6 LPH
CLEARANCES IN. 2 SIDES 4 REAR 12 TOP
ASSEMBLED IN USA
5AUS3
MODEL NO. G100–200
STANDBY LOSS (% / HR) 2.1
ACTUAL CAPACITY (GAL) 97
STANDBY LOSS (BTU/HR) 1176
THERMAL EFFICIENCY (%) 80
MFG. DATE: 05/2018
05/20/2021 11:43
CEC


05/20/2021 11:42


05/20/2021 11:42


05/20/2021 11:40

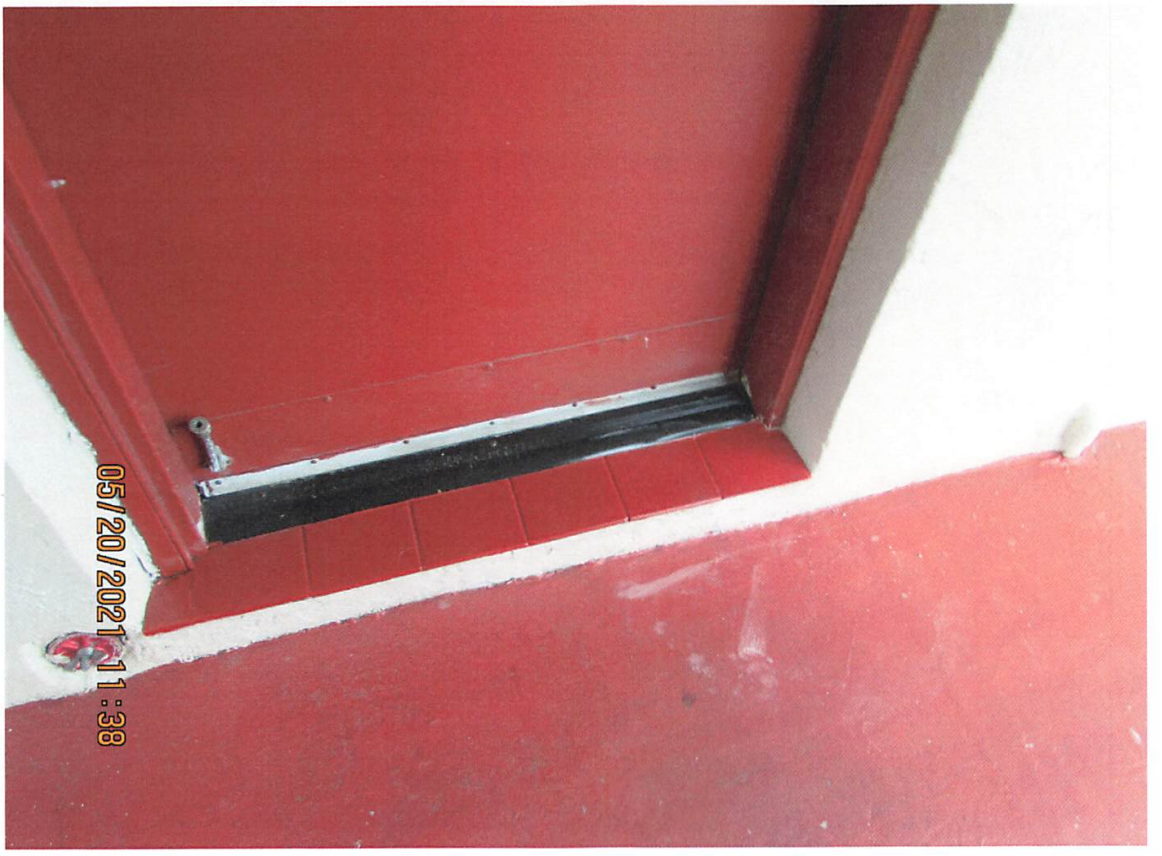

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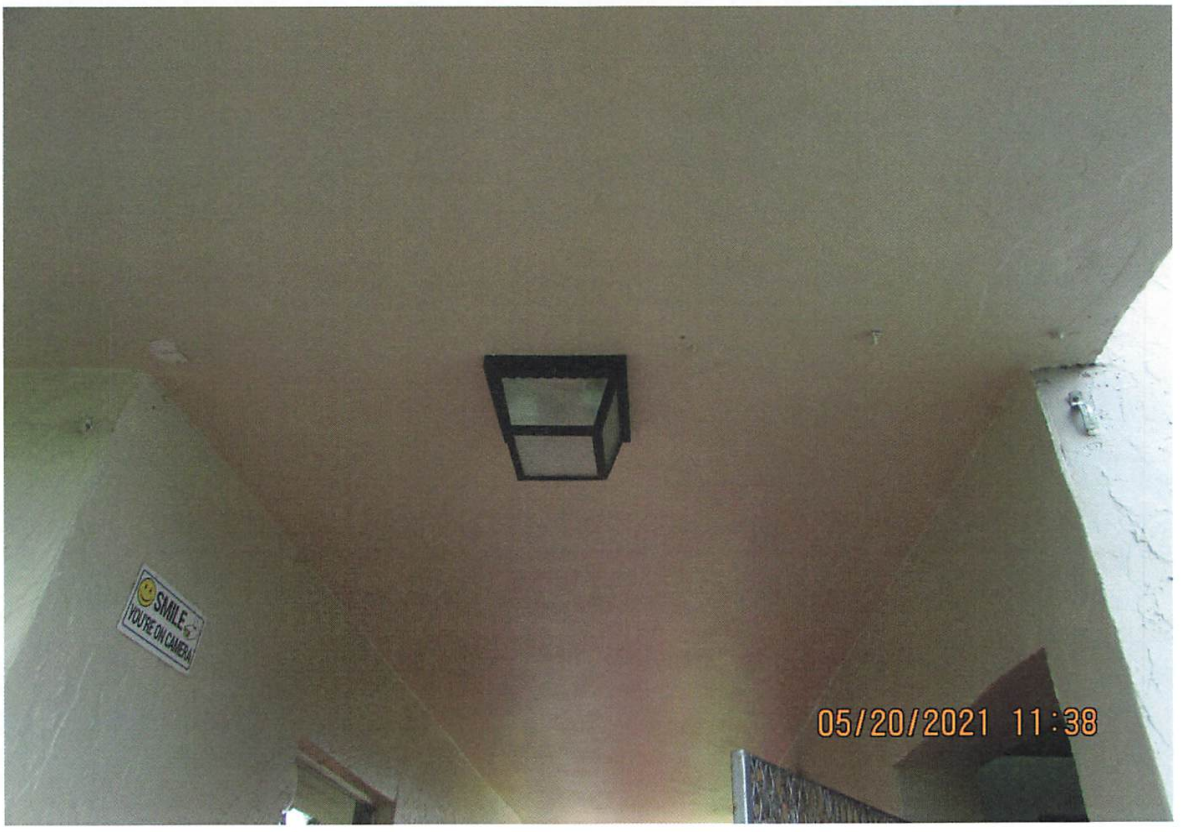

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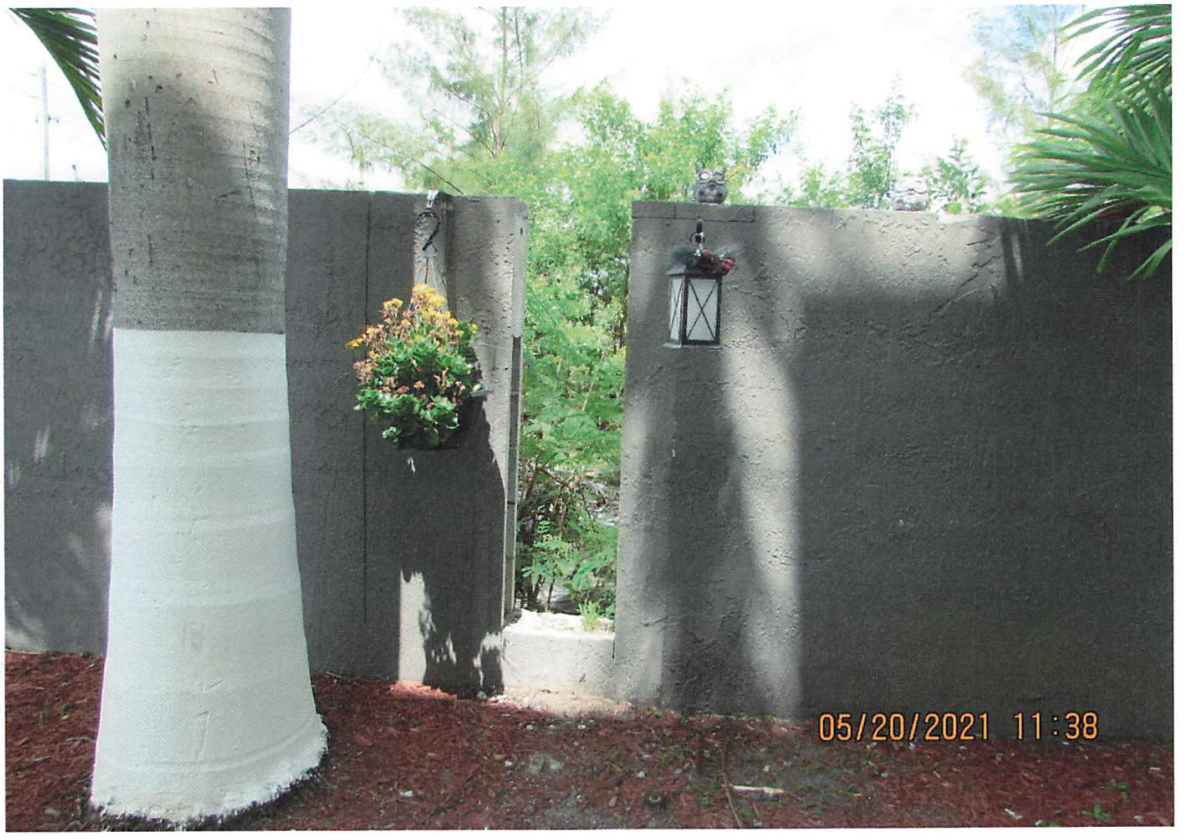

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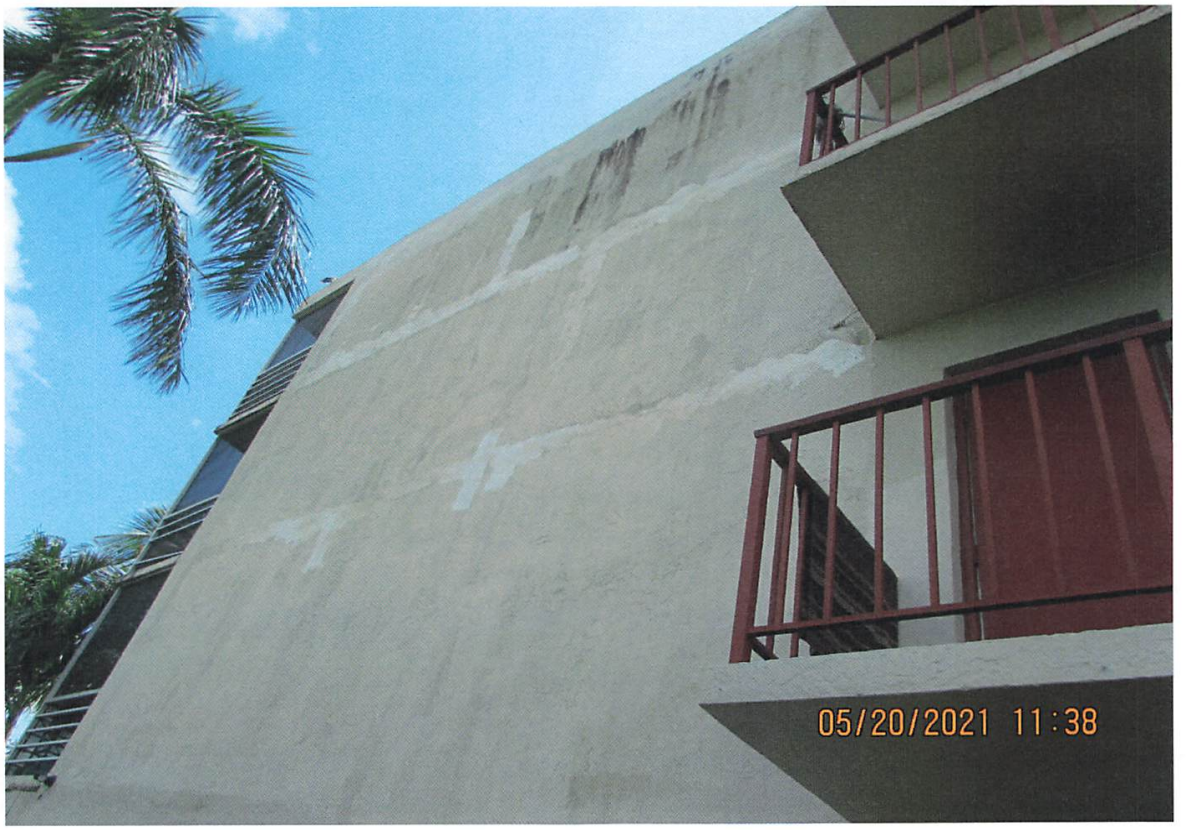

05/20/2021 11:38


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SMILE
YOU'RE ON CAMERA!
05/20/2021 11:38


05/20/2021 11:38

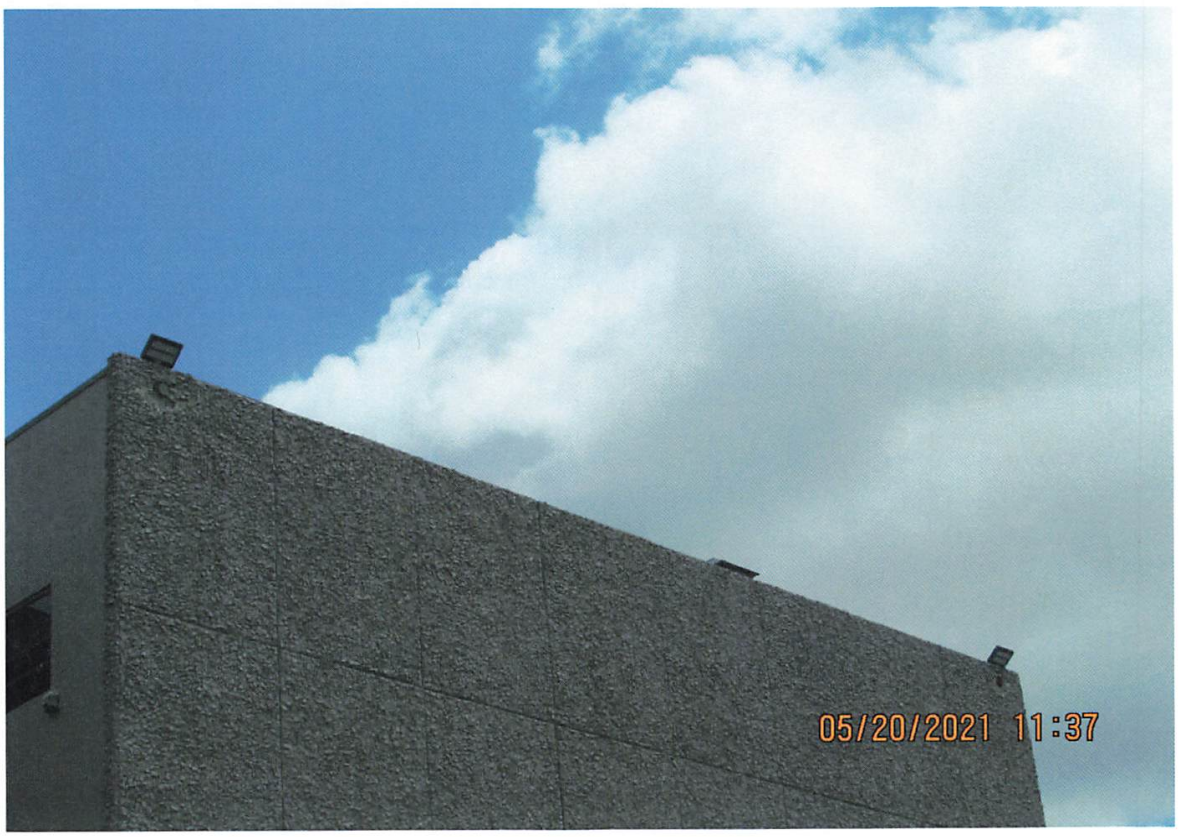

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05/20/2021 11:37

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. ARDEVCO LLC Respondent(s)	Case No.: 5195

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.

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 $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 E Suarez-Rivas

Rafael Suarez-Rivas. Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of June, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park. FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
2727 PARK RD LLC	2673 S PARK LN PEMBROKE PARK, FL 33009	2727 S PARK RD, PEMBROKE PARK, FL 33009 #Fire Wholesale

Legal Description

Case Status Closed **Case #** 4725

Notes Installed machine without permits. Observed multiple portable containers on premise without permits. RV must be relocated within 30 days.

Owner/tenant must obtain permits from the Building Dept and remove all portable containers.

Double Permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/9/2019		Notice of Violation	Hand
1/9/2020	1/23/2020	Notice of Formal Hearing - Notice w/ NOV	Hand
1/27/2020		Affidavit of Compliance	Hand
1/27/2020	1/23/2020	Final Order	Certified Mail Regular Mail
7/1/2020		Affidavit of Non-Compliance	Hand
7/1/2020	7/16/2020	Notice of Formal Hearing - Confirm Fine	Hand
3/22/2021	4/13/2021	Notice of Formal Hearing - Confirm Fine	Certified Mail
4/26/2021	4/13/2021	Supplemental Order/Claim of Lien	Certified Mail
5/11/2022	6/15/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
8/16/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
8/17/2022		Affidavit of Compliance	Regular Mail
9/20/2022	9/21/2022	Notice of Formal Hearing - Abate Fine	Hand 9/20/22

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	8/17/2022
ZONING	Sec. 28-262. - Locating mobile homes outside parks.	It shall be unlawful for any person to park, locate or place or cause to be parked, located or placed, a mobile home or recreational vehicle within the town except in a duly licensed and designated mobile home park. (Ord. No. 00-4-4, § 7, 4-26-00)	1/27/2020
ZONING	Sec. 28-346 (c)(1) - Portable storage units	(c) Nonresidential districts. (1) Number. There shall be no more than one (1) portable storage unit per site or business at any one time. The chief building official may allow more than one (1) portable storage unit in industrial areas, if it does not adversely impact the surrounding businesses or area.	1/27/2020
ZONING	Sec. 28-346 (c)(3) - Portable storage units.	(c) Nonresidential districts. (3) Duration. No portable storage unit shall remain at a site in a nonresidential district in excess of thirty (30) consecutive days, and portable storage units shall not be placed at any one site in a nonresidential district in excess of sixty (60) days in any calendar year.	1/27/2020
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	1/27/2020

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	8/17/2022	$43,850.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$43,950.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$43,950.00**

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

Bill To:

2727 Park Rd LLC
2673 S Park Lane
Pembroke Park, FL 33009

DATE: September 20, 2022
INVOICE # 286
FOR:

Case # **4725**
2727 Park Rd LLC
2727 S Park Rd
Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 28-262; 28-346(c 1)(c3)(f); 5-2(a)		
	Code Board Hearing on 1/23/2020		
1	Admin Fee	$ 100.00	$ 100.00
877	Day(s) of Per Diem from (03/23/20-08/17/2022)	$ 50.00	$ 43,850.00
79	**Cancelled Daily Fine Due to COVID-19 3/23/20 - 6/10/20**	$ 50.00	$ 3,950.00
1	Recorded Lien Fee	$ 48.50	$ 48.50
	Town's Motion to abate fine by 85% (5,985.00+100+48.50)		$ 6,134
		Balance	$ 40,048.50

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

Jeremy B. Shir, Esq.
Attorney at Law
Phone: (954) 364-6028 Fax: (954) 985-4176
jshir@beckerlawyers.com

Becker & Poliakoff
1 East Broward Blvd., Suite 1800
Ft. Lauderdale, FL 33301

Becker

September 21, 2022

Harry Hipler, Esq.
Special Magistrate
Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33023

RE: 2727 Park Rd LLC Fine Reduction Request for Cured Violations located at 2727 S Park Road, Pembroke Park, Case #4725

Dear Mr. Hipler:

Please allow this letter to serve as the formal request for the reduction of fines and removal of liens for the property located at 2727 S Park Road, in Pembroke Park. Mr. Tony Raz, through his corporate entities is the owner of this parcel along with approximately a dozen other properties within the Town. Mr. Raz purchased the property in 2017 and immediately began repairs to allow tenant occupancy; this was very difficult as the building was already in disrepair and not meeting the Town's Code at the time of purchase, exacerbated by the fact that it was originally approved and built as a Union hall, having to be converted to a warehouse use. Within 6 months of his purchase, Mr. Raz had repaired the perimeter wall (extensive repairs), installed perimeter landscape areas (which did not exist prior to his purchase of the property), paved, coated and restriped the parking lot, and begun work/authorized studies on various other crucial repair items and critical aspects of the structure, including having a structural engineer review the building. Future inspections raised additional issues, which Mr. Raz moved expediently to correct, including installing a parapet on the roof to screen the existing A/C unit. While most of the departments signed off on the various permits required (fire, electrical, mechanical), by April 2019 the screening of the rooftop AC was not fully in compliance and therefore all the permits were deemed null and void (bringing the property back to square one. Covid put everything on hold until Spring 2020, when Mr. Raz and his team began the permitting process again. Once again, by July 2021, nearly all of the departments had signed off, leaving only mechanical to be approved (mechanical ducts, plans not matching, and new piping required). By December 2021, all the previously approved plans were again voided and once again back to square one. Finally, by August 2022 all of the permits had been closed out, approved by every discipline (some of them for three times) and the property found in compliance. Mr. Raz has had trouble leasing out the site by virtue of what some may call the heavy-handed approach the Town has chosen to take with him and has spent at least $25K on just this site alone, bringing an older building with preexisting problems up to the current Code. The building recently received its 40 year certification. Mr. Raz is also working diligently to retain his other tenants and bring his other older buildings up to Code. Therefore, in light of the ordeal he has endured, the hard work and money he has spent, and the fact that he is working on multiple other commercial and industrial properties he owns in the City,

we are asking for a reduction from the total amount of $40,048.50 to $1,000. There is no need to further penalize a business owner who has invested so much in the Town and is eager to work with Town staff on bringing his sites up to Code and retaining businesses in the community, many of whom are residents. Thank you for your consideration and we look forward to working together with the Town and being a long-term stakeholder in the community.

Sincerely,



2727 Park Road LLC
Account QuickReport
All Dates

	Date	Transaction Type	Num	Name	Memo/Description	Account	Amount
Permits							
	09/05/2017	Check	2125	Town of Pembroke Park		Permits	506.60
	11/09/2017	Check	3004	Atlas Construction		Permits	350.00
	11/21/2017	Check		City Of Pembroke Park		Permits	154.50
	11/28/2017	Check	3008	City Of Pembroke Park		Permits	13.00
	04/06/2018	Check		City Of Pembroke Park		Permits	103.00
	03/22/2019	Check	3095	Town of Pembroke Park		Permits	175.00
	04/15/2019	Check	3041	Town of Pembroke Park		Permits	601.24
	12/14/2020	Check	ACH	Town of Pembroke Park		Permits	682.26
	02/25/2022	Check	22304	Town of Pembroke Park		Permits	885.00
	02/25/2022	Check	22306	Town of Pembroke Park		Permits	905.00
	03/04/2022	Check	22312	Town of Pembroke Park		Permits	200.00
	03/04/2022	Check	22313	Town of Pembroke Park		Permits	275.00
	08/11/2022	Check	22347	American Express	Permit	Permits	206.00
	08/11/2022	Check	22347	American Express	Permit	Permits	216.30
	08/11/2022	Check	22347	American Express	Permit	Permits	587.10
	08/11/2022	Check	22347	American Express	Permit	Permits	2,055.21
Total for Permits							**$ 7,916.21**

Tuesday, Aug 16, 2022 07:50:41 AM GMT-7

2727 Park Road LLC
Account QuickReport
All Dates

	Date	Transaction Type	Num	Name	Account	Amount
Electrical Work						
	03/29/2019	Check	3099	Roe Electrical	Electrical Work	2,500.00
	04/11/2019	Check	3039	Roe Electrical	Electrical Work	2,500.00
	04/23/2019	Check	3046	Roe Electrical	Electrical Work	800.00
	06/13/2022	Check	22333	Jason Weiler	Electrical Work	385.00
	06/14/2022	Check	22334	Jason Weiler	Electrical Work	350.00
	06/14/2022	Check	22335	Jason Weiler	Electrical Work	385.00
	08/11/2022	Check	22346	Jason Weiler	Electrical Work	420.00
Total for Electrical Work						**$ 7,340.00**
TOTAL						**$ 7,340.00**

Friday, Aug 19, 2022 12:28:03 PM GMT-7

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 9/21/2022

Phone #: 954-364-6028

Case # 4725

E-mail: Jshir@Beckerlawyers.com

Address of Violation: 2727 S Park Road

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Jeremy Shir (AGENT) request a hearing before the Special Magistrate for Code Compliance Case #4725 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 9/21/2022 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 1/23/2020 imposing the fine of $40,048.50 for violation(s)of the Town's Code of Ordinances: Sec. 28-262; 28-346(c 1)(c3)(f); 5-2(a)

~~Brief summary for request:~~ Please see attached.

Jeremy Shir
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Julio C. Munizaga and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on Sep 20, 2022.

Notary Public State of Florida:

JULIO CEZAR MUNIZAGA
Notary Public - State of Florida
Commission # GG 985950
My Comm. Expires May 10, 2024
Bonded through National Notary Assn.

My Commission expires: MAY 10 2024



7021 1970 0000 4565 3758

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fees
$

Sent To 2727 PARK RD LLC
Street and Apt. No. N.H.A.F #4725
City, State, ZIP+4® 2673 S PARK LN,
PEMBROKE PARK, FL, 33009

PS Form 3800, A

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
AUG 18 2022
Postmark Here
BOYNTON BEACH FL
33437-USPS



7021 1970 0000 4565 3741

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

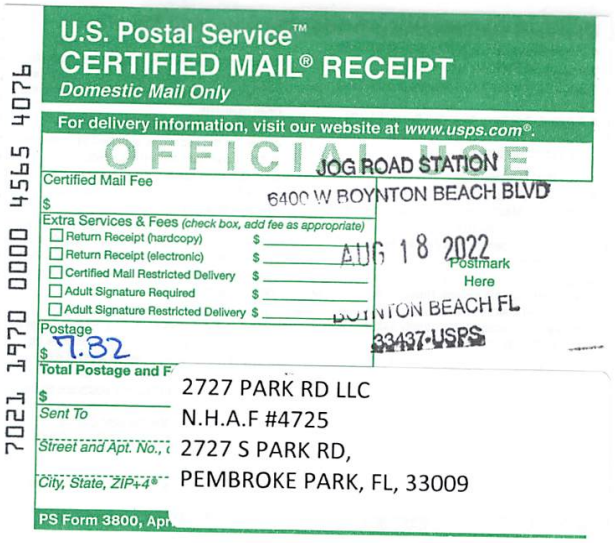
Postage
$ 7.82

Total Postage and F

Sent To FEINBERG, JEFFREY
N.H.A.F #4725
Street and Apt. No., 4651 SHERIDAN ST, STE 200,
City, State, ZIP+4® HOLLYWOOD, FL, 33021

PS Form 3800, Ap

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
Postmark Here
AUG 18 2022
BOYNTON BEACH FL
33437-USPS



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and F

Sent To 2727 PARK RD LLC
Street and Apt. No., N.H.A.F #4725
City, State, ZIP+4® 2727 S PARK RD,
PEMBROKE PARK, FL, 33009

PS Form 3800, Apr

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
AUG 18 2022
Postmark Here
BOYNTON BEACH FL
33437-USPS

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

2727 PARK RD LLC

2727 S PARK RD, PEMBROKE PARK, FL 33009 #Fire Wholesale

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
2727 PARK RD LLC 2673 S PARK LN PEMBROKE PARK, FL 33009	4725	08/16/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
2727 PARK RD LLC 2673 S PARK LN PEMBROKE PARK, FL 33009	514229000100	

Legal Description:	**AKA:**
29-51-42 W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SAID SEC 29, LESS S 571, LESS W 25, LESS N 25 & LESS S 0.33	2727 S PARK RD, PEMBROKE PARK, FL 33009 #Fire Wholesale

You are hereby summoned to appear and otherwise notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code enforcement case(s) on the **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Enforcement lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

2727 PARK RD LLC
FIRE WHOLESALE

Respondent(s)

Case No.: **4725**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on January 23, 2020. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2727 PARK RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: 2727 PARK RD LLC, 2673 S PARK LN PEMBROKE PARK FL 33009

FOLIO NO.: 514229000100

1. The Special Magistrate entered a Final Order on January 23, 2020, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-2(a). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on January 23, 2020, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on January 23, 2020. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of **$15,200.00** (FIFTHTEEN THOUSAND TWO HUNDRED AND 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

29-51-42 W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SAID SEC 29, LESS S 571, LESS W 25, LESS N 25 & LESS S 0.33

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13th day of April, 2021.

TOWN OF PEMBROKE PARK

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

APRIL 27th, 2021.

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Service

Notary Public, state of Florida

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 4725

Petitioner,

vs.

2727 PARK RD LLC

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS:	2727 S PARK RD, PEMBROKE PARK, FL 33009 #Fire Wholesale
FOLIO:	514229000100
LEGAL DESCRIPTION:	29-51-42 W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SAID SEC 29, LESS S 571, LESS W 25, LESS N 25 & LESS S 0.33

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, January 23, 2020, after due notice to the Respondent(s). The Respondent(s) were present at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
ZONING...	Sec. 28-262. - Locating mobile homes outside parks.	It shall be unlawful for any person to park, locate or place or cause to be parked, located or placed, a mobile home or recreational vehicle within the town except in a duly licensed and designated mobile home park. (Ord. No. 00-4-4, § 7, 4-26-00)...		1/23/2020	

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
ZONING...	Sec. 28-346 (c)(1) - Portable storage units	(c) Nonresidential districts. (1) Number. There shall be no more than one (1) portable storage unit per site or business at any one time. The chief building official may allow more than one (1) portable storage unit in industrial areas, if it does...		1/23/2020	
ZONING...	Sec. 28-346 (c)(3) - Portable storage units.	(c) Nonresidential districts. (3) Duration. No portable storage unit shall remain at a site in a nonresidential district in excess of thirty (30) consecutive days, and portable storage units shall not be placed at any one site in a nonresidential...		1/23/2020	
ZONING...	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from...		1/23/2020	
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 ...	3/23/2020		$50.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Joseline Ramirez**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 551-7147 .

DONE AND ORDERED this Janaury 23, 2020

ATTEST:

MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	**Case #:**	**Date:**
2727 PARK RD LLC 2673 S PARK LN PEMBROKE PARK, FL 33009	4725	10/09/2019
Property Owner:	**Property Description:**	**Certified Mail #:**
2727 PARK RD LLC 2673 S PARK LN PEMBROKE PARK, FL 33009	514229000100	
Legal Description:	**AKA:**	
29-51-42 W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SAID SEC 29, LESS S 571, LESS W 25, LESS N 25 & LESS S 0.33	2727 S PARK RD, PEMBROKE PARK, FL 33009 #Fire Wholesale	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/9/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - 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

ZONING	Sec. 28-262. - Locating mobile homes outside parks.	It shall be unlawful for any person to park, locate or place or cause to be parked, located or placed, a mobile home or recreational vehicle within the town except in a duly licensed and designated mobile home park. (Ord. No. 00-4-4, § 7, 4-26-00)	30
ZONING	Sec. 28-346 (c)(1) - Portable storage units	(c) Nonresidential districts. (1) Number. There shall be no more than one (1) portable storage unit per site or business at any one time. The chief building official may allow more than one (1) portable storage unit in industrial areas, if it does not adversely impact the surrounding businesses or area.	30
ZONING	Sec. 28-346 (c)(3) - Portable storage units.	(c) Nonresidential districts. (3) Duration. No portable storage unit shall remain at a site in a nonresidential district in excess of thirty (30) consecutive days, and portable storage units shall not be placed at any one site in a nonresidential district in excess of sixty (60) days in any calendar year.	30
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	30

Notes/Means of Correction:

Installed machine without permits. Observed multiple portable containers on premise without permits. RV must be relocated within 30 days. Owner/tenant must obtain permits from the Building Dept.

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

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

2727 PARK RD LLC

2727 S PARK RD, PEMBROKE PARK, FL 33009 #Fire Wholesale

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
2727 PARK RD LLC 2673 S PARK LN PEMBROKE PARK, FL 33009	4725	03/22/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
2727 PARK RD LLC 2673 S PARK LN PEMBROKE PARK, FL 33009	514229000100	

Legal Description:	**AKA:**
29-51-42 W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SAID SEC 29, LESS S 571, LESS W 25, LESS N 25 & LESS S 0.33	2727 S PARK RD, PEMBROKE PARK, FL 33009 #Fire Wholesale

You are hereby notified that the Code Enforcement Board, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **13th day of April, 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 BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

2727 PARK RD LLC

2727 S PARK RD, PEMBROKE PARK, FL 33009 #Fire Wholesale

Respondent(s)

Case #:

4725

On 7/1/2020 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:	2727 PARK RD LLC
Address:	2673 S PARK LN PEMBROKE PARK, FL 33009
Folio:	514229000100
Site Address:	2727 S PARK RD, PEMBROKE PARK, FL 33009 #Fire Wholesale
Legal Description:	29-51-42 W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SAID SEC 29, LESS S 571, LESS W 25, LESS N 25 & LESS S 0.33

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 7/1/2020
ZONING	Sec. 28-262. - Locating mobile homes outside parks.	It shall be unlawful for any person to park, locate or place or cause to be parked, located or placed, a mobile home or recreational vehicle within the town except in a duly licensed and designated mobile home park. (Ord. No. 00-4-4, § 7, 4-26-00)	1/27/2020
ZONING	Sec. 28-346 (c)(1) - Portable storage units	(c) Nonresidential districts. (1) Number. There shall be no more than one (1) portable storage unit per site or business at any one time. The chief building official may allow more than one (1) portable storage unit in industrial areas, if it does not adversely impact the surrounding businesses or area.	1/27/2020
ZONING	Sec. 28-346 (c)(3) - Portable storage units.	(c) Nonresidential districts. (3) Duration. No portable storage unit shall remain at a site in a nonresidential district in excess of thirty (30) consecutive days, and portable storage units shall not be placed at any one site in a nonresidential district in excess of sixty (60) days in any calendar year.	1/27/2020
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	1/27/2020

Further, Affiant sayeth naught

STATE OF FLORIDA

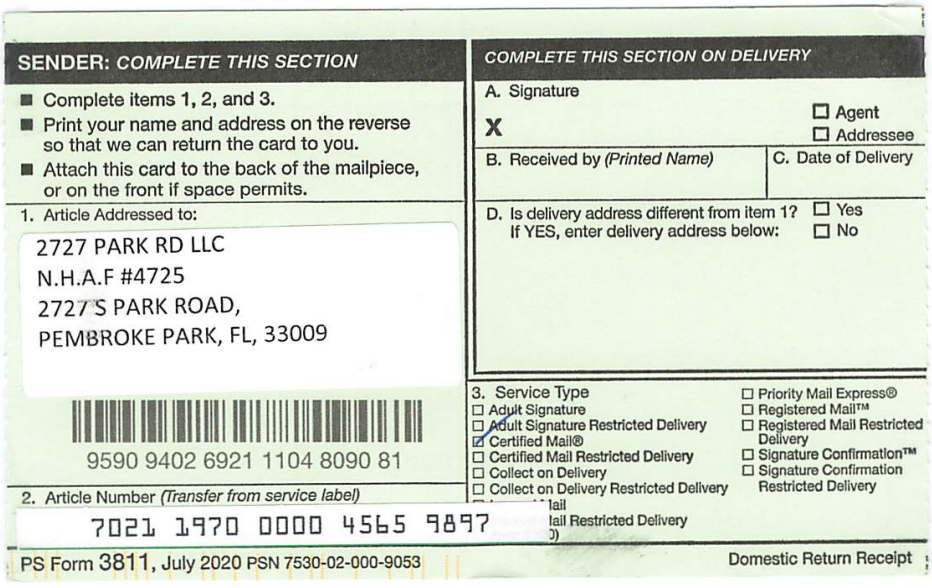
COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/1/2020

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.



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:

2727 PARK RD LLC
N.H.A.F #4725
2727 S PARK ROAD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 8090 81

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 9897

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
☐ [illegible]lail
☐ [illegible]lail Restricted Delivery
☐ [illegible])

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$ 7.33

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To 2727 PARK RD LLC
N.H.A.F #4725

Street and Apt. No. 2673 S PARK LN,

City, State, ZIP+4® PEMBROKE PARK, FL, 33009

PS Form 3800, A

USPS HILLCREST POSTAL STORE
MAY 13 2022
HOLLYWOOD FL 33021

Postmark Here

7021 1970 0000 4565 9903



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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$ 7.33

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To 2727 PARK RD LLC
N.H.A.F #4725

Street and Apt. No. 2727 S PARK ROAD,

City, State, ZIP+4® PEMBROKE PARK, FL, 33009

PS Form 3800, A

MAY 13 2022

Postmark Here

7021 1970 0000 4565 9897



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To FEINBERG, JEFFREY
N.H.A.F #4725

Street and Apt. No. 4651 SHERIDAN ST,
SUITE 200

City, State, ZIP+4® HOLLYWOOD, FL, 33021

PS Form 3800, A

MAY 13 2022

Postmark Here

7021 1970 0000 4565 9880

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

2727 PARK RD LLC

2727 S PARK RD, PEMBROKE PARK, FL 33009 #Fire Wholesale

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
2727 PARK RD LLC 2673 S PARK LN PEMBROKE PARK, FL 33009	4725	05/11/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
2727 PARK RD LLC 2673 S PARK LN PEMBROKE PARK, FL 33009	514229000100	

Legal Description:	**AKA:**
29-51-42 W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SAID SEC 29, LESS S 571, LESS W 25, LESS N 25 & LESS S 0.33	2727 S PARK RD, PEMBROKE PARK, FL 33009 #Fire Wholesale

You are hereby summoned to appear and otherwise notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code enforcement case(s) on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Enforcement lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2727 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0100
Property Owner	2727 PARK RD LLC	Millage	0613
Mailing Address	2673 S PARK LN PEMBROKE PARK FL 33009	Use	17-01
Abbr Legal Description	29-51-42 W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SAID SEC 29, LESS S 571, LESS W 25, LESS N 25 & LESS S 0.33		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$169,610	$303,150	$472,760	$472,760	
2021	$169,610	$283,620	$453,230	$453,230	$9,746.53
2020	$169,610	$275,970	$445,580	$445,580	$9,616.43

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$472,760	$472,760	$472,760	$472,760
Portability	0	0	0	0
Assessed/SOH	$472,760	$472,760	$472,760	$472,760
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	$472,760	$472,760	$472,760	$472,760

Sales History

Date	Type	Price	Book/Page or CIN
1/30/2017	WD-D	$435,000	114315261
4/6/2017	WD-D	$435,000	114315260
11/19/2014	WD-Q	$670,000	112902032
12/16/2013	WD-D	$380,000	112003906
11/7/2013	WD-D	$464,000	112003904

Land Calculations

Price	Factor	Type
$7.00	24,230	SF
Adj. Bldg. S.F. (Card, Sketch)		4664
Eff./Act. Year Built: 1970/1964		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5340 FAX

BUILDING PERMIT APPLICATION

1810032
PERMIT NO.
E-89886
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ELECTRICAL		
JOB NAME: 2727 PARK RD LLC		
JOB ADDRESS: 2727 S PARK RD		
OWNER NAME: 2727 PARK RD LLC		
OWNER ADDRESS: 2673 S PARK LN		
CITY: PEMBROKE PARK		
PHONE: 9549643064	FAX:	EMAIL:
FEE SIMPLE TITILE HOLDER'S NAME:		
FEE SIMPLE TITLE HOLDER'S ADDRESS:		
CONTRACTING FIRM: RAY OF LIGHT ELECTRIC INC		
MAIL ADDRESS: 1320 BRAEBURN BLVD		
CITY STATE ZIP: NORTH LAUDERDALE FL 33068		
PHONE: 9542401267	**FAX:**	**EMAIL:** RAYOFLIGHTELECTRICINC@GMAIL
CERT. COMPENTENCY: EC13007035	**STATE REGISTRATION: N/A**	

LOT: 0000	BLOCK: 000	PRESENT USE: WAREHOUSE	PROPOSED USE: WAREHOUSE
FOLIO NUMBER: 514229000100		SUBDIVISION: N/A	

NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 800	SQ.FT. / L.F.: 0				

DESCRIBE WORK: REPLACE EXIT & EMERGENCY LIGHTS. ELECTRICAL FOR NEW EQUIPMENTS
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 secure 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.

Instr# 117785187 , Page 1 of 5, Recorded 12/07/2021 at 11:24 AM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

2727 PARK RD LLC
FIRE WHOLESALE

Respondent(s)

Case No.: **4725**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on January 23, 2020. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2727 PARK RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: 2727 PARK RD LLC, 2673 S PARK LN PEMBROKE PARK FL 33009

FOLIO NO.: 514229000100

1. The Special Magistrate entered a Final Order on January 23, 2020, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-2(a). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on January 23, 2020, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on January 23, 2020. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of **$15,200.00** (FIFTHTEEN THOUSAND TWO HUNDRED AND 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

29-51-42 W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SAID SEC 29, LESS S 571, LESS W 25, LESS N 25 & LESS S 0.33

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13th day of April, 2021.

TOWN OF PEMBROKE PARK

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

APRIL 27th, 2021.

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Notary Public, state of Florida

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Town of Pembroke Park
3160 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 4725

Petitioner,

vs.

2727 PARK RD LLC

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS:	2727 S PARK RD, PEMBROKE PARK, FL 33009 #Fire Wholesale
FOLIO:	514229000100
LEGAL DESCRIPTION:	29-51-42 W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SAID SEC 29, LESS S 571, LESS W 25, LESS N 25 & LESS S 0.33

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, January 23, 2020, after due notice to the Respondent(s). The Respondent(s) were present at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
ZONING...	Sec. 28-262. - Locating mobile homes outside parks.	It shall be unlawful for any person to park, locate or place or cause to be parked, located or placed, a mobile home or recreational vehicle within the town except in a duly licensed and designated mobile home park. (Ord. No. 00-4-4, § 7, 4-26-00)...		1/23/2020	

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
ZONING...	Sec. 28-346 (c)(1) - Portable storage units	(c) Nonresidential districts. (1) Number. There shall be no more than one (1) portable storage unit per site or business at any one time. The chief building official may allow more than one (1) portable storage unit in industrial areas, if it does...		1/23/2020	
ZONING...	Sec. 28-346 (c)(3) - Portable storage units.	(c) Nonresidential districts. (3) Duration. No portable storage unit shall remain at a site in a nonresidential district in excess of thirty (30) consecutive days, and portable storage units shall not be placed at any one site in a nonresidential...		1/23/2020	
ZONING...	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from...		1/23/2020	
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 ...	3/23/2020		$50.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Joseline Ramirez**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 551-7147

DONE AND ORDERED this Janaury 23, 2020

ATTEST:

MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.



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2727 Park Rd LLC

Street and Apt. N
2673 S Park Lane

City, State, ZIP+
Pembroke Park, FL 33009
HCF 4725

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Total Postage and
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Fire Wholesale

Street and Apt. No
2727 S Park Rd

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Pembroke Park, FL 33009
HCF 4725

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Fire Wholesale
2727 S Park Rd
Pembroke Park, FL 33009
NOH #4725

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2727 S PARK RD
PEMBROKE PARK, FL 33009
NOH: #4725

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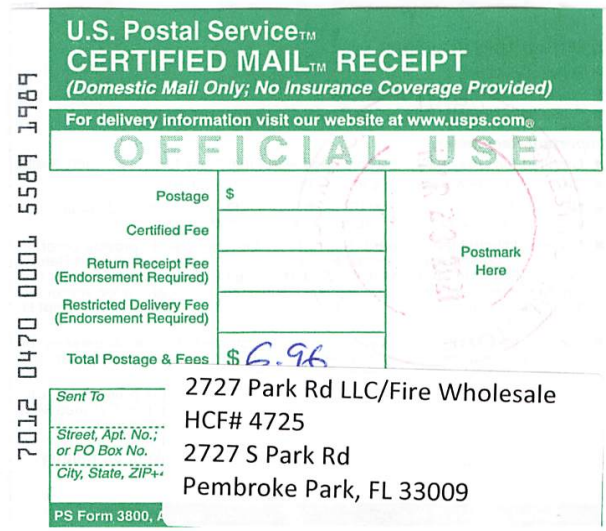
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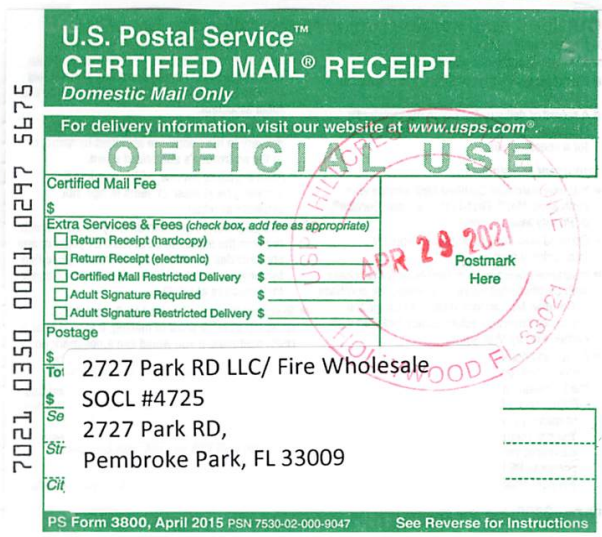
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Fire Wholesale
2727 S Park Rd
Pembroke Park, FL 33009
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PS Form 3800, Ap

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

2727 Park RD LLC/ Fire Wholesale
SOCL #4725
2727 Park RD,
Pembroke Park, FL 33009

9590 9402 6610 1028 7096 93

2. Article Number *(Transfer from service label)*

7021 0350 0001 0297 5675

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Y. CRFTC19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

FIRE WHOLESALE | 5-3-2021

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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2727 Park Rd LLC
HCF# 4725
2673 S Park Lane
Pembroke Park, FL 33009

9590 9402 4839 9032 7037 50

2. Article Number *(Transfer from service label)*

7012 0470 0001 5589 1996

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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- Complete items 1, 2, and 3.
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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

2727 Park RD LLC/ Fire Wholesale
SOCL #4725
2673 S Park LN
Pembroke Park, 33009

9590 9402 6610 1028 7096 86

2. Article Number *(Transfer from service label)*

7021 0350 0001 0297 5682

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

2727 Park Rd LLC
2673 S Park Lane
Pembroke Park, FL 33009
F.O. #4725

9590 9402 4839 9032 7060 96

2. Article Number (Transfer from service label)
7019 1120 0000 9007 3301

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) M. E
C. Date of Delivery 2/6

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

---

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Fire Wholesale
2727 S Park Rd
Pembroke Park, FL 33009
HCF 4725

9590 9402 4839 9032 6963 59

2. Article Number (Transfer from service label)
7019 1120 0000 9007 4896

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED JUL 08 2020

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

2727 Park Rd LLC/Fire Wholesale
HCF# 4725
2727 S Park Rd
Pembroke Park, FL 33009

9590 9402 4839 9032 7037 43

2. Article Number (Transfer from service label)
7012 0470 0001 5589 1989

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

B. Received by (Printed Name)
C. Date of Delivery 3-26-2021

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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Fire Wholesale
2727 S Park Rd
Pembroke Park, FL 33009
NOH #4725

9590 9402 4839 9032 7064 78

7018 2290 0000 5950 5887

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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2727 Park Rd LLC
2673 S Park Lane
Pembroke Park, FL 33009
NOH #4725

9590 9402 4839 9032 7057 61

2. Article Number (Transfer from service label)
7016 3010 0000 1234 6903

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) Leticia Flores. | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so 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:

2727 PARK RD LLC
2673 S PARK LANE
PEMBROKE PARK, FL 33009
NOH: #4725

9590 9402 4839 9032 7061 57

2. Article Number (Transfer from service label)
7019 1120 0000 9007 3530

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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- Print your name and address on the reverse so 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:

2727 Park Rd LLC
2673 S Park Lane
Pembroke Park, FL 33009
HCF 4725

9590 9402 4839 9032 6963 66

2. Article Number *(Transfer from service label)*

7019 1120 0000 9007 4902

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED JUL 08 2020

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1 Article Addressed to:

Fire Wholesale
2727 S Park Rd
Pembroke Park, FL 33009
NOH #4725

9590 9402 4839 9032 7057 54

2. Article Number *(Transfer from service label)*

7016 3010 0000 1234 6897

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so 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:

2727 Park Rd LLC
2673 S Park Lane
Pembroke Park, FL 33009
NOH #4725

9590 9402 4839 9032 7064 92

2. Article Number *(Transfer from service label)*

7018 2290 0000 5950 5870

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* N.F I | C. Date of Delivery 1/14

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2727 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0100
Property Owner	2727 PARK RD LLC	Millage	0613
Mailing Address	2673 S PARK LN PEMBROKE PARK FL 33009	Use	17
Abbr Legal Description	29-51-42 W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SAID SEC 29, LESS S 571, LESS W 25, LESS N 25 & LESS S 0.33		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$169,610	$303,150	$472,760	$472,760	
2020	$169,610	$275,970	$445,580	$445,580	$9,616.43
2019	$169,610	$275,970	$445,580	$445,580	$9,728.78

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$472,760	$472,760	$472,760	$472,760
Portability	0	0	0	0
Assessed/SOH	$472,760	$472,760	$472,760	$472,760
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	$472,760	$472,760	$472,760	$472,760

Sales History

Date	Type	Price	Book/Page or CIN
1/30/2017	WD-D	$435,000	114315261
4/6/2017	WD-D	$435,000	114315260
11/19/2014	WD-Q	$670,000	112902032
12/16/2013	WD-D	$380,000	112003906
11/7/2013	WD-D	$464,000	112003904

Land Calculations

Price	Factor	Type
$7.00	24,230	SF
Adj. Bldg. S.F. (Card, Sketch)		4664
Eff./Act. Year Built: 1970/1964		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4725

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: 2727 S PARK RD LLC/FIRE WHOLESALE TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 2673 S PARK LANE, PEMBROKE PARK, FL 33009

I, Joseline Ramirez , HEREBY CERTIFY that I SERVED 2727 S PARK RD LLC/FIRE WHOLESALE AT 4:27 A.M. /P.M. ON THE 6th DAY OF April 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

(X) **INDIVIDUAL:** By delivering to (HAIM) 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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Sm - Teressa Malcolm
(Name of Notary Typed, Printed, or Stamped)

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4725

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: 2727 S PARK RD LLC/FIRE WHOLESALE TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 2727 S PARK RD, PEMBROKE PARK, FL 33009

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED 2727 S PARK RD LLC/FIRE WHOLESALE AT 4:27 A.M. /P.M. ON THE 6th DAY OF April 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

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( ) **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.

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AFFIANT

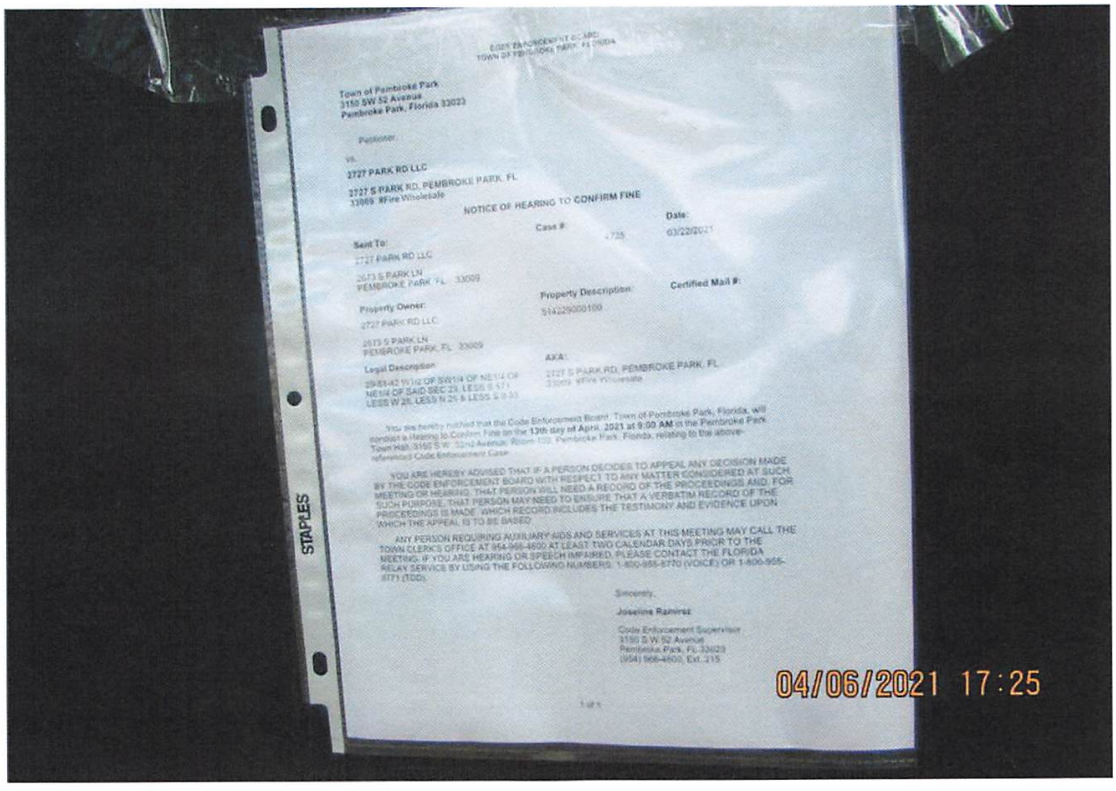
STATE OF FLORIDA
COUNTY OF Broward

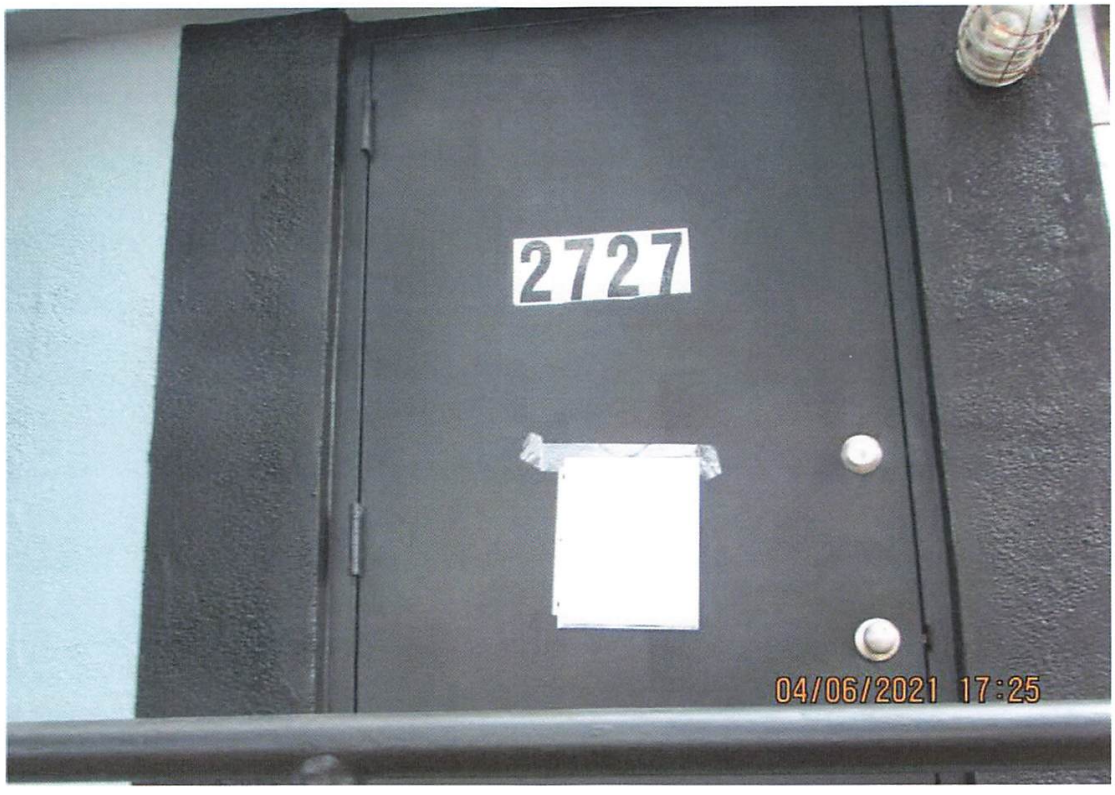
The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Tm – Teressa Malcolm
(Name of Notary Typed, Printed, or Stamped)

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services


CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
2727 PARK RD LLC
2727 S PARK RD, PEMBROKE PARK, FL
33009 #Fire Wholesale
NOTICE OF HEARING TO CONFIRM FINE
Case #:
4735
Date:
03/22/2021
Sent To:
2727 PARK RD LLC
2573 S PARK LN
PEMBROKE PARK, FL 33009
Property Owner:
2727 PARK RD LLC
2573 S PARK LN
PEMBROKE PARK, FL 33009
Property Description:
514229000100
Certified Mail #:
Legal Description:
29-51-42 W 1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SAID SEC 29, LESS S 121 LESS W 25, LESS N 25 & LESS S 9.33
AKA:
2727 S PARK RD, PEMBROKE PARK, FL 33009 #Fire Wholesale
You are hereby notified that the Code Enforcement Board - Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 13th day of April, 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 BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERKS OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Joselina Ramirez
Code Enforcement Supervisor
3150 S.W.52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
1 of 1
STAPLES
04/06/2021 17:25


2727
04/06/2021 17:25



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2727 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0100
Property Owner	2727 PARK RD LLC	Millage	0613
Mailing Address	2673 S PARK LN PEMBROKE PARK FL 33009	Use	17
Abbr Legal Description	29-51-42 W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SAID SEC 29, LESS S 571, LESS W 25, LESS N 25 & LESS S 0.33		

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Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$169,610	$275,260	$444,870	$444,870	
2020	$169,610	$275,970	$445,580	$445,580	$9,616.43
2019	$169,610	$275,970	$445,580	$445,580	$9,728.78

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$444,870	$444,870	$444,870	$444,870
Portability	0	0	0	0
Assessed/SOH	$444,870	$444,870	$444,870	$444,870
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	$444,870	$444,870	$444,870	$444,870

Sales History

Date	Type	Price	Book/Page or CIN
1/30/2017	WD-D	$435,000	114315261
4/6/2017	WD-D	$435,000	114315260
11/19/2014	WD-Q	$670,000	112902032
12/16/2013	WD-D	$380,000	112003906
11/7/2013	WD-D	$464,000	112003904

Land Calculations

Price	Factor	Type
$7.00	24,230	SF
Adj. Bldg. S.F. (Card, Sketch)		4664
Eff./Act. Year Built: 1970/1964		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

Bill To:

2727 Park Rd LLC
2673 S Park Lane
Pembroke Park, FL 33009

DATE: April 8, 2021
INVOICE # 286
FOR:

Case # **4725**
Fire Wholesale
2727 S Park Rd
Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 28-262; 28-346(c 1)(c3)(f); 5-2(a)		
	Code Board Hearing on 1/23/2020		
1	Admin Fee	$ 100.00	$ 100.00
386	Day(s) of Per Diem from (03/23/20-4/13/2021)	$ 50.00	$ 19,300.00
84	**Cancelled Daily Fine Due to COVID-19 3/18/20 - 6/10/20**	$ 50.00	$ 4,200.00
		Balance	$ 15,200.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 4725

Petitioner,

vs.

2727 PARK RD LLC

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS:	2727 S PARK RD, PEMBROKE PARK, FL 33009 #Fire Wholesale
FOLIO:	514229000100
LEGAL DESCRIPTION:	29-51-42 W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SAID SEC 29, LESS S 571, LESS W 25, LESS N 25 & LESS S 0.33

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, January 23, 2020, after due notice to the Respondent(s). The Respondent(s) were represented by an attorney 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
ZONING...	Sec. 28-262. - Locating mobile homes outside parks.	It shall be unlawful for any person to park, locate or place or cause to be parked, located or placed, a mobile home or recreational vehicle within the town except in a duly licensed and designated mobile home park. (Ord. No. 00-4-4, § 7, 4-26-00)...		1/23/2020	

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
ZONING...	Sec. 28-346 (c)(1) - Portable storage units	(c) Nonresidential districts. (1) Number. There shall be no more than one (1) portable storage unit per site or business at any one time. The chief building official may allow more than one (1) portable storage unit in industrial areas, if it does...		1/23/2020	
ZONING...	Sec. 28-346 (c)(3) - Portable storage units.	(c) Nonresidential districts. (3) Duration. No portable storage unit shall remain at a site in a nonresidential district in excess of thirty (30) consecutive days, and portable storage units shall not be placed at any one site in a nonresidential...		1/23/2020	
ZONING...	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from...		1/23/2020	
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 ...	3/23/2020		$50.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Joseline Ramirez,** the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

DONE AND ORDERED this January 23, 2020

ATTEST:

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

89886

R202 Permit Messages For Permit (1810032-0)

Event ID	Date Created	Requested By	Assigned To	Status
Other				
74741	4/10/2019	Teressa Malcolm	Teressa Malcolm	Send To Discipline
	Permit application routed to plan review & emailed 'tonyr@rstrading.com'; 'Lf@rstrading.com'; Richelllis24@yahoo.com process number.			
74847	4/12/2019	Lucie Manzerolle	Lucie Manzerolle	Ready To Issue
	fee entered. notification email to rayoflightelectricinc@gmail.com			
79441	9/20/2019	Teressa Malcolm	Teressa Malcolm	Open
	150 days mailed to all addresses on file			
80877	11/14/2019	Lucie Manzerolle	Lucie Manzerolle	Recieved Plans From Applicant
	received revision and routed to electrical and fire plan reviewers. Sheet A-1			
81150	11/21/2019	Teressa Malcolm	Teressa Malcolm	Returned Plans To Applicant
	Emailed denied plan review comments to 'Richelllis24@yahoo.com'; rayoflightelectricinc@gmail.com			
82399	1/17/2020	Teressa Malcolm	Teressa Malcolm	Send To Discipline
	Sheet E-1 routed to plan review.			
82467	1/21/2020	Teressa Malcolm	Teressa Malcolm	Returned Plans To Applicant
	emailed denied comments to Richelllis24@yahoo.com; rayoflightelectricinc@gmail.com			
Fire				
74786	4/11/2019	Melissa Torres	Melissa Torres	Approved
	Process # 89886- 4/11/19- Initial Plan Review - Approved *Review by Melissa Torres, Fire Inspector*			

Electrical

74928	4/16/2019	Don W Jhonson	Don W Jhonson	Approved With Restrictions

4/11/19 Review; initial plan Exit and Emg lighting repairs approved.

Field verify visibility of Exit signs; add as required.

81013	11/19/2019	Don W Jhonson	Don W Jhonson	Denied

Denied, Emergency and Exit Light Installation,

FBC 107.1

The Title block was change to "PROPOSED NEW ROOF EQUIPMENT SCREEN FOR:

1. Correct the Title block.

82440	1/21/2020	Don W Jhonson	Don W Jhonson	Denied

Denied:

Drawing A-1 Title Block indicates Roof Equipment Screen.

1. Revise Drawing A-1 Title Block to reflect correct work scope.

BUILDING PERMIT STATUS

Permit Number: 1810032-0 **Job Address:** 2727 S PARK RD

Job Name: 2727 PARK RD LLC

Permit Status: Plan Review

Permit Issued Date:4/15/2019 11:21:44 AM

Submitted Into Plan Review Date:4/10/2019 11:03:12 AM

Application Date: 4/10/2019 11:01:39 AM

Required Plan Reviews

The reason for this section: The disciplines listed below are required to review and signoff on your plans in order for you to obtain a valid permit.

Discipline	Status	Date
ELECTRICAL	APPROVED	5/12/2020 5:54:24 PM

Permit Requirements

The reason for this section: Listed below are the individual requirements needed in order to obtain a permit, request inspectons and successfully close out the job here in the city.

R202 Permit Messages For Permit (1810032-0)

Event ID	Date Created	Requested By	Assigned To	Status
Other				
74741	4/10/2019	Teressa Malcolm	Teressa Malcolm	Send To Discipline
	Permit application routed to plan review & emailed 'tonyr@rstrading.com'; 'Lf@rstrading.com'; Richelllis24@yahoo.com process number.			
74847	4/12/2019	Lucie Manzerolle	Lucie Manzerolle	Ready To Issue
	fee entered. notification email to rayoflightelectricinc@gmail.com			
79441	9/20/2019	Teressa Malcolm	Teressa Malcolm	Open
	150 days mailed to all addresses on file			
80877	11/14/2019	Lucie Manzerolle	Lucie Manzerolle	Recieved Plans From Applicant
	received revision and routed to electrical and fire plan reviewers. Sheet A-1			
81150	11/21/2019	Teressa Malcolm	Teressa Malcolm	Returned Plans To Applicant
	Emailed denied plan review comments to 'Richelllis24@yahoo.com'; rayoflightelectricinc@gmail.com			
82399	1/17/2020	Teressa Malcolm	Teressa Malcolm	Send To Discipline
	Sheet E-1 routed to plan review.			
82467	1/21/2020	Teressa Malcolm	Teressa Malcolm	Returned Plans To Applicant
	emailed denied comments to Richelllis24@yahoo.com; rayoflightelectricinc@gmail.com			
84007	3/12/2020	Lucie Manzerolle	Lucie Manzerolle	Recieved Plans From Applicant
	received Mechanical permit application with Sheet M-1 for exhaust hoods, dust hog, air compressor with hoses and routed to fire and mechanical plan reviewers. *received revised Sheet E-1 and routed to electrical plan reviewer*			
84469	4/6/2020	Lucie Manzerolle	Lucie Manzerolle	Open
	Uploaded : A-1, E-1, M-1			

84485	4/7/2020	Lucie Manzerolle	Lucie Manzerolle	Returned Plans To Applicant

comment emailed to Richelllis24@yahoo.com; rayoflightelectricinc@gmail.com

84855	5/11/2020	Lucie Manzerolle	Lucie Manzerolle	Open

Uploaded : A-1 (1), E-1 (1), M-1(1), AFFIDAVIT OF SIGNATURE

84886	5/15/2020	Teressa Malcolm	Teressa Malcolm	Returned Plans To Applicant

emailed denied plan review comments to Jamaya Polk <jamaya@mustairusa.com>; Roi Tapiaro <Roi@mustairusa.com>

Fire

74786	4/11/2019	Melissa Torres	Melissa Torres	Approved

Process # 89886- 4/11/19- Initial Plan Review - Approved
Review by Melissa Torres, Fire Inspector

84239	3/23/2020	Craig Braun	Craig Braun	Approved

Approval by FPO C. Braun on 11-21-2019 for Revision #1 of plan for permit #18-10032-0:(scope: add Emergency safety light (s) -"as built" of locations of added exit signs/combo signs within occupancy. Initial submission for location of added safety lights after a failed BTR was submitted 4-11-2019 and reviewed with approval by PR M.T Note: Failed field inspection on 10-8-2019 for locations of added safety light (s) and functional testing of added light (s) found that a revision was needed to the scope, since plan did match the 4-11-2019 approval.

84244	3/23/2020	Craig Braun	Craig Braun	N/A

PR N/A: Added to this permit is an additional scope of work, for the installation of machinery, which requires additional electrical plan review and additional mechanical plan review for the overall scope of work under this open permit. History: On 10-9-2019, Code Enforcement cited the occupancy for work without a permit for the added machinery and electrical work for the machines. This permit has been previously approved by Fire for the Rev #1 on 11-21-2020 by PR C.Braun. The added plan and permit for needed for electrical and mechanical installation work for the machinery is not applicable for additional plan review by Fire. Note: This permit still has a pending field inspection for a Fire Final-Life Safety overall, inclusive of the added safety emergency light (s). The last field inspection is in a failed status since 10-8-2019.

Electrical

74928	4/16/2019	Don W Jhonson	Don W Jhonson	Approved With Restrictions

4/11/19 Review; initial plan Exit and Emg lighting repairs approved.

Field verify visibility of Exit signs; add as required.

Case Overview

Property/Incident Information

Owner	Address	Site Address
2727 PARK RD LLC	2673 S PARK LN PEMBROKE PARK, FL 33009	2727 S PARK RD, PEMBROKE PARK, FL 33009 #Fire Wholesale

Legal Description

29-51-42 W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SAID SEC 29, LESS S 571, LESS W 25, LESS N 25 & LESS S 0.33

Description

Installed machine without permits. Observed multiple portable containers on premise without permits. RV must be relocated within 30 days.

Case Status Open **Case #** 4725 **Date Next Inspection** 7/16/2020

Notes Installed machine without permits. Observed multiple portable containers on premise without permits. RV must be relocated within 30 days.

Owner/tenant must obtain permits from the Building Dept and remove all portable containers.

Double Permit fee has been assessed.

Documents Issued

Date Issue	Document Type
10/9/2019	Notice of Violation - 30 days to comply
1/23/2020	Notice of Formal Hearing
1/23/2020	Final Order - 60 days to comply
7/1/2020	Affidavit of Non-Compliance
7/16/2020	Notice of Hearing to Confirm Fine

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 7/16/2020
ZONING	Sec. 28-262. - Locating mobile homes outside parks.	It shall be unlawful for any person to park, locate or place or cause to be parked, located or placed, a mobile home or recreational vehicle within the town except in a duly licensed and designated mobile home park. (Ord. No. 00-4-4, § 7, 4-26-00)	1/27/2020

Case Overview

ZONING	Sec. 28-346 (c)(1) - Portable storage units	(c) Nonresidential districts. (1) Number. There shall be no more than one (1) portable storage unit per site or business at any one time. The chief building official may allow more than one (1) portable storage unit in industrial areas, if it does not adversely impact the surrounding businesses or area.	1/27/2020
ZONING	Sec. 28-346 (c)(3) - Portable storage units.	(c) Nonresidential districts. (3) Duration. No portable storage unit shall remain at a site in a nonresidential district in excess of thirty (30) consecutive days, and portable storage units shall not be placed at any one site in a nonresidential district in excess of sixty (60) days in any calendar year.	1/27/2020
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	1/27/2020

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$1,550.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$1,650.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$1,650.00**


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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Total Postage and
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Sent To
Street and Apt. No.
City, State, ZIP+4®
Postmark Here
Fire Wholesale
2727 S Park Rd
Pembroke Park, FL 33009
NOH #4725
PS Form 3800,
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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
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Postmark Here
2727 Park Rd LLC
2673 S Park Lane
Pembroke Park, FL 33009
NOH #4725
PS Form 3800,
7016 3010 0000 1234 6903


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Fire Wholesale
2727 S Park Rd
Pembroke Park, FL 33009
NOH #4725
PS Form 380
7018 2290 0000 5950 5887


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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage .50
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Total Postage and Fees 6.90
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Street and Apt. No., or PO Box No.
City, State, ZIP+4®
DANIA FL 33004
FEB 05 2020
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USPS
2727 PARK RD LLC
2673 S PARK LANE
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PS Form 3800, April 2015 PSN 75
7019 1120 0000 9007 3530


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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage .50
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Total Postage and Fees 6.90
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City, State, ZIP+4®
DANIA FL 33004
FEB 05 2020
Postmark Here
USPS
FIRE WHOLESALE
2727 S PARK RD
PEMBROKE PARK, FL 33009
NOH: #4725
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7019 1120 0000 9007 3547



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Postmark Here
WEST HOLLYWOOD HILLS FEB – 4 2020 HOLLYWOOD FL 33023
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City, State, ZIP+4
Fire Wholesale
2727 S Park Rd
Pembroke Park, FL 33009
F.O. #4725
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Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage .50
Total Postage and Fees $ 6.90
Postmark Here
WEST HOLLYWOOD HILLS FEB – 4 2020 HOLLYWOOD FL 33023
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
2727 Park Rd LLC
2673 S Park Lane
Pembroke Park, FL 33009
F.O. #4725
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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 6.90
Postmark Here
Sent To
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2727 Park Rd LLC
2673 S Park Lane
Pembroke Park, FL 33009
HCF 4725
PS Form 3800,
7019 1120 0000 9007 4902



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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
Total Postage and 6.90
Postmark Here
Sent To
Street and Apt. No
City, State, ZIP+4
Fire Wholesale
2727 S Park Rd
Pembroke Park, FL 33009
HCF 4725
PS Form 3800, April 2015
7019 1120 0000 9007 4896

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:

Fire Wholesale
2727 S Park Rd
Pembroke Park, FL 33009
HCF 4725

9590 9402 4839 9032 6963 59

2. Article Number (Transfer from service label)
7019 1120 0000 9007 4896

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED JUL 08 2020

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ n Delivery Restricted Delivery
- ☐ Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
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Fire Wholesale
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Pembroke Park, FL 33009
NOH #4725

9590 9402 4839 9032 7057 54

2. Article Number (Transfer from service label)
7016 3010 0000 1234 6897

COMPLETE THIS SECTION ON DELIVERY

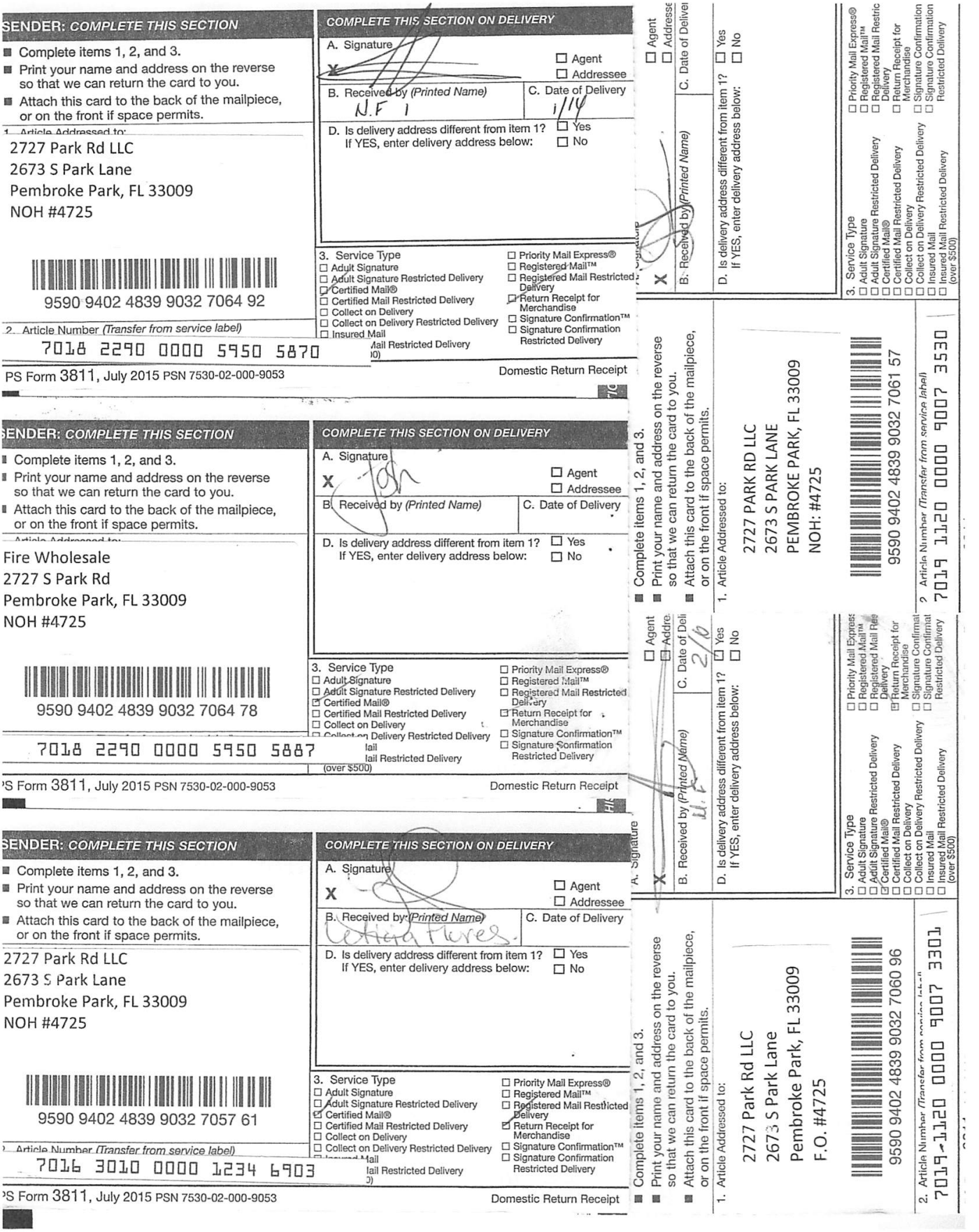
A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

2727 Park Rd LLC
2673 S Park Lane
Pembroke Park, FL 33009
NOH #4725

9590 9402 4839 9032 7064 92

2. Article Number (Transfer from service label)

7018 2290 0000 5950 5870

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) N.F I
C. Date of Delivery 1/14

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Fire Wholesale
2727 S Park Rd
Pembroke Park, FL 33009
NOH #4725

9590 9402 4839 9032 7064 78

7018 2290 0000 5950 5887

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
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☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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.

2727 Park Rd LLC
2673 S Park Lane
Pembroke Park, FL 33009
NOH #4725

9590 9402 4839 9032 7057 61

2. Article Number (Transfer from service label)

7016 3010 0000 1234 6903

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) Leticia Flores
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted 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:

2727 PARK RD LLC
2673 S PARK LANE
PEMBROKE PARK, FL 33009
NOH: #4725

9590 9402 4839 9032 7061 57

2. Article Number (Transfer from service label)

7019 1120 0000 9007 3530

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted 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:

2727 Park Rd LLC
2673 S Park Lane
Pembroke Park, FL 33009
F.O. #4725

9590 9402 4839 9032 7060 96

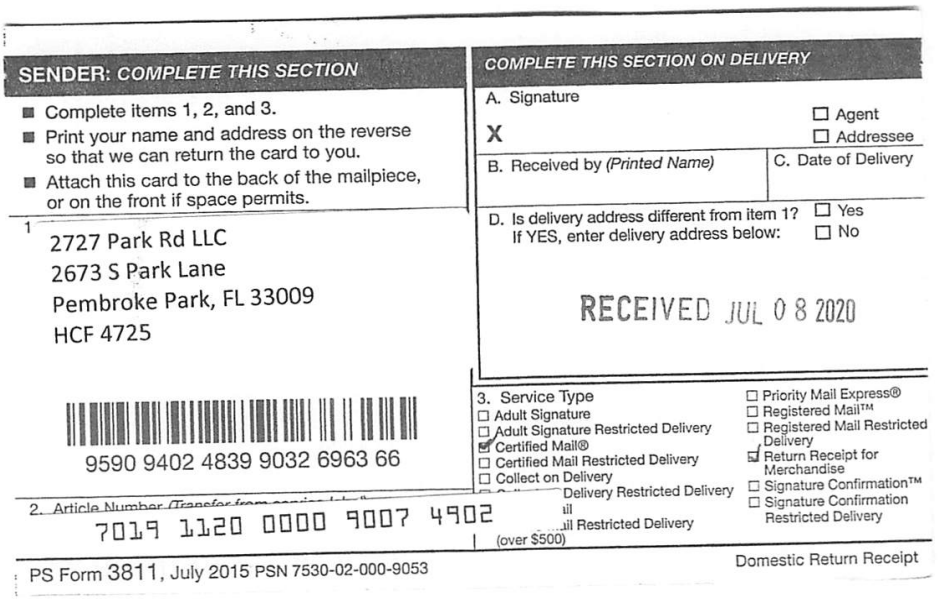
2. Article Number (Transfer from service label)

7019-1120 0000 9007 3301

B. Received by (Printed Name)
C. Date of Delivery 2/6

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery



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

2727 Park Rd LLC
2673 S Park Lane
Pembroke Park, FL 33009
HCF 4725

9590 9402 4839 9032 6963 66

2. Article Number (Transfer from service label)
7019 1120 0000 9007 4902

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED JUL 0 8 2020

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Delivery Restricted Delivery
- ☐ il Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
2727 PARK RD LLC	2673 S PARK LN PEMBROKE PARK, FL 33009	2727 S PARK RD, PEMBROKE PARK, FL 33009 #Fire Wholesale

Legal Description

29-51-42 W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SAID SEC 29, LESS S 571, LESS W 25, LESS N 25 & LESS S 0.33

Description

Installed machine without permits. Observed multiple portable containers on premise without permits. RV must be relocated within 30 days.

Case Status Open **Case #** 4725 **Date Next Inspection** 7/16/2020

Notes Installed machine without permits. Observed multiple portable containers on premise without permits. RV must be relocated within 30 days.

Owner/tenant must obtain permits from the Building Dept and remove all portable containers.

Double Permit fee has been assessed.

Documents Issued

Date Issue	Document Type
10/9/2019	Notice of Violation - 30 days to comply
1/23/2020	Notice of Formal Hearing
1/23/2020	Final Order - 60 days to comply
7/1/2020	Affidavit of Non-Compliance
7/16/2020	Notice of Hearing to Confirm Fine

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 7/16/2020
ZONING	Sec. 28-262. - Locating mobile homes outside parks.	It shall be unlawful for any person to park, locate or place or cause to be parked, located or placed, a mobile home or recreational vehicle within the town except in a duly licensed and designated mobile home park. (Ord. No. 00-4-4, § 7, 4-26-00)	1/27/2020

Case Overview

ZONING	Sec. 28-346 (c)(1) - Portable storage units	(c) Nonresidential districts. (1) Number. There shall be no more than one (1) portable storage unit per site or business at any one time. The chief building official may allow more than one (1) portable storage unit in industrial areas, if it does not adversely impact the surrounding businesses or area.	1/27/2020
ZONING	Sec. 28-346 (c)(3) - Portable storage units.	(c) Nonresidential districts. (3) Duration. No portable storage unit shall remain at a site in a nonresidential district in excess of thirty (30) consecutive days, and portable storage units shall not be placed at any one site in a nonresidential district in excess of sixty (60) days in any calendar year.	1/27/2020
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	1/27/2020

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$1,550.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$1,650.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$1,650.00**

ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	30

Installed machine without permits. Observed multiple portable containers on premise without permits. RV must be relocated within 30 days.

Owner/tenant must obtain permits from the Building Dept and remove all portable containers.

Double Permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 23rd day of January, 2020 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Joseline Ramirez

Code Enforcement Officer

1/9/2020

81013	11/19/2019	Don W Jhonson	Don W Jhonson	Denied

Denied, Emergency and Exit Light Installation,

FBC 107.1

The Title block was change to "PROPOSED NEW ROOF EQUIPMENT SCREEN FOR:

1. Correct the Title block.

82440	1/21/2020	Don W Jhonson	Don W Jhonson	Denied

Denied:

Drawing A-1 Title Block indicates Roof Equipment Screen.

1. Revise Drawing A-1 Title Block to reflect correct work scope.

84482	4/7/2020	Don W Jhonson	Don W Jhonson	Denied

Denied NEC 230
1. Revise Single Line Diagram, Provide ONE FPL Electrical Service Meter per code.

84871	5/12/2020	Don W Jhonson	Don W Jhonson	Approved

Please see on drawing
ADDITIONAL NOTES; including;
Contractor shall provide at each electrical panel with a permanent index and service main index.

PER NEC

with identification plaques per

225.37 Identi?cation. Where a building or structure has any combination of feeders, branch circuits, or services passing through it or supplying it, a permanent plaque or directory shall be installed at each feeder and branch-circuit disconnect location denoting all other services, feeders, or branch circuits supplying that building or structure or passing through that building or structure and the area served by each.

.

One at panel 'A' and a plaque at panel B and a plaque located at the service disconnecting means next to each of there respective FPL service mains in the meter room.

The plaques should clearly indicate;

2 sources of power for this tenant.

2 Service Disconecting Means.

Mechanical

84197	3/20/2020	John Besu	John Besu	Denied

Provide a complete set of plans.

Provide detail for the hoods and the hanging details.

Provide cut sheets for the fans, Air hoses and attachment details , Air compressors and tie down details- may need safety bollards for protection., hood duct detail-Hanging detail, Dust hog What type of material will be exhaust, show the distance to the adjacent property line to confirm that it meet the requirements in the FMC Chapter 5 2017.

84884	5/14/2020	John Besu	John Besu	Approved

Revision approved.

Zoning

84225	3/23/2020	Michael Miller	Michael Miller	Denied

As requested MJM re-reviewed the BP application at Town Hall on 3/20/20. The BP appears to be for electrical work related to a new roof-mounted A/C unit at the site. The unit is installed. MJM failed the inspection due to unit screening. Our remaining issue is related to adequate screening for the unit as it is now exposed and violates Sec. 5-103(p) and (q). The owner has presented several screening concepts but has not installed it as yet. MJM is not aware of the electrical permit issues. So as to not inadvertently sign off on this electrical permit and it be viewed as an OK on the A/C unit screening MJM is denying this BP review.

84876	5/13/2020	Michael Miller	Michael Miller	Denied

As requested MJM re-reviewed the BP application again at our offices on 5/13/20. We reviewed this BP at Town Hall on 3/20/20 and denied the request for the reasons stated. Again, the BP appears to be for electrical work related to a new roof-mounted A/C unit at the site. The unit is installed. MJM failed the inspection due to unit screening about one year ago (April 2019). Our remaining issue is related to adequate screening for the new larger unit as it is now exposed and violates Sec. 5-103(p) and (q). The owner has presented several screening concepts but has not installed it as yet. MJM is not aware of the electrical permit issues. So as to not inadvertently sign off on this electrical permit and it be viewed as an OK on the A/C unit screening MJM is again denying this BP review.

R203 Permit Messages For Permit (1810032-0)

Event ID	Inspection	Inspection Date	Status
Electrical Inspection			
74908	Electrical Rough	4/17/2019	Pass
75099	Final Electrical	4/23/2019	Pass
Fire Inspection			
79862	Final Fire	10/8/2019	Fail
	Needs to submit pass revisions.		

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

2727 PARK RD LLC

2727 S PARK RD, PEMBROKE PARK, FL 33009 #Fire Wholesale

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
2727 PARK RD LLC 2673 S PARK LN PEMBROKE PARK, FL 33009	4725	07/01/2020

Property Owner:	**Property Description:**	**Certified Mail #:**
2727 PARK RD LLC 2673 S PARK LN PEMBROKE PARK, FL 33009	514229000100	

Legal Description:	**AKA:**
29-51-42 W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SAID SEC 29, LESS S 571, LESS W 25, LESS N 25 & LESS S 0.33	2727 S PARK RD, PEMBROKE PARK, FL 33009 #Fire Wholesale

You are hereby notified that the Code Enforcement Board, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **16th day of July, 2020 at 6:30 p.m.** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Marlen D. Martell

Clerk of the Board
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499
(954) 966-4600 Ext. 235

BUILDING PERMIT STATUS

Permit Number: 1810032-0 **Job Address:** 2727 S PARK RD

Job Name: 2727 PARK RD LLC

Permit Status: Plan Review

Permit Issued Date:4/15/2019 11:21:44 AM

Submitted Into Plan Review Date:4/10/2019 11:03:12 AM

Application Date: 4/10/2019 11:01:39 AM

Required Plan Reviews

The reason for this section: The disciplines listed below are required to review and signoff on your plans in order for you to obtain a valid permit.

Discipline	Status	Date
ELECTRICAL	APPROVED	5/12/2020 5:54:24 PM

Permit Requirements

The reason for this section: Listed below are the individual requirements needed in order to obtain a permit, request inspectons and successfully close out the job here in the city.

R203 Permit Messages For Permit (1810032-0)

Event ID	Inspection	Inspection Date	Status
Electrical Inspection			
74908	Electrical Rough	4/17/2019	Pass
75099	Final Electrical	4/23/2019	Pass
Fire Inspection			
79862	Final Fire	10/8/2019	Fail
	Needs to submit pass revisions.		



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2727 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0100
Property Owner	2727 PARK RD LLC	Millage	0613
Mailing Address	2673 S PARK LN PEMBROKE PARK FL 33009	Use	17
Abbr Legal Description	29-51-42 W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SAID SEC 29, LESS S 571, LESS W 25, LESS N 25 & LESS S 0.33		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	$169,610	$453,760	$623,370	$526,350	
2019	$169,610	$367,410	$537,020	$478,500	$10,841.94
2018	$169,610	$265,390	$435,000	$435,000	$9,364.30

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	$623,370	$623,370	$623,370	$623,370
Portability	0	0	0	0
Assessed/SOH	$526,350	$623,370	$526,350	$526,350
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	$526,350	$623,370	$526,350	$526,350

Sales History			
Date	Type	Price	Book/Page or CIN
1/30/2017	WD-D	$435,000	114315261
4/6/2017	WD-D	$435,000	114315260
11/19/2014	WD-Q	$670,000	112902032
12/16/2013	WD-D	$380,000	112003906
11/7/2013	WD-D	$464,000	112003904

Land Calculations		
Price	Factor	Type
$7.00	24,230	SF
Adj. Bldg. S.F. (Card, Sketch)		4664
Eff./Act. Year Built: 1970/1964		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

BUILDING PERMIT STATUS

Permit Number: 1810032-0 **Job Address:** 2727 S PARK RD

Job Name: 2727 PARK RD LLC

Permit Status: Permit Issued

Permit Issued Date:4/15/2019 11:21:44 AM

Submitted Into Plan Review Date:4/10/2019 11:03:12 AM

Application Date: 4/10/2019 11:01:39 AM

Required Plan Reviews

The reason for this section: The disciplines listed below are required to review and signoff on your plans in order for you to obtain a valid permit.

Discipline	Status	Date
ELECTRICAL	DENIED	1/21/2020 9:27:56 AM

Permit Requirements

The reason for this section: Listed below are the individual requirements needed in order to obtain a permit, request inspectons and successfully close out the job here in the city.

R202 Permit Messages For Permit (1810032-0)

Event ID	Date Created	Requested By	Assigned To	Status
Other				
74741	4/10/2019	Teressa Malcolm	Teressa Malcolm	Send To Discipline
	Permit application routed to plan review & emailed 'tonyr@rstrading.com'; 'Lf@rstrading.com'; Richelllis24@yahoo.com process number.			
74847	4/12/2019	Lucie Manzerolle	Lucie Manzerolle	Ready To Issue
	fee entered. notification email to rayoflightelectricinc@gmail.com			
79441	9/20/2019	Teressa Malcolm	Teressa Malcolm	Open
	150 days mailed to all addresses on file			
80877	11/14/2019	Lucie Manzerolle	Lucie Manzerolle	Recieved Plans From Applicant
	received revision and routed to electrical and fire plan reviewers. Sheet A-1			
81150	11/21/2019	Teressa Malcolm	Teressa Malcolm	Returned Plans To Applicant
	Emailed denied plan review comments to 'Richelllis24@yahoo.com'; rayoflightelectricinc@gmail.com			
82399	1/17/2020	Teressa Malcolm	Teressa Malcolm	Send To Discipline
	Sheet E-1 routed to plan review.			
82467	1/21/2020	Teressa Malcolm	Teressa Malcolm	Returned Plans To Applicant
	emailed denied comments to Richelllis24@yahoo.com; rayoflightelectricinc@gmail.com			
Fire				
74786	4/11/2019	Melissa Torres	Melissa Torres	Approved
	Process # 89886- 4/11/19- Initial Plan Review - Approved Review by Melissa Torres, Fire Inspector			

Electrical

74928	4/16/2019	Don W Jhonson	Don W Jhonson	Approved With Restrictions

4/11/19 Review; initial plan Exit and Emg lighting repairs approved.

Field verify visibility of Exit signs; add as required.

81013	11/19/2019	Don W Jhonson	Don W Jhonson	Denied

Denied, Emergency and Exit Light Installation,

FBC 107.1

The Title block was change to "PROPOSED NEW ROOF EQUIPMENT SCREEN FOR:

1. Correct the Title block.

82440	1/21/2020	Don W Jhonson	Don W Jhonson	Denied

Denied:

Drawing A-1 Title Block indicates Roof Equipment Screen.

1. Revise Drawing A-1 Title Block to reflect correct work scope.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/09/2020

Sent To:

2727 PARK RD LLC

2673 S PARK LN
PEMBROKE PARK, FL 33009

Case #:

4725

Property Owner:

2727 PARK RD LLC

2673 S PARK LN
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000100

Legal Description:

29-51-42 W1/2 OF SW1/4 OF NE1/4 OF
NE1/4 OF SAID SEC 29, LESS S 571,
LESS W 25, LESS N 25 & LESS S 0.33

AKA:

2727 S PARK RD, PEMBROKE PARK, FL
33009 #Fire Wholesale

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/9/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - 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
ZONING	Sec. 28-262. - Locating mobile homes outside parks.	It shall be unlawful for any person to park, locate or place or cause to be parked, located or placed, a mobile home or recreational vehicle within the town except in a duly licensed and designated mobile home park. (Ord. No. 00-4-4, § 7, 4-26-00)	30
ZONING	Sec. 28-346 (c)(1) - Portable storage units	(c) Nonresidential districts. (1) Number. There shall be no more than one (1) portable storage unit per site or business at any one time. The chief building official may allow more than one (1) portable storage unit in industrial areas, if it does not adversely impact the surrounding businesses or area.	30
ZONING	Sec. 28-346 (c)(3) - Portable storage units.	(c) Nonresidential districts. (3) Duration. No portable storage unit shall remain at a site in a nonresidential district in excess of thirty (30) consecutive days, and portable storage units shall not be placed at any one site in a nonresidential district in excess of sixty (60) days in any calendar year.	30

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
2727 PARK RD LLC 2673 S PARK LN PEMBROKE PARK, FL 33009	4725	10/09/2019

Property Owner:	Property Description:	Certified Mail #:
2727 PARK RD LLC 2673 S PARK LN PEMBROKE PARK, FL 33009	514229000100	

Legal Description:	AKA:
29-51-42 W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SAID SEC 29, LESS S 571, LESS W 25, LESS N 25 & LESS S 0.33	2727 S PARK RD, PEMBROKE PARK, FL 33009 #Fire Wholesale

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/9/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - 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

ZONING	Sec. 28-262. - Locating mobile homes outside parks.	It shall be unlawful for any person to park, locate or place or cause to be parked, located or placed, a mobile home or recreational vehicle within the town except in a duly licensed and designated mobile home park. (Ord. No. 00-4-4, § 7, 4-26-00)	30
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ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	30

Notes/Means of Correction:

Installed machine without permits. Observed multiple portable containers on premise without permits. RV must be relocated within 30 days.

Owner/tenant must obtain permits from the Building Dept and remove all portable containers.

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 52 Avenue
Pembroke Park, Florida 33023

Sent To:	Case #:	Date:
2727 PARK RD LLC 2673 S PARK LN PEMBROKE PARK, FL 33009	4725	10/9/2019 12:00:00 AM

Property Owner:	Property Description:
2727 PARK RD LLC 2673 S PARK LN PEMBROKE PARK, FL 33009	514229000100

Legal Description:	AKA:
29-51-42 W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SAID SEC 29, LESS S 571, LESS W 25, LESS N 25 & LESS S 0.33	2727 S PARK RD, PEMBROKE PARK, FL 33009 #Fire Wholesale

Mailing Purposes Only

Copy

Case Overview

Property/Incident Information

Owner	Address	Site Address
2727 PARK RD LLC	2673 S PARK LN PEMBROKE PARK, FL 33009	2727 S PARK RD, PEMBROKE PARK, FL 33009 #Fire Wholesale

Legal Description

29-51-42 W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SAID SEC 29, LESS S 571, LESS W 25, LESS N 25 & LESS S 0.33

Description

Installed machine without permits. Observed multiple portable containers on premise without permits. RV must be relocated within 30 days.

Case Status Open **Case #** 4725 **Date Next Inspection** 1/23/2020

Notes Installed machine without permits. Observed multiple portable containers on premise without permits. RV must be relocated within 30 days.

Owner/tenant must obtain permits from the Building Dept and remove all portable containers.

Double Permit fee has been assessed.

Documents Issued

Date Issue	Document Type
10/9/2019	Notice of Violation – 30 days
1/9/2020	Notice of Formal Hearing

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 1/23/2020
ZONING	Sec. 28-262. - Locating mobile homes outside parks.	It shall be unlawful for any person to park, locate or place or cause to be parked, located or placed, a mobile home or recreational vehicle within the town except in a duly licensed and designated mobile home park. (Ord. No. 00-4-4, § 7, 4-26-00)	Not in Compliance - Reinspection Date: 1/23/2020
ZONING	Sec. 28-346 (c)(1) - Portable storage units	(c) Nonresidential districts. (1) Number. There shall be no more than one (1) portable storage unit per site or business at any one time. The chief building official may allow more than one (1) portable storage unit in industrial areas, if it does not adversely impact the surrounding businesses or area.	Not in Compliance - Reinspection Date: 1/23/2020

Case Overview

ZONING	Sec. 28-346 (c)(3) - Portable storage units.	(c) Nonresidential districts. (3) Duration. No portable storage unit shall remain at a site in a nonresidential district in excess of thirty (30) consecutive days, and portable storage units shall not be placed at any one site in a nonresidential district in excess of sixty (60) days in any calendar year.	Not in Compliance - Reinspection Date: 1/23/2020
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	Not in Compliance - Reinspection Date: 1/23/2020

89886

R202 Permit Messages For Permit (1810032-0)

Event ID	Date Created	Requested By	Assigned To	Status
Other				
74741	4/10/2019	Teressa Malcolm	Teressa Malcolm	Send To Discipline
	Permit application routed to plan review & emailed 'tonyr@rstrading.com'; 'Lf@rstrading.com'; Richelllis24@yahoo.com process number.			
74847	4/12/2019	Lucie Manzerolle	Lucie Manzerolle	Ready To Issue
	fee entered. notification email to rayoflightelectricinc@gmail.com			
79441	9/20/2019	Teressa Malcolm	Teressa Malcolm	Open
	150 days mailed to all addresses on file			
80877	11/14/2019	Lucie Manzerolle	Lucie Manzerolle	Recieved Plans From Applicant
	received revision and routed to electrical and fire plan reviewers. Sheet A-1			
81150	11/21/2019	Teressa Malcolm	Teressa Malcolm	Returned Plans To Applicant
	Emailed denied plan review comments to 'Richelllis24@yahoo.com'; rayoflightelectricinc@gmail.com			
82399	1/17/2020	Teressa Malcolm	Teressa Malcolm	Send To Discipline
	Sheet E-1 routed to plan review.			
82467	1/21/2020	Teressa Malcolm	Teressa Malcolm	Returned Plans To Applicant
	emailed denied comments to Richelllis24@yahoo.com; rayoflightelectricinc@gmail.com			
Fire				
74786	4/11/2019	Melissa Torres	Melissa Torres	Approved
	Process # 89886- 4/11/19- Initial Plan Review - Approved *Review by Melissa Torres, Fire Inspector*			

Electrical

74928	4/16/2019	Don W Jhonson	Don W Jhonson	Approved With Restrictions

4/11/19 Review; initial plan Exit and Emg lighting repairs approved.

Field verify visibility of Exit signs; add as required.

81013	11/19/2019	Don W Jhonson	Don W Jhonson	Denied

Denied, Emergency and Exit Light Installation,

FBC 107.1

The Title block was change to "PROPOSED NEW ROOF EQUIPMENT SCREEN FOR:

1. Correct the Title block.

82440	1/21/2020	Don W Jhonson	Don W Jhonson	Denied

Denied:

Drawing A-1 Title Block indicates Roof Equipment Screen.

1. Revise Drawing A-1 Title Block to reflect correct work scope.

BUILDING PERMIT STATUS

Permit Number: 1810032-0 **Job Address:** 2727 S PARK RD

Job Name: 2727 PARK RD LLC

Permit Status: Permit Issued

Permit Issued Date:4/15/2019 11:21:44 AM

Submitted Into Plan Review Date:4/10/2019 11:03:12 AM

Application Date: 4/10/2019 11:01:39 AM

Required Plan Reviews

The reason for this section: The disciplines listed below are required to review and signoff on your plans in order for you to obtain a valid permit.

Discipline	Status	Date
ELECTRICAL	DENIED	1/21/2020 9:27:56 AM

Permit Requirements

The reason for this section: Listed below are the individual requirements needed in order to obtain a permit, request inspectons and successfully close out the job here in the city.

R202 Permit Messages For Permit (1810032-0)

Event ID	Date Created	Requested By	Assigned To	Status
Other				
74741	4/10/2019	Teressa Malcolm	Teressa Malcolm	Send To Discipline
	Permit application routed to plan review & emailed 'tonyr@rstrading.com'; 'Lf@rstrading.com'; Richelllis24@yahoo.com process number.			
74847	4/12/2019	Lucie Manzerolle	Lucie Manzerolle	Ready To Issue
	fee entered. notification email to rayoflightelectricinc@gmail.com			
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Fire				
74786	4/11/2019	Melissa Torres	Melissa Torres	Approved
	Process # 89886- 4/11/19- Initial Plan Review - Approved Review by Melissa Torres, Fire Inspector			

Electrical

74928	4/16/2019	Don W Jhonson	Don W Jhonson	Approved With Restrictions

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Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/09/2020

Sent To:

2727 PARK RD LLC

2673 S PARK LN
PEMBROKE PARK, FL 33009

Case #:

4725

Property Owner:

2727 PARK RD LLC

2673 S PARK LN
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000100

Legal Description:

29-51-42 W1/2 OF SW1/4 OF NE1/4 OF
NE1/4 OF SAID SEC 29, LESS S 571,
LESS W 25, LESS N 25 & LESS S 0.33

AKA:

2727 S PARK RD, PEMBROKE PARK, FL
33009 #Fire Wholesale

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/9/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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Double Permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 23rd day of January, 2020 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Joseline Ramirez

Code Enforcement Officer

1/9/2020

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
2727 PARK RD LLC 2673 S PARK LN PEMBROKE PARK, FL 33009	4725	10/09/2019

Property Owner:	Property Description:	Certified Mail #:
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Legal Description:	AKA:
29-51-42 W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SAID SEC 29, LESS S 571, LESS W 25, LESS N 25 & LESS S 0.33	2727 S PARK RD, PEMBROKE PARK, FL 33009 #Fire Wholesale

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Joseline Ramirez
Code Enforcement Officer

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME 2727 S Park Rd LLC DATE 10/9 2019

SITE ADDRESS 2727 S Park Rd

PERMIT # _____ SUB/PARK _____

- ☐ STOP ALL WORK
- ☒ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☒ VIOLATION OF TOWN ORDINANCE # 5-2
- ☐ NFPA # 28-346
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS Installed machine without permits. Observed multiple portable containers on premise without permits. RV must be relocated within 30 days.
Owner/Tenant must obtain permits from the Building Dept.

☒ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 30

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- ☐ STRUCTURAL
- ☒ CODE ENF.
- ☐ PLUMBING
- ☐ SEWER
- ☒ MECHANICAL
- ☒ ZONING
- ☒ ELECTRICAL
- ☐ ENGINEERING

TOWN HALL 966-4600

Joseline Ramirez EXT. # 215

INSPECTOR


OUTBACK
10/09/2019 04:38


OUTBACK
10/09/2019 04:16


NISSAN
10/09/2019 04:16


10/09/2019 04:29


GLOBALTEK
CONVEYING SYSTEMS
10/09/2019 04:29


10/09/2019 04:30


10/09/2019 04:30


10/09/2019 04:30


2727
10/09/2019 04:38

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
10/17/2019
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Fire Wholesale
2727 S Park Rd
Pembroke Park, FL 33009
NOV # 4725

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
10/17/2019
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:

2727 PARK RD LLC

2673 S PARK LN
PEMBROKE PARK, FL 33009

Case #:

4725



2727 S Park Rd



Case Overview

Property/Incident Information

Owner	Address	Site Address
CICF III-FL2W01 LLC %CABOT PROPERTIES INC	1 BEACON ST SUITE 2800 BOSTON, MA 02108	3400 SW 20 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Closed **Case #** 5325

Notes 1. AES IntelliNet Mesh Network Communicator was installed on the fire alarm system without a permit. Obtain permit and inspections.
2. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/19/2020		Notice of Violation	Hand Regular Mail
9/28/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/27/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/22/2021	11/17/2021	Final Order	Certified Mail
7/5/2022	7/20/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
7/21/2022	7/20/2022	Supplemental Order/Claim of Lien	Certified Mail Hand
8/4/2022		Affidavit of Compliance	Regular Mail
8/29/2022	9/21/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property 9/1/22 Certified Mail 8/30/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	8/4/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	8/4/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	8/4/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	8/4/2022	$24,500.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$24,600.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$24,600.00**

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: September 1, 2022
INVOICE # 320
FOR:

Case # 5325
CICF III-FL2W01 LLC %CABOT PROPERTIES INC
3400 SW 20 ST,
PEMBROKE PARK, FL, 33023

Bill To:
CICF III-FL2W01 LLC %CABOT PROPERTIES INC
1 BEACON ST SUITE 2800,
BOSTON, MA, 02108

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-105 and 5-2 Final Order on 11/17/2021		
1	Admin Fee	$ 100.00	$ 100.00
245	Day(s) of Per Diem from (12/02/21-08/04/22)	$ 100.00	$ 24,500.00
	Town's Motion to abate fine by 85%		**$ 3,675.00**
		Balance	$ 24,600.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

7020 0640 0000 5922 2632

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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To
Street and Apt. No.,
City, State, ZIP+4®

CICF III-FL2W01 LLC
%CABOT PROPERTIES INC
H.A.F #5325
1 BEACON ST SUITE 2800,
BOSTON, MA, 02108

PS Form 3800, Ap

Postmark Here
AUG 30 2022
33021

7020 0090 0001 3495 4596

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Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fr
$

Sent To
Street and Apt. No.,
City, State, ZIP+4®

C T CORPORATION SYSTEM
H.A.F #5325
1200 SOUTH PINE ISLAND RD,
PLANTATION, FL, 33324

PS Form 3800, Apr

Postmark Here
AUG 30 2022

7020 0640 0000 5919 0009

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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To
Street and Apt. No.,
City, State, ZIP+4®

CICF III-FL2W01 LLC
%CABOT PROPERTIES INC
H.A.F #5325
3400 SW 20 STREET,
PEMBROKE PARK, FL, 33023

PS Form 3800, A

Postmark Here
AUG 30 2022
FL 33021

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CICF III-FL2W01 LLC
%CABOT PROPERTIES INC
H.A.F #5325
3400 SW 20 STREET,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 9857 16

2. Article Number *(Transfer from service label)*

7020 0640 0000 5919 0009

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Address

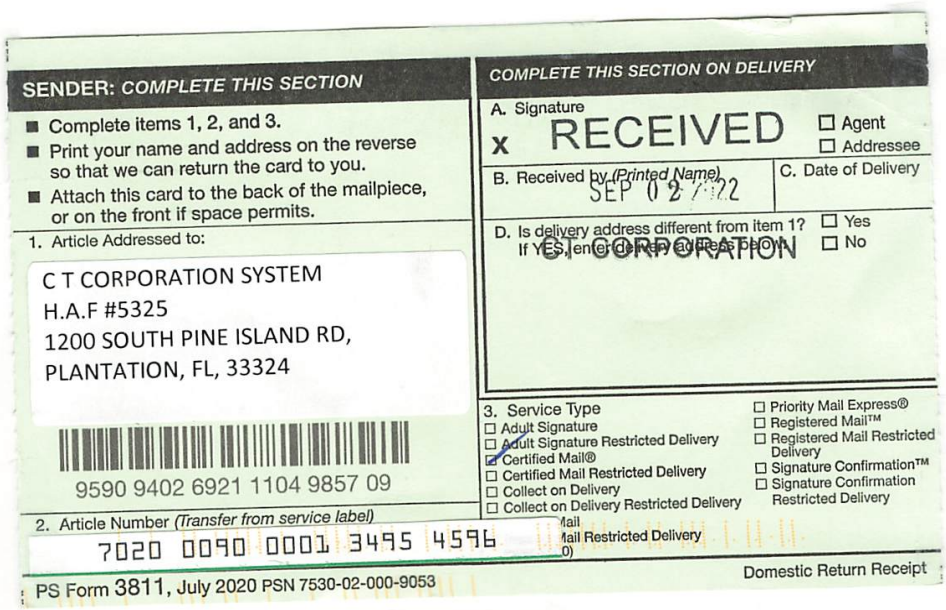
B. Received by *(Printed Name)*

C. Date of Delivery
9-1

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

C T CORPORATION SYSTEM
H.A.F #5325
1200 SOUTH PINE ISLAND RD,
PLANTATION, FL, 33324

9590 9402 6921 1104 9857 09

2. Article Number *(Transfer from service label)*
7020 0090 0001 3495 4596

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x RECEIVED ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* SEP 07 '22 | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No
CT CORPORATION

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

7021 1970 0000 4565 4670

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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To
C T CORPORATION SYSTEM

Street and Apt. No.
S.O.C.L #5325

City, State, ZIP+4
1200 S PINE ISLAND RD,
PLANTATION, FL, 33324

Postmark Here

JUL 22 2022

PS Form 3800, April 2015

7021 1970 0000 4565 4694

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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To
CICF III-FL2W01-LLC %CABOT
PROPERTIES INC

Street and Apt. No.
S.O.C.L #5325

City, State, ZIP+4
1 BEACON ST SUITE 2800,
BOSTON, MA, 02108

Postmark Here

JUL 22 2022

PS Form 3800,

7021 1970 0000 4565 4687

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Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fees
$

Sent To
CICF III-FL2W01 LLC %CABOT
PROPERTIES INC

Street and Apt. No.,
S.O.C.L #5325

City, State, ZIP+4
3400 SW 20 STREET,
PEMBROKE PARK, FL, 33023

Postmark Here

JUL 22 2022

PS Form 3800, Ap

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CICF III-FL2W01 LLC %CABOT
PROPERTIES INC
H.C.F #5325
1 BEACON ST SUITE 2800,
BOSTON, MA, 02108

9590 9402 6921 1104 9871 23

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 4618

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

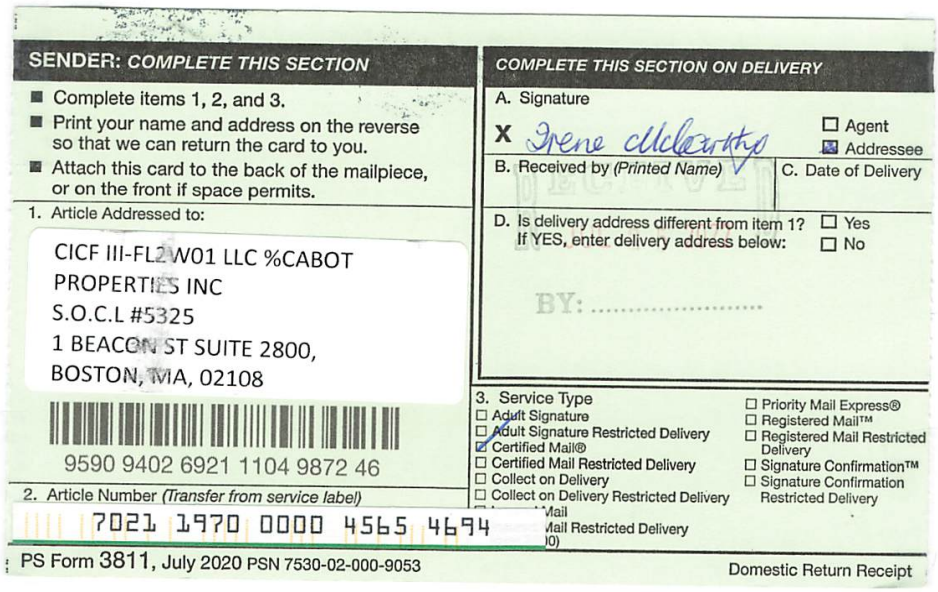
B. Received by *(Printed Name)*

C. Date of Delivery
7/8

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CICF III-FL2 W01 LLC %CABOT
PROPERTIES INC
S.O.C.L #5325
1 BEACON ST SUITE 2800,
BOSTON, MA, 02108

9590 9402 6921 1104 9872 46

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 4694

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Irene McCarthy ☐ 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

BY: .....

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and Fees
$

Sent To
C T CORPORATION SYSTEM

Street and Apt. No.,
H.C.F #5325

City, State, ZIP+4®
1200 S PINE ISLAND RD,
PLANTATION, FL, 33324

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7021 1970 0000 4565 4601

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3466 W BOYNTON BEACH BLVD



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and Fe
$

Sent To
CICF III-FL2W01 LLC %CABOT
PROPERTIES INC

Street and Apt. No., o
H.C.F #5325

City, State, ZIP+4®
3400 SW 20 STREET,
PEMBROKE PARK, FL, 33023

PS Form 3800, Apr

7021 1970 0000 4565 4625

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3466 W BOYNTON BEACH BLVD



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Extra Services & Fees (check box, add fee as appropriate)
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and
$

Sent To
CICF III-FL2W01 LLC %CABOT
PROPERTIES INC

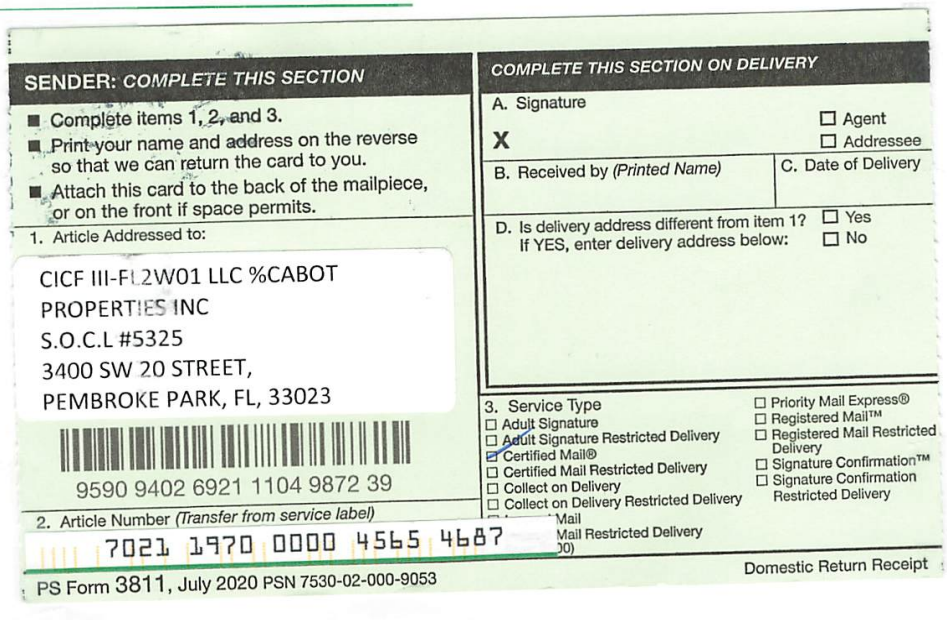
Street and Apt. No
H.C.F #5325

City, State, ZIP+4
1 BEACON ST SUITE 2800,
BOSTON, MA, 02108

PS Form 3800, A

7021 1970 0000 4565 4618

Postmark Here
JUL 05 2022
3466 W BOYNTON BEACH BLVD



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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CICF III-FL2W01 LLC %CABOT
PROPERTIES INC
S.O.C.L #5325
3400 SW 20 STREET,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 9872 39

2. Article Number (Transfer from service label)
7021 1970 0000 4565 4687

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053
Domestic Return Receipt

7021 0350 0000 2801 8999

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and Fees
$

Sent To IRBA LLC
N.O.V #5325

Street and Apt. No. 3400 SW 20 ST,

City, State, ZIP+4® PEMBROKE PARK, FL, 33023

PS Form 3800, A

OCT 28 2021
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7021 0350 0000 2801 9002

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and Fees
$

Sent To KUPERMAN BARATZ, RODRIGO
N.O.V #5325

Street and Apt. No., or P 150 SUNNY ISLES BLVD
1-1405

City, State, ZIP+4® SUNNY ISLES BEACH, FL, 33160

PS Form 3800, April

OCT 28 2021
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7021 0350 0000 2801 9019

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and Fees
$

Sent To IRBA LLC
N.O.V #5325

Street and Apt. No., 1401 BRICKEL AVE STE 500,

City, State, ZIP+4® MIAMI, FL, 33131

PS Form 3800, A

OCT 28 2021
Postmark Here

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

IRBA LLC
N.O.V #5325
3400 SW 20 ST,
PEMBROKE PARK, FL, 33023

9590 9402 6379 0303 8528 22

2. Article Number (Transfer from service label)
7021 0350 0000 2801 8999

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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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 F
$
Sent To RODRIGO KUPERMAN BARATZ
Street and Apt. No., N.O.H. #5325
City, State, ZIP+4® 150 SUNNY ISLES BLVD, 1-405
SUNNY ISLES BEACH, FL, 33160
PS Form 3800, Ap
Postmark Here
OCT - 1 2021
WEST HOLLYWOOD HILLS FL 33023
7019 1120 0000 9007 6531



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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
$
Total Postage and Fees
$
Sent To IRBA LLC
Street and Apt. No., N.O.H. #5325
City, State, ZIP+4® 1401 BRICKELL AVE STE 500,
MIAMI, FL, 33131
PS Form 3800, Ap
Postmark Here
OCT - 1 2021
7019 1120 0000 9007 6524



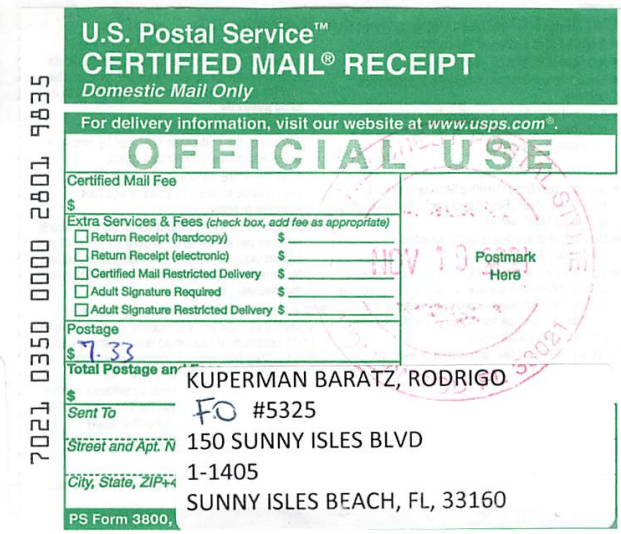
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$
Sent To IRBA LLC
Street and Apt. No., N.O.H. #5325
City, State, ZIP+4® 3400 SW 20 STREET,
PEMBROKE PARK, FL, 33023
PS Form 3800, Ap
Postmark Here
OCT - 1 2021
ST HOLLYWOOD HILLS FL 33023
7019 1120 0000 9007 6517



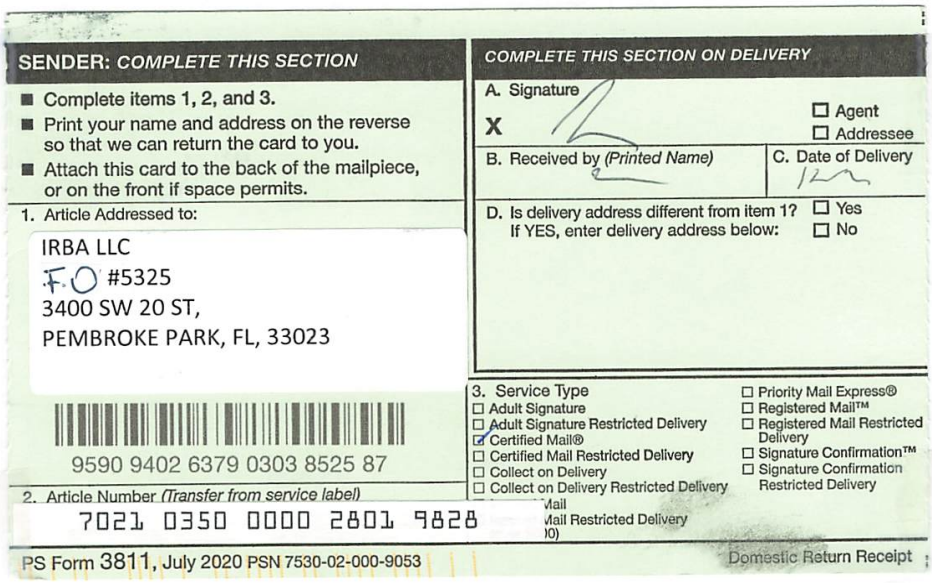
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.33
Total Postage and
$
Sent To IRBA LLC
Street and Apt. No FO #5325
City, State, ZIP+4 3400 SW 20 ST,
PEMBROKE PARK, FL, 33023
PS Form 3800, A
Postmark Here
NOV 10 2021
7021 0350 0000 2801 9828



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.33
Total Postage and Fees
$
Sent To IRBA LLC
Street and Apt. No., FO #5325
City, State, ZIP+4® 1401 BRICKEL AVE STE 500,
MIAMI, FL, 33131
PS Form 3800, Apr
Postmark Here
NOV 10 2021
7021 0350 0000 2801 9811



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.33
Total Postage an
$
Sent To KUPERMAN BARATZ, RODRIGO
Street and Apt. N FO #5325
City, State, ZIP+4 150 SUNNY ISLES BLVD
1-1405
SUNNY ISLES BEACH, FL, 33160
PS Form 3800,
Postmark Here
NOV 10 2021
7021 0350 0000 2801 9835



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

IRBA LLC
F.O #5325
3400 SW 20 ST,
PEMBROKE PARK, FL, 33023

9590 9402 6379 0303 8525 87

2. Article Number *(Transfer from service label)*

7021 0350 0000 2801 9828

COMPLETE THIS SECTION ON DELIVERY

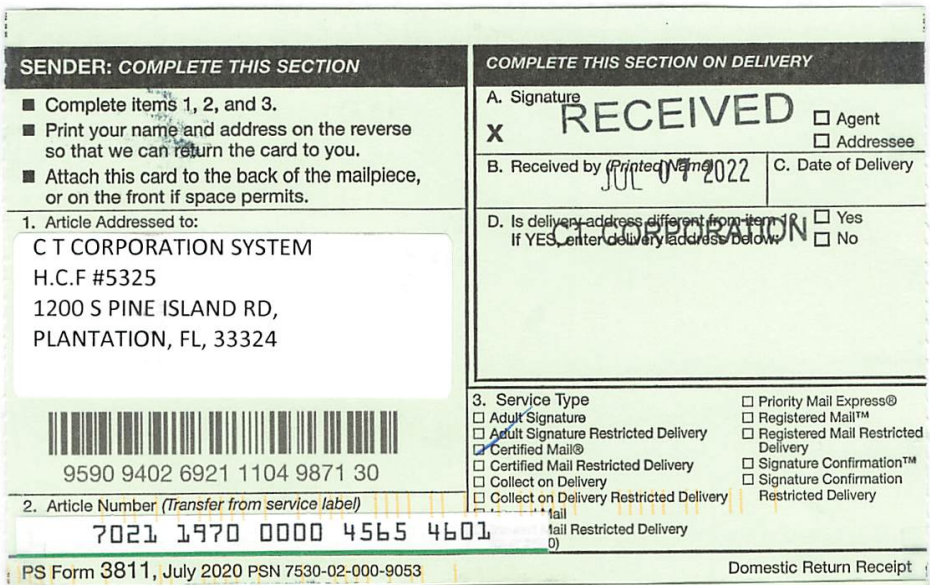
A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

C T CORPORATION SYSTEM
H.C.F #5325
1200 S PINE ISLAND RD,
PLANTATION, FL, 33324

9590 9402 6921 1104 9871 30

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 4601

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RECEIVED ☐ Agent ☐ Addressee

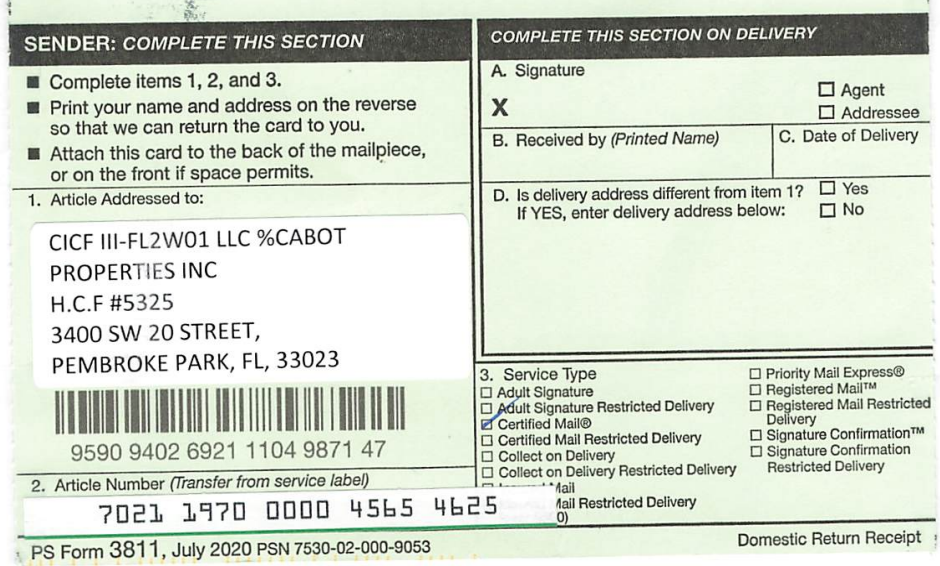
B. Received by *(Printed Name)* JUL 07 2022 | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CICF III-FL2W01 LLC %CABOT
PROPERTIES INC
H.C.F #5325
3400 SW 20 STREET,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 9871 47

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 4625

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5325

Hasler FIRST-CLASS MAIL
08/24/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:
IRBA LLC
1401 BRICKELL AVE STE 500
MIAMI, FL 33131

Case #:
5325

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5325

Hasler FIRST-CLASS MAIL
08/24/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

The Glove Store
3400 SW 20 Street
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
CICF III-FL2W01 LLC %CABOT PROPERTIES INC	CASE NO. 5325
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 3400 SW 20 ST, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3400 SW 20 ST, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CICF III-FL2W01 LLC %CABOT PROPERTIES INC AT 12:09 P.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

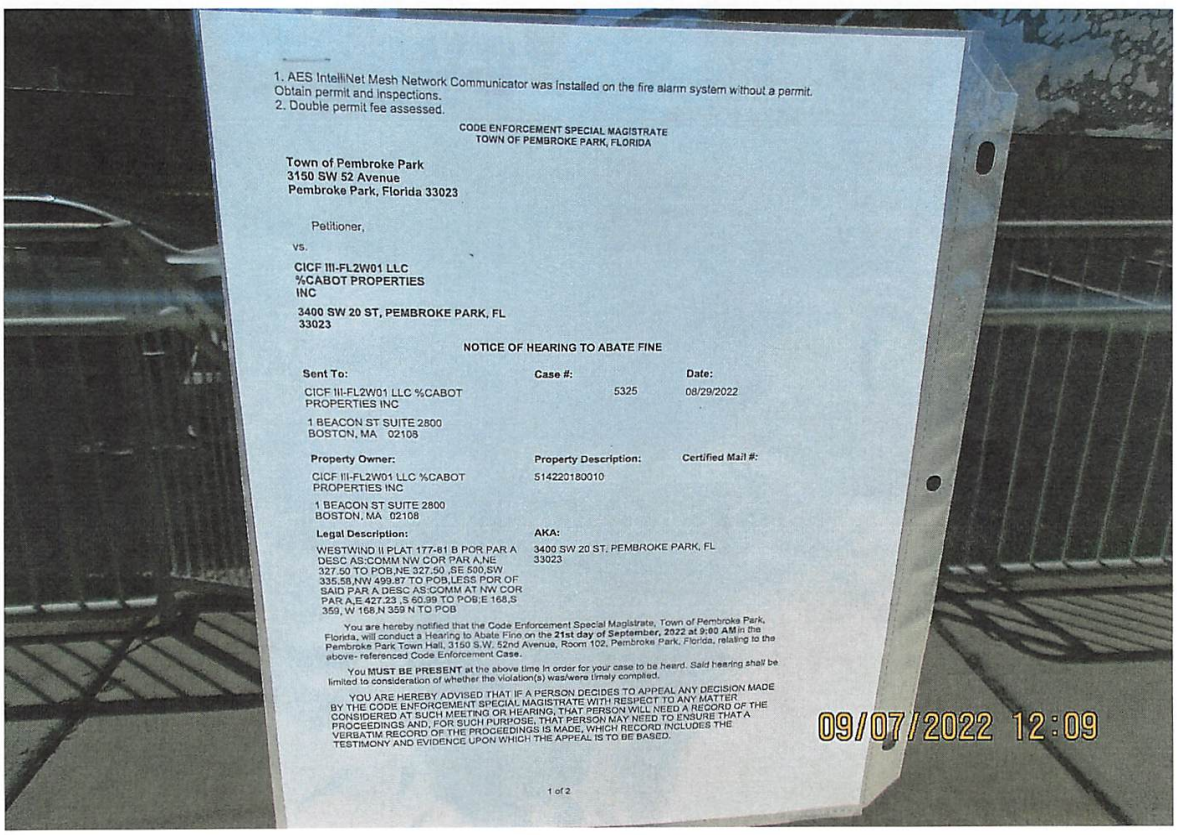
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of 09, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.


3400
PLEASE USE
MAIN ENTRANCE
09/07/2022 12:13


1. AES IntelliNet Mesh Network Communicator was installed on the fire alarm system without a permit. Obtain permit and inspections.
2. Double permit fee assessed.
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
CICF III-FL2W01 LLC
%CABOT PROPERTIES
INC
3400 SW 20 ST, PEMBROKE PARK, FL
33023
NOTICE OF HEARING TO ABATE FINE
Sent To:
Case #:
5325
Date:
08/29/2022
CICF III-FL2W01 LLC %CABOT PROPERTIES INC
1 BEACON ST SUITE 2800
BOSTON, MA 02108
Property Owner:
Property Description:
514220180010
Certified Mail #:
CICF III-FL2W01 LLC %CABOT PROPERTIES INC
1 BEACON ST SUITE 2800
BOSTON, MA 02108
Legal Description:
AKA:
WESTWIND II PLAT 177-81 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB,E 168,S 359, W 168,N 359 N TO POB
3400 SW 20 ST, PEMBROKE PARK, FL 33023
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 21st day of September, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
1 of 2
09/07/2022 12:09

1. AES IntelliNet Mesh Network Communicator was installed on the fire alarm system without a permit. Obtain permit and inspections.
2. Double permit fee assessed.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

CICF III-FL2W01 LLC
%CABOT PROPERTIES
INC

3400 SW 20 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
CICF III-FL2W01 LLC %CABOT PROPERTIES INC 1 BEACON ST SUITE 2800 BOSTON, MA 02108	5325	08/29/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
CICF III-FL2W01 LLC %CABOT PROPERTIES INC 1 BEACON ST SUITE 2800 BOSTON, MA 02108	514220180010	

Legal Description:	**AKA:**
WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB;E 168,S 359, W 168,N 359 N TO POB	3400 SW 20 ST, PEMBROKE PARK, FL 33023

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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

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Foreign Limited Liability Company
CICF III - FL2W01

Filing Information

Document Number	M22000004777
FEI/EIN Number	NONE
Date Filed	03/29/2022
State	DE
Status	ACTIVE

Principal Address

ONE BEACON STREET, SUITE 2800
BOSTON, MA 02108

Mailing Address

ONE BEACON STREET, SUITE 2800
BOSTON, MA 02108

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MBR

CABOT INDUSTRIAL CORE FUND III OPERATING PARTNERSHIP, L.P.
ONE BEACON ST., SUITE 2800
BOSTON, MA 02108

Annual Reports

No Annual Reports Filed

Document Images

03/29/2022 -- Foreign Limited View image in PDF format



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3400 SW 20 STREET, PEMBROKE PARK FL 33023
Property Owner	CICF III-FL2W01 LLC %CABOT PROPERTIES INC
Mailing Address	1 BEACON ST SUITE 2800 BOSTON MA 02108

ID #	5142 20 18 0010
Millage	0613
Use	48-09

Abbr Legal Description	WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB;E 168,S 359, W 168,N 359 N TO POB

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$361,870	$5,097,700	$5,459,570	$5,459,570	
2021	$361,870	$4,742,940	$5,104,810	$5,104,810	$109,776.90
2020	$361,870	$4,589,440	$4,951,310	$4,951,310	$106,858.19

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,459,570	$5,459,570	$5,459,570	$5,459,570
Portability	0	0	0	0
Assessed/SOH	$5,459,570	$5,459,570	$5,459,570	$5,459,570
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,459,570	$5,459,570	$5,459,570	$5,459,570

Sales History

Date	Type	Price	Book/Page or CIN
4/22/2022	SWD-D	$17,800,000	118109499
4/28/2022	SWD-D	$12,825,000	118108553
3/24/2015	SWD-T	$100	112890646
8/20/2013	SWD-T	$100	111766081
5/23/2013	SWD-D	$386,300	111701491

Land Calculations

Price	Factor	Type
$6.00	60,312	SF
Adj. Bldg. S.F. (Card, Sketch)		54001
Eff./Act. Year Built: 2016/2015		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 8-12-22 Phone #: 786-367-5526

Case # 5325 E-mail: Jesse.OppenHeimer@Thegloveslore

Address of Violation: 3400 SW 20TH STREET PEMBROKE PARK, FL. 33023

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Jesse OppenHeimer (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5325 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 9-21-22 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 11-17-21 imposing the fine of $24,600.00 for violation(s)of the Town's Code of Ordinances: ORD. No. 87-6-1, SS 1, 2, ADOPTED 6-10-1987

Brief summary for request: We Recently purchased THIS Building AND learned ABOUT THE open code violation. We Began TO WORK ON rectifying the SITUATION AS quickly AS possible. THE fire ALARM passed inspection AND is complaint. We respectfully request mitigation of the $24,600 fine.

Jesse Oppenheimer
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Jesse Oppenheimer and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 08-12-2022

Notary Public State of Florida: Paola Pineda Roque My Commission expires: 10-03-2022

Notary Public State of Florida
Paola Pineda Roque
My Commission GG 264911
Expires 10/03/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

CICF III-FL2W01 LLC % CABOT PROPERTIES INC
Respondent(s)

Case No.: **5325**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on November 17, 2021. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES X NO __

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3400 SW 20 STREET, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: CICF III-FL2W01 LLC % CABOT PROPERTIES INC

FOLIO NO.: 5142 20 18 0010

1. The Special Magistrate entered a Final Order on November 17, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-105 and 5-2(a)(b). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THE FORMAL HEARING held on November 17, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on November 17, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of **$23,100.00** (TWENTY TREE THOUSAND HUNDRED 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

29-51-42 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

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of July 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Chief Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: July 20, 2022.

Notary Public, state of Florida

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of July, 2022.

Nazly Dayana CA.

Nazly Cardona
Administrative Assistant
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.)

)

CICF III-FL2W01 LLC CASE NO. 5325
%CABOT PROPERTIES INC

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3400 SW 20 STREET, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3400 SW 20 STREET, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CICF III-FL2W01 LLC % CABOT PROPERTIES INC AT 10:58 A.M. ON THE 7 DAY OF JULY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

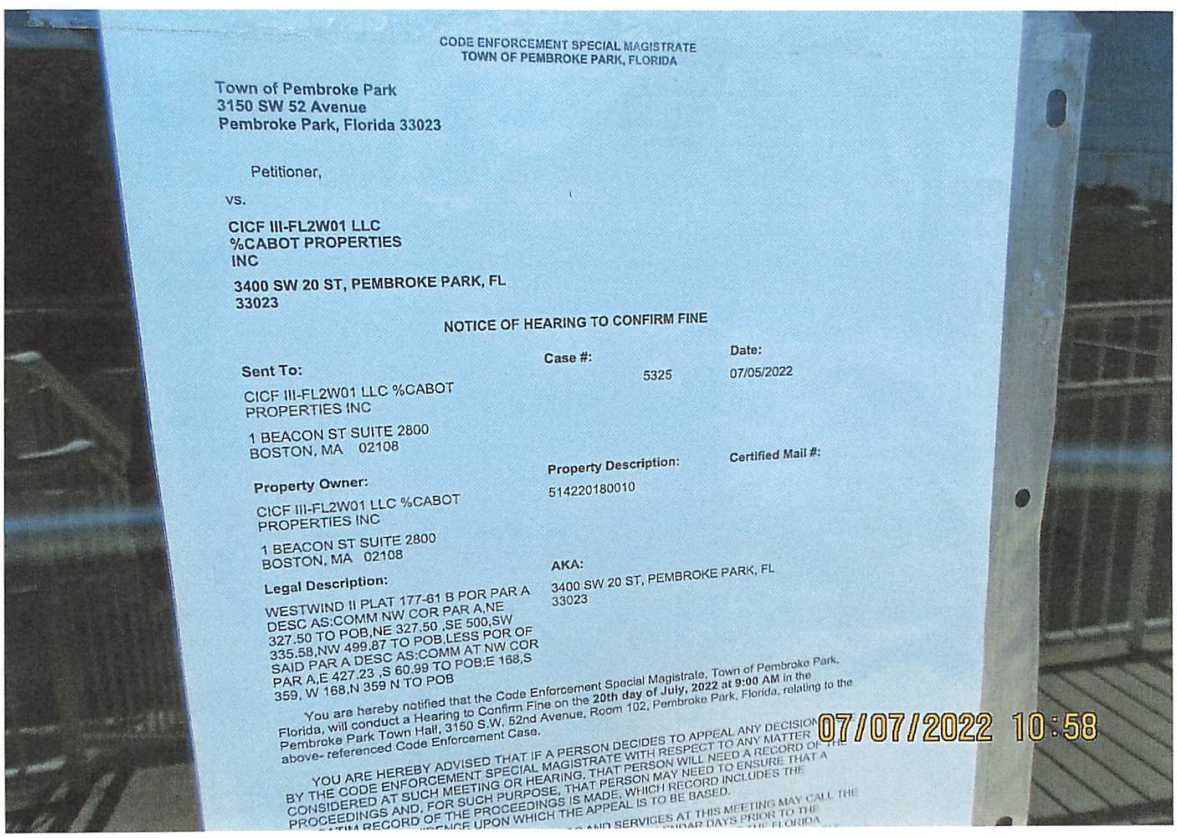
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 11 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

CICF III-FL2W01 LLC
%CABOT PROPERTIES
INC

3400 SW 20 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:
CICF III-FL2W01 LLC %CABOT
PROPERTIES INC

1 BEACON ST SUITE 2800
BOSTON, MA 02108

Case #: 5325

Date: 07/05/2022

Property Owner:
CICF III-FL2W01 LLC %CABOT
PROPERTIES INC

1 BEACON ST SUITE 2800
BOSTON, MA 02108

Property Description: 514220180010

Certified Mail #:

Legal Description:
WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB;E 168,S 359, W 168,N 359 N TO POB

AKA:
3400 SW 20 ST, PEMBROKE PARK, FL
33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of July, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON MAY NEED TO ENSURE THAT A PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE ...TIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE ...IDENCE UPON WHICH THE APPEAL IS TO BE BASED.

...AND SERVICES AT THIS MEETING MAY CALL THE ...ULAR DAYS PRIOR TO THE ... THE FLORIDA

07/07/2022 10:58


MAIN ENTRANCE
IF DOOR IS CLOSED, PLEASE RING BELL
07/07/2022 10:58

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

CICF III-FL2W01 LLC
%CABOT PROPERTIES
INC

3400 SW 20 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
CICF III-FL2W01 LLC %CABOT PROPERTIES INC 1 BEACON ST SUITE 2800 BOSTON, MA 02108	5325	07/05/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
CICF III-FL2W01 LLC %CABOT PROPERTIES INC 1 BEACON ST SUITE 2800 BOSTON, MA 02108	514220180010	

Legal Description:	**AKA:**
WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB;E 168,S 359, W 168,N 359 N TO POB	3400 SW 20 ST, PEMBROKE PARK, FL 33023

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YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. IRBA LLC Respondent(s)	)	Case No.: 5325

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3400 SW 20 STREET, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: IRBA LLC, 1401 BRICKELL AVE STE 500, MIAMI, FL, 33131

FOLIO NO.: 5142 20 18 0010

LEGAL DESCRIPTION: WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB;E 168,S 359, W 168,N 359 N TO POB

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a)(b) **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of November 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of November, 2021.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3400 SW 20 STREET, PEMBROKE PARK FL 33023	ID #	5142 20 18 0010
Property Owner	IRBA LLC	Millage	0613
Mailing Address	1401 BRICKELL AVE STE 500 MIAMI FL 33131-3507	Use	48

Abbr Legal Description	WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB;E 168,S 359, W 168,N 359 N TO POB

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$361,870	$4,742,940	$5,104,810	$5,104,810	
2020	$361,870	$4,589,440	$4,951,310	$4,951,310	$106,858.19
2019	$361,870	$4,290,130	$4,652,000	$4,652,000	$101,571.76

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,104,810	$5,104,810	$5,104,810	$5,104,810
Portability	0	0	0	0
Assessed/SOH	$5,104,810	$5,104,810	$5,104,810	$5,104,810
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,104,810	$5,104,810	$5,104,810	$5,104,810

Sales History

Date	Type	Price	Book/Page or CIN
3/24/2015	SWD-T	$100	112890646
8/20/2013	SWD-T	$100	111766081
5/23/2013	SWD-D	$386,300	111701491
5/23/2013	SWD-D	$772,500	111701490
12/27/2012	SWD-D	$772,500	49429 / 109

Land Calculations

Price	Factor	Type
$6.00	60,312	SF
Adj. Bldg. S.F. (Card, Sketch)		54001
Eff./Act. Year Built: 2016/2015		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
IRBA LLC

Filing Information

Document Number	L12000144593
FEI/EIN Number	90-0998425
Date Filed	11/15/2012
Effective Date	11/15/2012
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	10/28/2019
Event Effective Date	NONE

Principal Address

150 Sunny Isles Blvd
1-1405
Sunny Isles Beach, FL 33160

Changed: 04/27/2018

Mailing Address

150 Sunny Isles Blvd
1-1405
Sunny Isles Beach, FL 33160

Changed: 04/27/2018

Registered Agent Name & Address

KUPERMAN BARATZ, RODRIGO
150 Sunny Isles Blvd
1-1405
Sunny Isles Beach, FL 33160

Name Changed: 10/28/2019

Address Changed: 10/28/2019

Authorized Person(s) Detail

Name & Address

Title MGR

BARATZ, CARLOS
150 Sunny Isles Blvd
1-1405
Sunny Isles Beach, FL 33160

Title MGR

BARATZ, EVELYN
150 Sunny Isles Blvd
1-1405
Sunny Isles Beach, FL 33160

Title Manager

KUPERMAN BARATZ, RODRIGO
150 Sunny Isles Blvd
1-1405
Sunny Isles Beach, FL 33160

Annual Reports

Report Year	Filed Date
2019	03/21/2019
2020	03/17/2020
2021	03/29/2021

Document Images

03/29/2021 -- ANNUAL REPORT	View image in PDF format
03/17/2020 -- ANNUAL REPORT	View image in PDF format
10/28/2019 -- CORLCRACHG	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
04/27/2018 -- ANNUAL REPORT	View image in PDF format
01/05/2017 -- ANNUAL REPORT	View image in PDF format
04/05/2016 -- ANNUAL REPORT	View image in PDF format
04/09/2015 -- ANNUAL REPORT	View image in PDF format
04/29/2014 -- ANNUAL REPORT	View image in PDF format
04/24/2013 -- ANNUAL REPORT	View image in PDF format
11/15/2012 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

IRBA LLC CASE NO. 5325

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: IRBA LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3400 SW 20 STREET, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: IRBA LLC AT 12:26 A.M. ON THE 4 DAY OF NOVEMBER 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 5 day of NOV, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

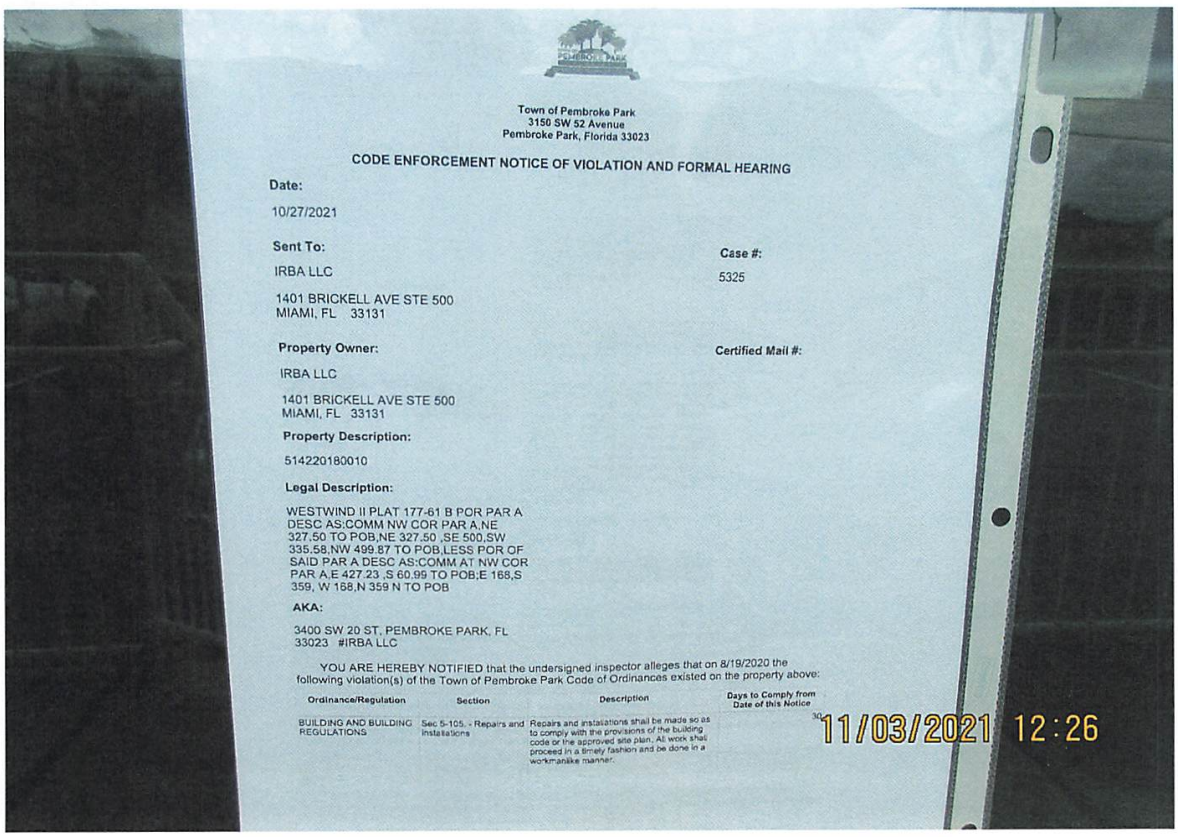
Signature

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

LUCIE MARIE MANZEROLLE
Notary Public - State of Florida
Commission # HH 144012
My Comm. Expires Aug 23, 2025
Bonded through National Notary Assn.


MAIN ENTRANCE
11/03/2021 12:26





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/27/2021

Sent To:

IRBA LLC

1401 BRICKELL AVE STE 500
MIAMI, FL 33131

Case #:

5325

Property Owner:

IRBA LLC

1401 BRICKELL AVE STE 500
MIAMI, FL 33131

Certified Mail #:

Property Description:

514220180010

Legal Description:

WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB;E 168,S 359, W 168,N 359 N TO POB

AKA:

3400 SW 20 ST, PEMBROKE PARK, FL 33023 #IRBA LLC

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/19/2020 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

11/03/2021 12:26

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/27/2021

Sent To:

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1401 BRICKELL AVE STE 500
MIAMI, FL 33131

Case #:

5325

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AKA:

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BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

1. AES IntelliNet Mesh Network Communicator was installed on the fire alarm system 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 17th day of November, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

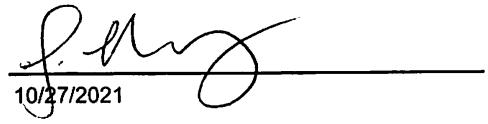
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer



10/27/2021

Joseline Ramirez

From: Frances Jorge <fjorge@theeastongroup.com>
Sent: Friday, October 15, 2021 12:46 PM
To: Joseline Ramirez
Subject: RE: CASE # 5325 request for extension

Thank you so much. I received the picture as well. I will keep you updated on the progress. Have a great weekend!

Best regards,

Frances Jorge
Property Manager
10165 NW 19th Street, Miami, FL 33172
e. fjorge@theeastongroup.com
p. (786) 437-5837 c. (786) 525-6950 f. (305) 593-0372
www.TheEastonGroup.com

Easton&Associates
ManagementCompany

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From: Joseline Ramirez <jramirez@tppfl.gov>
Sent: Friday, October 15, 2021 12:28 PM
To: Frances Jorge <fjorge@theeastongroup.com>
Subject: RE: CASE # 5325 request for extension

Ms. Jorge,

Thank you for your email. I will re-schedule the hearing till 11/17/2021. However, if you obtain your permit and insepctions to correct the violations before 11/17/2021, there will be no need to appear.

Regards,

TOWN OF PEMBROKE PARK FLORIDA
The Small Town that Means Big Business

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

From: Frances Jorge <fjorge@theeastongroup.com>
Sent: Friday, October 15, 2021 11:51 AM

To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: CASE # 5325 request for extension

Good morning Ms. Ramirez,

It was a pleasure speaking with you today. As we discussed, please accept this email as our formal request for an extension of time. We manage this property and I was not made aware of this violation's existence until last week when the tenant (The Glove Store) emailed it to me. It is our intention to get this resolved as soon as possible and your assistance with an extension of time is greatly appreciated.

Please confirm the extension has been granted and feel free to contact me anytime if you have any questions or need additional information. Thank you.

Best regards,

Frances Jorge
Property Manager
10165 NW 19th Street, Miami, FL 33172
e. fjorge@theeastongroup.com
p. (786) 437-5837 c. (786) 525-6950 f. (305) 593-0372
www.TheEastonGroup.com

Easton&Associates
ManagementCompany

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Joseline Ramirez

From: Frances Jorge <fjorge@theeastongroup.com>
Sent: Friday, October 15, 2021 11:51 AM
To: Joseline Ramirez
Subject: CASE # 5325 request for extension

Good morning Ms. Ramirez,

It was a pleasure speaking with you today. As we discussed, please accept this email as our formal request for an extension of time. We manage this property and I was not made aware of this violation's existence until last week when the tenant (The Glove Store) emailed it to me. It is our intention to get this resolved as soon as possible and your assistance with an extension of time is greatly appreciated.

Please confirm the extension has been granted and feel free to contact me anytime if you have any questions or need additional information. Thank you.

Best regards,

Frances Jorge
Property Manager
10165 NW 19th Street, Miami, FL 33172
e. fjorge@theeastongroup.com
p. (786) 437-5837 c. (786) 525-6950 f. (305) 593-0372
www.TheEastonGroup.com

Easton&Associates
ManagementCompany

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CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

IRBA LLC CASE NO. 5325

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: IRBA LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3400 SW 20 ST, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: IRBA LLC AT 12:41 P.M. ON THE 4 DAY OF OCTOBER 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

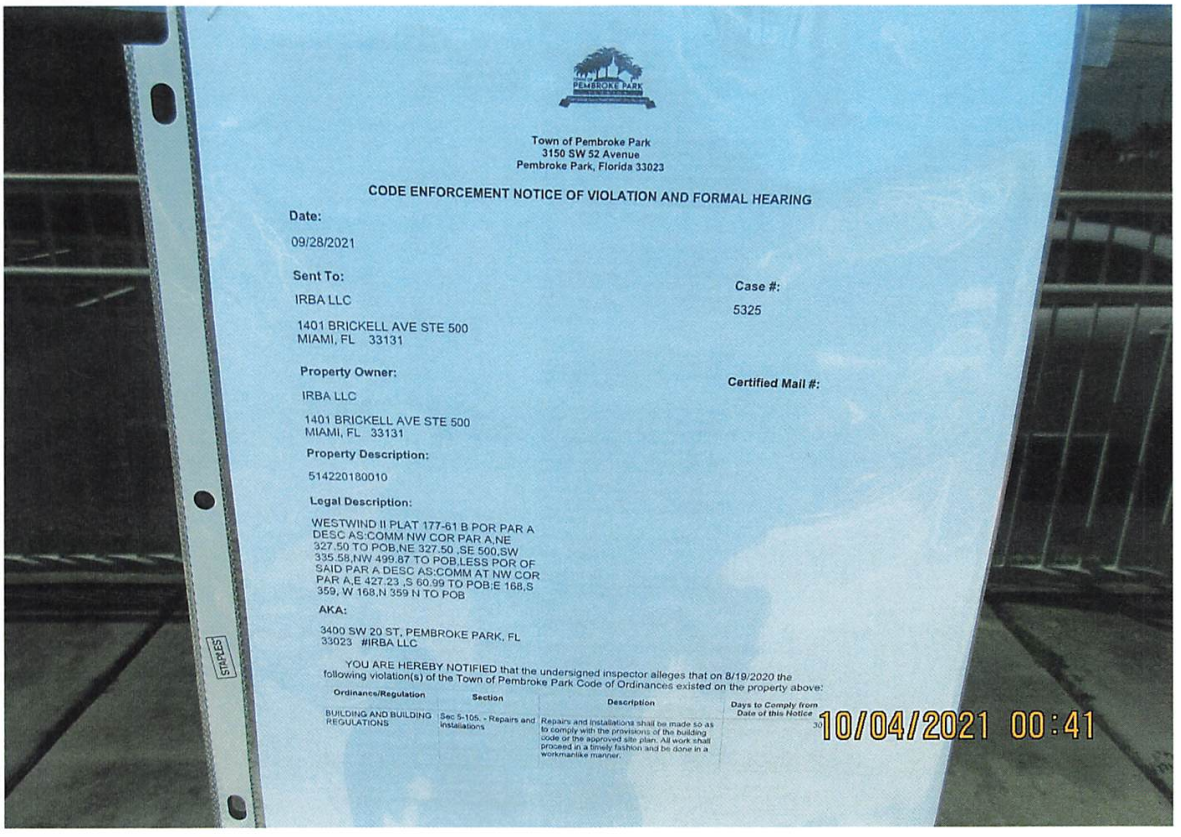
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of 10, 2021, by ~~TERESSA MALCOLM~~ Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

TERESSA NICOLETTE GEORGIA MALCOLM
Notary Public - State of Florida
Commission # HH 124569
My Comm. Expires May 8, 2025
Bonded through National Notary Assn.


3400
PLEASE USE
MAIN ENTRANCE
10/04/2021 00:42


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
09/28/2021
Sent To:
IRBA LLC
1401 BRICKELL AVE STE 500
MIAMI, FL 33131
Case #:
5325
Property Owner:
IRBA LLC
1401 BRICKELL AVE STE 500
MIAMI, FL 33131
Certified Mail #:
Property Description:
514220180010
Legal Description:
WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 50.99 TO POB;E 168,S 359, W 168,N 359 N TO POB
AKA:
3400 SW 20 ST, PEMBROKE PARK, FL 33023 #IRBA LLC
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/19/2020 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
10/04/2021 00:41


MAIN ENTRANCE
10/04/2021 00:41

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/28/2021

Sent To:

IRBA LLC

1401 BRICKELL AVE STE 500
MIAMI, FL 33131

Case #:

5325

Property Owner:

IRBA LLC

1401 BRICKELL AVE STE 500
MIAMI, FL 33131

Certified Mail #:

Property Description:

514220180010

Legal Description:

WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB;E 168,S 359, W 168,N 359 N TO POB

AKA:

3400 SW 20 ST, PEMBROKE PARK, FL 33023 #IRBA LLC

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/19/2020 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

1. AES IntelliNet Mesh Network Communicator was installed on the fire alarm system without a permit. Obtain permit and inspections.
2. Double permit fee assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of October, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

9/28/2021

11/3/20
No Permit

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
IRBA LLC 1401 BRICKELL AVE STE 500 MIAMI, FL 33131	5325	08/19/2020

Property Owner:	Property Description:	Certified Mail #:
IRBA LLC 1401 BRICKELL AVE STE 500 MIAMI, FL 33131	514220180010	

Legal Description:	AKA:
WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB;E 168,S 359, W 168,N 359 N TO POB	3400 SW 20 ST, PEMBROKE PARK, FL 33023 #IRBA LLC

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/19/2020 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/Means of Correction:

1. AES IntelliNet Mesh Network Communicator was installed on the fire alarm system without a permit. Obtain permit and inspections.
2. Double permit fee assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Code Enforcement Officer

Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name IRBA LLC / The Glove Store Date 8/19/20
Site Address 3400 SW 20th Street Case # _____
Permit # _____ Sub/Park Prologis

- ☐ *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)
AES IntelliNet Mesh Network Communicator was installed on the fire alarm system without a permit.

Corrective Action(s)
Obtain permit and inspections

- ☐ Structural
- ☒ Code Enf.
- ☐ Plumbing
- ☐ Zoning
- ☐ Mechanical
- ☐ Business Tax Receipt
- ☒ Electrical
- ☐ Other_____

☒ DOUBLE PERMIT FEE CORRECT VIOLATION BY (Date): 30 days

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

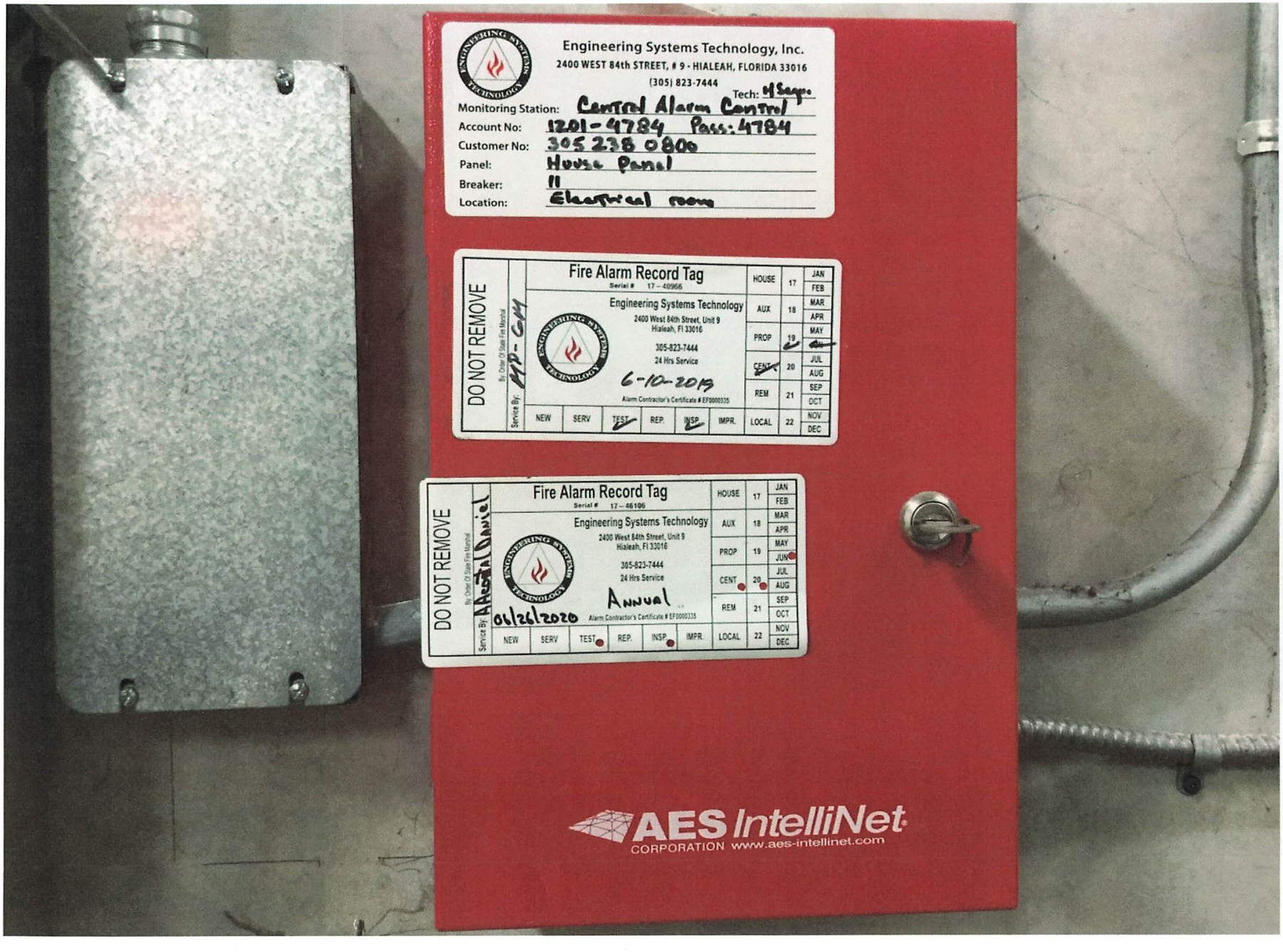
Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

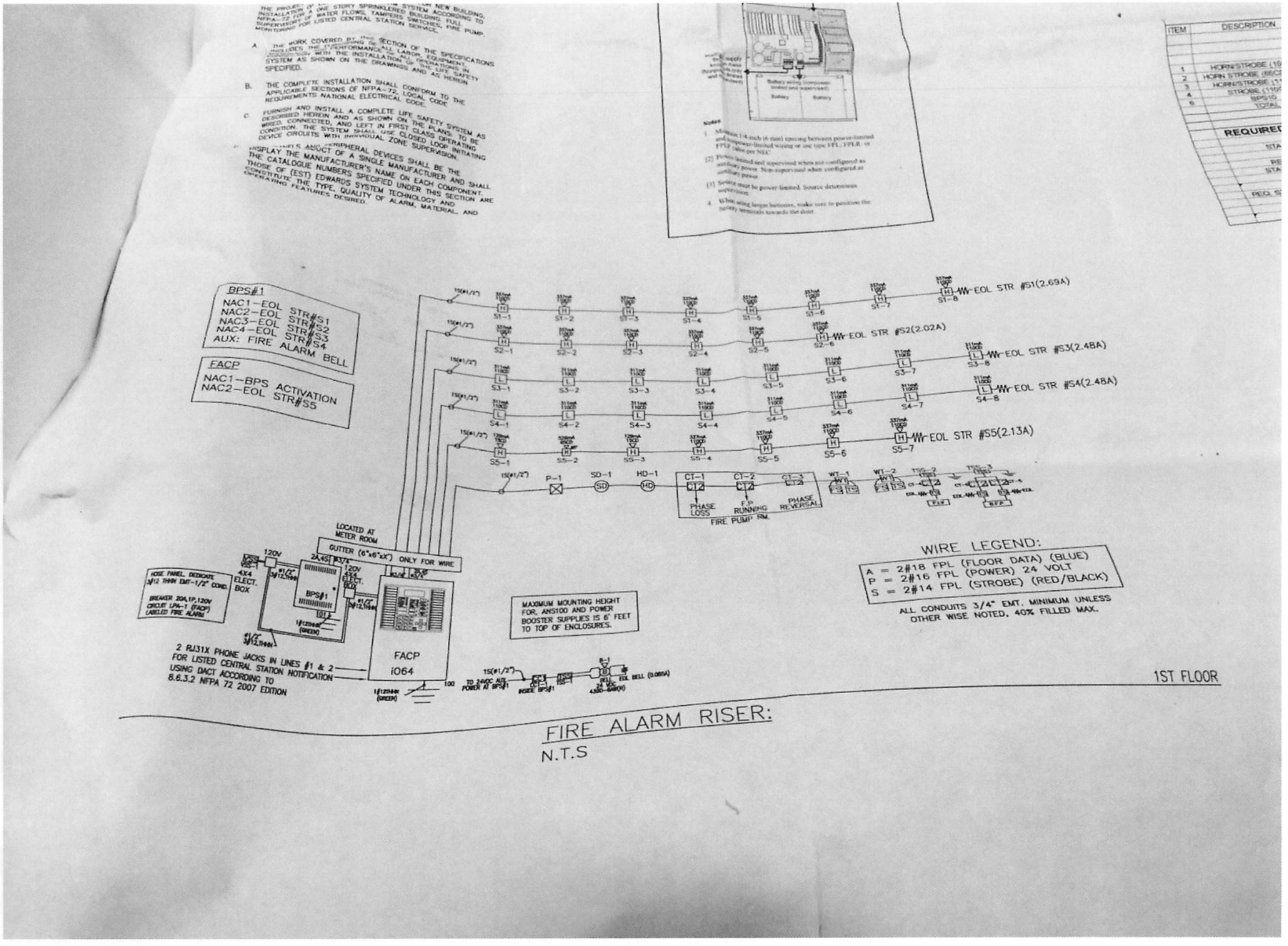
Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:
- ☒ Code Enforcement Ext.215
- ☐ Business Tax Receipt Ext. 214
- ☒ Building Dept. Ext. 211/227
- ☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Kelly Finch
Received by

White: Original Copy Yellow: Officer's Copy Pink: Violator


Engineering Systems Technology, Inc.
2400 WEST 84th STREET, # 9 - HIALEAH, FLORIDA 33016
(305) 823-7444
Tech: M Sage
Monitoring Station: Central Alarm Control
Account No: 1201-4784 Pass: 4784
Customer No: 305 238 0800
Panel: House Panel
Breaker: 11
Location: Electrical room
DO NOT REMOVE
By Order Of State Fire Marshal
Service By: MS - Corp
Fire Alarm Record Tag
Serial # 17 - 40966
Engineering Systems Technology
2400 West 84th Street, Unit 9
Hialeah, Fl 33016
305-823-7444
24 Hrs Service
6-10-2019
Alarm Contractor's Certificate # EF0000335
NEW SERV TEST REP. INSP. IMPR.
HOUSE 17 AUX 18 PROP 19 CENT 20 REM 21 LOCAL 22
JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC
DO NOT REMOVE
By Order Of State Fire Marshal
Service By: ARestal Daniel
Fire Alarm Record Tag
Serial # 17 - 46106
Engineering Systems Technology
2400 West 84th Street, Unit 9
Hialeah, Fl 33016
305-823-7444
24 Hrs Service
Annual
01/26/2020
Alarm Contractor's Certificate # EF0000335
NEW SERV TEST REP. INSP. IMPR.
HOUSE 17 AUX 18 PROP 19 CENT 20 REM 21 LOCAL 22
JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC
AES IntelliNet
CORPORATION www.aes-intellinet.com


BPS#1
NAC1-EOL STR#S1
NAC2-EOL STR#S2
NAC3-EOL STR#S3
NAC4-EOL STR#S4
AUX: FIRE ALARM BELL
FACP
NAC1-BPS ACTIVATION
NAC2-EOL STR#S5
EOL STR #S1(2.69A)
EOL STR #S2(2.02A)
EOL STR #S3(2.48A)
EOL STR #S4(2.48A)
EOL STR #S5(2.13A)
P-1
SD-1
HD-1
CT-1
CT-2
CT-3
PHASE LOSS
F.P. RUNNING
PHASE REVERSAL
FIRE PUMP RM.
LOCATED AT METER ROOM
GUTTER (6"x6"xX") ONLY FOR WIRE
120V
4X4 ELECT. BOX
BPS#1
FACP
i064
2 RJ31X PHONE JACKS IN LINES #1 & 2 FOR LISTED CENTRAL STATION NOTIFICATION USING DACT ACCORDING TO 8.6.3.2 NFPA 72 2007 EDITION
MAXIMUM MOUNTING HEIGHT FOR, ANS100 AND POWER BOOSTER SUPPLIES IS 6' FEET TO TOP OF ENCLOSURES.
WIRE LEGEND:
A = 2#18 FPL (FLOOR DATA) (BLUE)
P = 2#16 FPL (POWER) 24 VOLT
S = 2#14 FPL (STROBE) (RED/BLACK)
ALL CONDUITS 3/4" EMT. MINIMUM UNLESS OTHER WISE NOTED. 40% FILLED MAX.
1ST FLOOR
FIRE ALARM RISER:
N.T.S

Case Overview

Property/Incident Information

Owner	Address	Site Address
L A W HALLANDALE 30 LC/Bath & Design	5759 BROOKFIELD CIR E FORT LAUDERDALE, FL 33312	2940 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay 5

Legal Description

Case Status Closed **Case #** 5506

Notes 1. "Forever Signs" contractors rewired existing sign with new led lights without a permit. Obtain plans, permit and inspections.
2. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/8/2021		Notice of Violation	Hand
5/3/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/18/2022	5/18/2022	Final Order	Certified Mail
7/25/2022		Affidavit of Compliance	Regular Mail
8/8/2022	9/21/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property 9/7/22 Certified Mail 8/10/2022 9/8/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	7/25/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	7/25/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	7/25/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	7/25/2022	$9,250.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$9,350.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$9,350.00**

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: September 20, 2022
INVOICE # 320
FOR:

Case # 5506

L A W HALLANDALE 30 LC
BATH & DESIGN
2940 SW 30 AVE, PEMBROKE
PARK, FL 33009 #BAY 5

Bill To:
L A W HALLANDALE 30 LC
BATH & DESIGN
45759 BROOKFIELD CIR E
FORT LAUDERDALE, FL,
33312

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-105 and 5-2(a)(b)		
	Final Order on 05/18/2022		
1	Admin Fee	$ 100.00	$ 100.00
37	Day(s) of Per Diem from (06/18/22-07/25/22)	$ 250.00	$ 9,250.00
	Town's Motion to abate fine by 85%		**$ 1,387.50**
	1,387.50+100		$ 1,487.50
		Balance	$ 9,350.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

7021 1970 0000 4565 3598

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fee
$

Postmark Here

Sent To L A W HALLANDALE 30 LC
H.A.F #5506
Street and Apt. No., or 5759 BROOKFIELD CIR E,
City, State, ZIP+4® FORT LAUDERDALE, FL, 33312

PS Form 3800, April

7021 1970 0000 4565 3604

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and F
$

Postmark Here

Sent To L A W HALLANDALE 30 LC
H.A.F #5506
Street and Apt. No., 2940 SW 30 AVENUE,
City, State, ZIP+4® PEMBROKE PARK, FL, 33009

PS Form 3800, Ap

7020 0640 0000 5922 2762

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

BOYNTON BEACH FL 33435
SEP 8 2022
US POSTAL SERVICE
Postmark Here

Sent To L A W HALLANDALE 30 LC
H.A.F #5506
Street and Apt. No 2940 SW 30 AVENUE, BAY #5
City, State, ZIP+4 PEMBROKE PARK, FL, 33009

PS Form 3800, A

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

L A W HALLANDALE 30 LC
H.A.F #5506
5759 BROOKFIELD CIR E,
FORT LAUDERDALE, FL, 33312

9590 9402 6921 1104 9865 22

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 3598

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and Fees
$

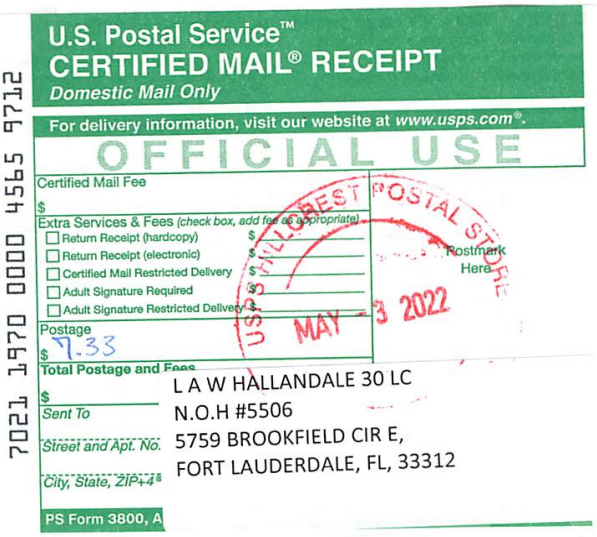
Sent To
Street and Apt. No.
City, State, ZIP+4®

L A W HALLANDALE 30 LC
N.O.H #5506
2940 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

PS Form 3800, A

7021 1970 0000 4565 9705

HILLCREST POSTAL STATION
MAY - 3 2022
Postmark Here



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and Fees
$

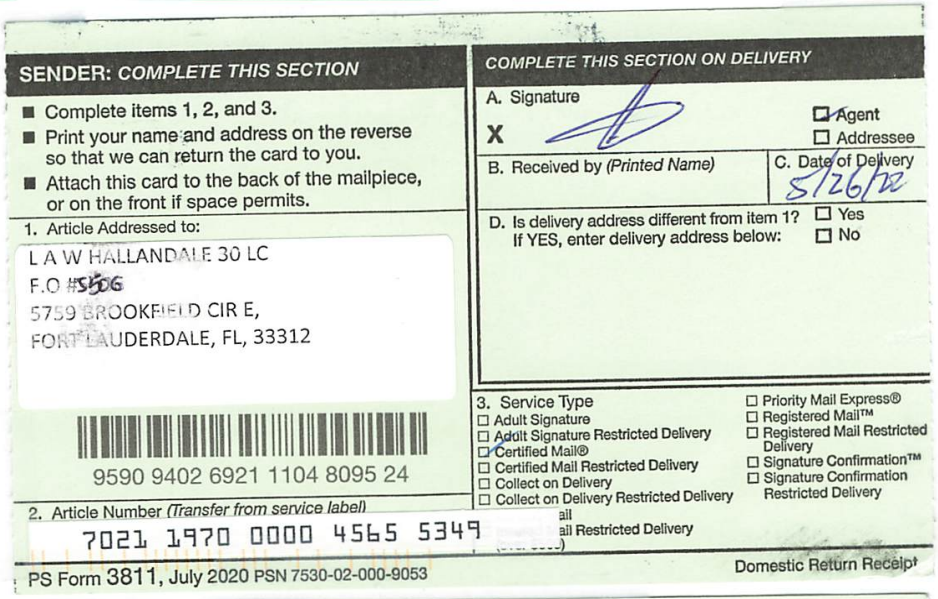
Sent To
Street and Apt. No.
City, State, ZIP+4®

L A W HALLANDALE 30 LC
N.O.H #5506
5759 BROOKFIELD CIR E,
FORT LAUDERDALE, FL, 33312

PS Form 3800, A

7021 1970 0000 4565 9712

US HILLCREST POSTAL STATION
MAY - 3 2022
Postmark Here



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

L A W HALLANDALE 30 LC
F.O #5506
5759 BROOKFIELD CIR E,
FORT LAUDERDALE, FL, 33312

9590 9402 6921 1104 8095 24

2. Article Number (Transfer from service label)
7021 1970 0000 4565 5349

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

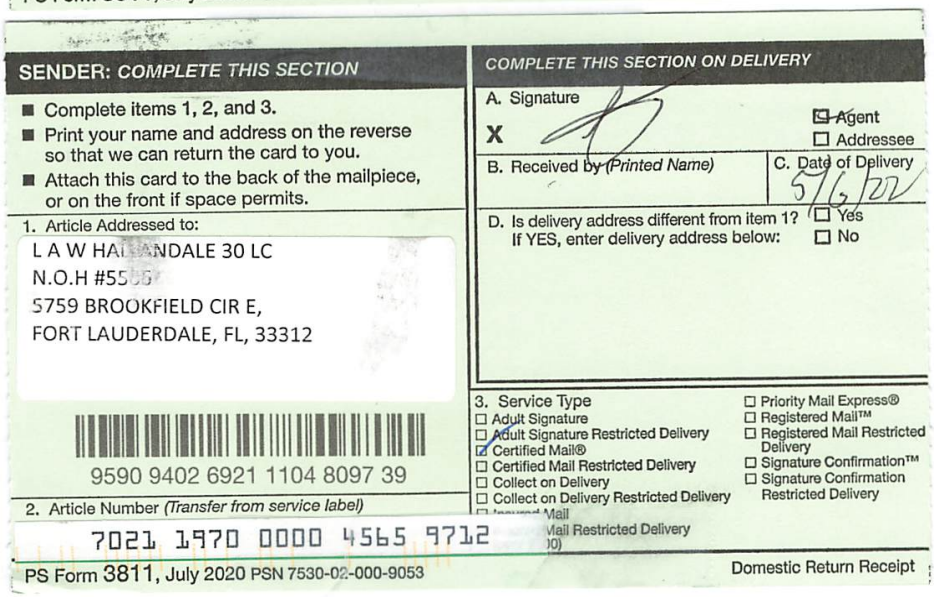
B. Received by (Printed Name)

C. Date of Delivery
5/26/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

L A W HALLANDALE 30 LC
N.O.H #5506
5759 BROOKFIELD CIR E,
FORT LAUDERDALE, FL, 33312

9590 9402 6921 1104 8097 39

2. Article Number (Transfer from service label)
7021 1970 0000 4565 9712

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

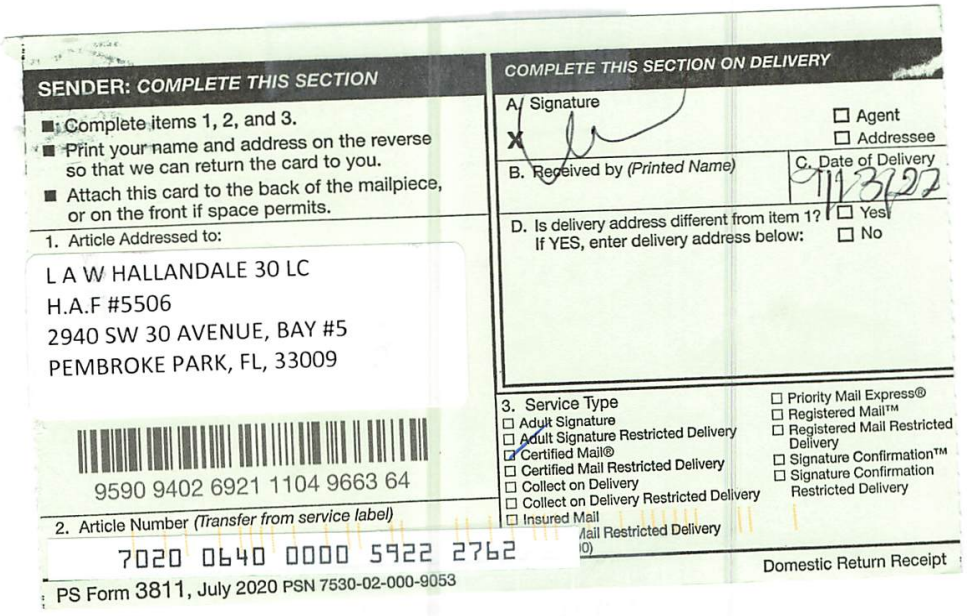
B. Received by (Printed Name)

C. Date of Delivery
5/26/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so 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:

L A W HALLANDALE 30 LC
H.A.F #5506
2940 SW 30 AVENUE, BAY #5
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9663 64

2. Article Number *(Transfer from service label)*

7020 0640 0000 5922 2762

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

7/13/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery
0)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

7021 1970 0000 4565 5349

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and
$

Sent To
L A W HALLANDALE 30 LC

Street and Apt. No.
F.O #5506
5759 BROOKFIELD CIR E,

City, State, ZIP+4®
FORT LAUDERDALE, FL, 33312

Postmark Here
MAY 19 2022
FL 33021

PS Form 3800, A

7021 1970 0000 4565 5356

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and
$

Sent To
L A W HALLANDALE 30 LC

Street and Apt. No.
F.O #5506
2940 SW 30 AVENUE,

City, State, ZIP+4®
PEMBROKE PARK, FL, 33009

Postmark Here
MAY 19 2022
FL 33021

PS Form 3800, A

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COLE FD PORTFOLIO III LLC
%FAMILY DOLLAR STORE 26608
N.H.A.F #5006
4100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 8092 89

2. Article Number (Transfer from service label)
7021 1970 0000 4565 5097

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COLE FD PORTFOLIO III LLC
%FAMILY DOLLAR STORE 26608
N.H.A.F #5006
500 VOLVO PKWY,
CHESAPEAKE, VA, 23320

9590 9402 6921 1104 8092 96

2. Article Number (Transfer from service label)
7021 1970 0000 4565 5103

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Crystal Ustick
☐ Agent
☐ Addressee

B. Received by (Printed Name) Crystal Ustick
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

MAY 17 2022

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2940 SW 30 AVENUE, PEMBROKE PARK FL 33009
Property Owner	L A W HALLANDALE 30 LC
Mailing Address	5759 BROOKFIELD CIR E FORT LAUDERDALE FL 33312-6257

ID #	5142 28 00 0170
Millage	0613
Use	48-09

Abbr Legal Description	28-51-42 SW1/4 OF SW1/4 OF NW1/4 W OF ST RD 9 DESC AS BEG SW COR OF SW1/4 OF SW1/4 OF NW1/4,N 100 TO POB,CONT N 200,E 142.60,SLY PAR WITH & 26 W OF W R/W/L OF ST RD 9 AN ARC DIST OF 201.12, W 121.48 TO POB

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$240,030	$1,441,150	$1,681,180	$1,642,550	
2021	$240,030	$1,441,150	$1,681,180	$1,493,230	$33,325.86
2020	$240,030	$1,117,460	$1,357,490	$1,357,490	$29,297.07

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,681,180	$1,681,180	$1,681,180	$1,681,180
Portability	0	0	0	0
Assessed/SOH	$1,642,550	$1,681,180	$1,642,550	$1,642,550
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	$1,642,550	$1,681,180	$1,642,550	$1,642,550

Sales History

Date	Type	Price	Book/Page or CIN
7/11/1995	DR*	$100	24030 / 272
7/11/1995	WD*	$622,600	23787 / 710
10/16/1991	QC*	$117	20009 / 533

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	26,670	SF
Adj. Bldg. S.F. (Card, Sketch)		16500
Eff./Act. Year Built: 1973/1973		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

L A W HALLANDALE 30 LC CASE NO. 5506
BATH & DESIGN
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2940 SW 30 AVE, #BAY 5, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2940 SW 30 AVE #BAY 5, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: L A W HALLANDALE 30 LC / BATH & DESIGN AT 10:12 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [V] physical presence or [_] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known √ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



1. "Forever Signs" contractors rewired existing sign with new led lights without a permit. Obtain plans, permit and inspections.
2. Double permit fee assessed.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

L A W HALLANDALE 30
LC/Bath & Design

2940 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay 5

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
L A W HALLANDALE 30 LC/Bath & Design 5759 BROOKFIELD CIR E FORT LAUDERDALE, FL 33312	5506	08/08/2022

Property Owner:	Property Description:	Certified Mail #:
L A W HALLANDALE 30 LC/Bath & Design 5759 BROOKFIELD CIR E FORT LAUDERDALE, FL 33312	514228000170	

Legal Description:	AKA:
28-51-42 SW1/4 OF SW1/4 OF NW1/4 W OF ST RD 9 DESC AS BEG SW COR OF SW1/4 OF SW1/4 OF NW1/4,N 100 TO POB,CONT N 200,E 142.60,SLY PAR WITH & 26 W OF W R/W/L OF ST RD 9 AN ARC DIST OF 201.12, W 121.48 TO POB	2940 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay 5

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE

09/07/2022 10:12

1. "Forever Signs" contractors rewired existing sign with new led lights without a permit. Obtain plans, permit and inspections.
2. Double permit fee assessed.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

L A W HALLANDALE 30
LC/Bath & Design

2940 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay 5

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
L A W HALLANDALE 30 LC/Bath & Design 5759 BROOKFIELD CIR E FORT LAUDERDALE, FL 33312	5506	08/08/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
L A W HALLANDALE 30 LC/Bath & Design 5759 BROOKFIELD CIR E FORT LAUDERDALE, FL 33312	514228000170	

Legal Description:	**AKA:**
28-51-42 SW1/4 OF SW1/4 OF NW1/4 W OF ST RD 9 DESC AS BEG SW COR OF SW1/4 OF SW1/4 OF NW1/4,N 100 TO POB,CONT N 200,E 142.60,SLY PAR WITH & 26 W OF W R/W/L OF ST RD 9 AN ARC DIST OF 201.12, W 121.48 TO POB	2940 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay 5

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

L A W HALLANDALE 30
LC/Bath & Design
2940 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay 5

Respondent(s)

Case #:

5506

On 7/25/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOW in compliance with the Ordinance(s) shown below:

Owner Name:	L A W HALLANDALE 30 LC/Bath & Design
Address:	5759 BROOKFIELD CIR E FORT LAUDERDALE, FL 33312
Folio:	514228000170
Site Address:	2940 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay 5
Legal Description:	28-51-42 SW1/4 OF SW1/4 OF NW1/4 W OF ST RD 9 DESC AS BEG SW COR OF SW1/4 OF SW1/4 OF NW1/4,N 100 TO POB,CONT N 200,E 142.60,SLY PAR WITH & 26 W OF W R/W/L OF ST RD 9 AN ARC DIST OF 201.12, W 121.48 TO POB

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:

L A W HALLANDALE 30 LC/Bath & Design

5759 BROOKFIELD CIR E
FORT LAUDERDALE, FL 33312

Case #:

5506

Date:

7/25/2022 12:00:00 AM

Property Owner:

L A W HALLANDALE 30 LC/Bath & Design

5759 BROOKFIELD CIR E
FORT LAUDERDALE, FL 33312

Property Description:

514228000170

Legal Description:

28-51-42 SW1/4 OF SW1/4 OF NW1/4 W OF ST RD 9 DESC AS BEG SW COR OF SW1/4 OF SW1/4 OF NW1/4,N 100 TO POB,CONT N 200,E 142.60,SLY PAR WITH & 26 W OF W R/W/L OF ST RD 9 AN ARC DIST OF 201.12, W 121.48 TO POB

AKA:

2940 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay 5

Mailing Purposes Only

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	7/25/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	7/25/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	7/25/2022

Notes/Means of Correction:

Obtained and completed permit #2211818-0 for new light in sign.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/25/2022

NOTARY PUBLIC, STATE OF FLORIDA

Joseline Ramirez

From: Laurence Weiss <lweissmd@yahoo.com>
Sent: Monday, July 25, 2022 4:03 PM
To: Joseline Ramirez
Subject: REQUEST FOR FINE ABATEMENT

DEAR MS. RAMIREZ:

WITH YOUR PERMISSION, I WOULD LIKE TO REVIEW THE SEQUENCE OF EVENTS REGARDING CASE 5506 (BATH & DESIGN)

LAST YEAR, THE TENANT REPLACED HIS FLUORESCENT LIGHTS WITH AN LED LIGHTING SYSTEM USING THE CONTRACOR FOREVER SIGNS. THE WORK WAS DONE WITHOUT A PERMIT AND WITHOUT MY PRIOR KNOWLEDGE OR APPROVAL. THE TENANT'S LEASE DOES CALL FOR ALL IMPROVEMENTS TO BE CONDUCTED UNDER PERMIT FROM THE TOWN OF PEMBROKE PARK AND BY PERMISSION OF THE LANDLORD..

YOU DID NOTIFY ME OF THE VIOLATION DURING 2021 AND I CONTACTED THE TENANT TO REMEDY THE VIOLATION BY FILING FOR A PERMIT. YOU ALSO NOTIFIED THE TENANT MANY TIMES DURING THE YEAR THAT THIS VIOLATION NEEDED TO BE CORRECTED. I WAS UNAWARE THAT THE TENANT HAD IGNORED MY REQUEST AND WAS IGNORANT OF YOUR REPEATED COMMUNICATION WITH THE BATH & DESIGN.

I ACKNOWLEDGE THAT I DID NOT FOLLOW-UP PROPERLY TO ASURE COMPLIANCE.

I NEXT BECAME AWARE OF THE SITUATION ON MAY 8, 2022, WHEN I RECIEVED YOUR COMMUNICATION OF MAY 3, 2022 THAT THE MATTER WAS SCHEDULED TO BE HEARD BY THE MAGISTRATE. I HAD BEEN SCHEDULED FOR A VISIT WITH MY CHILDREN IN NEW YORK STATE ON THE DATE OF THE HEARING BUT UNDERSTOOD THAT YOU WOULD ASK FOR A 30-DAY EXTENSION.

I PHYICALLY VISITED THE CONTRACTOR AND ARRANGED FOR FOREVER SIGNS TO FILE FOR A PERMIT ON MAY 9. I PAID FOREVER SIGNS A DOWNPAYMENT OF $1,000.00 ON THAT DATE TO START THE PERMITTING PROCESS. THE CONTRACTOR'S ENGINEER , WHO DOES THE WIND CALCULATIONS, WAS ON VACATION FOR TWO WEEKS. AND IT TOOK A LONGER TIME THAT I HAD EXPECTED TO FILE FOR THE PERMIT. APPROVAL OF THE PERMIT WAS THEN DELAYED. (APPARENTLY ZONING WAS NOT AVAILABLE TO REVIEW THE PERMIT APPLICATION FOR 10 DAYS OR TWO WEEKS).
ONCE THE PERMIT APPLICATION WAS APPROVED, I ENCOUNTERED A DELAY BY THE SIGN CONTRACTOR TO FILE FOR FINAL INSPECTIONS DUE ITS SCHEDULING PROBLEMS. THIS USED UP ANOTHER TWO WEEKS (WITH ME CALLING THE CONTRACTOR ALMOST DAILY). THE STRUCTURAL INSPECTION WAS DELAYED (OVER A WEEKEND) BY A COMPUTER PROBLEM IN THE BUILDING DEPARTMENT AND THEN AGAIN BY THE CONTRACTOR'S SCHEDULE AND THEN ONCE AGAIN BY NOT HAVING THE PHYSICAL PERMIT ON SITE.

AT LONG LAST, THE FINAL INSPECTION WAS PASSED TODAY.

AS I AM SURE YOU ARE AWARE, I HAVE OWNED THE BUILDING FOR OVER 30 YEARS AND AM CAREFUL ABOUT COMPLYNG WITH THE CITY ORDINANCES. I TAKE GOOD CARE OF THE PROPERTY. AS A PROPERTY OWNER, I HAVE EXPERIENCED TENANTS DOING WORK WITHOUT PERMITS . WHEN MADE AWARE OF THE INFRACTIONS, I FORCE COMPLIANCE, PAYING FOR PERMITTING OUT OF MY OWN POCKET. I UNDERSTAND THAT PERMITTED WORK PROVIDES THE LANDLORD WITH THE PROTECTION THAT ANY JOB IS DONE TO CODE AND PRESERVES THE LANDLORD'S INSURANCE COVERAGE.

I AM FORMALLY REQUESTING THAT YOU HELP ME ABATE THE FINE TO THE MINIMUM AMOUNT POSSIBLE AS I HAVE TRIED VERY HARD TO RECTIFY THIS VIOLATION AS SOON AS I AM MADE AWARE OF THE ONGOING PROBLEM. I DO ACKNOWLEDGE THAT I SLIPPED-UP LAST YEAR, BUT THE MIS-STEP WAS UNINTENTIONAL AS WERE THE RECENT DELAYS

I AM LOOKING FORWARD TO YOUR RESPONSE AND YOU ANTICIPATED HELP MITIGATING THE FINES TO ME.

RESPECTFULLY YOURS,
LAURENCE A. WEISS
LAW HALLANDALE 30, LC

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. L A W HALLANDALE 30 LC Respondent(s)	Case No.: 5506

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO ✓

SUBJECT REAL PROPERTY: 2940 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: L A W HALLANDALE 30 LC

FOLIO NO.: 5142 28 00 0170

LEGAL DESCRIPTION: 28-51-42 SW1/4 OF SW1/4 OF NW1/4 W OF ST RD 9 DESC AS BEG SW COR OF SW1/4 OF SW1/4 OF NW1/4,N 100 TO POB,CONT N 200,E 142.60,SLY PAR WITH & 26 W OF W R/W/L OF ST RD 9 AN ARC DIST OF 201.12, W 121.48 TO POB

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-2 (a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-2 (a)(b) **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No ✓

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 20 day of May, 2022.

Nazly Dayana CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
L A W HALLANDALE 30 LC/Bath & Design	5759 BROOKFIELD CIR E FORT LAUDERDALE, FL 33312	2940 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay 5

Legal Description

Case Status Open **Case #** 5506 **Date Next Inspection** 5/18/2022

Notes 1. "Forever Signs" contractors rewired existing sign with new led lights without a permit. Obtain plans, permit and inspections.
2. Double permit fee assessed.

No permit

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/8/2021		Notice of Violation	Regular Mail 1/8/2021
5/3/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 5/6/22 Certified Mail 5/3/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 5/18/2022
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[OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5506

Hasler FIRST-CLASS MAIL
01/08/2021
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:

L A W HALLANDALE 30 LC/Bath & Design

5759 BROOKFIELD CIR E
FORT LAUDERDALE, FL 33312

Case #:

5506

[OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
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US POSTAGE $000.50⁰

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011D10656696

Bath & Design
2940 SW 30 Ave, Bay 5
Pembroke Park, FL 33009

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

L A W HALLANDALE 30 LC CASE NO. 5506
BATH & DESIGN

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2940 SW 30 AVENUE BAY #5, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2940 SW 30 AVENUE BAY #5, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: L A W HALLANDALE 30 LC / BATH & DESIGN AT 11:57 A.M. ON THE 6 DAY OF MAY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

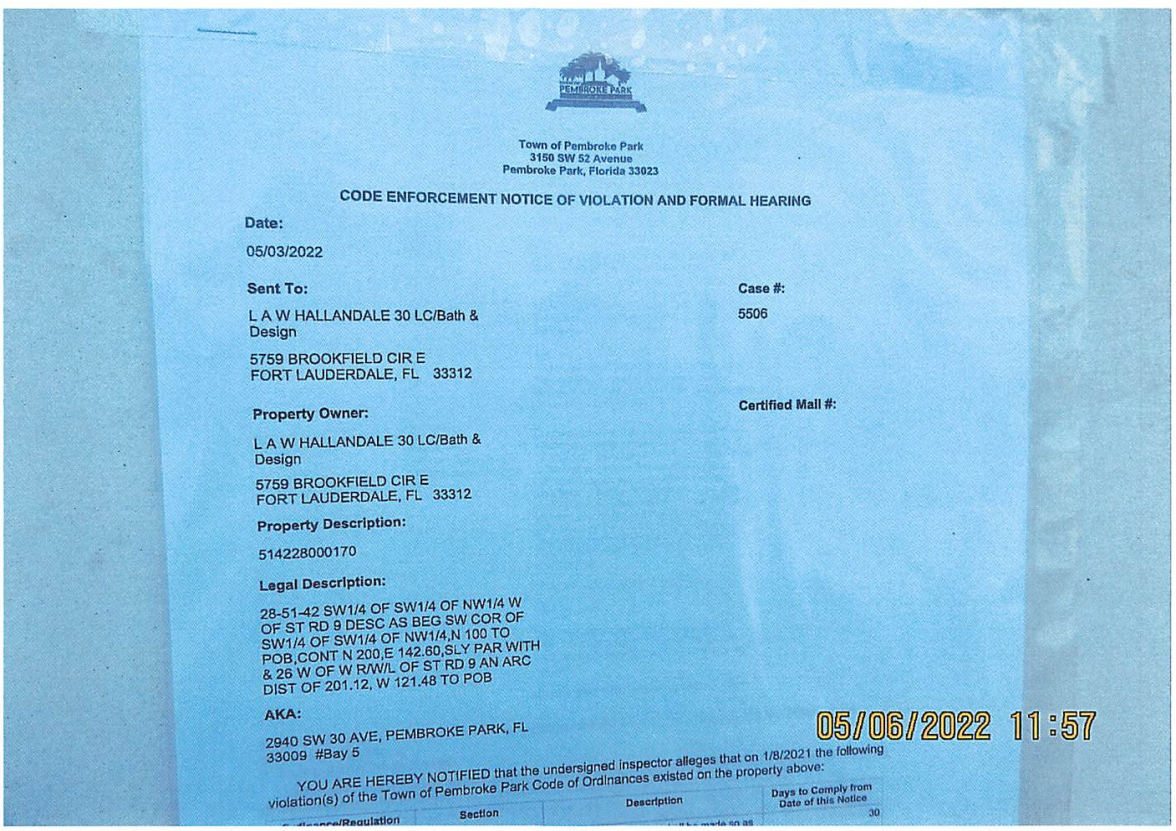
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 10 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/03/2022

Sent To:

L A W HALLANDALE 30 LC/Bath & Design

5759 BROOKFIELD CIR E
FORT LAUDERDALE, FL 33312

Case #:

5506

Property Owner:

L A W HALLANDALE 30 LC/Bath & Design

5759 BROOKFIELD CIR E
FORT LAUDERDALE, FL 33312

Certified Mail #:

Property Description:

514228000170

Legal Description:

28-51-42 SW1/4 OF SW1/4 OF NW1/4 W OF ST RD 9 DESC AS BEG SW COR OF SW1/4 OF SW1/4 OF NW1/4,N 100 TO POB,CONT N 200,E 142.60,SLY PAR WITH & 26 W OF W R/W/L OF ST RD 9 AN ARC DIST OF 201.12, W 121.48 TO POB

AKA:

2940 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay 5

05/06/2022 11:57

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/8/2021 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
			30

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/03/2022

Sent To:

L A W HALLANDALE 30 LC/Bath & Design

5759 BROOKFIELD CIR E
FORT LAUDERDALE, FL 33312

Case #:

5506

Property Owner:

L A W HALLANDALE 30 LC/Bath & Design

5759 BROOKFIELD CIR E
FORT LAUDERDALE, FL 33312

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AKA:

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
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1. "Forever Signs" contractors rewired existing sign with new led lights without a permit. Obtain plans, 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 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

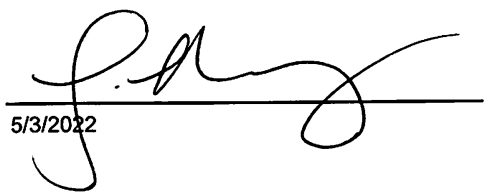
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer



5/3/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

L A W HALLANDALE 30 LC/Bath & Design

5759 BROOKFIELD CIR E
FORT LAUDERDALE, FL 33312

Case #:

5506

Date:

01/08/2021

Property Owner:

L A W HALLANDALE 30 LC/Bath & Design

5759 BROOKFIELD CIR E
FORT LAUDERDALE, FL 33312

Property Description:

514228000170

Certified Mail #:

Legal Description:

28-51-42 SW1/4 OF SW1/4 OF NW1/4 W OF ST RD 9 DESC AS BEG SW COR OF SW1/4 OF SW1/4 OF NW1/4,N 100 TO POB,CONT N 200,E 142.60,SLY PAR WITH & 26 W OF W R/W/L OF ST RD 9 AN ARC DIST OF 201.12, W 121.48 TO POB

AKA:

2940 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay 5

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Notes/Means of Correction:

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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 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

166613
PERMIT NO.
ZON-81356
APPLICATION NO.
AMT DUE

Inkforce 81356

BUILDING PERMIT APPLICATION

2017 Florida Building Code In Effect

PERMIT TYPE: ZONING		
JOB NAME: BATH + DESIGN		
JOB ADDRESS: 2940 SW 30 Ave # 5		
OWNER NAME: L A W HALLANDALE 30 LC		
OWNER ADDRESS: 3530 N 45 AVE		
CITY: HOLLYWOOD		
PHONE: 9549615540	FAX:	EMAIL:
FEE SIMPLE TITILE HOLDER'S NAME:		
FEE SIMPLE TITLE HOLDER'S ADDRESS:		
CONTRACTING FIRM: Forever Signs, Inc		
MAIL ADDRESS: 2400 West 3 Ct		
CITY STATE ZIP: Hialeah FL 33010		
PHONE: 3058853411	**FAX: 3058853466**	**EMAIL: foreversigns@aol.com**
CERT. COMPENTENCY: EC13003878	**STATE REGISTRATION: N/A**	

LOT: 000	BLOCK: 0000	PRESENT USE: RETAIL	PROPOSED USE: RETAIL		
FOLIO NUMBER: 514228000170		SUBDIVISION: N/A			
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 0	SQ.FT. / L.F.: 0				

DESCRIBE WORK: 4'X 15' CABINET SIGN		
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.

(Please Complete Second Page)


FOREVER
Signs
www.foreversignsusa.net
305.885.3411
01/07/2021 16:46


IN STOCK FACTORY DIRECT
29403 W 30TH
305.885.3411
01/07/2021 16:46


01/07/2021 16:55


01/07/2021 16:55
IN STOCK FACTORY DIRECT

Case Overview

Property/Incident Information

Owner	Address	Site Address
PARK 31ST CORP	1812 SW 31 AVE HALLANDALE BEACH, FL 33009	1804 SW 31 AVE, PEMBROKE PARK, FL 33009 #1804A SW 31 AVE

Legal Description

Case Status Closed **Case #** 5513

Notes
1. Operating without a Business Tax Receipt License in Bay 1804A. Business Owner has to obtain a Business Tax Receipt and inspections for Bay 1804A.
2. Unpermitted aluminum/metal signs. Obtain plans, permit and inspections.
3. Business showroom is blocking mean of egress (door). Business Owner must remove cabinets, ply wood and any material blocking door way.
4. Prohibited banner sign on 1708 SW 31 AVE (A&B Recycling). Remove banner sign. Sign was removed by Public Works Dept.
5. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/19/2021		Notice of Violation	Regular Mail
5/4/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/19/2022	5/18/2022	Final Order	Certified Mail Hand
8/10/2022		Affidavit of Compliance	Regular Mail
8/30/2022	9/21/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property 9/7/22 Certified Mail 8/30/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	8/10/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	8/10/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	8/10/2022
FIRE PREVENTION AND PROTECTION	Sec. 9-99. - Duties of bureau officers.	It shall be the duty of the officers of the Bureau of Fire Prevention to enforce all laws and ordinances of the Town of Pembroke Park covering the following: (1)The prevention of fires; (2)The storage, sale and use of combustible, flammable or explosive materials; (3)The installation and maintenance of automatic and other fire alarm systems and fire extinguishing equipment; (4)The maintenance and regulation of fire escapes and means of egress from any occupancy;(5)The investigation of the cause, origin and circumstances of fire; (6)The maintenance of fire cause and loss records. They shall have such other powers and perform such other duties as are set forth in other sections of this division, and as may be conferred and imposed from time to time by law. The Fire Chief may delegate any powers or duties under this division to the Fire Marshal. (Ord. No. 90-6-1, § 7, 6-13-90)	8/10/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	8/10/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-23. - Separate business tax receipt for each business location, for each business advertised publicly.	No person or business entity shall engage in or manage any business, profession or occupation in this Town without first obtaining from the Town a business tax receipt for each separate location in the Town. A business tax receipt shall be required for each business advertising its location in the Town by sign, newspaper, magazine or otherwise, and any such sign, newspaper, magazine or other advertisement shall be considered evidence of conducting the business in the Town. The business tax receipt shall be issued to cover one (1) location. (Ord. No. 58-2-1(#7), § 5, 2-4-58; Ord. No. 14-06-04, § 7, 6-11-14)	8/10/2022
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	8/10/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	8/10/2022	$13,250.00
Individual Violation		Individual Violation	8/10/2022	$13,250.00
Individual Violation		Individual Violation	8/10/2022	$13,250.00
			Total Fines	**$39,750.00**

Payments

Case Overview

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$39,750.00

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: September 20, 2022
INVOICE # 320
FOR:

Case # 5513

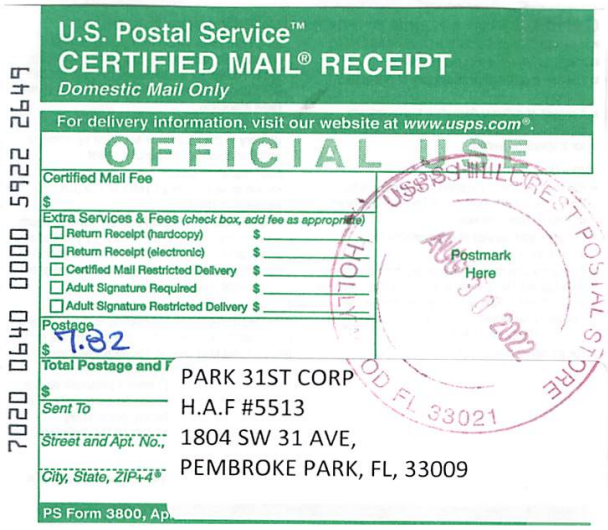
PARK 31ST CORP
1804A SW 31 AVE,
PEMBROKE PARK, FL, 33009

Bill To:
PARK 31ST CORP
1812 SW 31 AVE,
HALLANDALE BEACH, FL,
33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-105; 5-2(a)(b); 9-99; 15-17; 15-23 and 21-19. Final Order on 05/18/2022		
1	Admin Fee	$ 100.00	$ 100.00
53	**Sec. 15-23:** Day(s) of Per Diem from (06/18/22-08/10/22)	$ 250.00	$ 13,250.00
	Town's Motion to abate fine by 85% 1,988.00 +100.00		**$2,088**
		Balance	$ 13,350.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!



U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and F
$

Sent To PARK 31ST CORP
H.A.F #5513

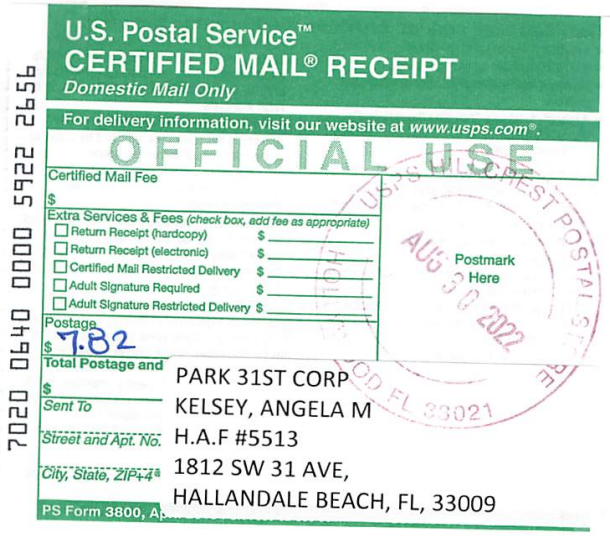
Street and Apt. No., 1804 SW 31 AVE,

City, State, ZIP+4® PEMBROKE PARK, FL, 33009

PS Form 3800, Ap

Postmark Here
AUG 30 2022

7020 0640 0000 5922 2649



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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To PARK 31ST CORP
KELSEY, ANGELA M

Street and Apt. No. H.A.F #5513

City, State, ZIP+4® 1812 SW 31 AVE,
HALLANDALE BEACH, FL, 33009

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AUG 30 2022

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To PARK 31ST CORP
H.A.F #5513

Street and Apt. No 1804A SW 31 AVE,

City, State, ZIP+4® PEMBROKE PARK, FL, 33009

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AUG 30 2022

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.53

Total Postage and
$

Sent To
PARK 31ST CORP
KELSEY, ANGELA M

Street and Apt. No
N.O.H #5513
1812 SW 31 AVE,

City, State, ZIP+4
HALLANDALE BEACH, FL, 33009

PS Form 3800, A

USPS HILLCREST POSTAL STC HOLLYWOOD FL 33021 MAY - 4 2022 Postmark Here

7021 1970 0000 4565 6476



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.53

Total Postage and
$

Sent To
PARK 31ST CORP
N.O.H #5513

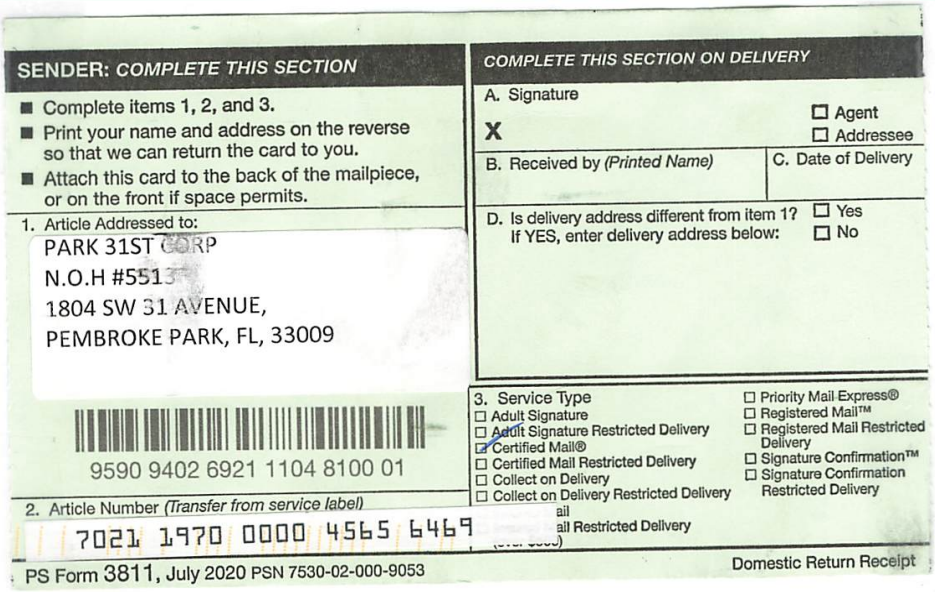
Street and Apt. No
1804 SW 31 AVENUE,

City, State, ZIP+4
PEMBROKE PARK, FL, 33009

PS Form 3800, A

HOLLYWOOD FL 33021 MAY - 4 2022 Postmark Here

7021 1970 0000 4565 6469



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
PARK 31ST CORP
N.O.H #5513
1804 SW 31 AVENUE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 8100 01

2. Article Number (Transfer from service label)
7021 1970 0000 4565 6469

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ail
- ☐ ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and
$

Sent To
PARK 31ST CORP

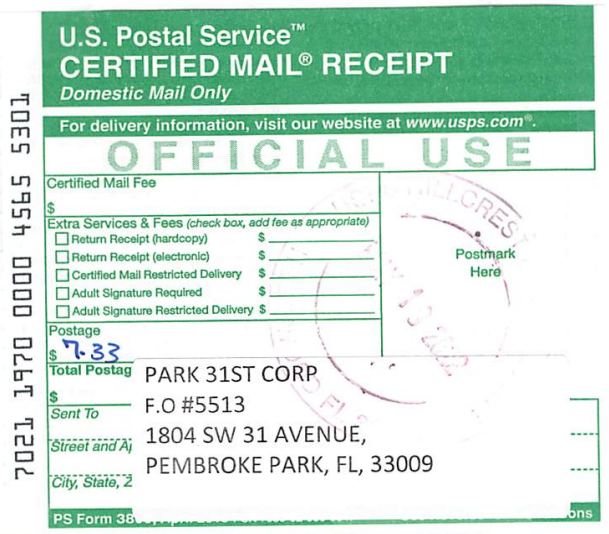
Street and Apt. No.,
KELSEY, ANGELA M
F.O #5513
1812 SW 31 AVE,

City, State, ZIP+4®
HALLANDALE BEACH, FL, 33009

PS Form 3800, Ap

Postmark Here
MAY 19 2022
FT. LAUDERDALE, FL 33021

7021 1970 0000 4565 5318



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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 Postag
$

Sent To
PARK 31ST CORP

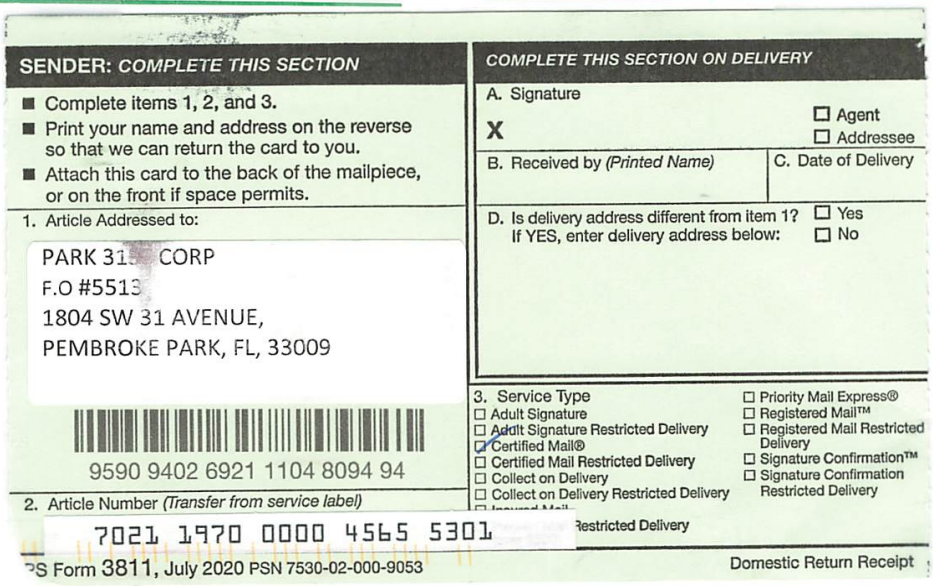
Street and Aj
F.O #5513
1804 SW 31 AVENUE,

City, State, Z
PEMBROKE PARK, FL, 33009

PS Form 38

Postmark Here

7021 1970 0000 4565 5301



SENDER: COMPLETE THIS SECTION
- ■ Complete items 1, 2, and 3.
- ■ Print your name and address on the reverse so that we can return the card to you.
- ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PARK 31ST CORP
F.O #5513
1804 SW 31 AVENUE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 8094 94

2. Article Number (Transfer from service label)
7021 1970 0000 4565 5301

COMPLETE THIS SECTION ON DELIVERY

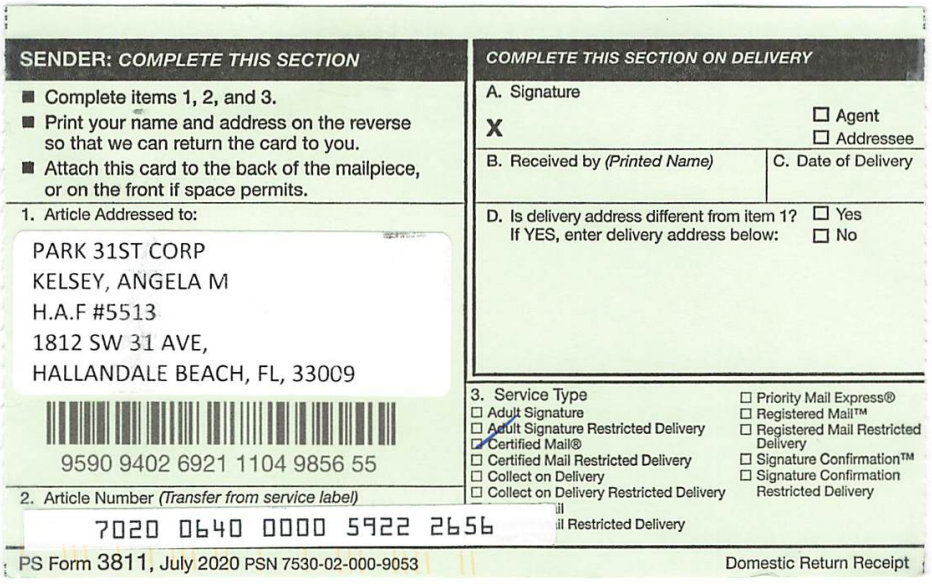
A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION
- ■ Complete items 1, 2, and 3.
- ■ Print your name and address on the reverse so that we can return the card to you.
- ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PARK 31ST CORP
KELSEY, ANGELA M
H.A.F #5513
1812 SW 31 AVE,
HALLANDALE BEACH, FL, 33009

9590 9402 6921 1104 9856 55

2. Article Number (Transfer from service label)
7020 0640 0000 5922 2656

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 5514

Hasler FIRST-CLASS MAIL
01/19/2021
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Current Tenant
2550 SW 30 Ave
Pembroke Park, FL 33009

N OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 5514

Hasler FIRST-CLASS MAIL
01/19/2021
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:

2550 SW 30TH AVE LLC

5527 WOODLAND LN
FORT LAUDERDALE, FL 33312

Case #:

5514



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1804 SW 31 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 20 01 0091
Property Owner	PARK 31ST CORP	Millage	0613
Mailing Address	1812 SW 31 AVE HALLANDALE BEACH FL 33009-2024	Use	48-01
Abbr Legal Description	20-51-42 N 150 OF S 850 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4-AKA PARCEL 10-		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$105,000	$999,760	$1,104,760	$1,002,550	
2021	$105,000	$909,580	$1,014,580	$911,410	$20,266.23
2020	$105,000	$723,560	$828,560	$828,560	$17,881.80

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,104,760	$1,104,760	$1,104,760	$1,104,760
Portability	0	0	0	0
Assessed/SOH	$1,002,550	$1,104,760	$1,002,550	$1,002,550
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	$1,002,550	$1,104,760	$1,002,550	$1,002,550

Sales History

Date	Type	Price	Book/Page or CIN
9/5/1997	SW*	$1,936,000	27048 / 997
4/1/1986	QCD	$100	11187 / 881
3/1/1971	WD	$17,500	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	15,000	SF
Adj. Bldg. S.F. (Card, Sketch)		9952
Eff./Act. Year Built: 1974/1973		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
PARK 31ST CORP.

Filing Information

Document Number	V43635
FEI/EIN Number	65-0343464
Date Filed	06/15/1992
Effective Date	06/12/1992
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	08/27/1997

Principal Address

1812 S.W. 31ST. AVE.
PEMBROKE PARK, FL 33009

Changed: 04/20/2011

Mailing Address

1812 S.W. 31ST. AVE.
PEMBROKE PARK, FL 33009

Changed: 04/20/2011

Registered Agent Name & Address

KELSEY, ANGELA M
1812 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

Name Changed: 02/13/2008

Address Changed: 02/19/2007

Officer/Director Detail

Name & Address

Title PRES

KELSEY, CHARLES MJR.

1812 S.W. 31 AVE.
PEMBROKE PARK, FL 33009

Title VP

KELSEY, CHARLES MIII
1812 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

Title SEC, VP

KELSEY, ANGELA M
1812 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

Title TREA

KELSEY, ANGELA M
1812 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

Annual Reports

Report Year	Filed Date
2020	03/31/2020
2021	02/05/2021
2022	03/22/2022

Document Images

03/22/2022 -- ANNUAL REPORT	View image in PDF format
02/05/2021 -- ANNUAL REPORT	View image in PDF format
03/31/2020 -- ANNUAL REPORT	View image in PDF format
03/22/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
04/21/2016 -- ANNUAL REPORT	View image in PDF format
04/27/2015 -- ANNUAL REPORT	View image in PDF format
04/23/2014 -- ANNUAL REPORT	View image in PDF format
01/28/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
04/20/2011 -- ANNUAL REPORT	View image in PDF format
04/26/2010 -- ANNUAL REPORT	View image in PDF format
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02/13/2008 -- ANNUAL REPORT	View image in PDF format
02/19/2007 -- ANNUAL REPORT	View image in PDF format
04/13/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
04/27/2004 -- ANNUAL REPORT	View image in PDF format
04/24/2003 -- ANNUAL REPORT	View image in PDF format

05/09/2002 -- ANNUAL REPORT	View image in PDF format
04/25/2001 -- ANNUAL REPORT	View image in PDF format
04/29/2000 -- ANNUAL REPORT	View image in PDF format
05/04/1999 -- ANNUAL REPORT	View image in PDF format
04/29/1998 -- ANNUAL REPORT	View image in PDF format
08/27/1997 -- REINSTATEMENT	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
PARK 31ST CORP	CASE NO. 5513
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 1804A SW 31 AVE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 1804A SW 31 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PARK 31ST CORP AT 10:40 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

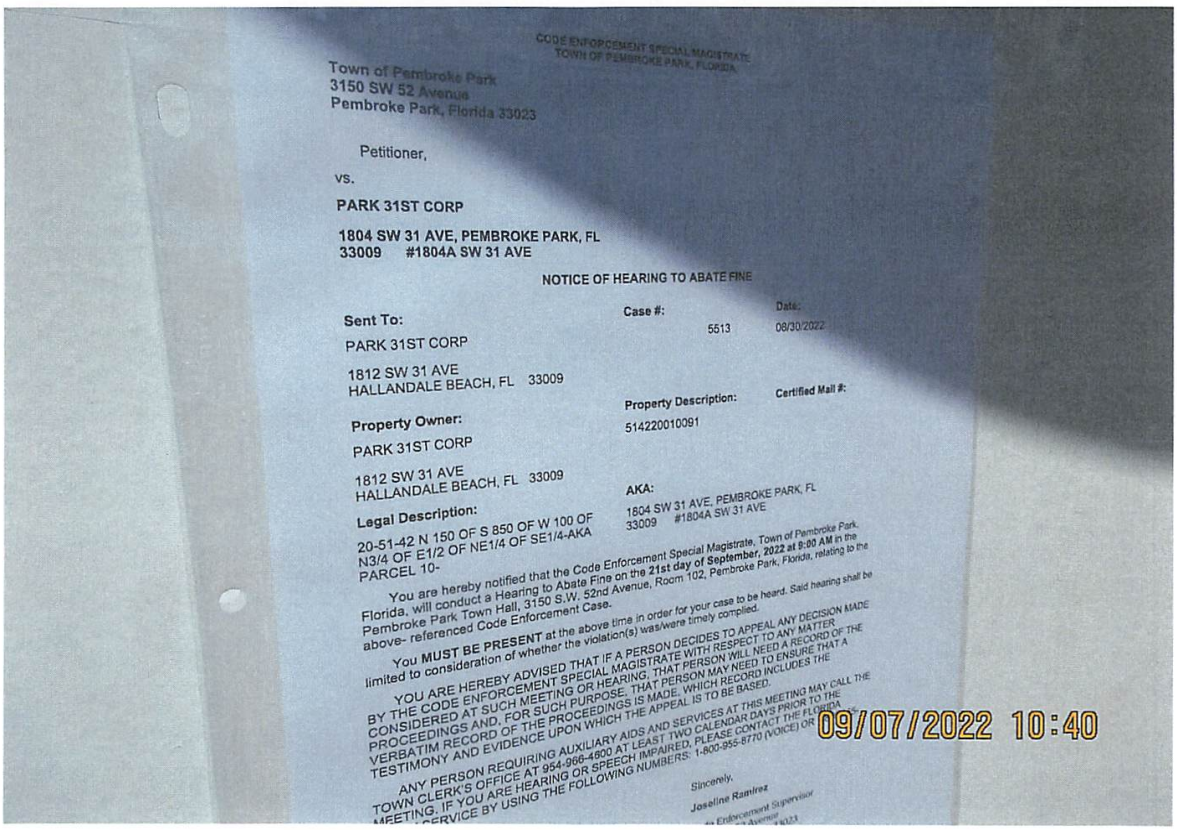
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PARK 31ST CORP

1804 SW 31 AVE, PEMBROKE PARK, FL 33009 #1804A SW 31 AVE

NOTICE OF HEARING TO ABATE FINE

Sent To:
PARK 31ST CORP

1812 SW 31 AVE
HALLANDALE BEACH, FL 33009

Property Owner:
PARK 31ST CORP

1812 SW 31 AVE
HALLANDALE BEACH, FL 33009

Legal Description:
20-51-42 N 150 OF S 850 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4-AKA PARCEL 10-

Case #: 5513

Date: 08/30/2022

Property Description: 514220010091

Certified Mail #:

AKA: 1804 SW 31 AVE, PEMBROKE PARK, FL 33009 #1804A SW 31 AVE

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR

Sincerely,

Joseline Ramirez
Code Enforcement Supervisor

09/07/2022 10:40

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PARK 31ST CORP

1804 SW 31 AVE, PEMBROKE PARK, FL 33009 #1804A SW 31 AVE

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
PARK 31ST CORP 1812 SW 31 AVE HALLANDALE BEACH, FL 33009	5513	08/30/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
PARK 31ST CORP 1812 SW 31 AVE HALLANDALE BEACH, FL 33009	514220010091	

Legal Description:	**AKA:**
20-51-42 N 150 OF S 850 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4-AKA PARCEL 10-	1804 SW 31 AVE, PEMBROKE PARK, FL 33009 #1804A SW 31 AVE

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ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PARK 31ST CORP Respondent(s)	Case No.: 5513

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ✓ NO ____

SUBJECT REAL PROPERTY: 1804 SW 31 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: PARK 31ST CORP

FOLIO NO.: 5142 20 01 0091

LEGAL DESCRIPTION: 20-51-42 N 150 OF S 850 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4-AKA PARCEL 10-

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-2(a)(b); 9-99; 15-17; 15-23 and 21-19. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-2(a)(b); 9-99; 15-17; 15-23 and 21-19 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.** There are three (3) separate violations per the evidence. Administrative notice of §15-23 of the Town code is taken. **A SEPARATE FINE OF 250.00 PER DAY SHALL BE ASSESSED FOR EACH OF THE ABOVE LISTED VIOLATIONS.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ✓ No____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 20 day of May, 2022.

Nazly Cardona CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park

REQUESTING 90 DAYS TO RESOLVE BTR ISSUES VIA BUILDING PERMITS

Case Overview

Property/Incident Information

Owner	Address	Site Address
PARK 31ST CORP	1812 SW 31 AVE HALLANDALE BEACH, FL 33009	1804 SW 31 AVE, PEMBROKE PARK, FL 33009 #1804A SW 31 AVE

Legal Description

Case Status Open **Case #** 5513 **Date Next Inspection** 5/18/2022

NEED PLANS SO WE CAN SUBMIT FOR PERMIT

Notes

1. Operating without a Business Tax Receipt License in Bay 1804A. Business Owner has to obtain a Business Tax Receipt and inspections for Bay 1804A.
2. Unpermitted aluminum/metal signs. Obtain plans, permit and inspections. PROCESS # 95823 (APPLIED FOR)
3. Business showroom is blocking mean of egress (door). Business Owner must remove cabinets, ply wood and any material blocking door way. (RESOLVED)
4. Prohibited banner sign on 1708 SW 31 AVE (A&B Recycling). Remove banner sign. Sign was removed by Public Works Dept. (RESOLVED)
5. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/19/2021		Notice of Violation	Regular Mail
5/4/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 5/18/2022

Case Overview

FIRE PREVENTION AND PROTECTION	Sec. 9-99. - Duties of bureau officers.	It shall be the duty of the officers of the Bureau of Fire Prevention to enforce all laws and ordinances of the Town of Pembroke Park covering the following: (1)The prevention of fires; (2)The storage, sale and use of combustible, flammable or explosive materials; (3)The installation and maintenance of automatic and other fire alarm systems and fire extinguishing equipment; (4)The maintenance and regulation of fire escapes and means of egress from any occupancy;(5)The investigation of the cause, origin and circumstances of fire; (6)The maintenance of fire cause and loss records. They shall have such other powers and perform such other duties as are set forth in other sections of this division, and as may be conferred and imposed from time to time by law. The Fire Chief may delegate any powers or duties under this division to the Fire Marshal. (Ord. No. 90-6-1, § 7, 6-13-90)	Not in Compliance - Reinspection Date: 5/18/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 5/18/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-23. - Separate business tax receipt for each business location, for each business advertised publicly.	No person or business entity shall engage in or manage any business, profession or occupation in this Town without first obtaining from the Town a business tax receipt for each separate location in the Town. A business tax receipt shall be required for each business advertising its location in the Town by sign, newspaper, magazine or otherwise, and any such sign, newspaper, magazine or other advertisement shall be considered evidence of conducting the business in the Town. The business tax receipt shall be issued to cover one (1) location. (Ord. No. 58-2-1(#7), § 5, 2-4-58; Ord. No. 14-06-04, § 7, 6-11-14)	Not in Compliance - Reinspection Date: 5/18/2022
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 5/18/2022

(1)

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 103010

APPLICATION FORM

Application Category: Manufacturing **Application Date:** 7/17/2007

Business Owner Information (Commercial Usage) (15 years) SIGNED LEASE 6/13/2007 - 1804

Business Name: PANDA GRANITE & MARBLE (10 years) SIGNED LEASE 4/16/2015 - 1804A

Business Owner/Corporation/Partnership:

Business Address: 1804 SW 31 AVE

City/State/Zip: Pembroke Park/ FL /33023

Business Phone: **Other Phone:** **Fax #:**

E-Mail: **Contact Person's Name:**

Parcel Information

Folio Number: **Legal Description:**

Prior Use:

Current Use:

Contact Information

Name: COUNTERTOPS INC.

Mailing Address: 6412 PEMBROKE RD

City / State / Zip: MIRAMAR FL 33023

Business Description:

FABRICATE- GRANITE & MARBLE

Limitations:

COUNTERTOPS (NO RETAIL)

(1)

R203 BTR Inspections For Customer (083292 - KP KITCHEN AND VANITIES CORP.)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
104020	BTR Business Occupancy Inspection	5/12/2022	Fail

Visited premises and walked with the owner representative; also, explained the items below: Compromised Means of Egress at several locations, including the rear, front and the accessible means of egress. Accessible restrooms are not per code and are being obstructed by furniture. Representative, stated that he will initiate a corrective action.

Electrical Inspection			
104018	BTR Inspection	5/12/2022	Fail

5-16-22, **FBC 105.1** Provide an Electrical permit application. Permit required for the installation of new equipment(large scale wet saw, air compressor, etc.)

FBC 107.3.5 Provide one-line diagram of existing service and load calculation that includes new equipment.

NEC 210.8 The ground-fault circuit interrupter shall be installed in a readily accessible location. All 20 amp, 120 volt branch circuits feeding main working area to be GFCI protected.(Interior wet locations)

Zoning Inspection			
103965	BTR Inspection	5/12/2022	Pass

5/12/22- See approval on sheet attached - Zoning Reviewer: Tiffany Crump from KEITH.

Comments: Open air storage is not permitted.

Fire Inspection			
104019	BTR Inspection - Fire	5/12/2022	Fail

Entry made of result on 5-13-22 by FP LT. C. Braun based on the results written by Fire Inspector O. Hurtado who conducted the CU field inspection for Code compliance on 5-12-22 and has Disapproved the occupancy. The below corrections are required per the BSO Software inspection report results identified by Insp. Hurtado on 5-12 -22.

1. Service emergency Safety Lights
2. The address on the property shall be visible to emergency forces from the street
3. Egress door handle requires repair
4. Portable Fire Extinguisher (s) require service.

(2)

Return To Main Menu Advanced Search

Search By Application Number **Enter Search Info**

Find

	Job Type	Application #	Permit #	Permit Status	Job Address	Owner Name
View	Commercial Sign - Flat Wall - STRUCTURAL	95823		Application	1804A SW 31 AVE	PARK 31ST CORP

Reports

General Permit Status | Plan Review Results | Inspection Results | Invoice

Applications

Application #	Contractor
95823	(B) AP-95823 - EAGLE EYES CONSTRUCTIO...
95824	(ZON) AP-95824 - EAGLE EYES CONSTRUCTIO...

Payment Receipts

Application #	Fee	Amount	Transaction

No records to display.

Permit Requirements

ID	Created On	Requirement	Required At	Recieved

No records to display.

Plan Review History

ID	Discipline	Assigned To	Status

No records to display.

Inspections History

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PARK 31ST CORP CASE NO. 5513

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 1804 A SW 31 AVENUE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1804 SW 31 AVENUE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PARK 31ST CORP AT 11:24 A.M. ON THE 6 DAY OF MAY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

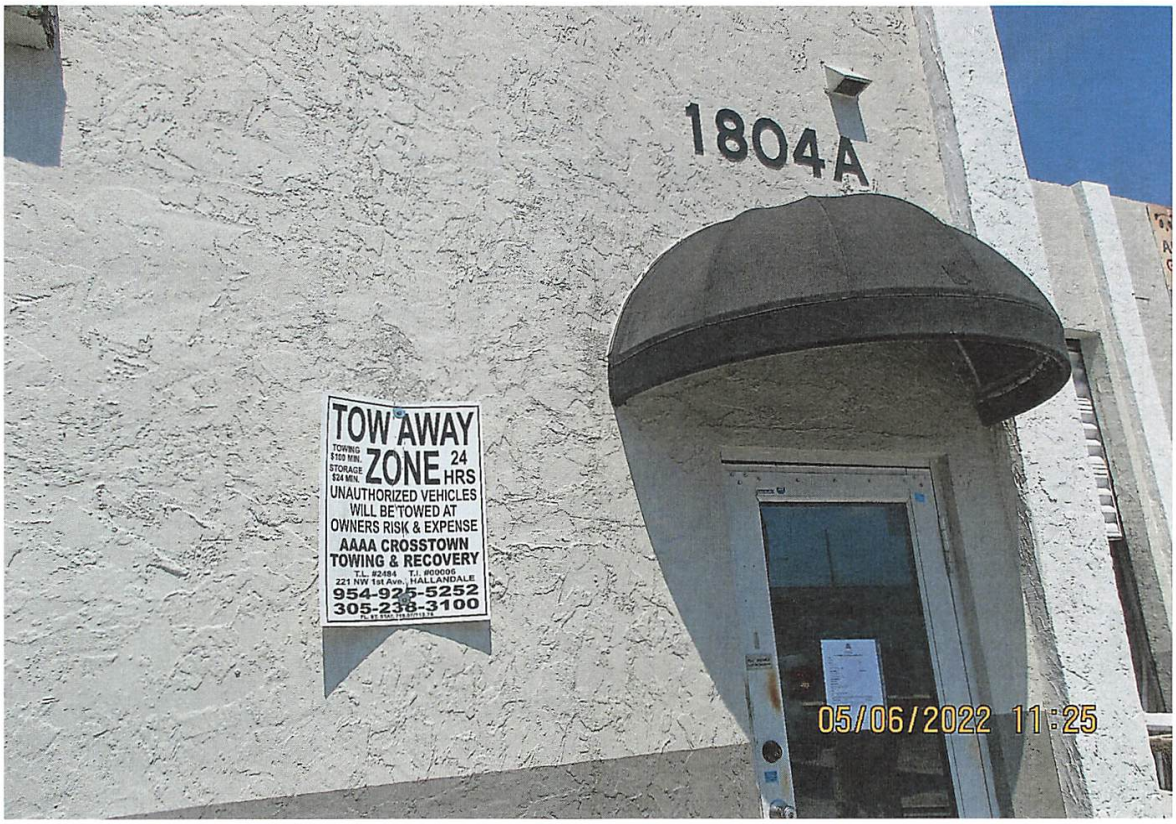
AFFIANT

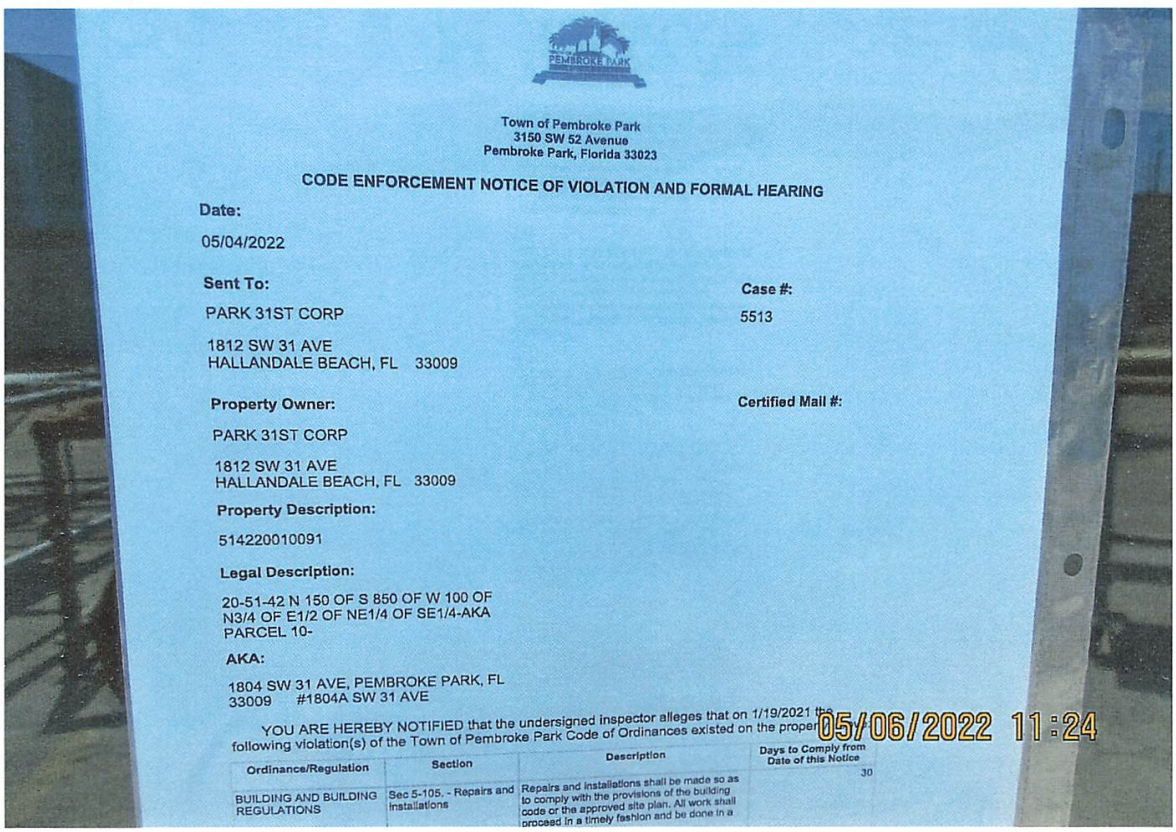
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 10 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/04/2022

Sent To:

PARK 31ST CORP

1812 SW 31 AVE
HALLANDALE BEACH, FL 33009

Case #:

5513

Property Owner:

PARK 31ST CORP

1812 SW 31 AVE
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514220010091

Legal Description:

20-51-42 N 150 OF S 850 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4-AKA PARCEL 10-

AKA:

1804 SW 31 AVE, PEMBROKE PARK, FL 33009 #1804A SW 31 AVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/19/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the proper

05/06/2022 11:24

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	30

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/04/2022

Sent To:

PARK 31ST CORP

1812 SW 31 AVE
HALLANDALE BEACH, FL 33009

Case #:

5513

Property Owner:

PARK 31ST CORP

1812 SW 31 AVE
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514220010091

Legal Description:

20-51-42 N 150 OF S 850 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4-AKA PARCEL 10-

AKA:

1804 SW 31 AVE, PEMBROKE PARK, FL 33009 #1804A SW 31 AVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/19/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - 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

FIRE PREVENTION AND PROTECTION	Sec. 9-99. - Duties of bureau officers.	It shall be the duty of the officers of the Bureau of Fire Prevention to enforce all laws and ordinances of the Town of Pembroke Park covering the following: (1)The prevention of fires; (2)The storage, sale and use of combustible, flammable or explosive materials; (3)The installation and maintenance of automatic and other fire alarm systems and fire extinguishing equipment; (4)The maintenance and regulation of fire escapes and means of egress from any occupancy;(5)The investigation of the cause, origin and circumstances of fire; (6)The maintenance of fire cause and loss records. They shall have such other powers and perform such other duties as are set forth in other sections of this division, and as may be conferred and imposed from time to time by law. The Fire Chief may delegate any powers or duties under this division to the Fire Marshal. (Ord. No. 90-6-1, § 7, 6-13-90)	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-23. - Separate business tax receipt for each business location, for each business advertised publicly.	No person or business entity shall engage in or manage any business, profession or occupation in this Town without first obtaining from the Town a business tax receipt for each separate location in the Town. A business tax receipt shall be required for each business advertising its location in the Town by sign, newspaper, magazine or otherwise, and any such sign, newspaper, magazine or other advertisement shall be considered evidence of conducting the business in the Town. The business tax receipt shall be issued to cover one (1) location. (Ord. No. 58-2-1(#7), § 5, 2-4-58; Ord. No. 14-06-04, § 7, 6-11-14)	15

SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	15

1. Operating without a Business Tax Receipt License in Bay 1804A. Business Owner has to obtain a Business Tax Receipt and inspections for Bay 1804A.
2. Unpermitted aluminum/metal signs. Obtain plans, permit and inspections.
3. Business showroom is blocking mean of egress (door). Business Owner must remove cabinets, ply wood and any material blocking door way.
4. Prohibited banner sign on 1708 SW 31 AVE (A&B Recycling). Remove banner sign. Sign was removed by Public Works Dept.
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 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

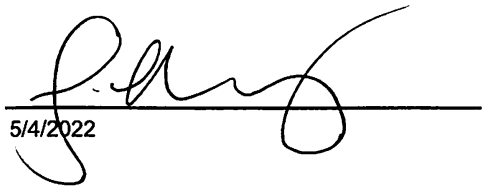
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer



5/4/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PARK 31ST CORP/K P kitchen Cabinets 1812 SW 31 AVE HALLANDALE BEACH, FL 33009	5513	01/19/2021

Property Owner:	Property Description:	Certified Mail #:
PARK 31ST CORP/K P kitchen Cabinets 1812 SW 31 AVE HALLANDALE BEACH, FL 33009	514220010091	

Legal Description:	AKA:
20-51-42 N 150 OF S 850 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4-AKA PARCEL 10-	1804 SW 31 AVE, PEMBROKE PARK, FL 33009 #1804A SW 31 AVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/19/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

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Notes/Means of Correction:

1. Operating without a Business Tax Receipt License in Bay 1804A. Business Owner has to obtain a Business Tax Receipt and inspections for Bay 1804A.
2. Unpermitted aluminum/metal signs. Obtain plans, permit and inspections.
3. Business showroom is blocking mean of egress (door). Business Owner must remove cabinets, ply wood and any material blocking door way.
4. Prohibited banner sign on 1708 SW 31 AVE (A&B Recycling). Remove banner sign.
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

Broward Sheriffs Office Fire Rescue

2601 West Broward Blvd
Fort Lauderdale, FL 33312
954-831-8210

Thursday, 10 December, 2020

Attn: David Arias
K&P Kitchens
1804 SW 31st Ave #A
Pembroke Park, FL 33009-2024

Property Address:
K & P Kitchen Cabinets
1804 SW 31st Ave A
Pembroke Park, FL 33009-2024

Re: Initial - Annual Fire Inspection on December 10 2020

An annual fire inspection of your occupancy revealed the violation(s) listed below. Prompt action to correct the following violation(s) is required. The violation(s) must be corrected within the time frame provided.

Per the Florida Fire Prevention Code (6th Edition), NFPA 1:10.2.1 The owner, operator, or occupant shall be responsible for compliance with this Code.

Prior to daily opening you should disinfect the business using the CDC guidelines found online at bit.ly/2KXkcR5

Inspector:

Fire Safety Inspector Orlando Hurtado
Orlando_Hurtado@sheriff.org
954-789-3908

Property Representative:

FL-10282 / 1136529 / 157148

General Inspection Information

This inspection was performed using the following chapter of the Florida Fire Prevention Code.

CH40 - Industrial (Ch. 40)

Inspection Violations

Outlet cover(s) missing.

4.1 Electrical outlet cover(s) required.

Inspector Notes: Show room

Violation found on	Will be rechecked on or after	Violation Not Repaired
12/10/2020	01/09/2021	

Extension cord(s) cannot replace permanent electrical wiring.

4.4 Extension cord not being used per it's listing.

Inspector Notes: Inside bay

Violation found on	Will be rechecked on or after	Violation Not Repaired
12/10/2020	01/09/2021	

Breaker panel(s) not accessible.

4.22 Breaker panel(s) shall be accessible.

Violation found on	Will be rechecked on or after	Violation Not Repaired
12/10/2020	01/09/2021	

Provide proper haz-mat license documentation and post.

13.22 Provide hazardous materials license and/or permit documentation.

Inspector Notes: LPG Tanks

Violation found on	Will be rechecked on or after	Violation Not Repaired
12/10/2020	01/09/2021	

Exit sign(s) need service.

2.1 Exit sign(s) needs service.

Inspector Notes: Inside bay damaged

Violation found on	Will be rechecked on or after	Violation Not Repaired
12/10/2020	01/09/2021	

Emergency light(s) not operating correctly and need to be repaired.

2.6 Emergency light(s) needs service.

Violation found on	Will be rechecked on or after	Violation Not Repaired
12/10/2020	01/09/2021	

Pembroke Park - Construction or work without permit.

14.30 Possible unpermitted construction or alteration.

Inspector Notes: Removed door and installed wall

Violation found on	Will be rechecked on or after	Violation Not Repaired
12/10/2020	01/09/2021	

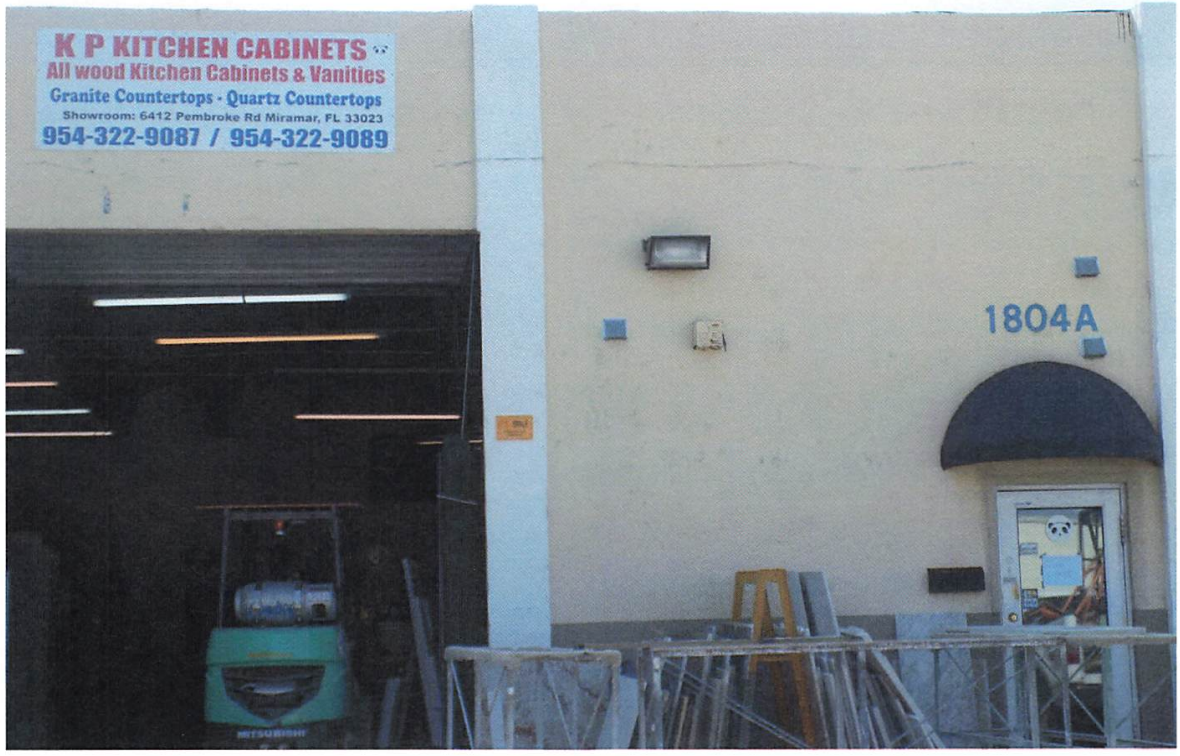


CU and or BTR required. (no referral email)

20.3 A certificate of use and/or a business tax receipt is required.

Inspector Notes: Provide copy of business tax license

Violation found on	Will be rechecked on or after	Violation Not Repaired
12/10/2020	01/09/2021	


K P KITCHEN CABINETS
All wood Kitchen Cabinets & Vanities
Granite Countertops - Quartz Countertops
Showroom: 6412 Pembroke Rd Miramar, FL 33023
954-322-9087 / 954-322-9089
1804A


K&P KITCHEN CABINETS
ALL WOOD KITCHEN CABINETS
GRANITE & QUARTZ COUNTERTOPS
CUSTOM FABRICATIONS
954 - 322 - 9087
1804
1802


01/13/2021 11:53


01/13/2021 11:53


EXIT
01/13/2021 11:54


01/13/2021 11:54


K P KITCHEN CABINETS
All wood Kitchen Cabinets & Vanities
Granite Countertops · Quartz Countertops
Showroom: 6412 Pembroke Rd Miramar, FL 33023
954-322-9087 / 954-322-9089
05/06/2022 11:25


MITSUBISHI
05/06/2022 11:25


K&P KITCHEN CABINETS
ALL WOOD KITCHEN CABINETS
GRANITE & QUARTZ COUNTERTOPS
CUSTOM FABRICATIONS
322-9087
1804
1802
05/06/2022 11:25


KITCHEN CABINETS AND VANITIES
All Wood Kitchen Cabinets
Granite Countertops
Ph: 954-322-9087
786-897-6565
Ph: 954-322-9089
786- 0-8574
Show Room: 6402 Pembroke Rd. Miramar, FL. 33023
"30% Less Than Anybody Else"
05/06/2022 11:25


PANDA
KITCHEN CABINETS
GRANITE
COUNTERTOPS
954-322-9087
05/06/2022 11:25

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 Closed **Case #** 5706

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

Date Issue	Hearing Date	Document Type	Delivery
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
9/17/2021	9/15/2021	Supplemental Order/Claim of Lien	Certified Mail
5/11/2022	6/15/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
7/11/2022		Affidavit of Compliance	Regular Mail
8/29/2022	9/21/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property 9/7/22 Certified Mail 8/30/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	7/11/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	7/11/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	7/11/2022
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.	7/11/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	7/11/2022	$18,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$18,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$18,100.00**



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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fees
$

Sent To FEINBERG, JEFFREY

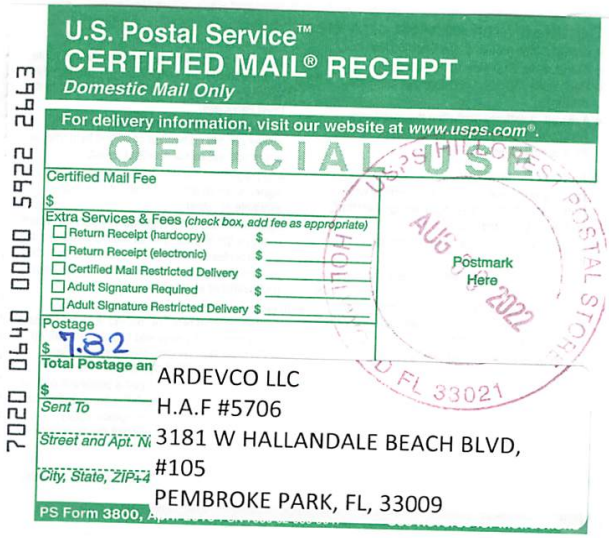
Street and Apt. No. H.A.F #5706
4651 SHERIDAN STREET, STE 200,

City, State, ZIP+4® HOLLYWOOD, FL, 33021

PS Form 3800, A

Postmark Here
AUG 2022
FL 33021

7020 0640 0000 5922 2670



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage an
$

Sent To ARDEVCO LLC
H.A.F #5706

Street and Apt. N 3181 W HALLANDALE BEACH BLVD,
#105

City, State, ZIP+4 PEMBROKE PARK, FL, 33009

PS Form 3800,

Postmark Here
AUG 2022
FL 33021

7020 0640 0000 5922 2663



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and F
$

Sent To ARDEVCO LLC
H.A.F #5706

Street and Apt. No., 3181 W HALLANDALE BEACH BLVD,
#300

City, State, ZIP+4® PEMBROKE PARK, FL, 33009

PS Form 3800, Ap

BOYNTON BEACH, FL 33437
SEP - 8 2022
Postmark Here
US POSTAL SERVICE

7020 0640 0000 5922 2755



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3181 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	ARDEVCO LLC
Mailing Address	3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH FL 33009

ID #	5142 29 00 0111
Millage	0613
Use	03-01

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).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$338,330	$3,130,010	$3,468,340	$3,468,340	
2021	$338,330	$3,130,010	$3,468,340	$3,468,340	$74,585.26
2020	$338,330	$3,058,310	$3,396,640	$3,396,640	$73,305.60

2022* 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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
ARDEVCO LLC		CASE NO. 5706
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 3181 W HALLANDALE BCH BLVD #300, PEMBROKE PARK FL, 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3181 W HALLANDALE BCH BLVD #300, PEMBROKE PARK FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ARDEVCO LLC AT 11:46 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

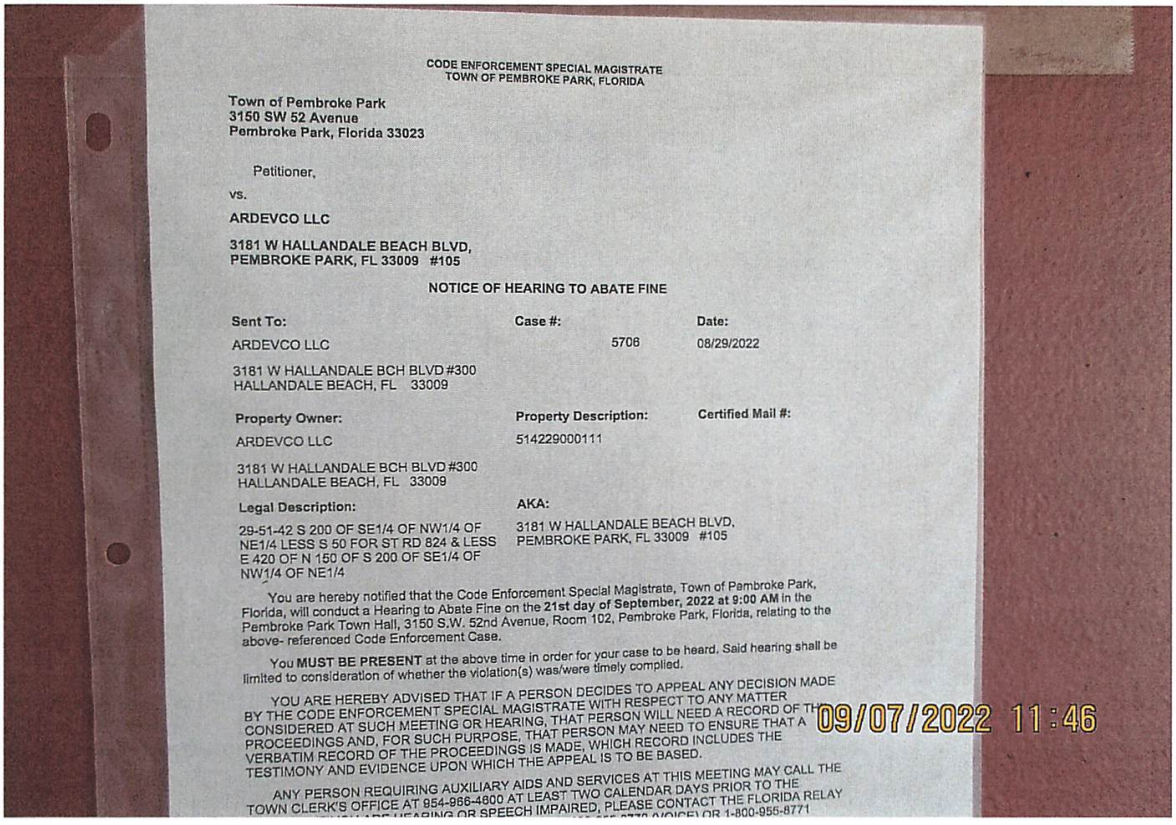
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

ARDEVCO LLC

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #105

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
ARDEVCO LLC	5706	08/29/2022
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

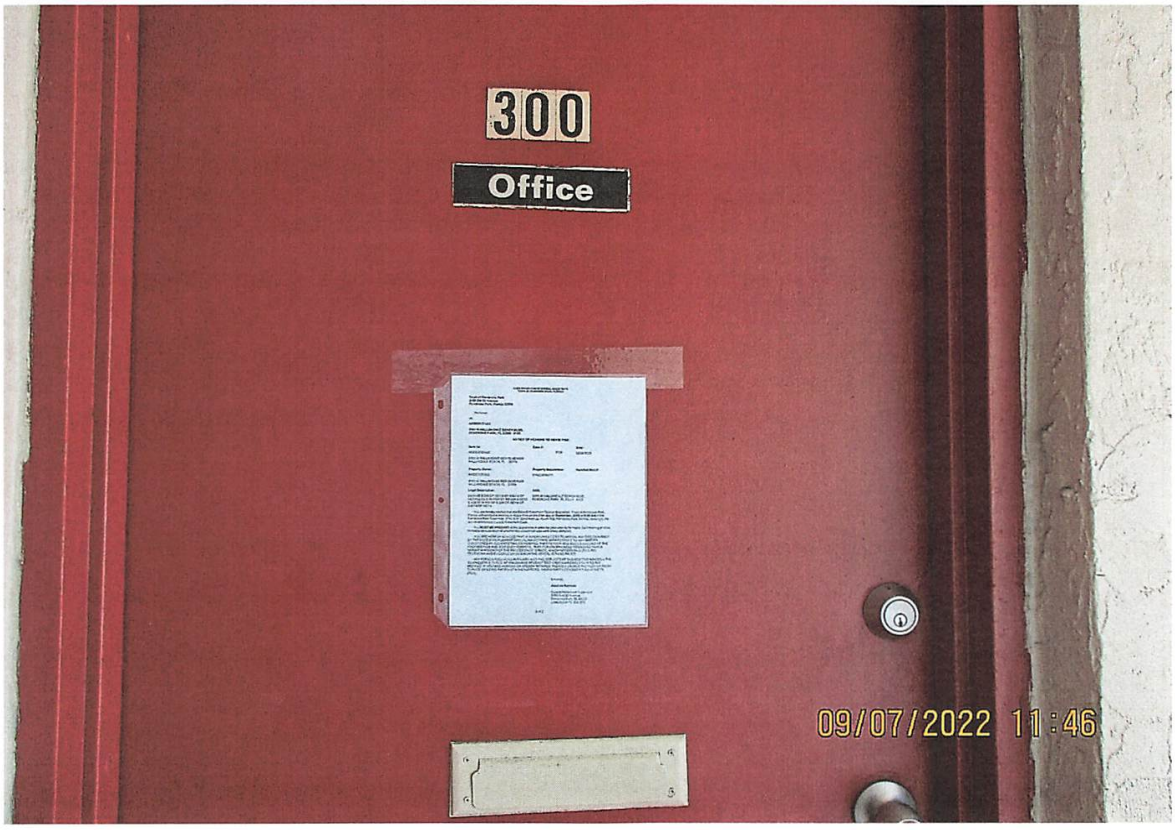
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE [illegible] HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY [illegible] (VOICE) OR 1-800-955-8771

09/07/2022 11:46



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 ABATE FINE

Sent To:	**Case #:**	**Date:**
ARDEVCO LLC	5706	08/29/2022
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

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 08/31/2022 Phone #: (954) 865-1453

Case # 5706 E-mail: dd@meridian-commercial.com

Address of Violation: 3181 W. Hallandale Beach Blvd. #105

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Douglas Driver (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5706 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the September Magistrate Hearing 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 6/16/~~2022~~2021 imposing the fine of $18,100 for violation(s)of the Town's Code of Ordinances: BUILDING AND BUILDING REGULATION - Sec. 5-105, Sec. 5-7, Sec. 5-87
HEALTH & SANITATION - Sec. 12-76

Brief summary for request: The owner of the property resides in Quebec, Canada and travel was very difficult to address the violations due to the pandemic. The owner hired my firm in late 2021 to address and expedite the process on their behalf, which has still been challenging given the on-going pandemic and shortages of both labor and materials. I personally have worked diligently on a daily basis to cure the violations and hope that a significant amount can be abated. Thank you.

Douglas Driver
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Douglas Driver and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on August 31, 2022

Notary Public State of Florida: My Commission expires: 8/1/2026

KIMBERLY NIKOLAUK
Notary Public - State of Florida
Commission # HH 295600
My Comm. Expires Aug 1, 2026

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
ARDEVCO, LLC

Filing Information

Document Number	L18000021942
FEI/EIN Number	82-4464614
Date Filed	01/24/2018
State	FL
Status	ACTIVE

Principal Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Mailing Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

FEINBERG, JEFFREY
4651 SHERIDAN STREET
SUITE 200
HOLLYWOOD, FL 33021

Authorized Person(s) Detail

Name & Address

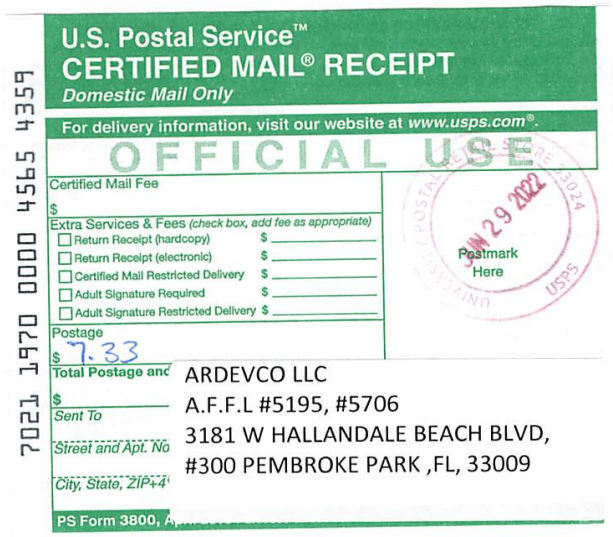
Title AMBR

GARONE, ANTHONY
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Title AMBR

D'ELIA, ROCCO
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Annual Reports



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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and
$

Sent To
ARDEVCO LLC
A.F.F.L #5195, #5706

Street and Apt. No
3181 W HALLANDALE BEACH BLVD,
#300 PEMBROKE PARK ,FL, 33009

City, State, ZIP+4

PS Form 3800, A

Postmark Here
JUN 29 2022

7021 1970 0000 4565 4359

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,)
Petitioner,)
)
VS.)
)
)
RESPONDENTS NAMED AND LISTED)
ON EXHIBIT A)

Respondent(s)

ORDER OF SPECIAL MAGISTRATE AUTHORIZING FORECLOSURE OF FINES AND LIENS

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 15, 2022 authorizing the Town of Pembroke Park to file Foreclosure of Fines and Liens against Respondents pursuant to the Special Magistrate's Final Orders and the Special Magistrate's Confirmation of the Fines and Liens entered previously, a copy of which is attached hereto as Exhibit A, and there being no compliance and/or payment to date by Respondents. The Special Magistrate finds and orders:

1. The Town of Pembroke Park is hereby authorized to file a Foreclosure of Fine and Lien of the cases attached hereto as Exhibit A.
2. The Special Magistrate reserves jurisdiction to enforce this Order, and to enter such further orders as are necessary and proper.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15 day of June 2022

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF
BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline

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:

ARDEVCO LLC
N.H.A.F #5195, #5706
3181 W HALLANDALE BEACH BLVD,
#300 PEMBROKE PARK ,FL, 33009

9590 9402 6921 1104 8089 92

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 9804

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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Domestic Mail Only

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery $
Postage
$ 7.33
Total Postage and Fees
$
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, A

MAY 13 2022

Postmark Here

ARDEVCO LLC
N.H.A.F #5195, #5706
3181 W HALLANDALE BEACH BLVD,
#300 PEMBROKE PARK ,FL, 33009

7021 1970 0000 4565 9804

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 AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
ARDEVCO LLC	5706	05/11/2022
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

You are hereby summoned to appear and otherwise notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Towns request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code enforcement case(s) on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Enforcement lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number:

Job Address: 3181 W HALLANDALE BEACH BLVD # 105

Job Name: SUNDRIFT

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date:9/15/2021 2:34:43 PM

Application Date: 9/15/2021 2:32:19 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	11/7/2021 1:58:25 PM
PLUMBING	Denied	11/8/2021 5:12:13 AM
STRUCTURAL	Approved	9/16/2021 4:01:05 PM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5340 FAX

PERMIT NO.
B-94168

APPLICATION NO.

AMT DUE

Inkforce 94168

BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: SUNDRIFT					
JOB ADDRESS: 3181 W HALLANDALE BEACH BLVD # 105					
OWNER NAME: ARDEVCO LLC					
OWNER ADDRESS: 3181 W HALLANDALE BCH BLVD #300					
CITY: PEMBROKE PARK					
PHONE: 5142445992	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: MERIDIAN INSPECTIONS. INC					
MAIL ADDRESS: 10101 W. SAMPLE ROAD, SUITE 428					
CITY STATE ZIP: CORAL SPRINGS FM 33065					
PHONE: 7549001900	**FAX: 9547365707**	**EMAIL: DD@MERIDIAN-COMMERCIAL.COM**			
CERT. COMPENTENCY: CGC1513085		**STATE REGISTRATION: N/A**			
LOT: 105	BLOCK: 000	PRESENT USE: MULTI FAMILY - 10 UNITS ±	PROPOSED USE: MULTI FAMILY - 10 UNITS ±		
FOLIO NUMBER: 514229000111		SUBDIVISION: N/A			
NO. OF STORIES: 0	OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 600	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION: GYPSUM BOARD REPAIR IN MULTIPLE AREAS					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: 2111212-0

Job Address: 3181 W HALLANDALE BEACH BLVD, # 306

Job Name: SUNDRIFT

Permit Status: Permit Complete

Permit Issued Date:9/22/2021 1:38:41 PM

Submitted Into Plan Review Date:9/20/2021 3:43:15 PM

Application Date: 9/15/2021 1:20:06 PM

Difference Between Application to PlanReview: 5 Day(s)

Difference Between PlanReview to Permit Issued: 2 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	9/16/2021 3:59:00 PM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 FAX

2111212
PERMIT NO.
B-94167
APPLICATION NO.

AMT DUE

Inkforce 94167

BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: SUNDRIFT					
JOB ADDRESS: 3181 W HALLANDALE BEACH BLVD, # 306					
OWNER NAME: ARDEVCO LLC					
OWNER ADDRESS: 3181 W HALLANDALE BCH BLVD #300					
CITY: PEMBROKE PARK					
PHONE: 5142445992	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: MERIDIAN INSPECTIONS. INC					
MAIL ADDRESS: 10101 W. SAMPLE ROAD, SUITE 428					
CITY STATE ZIP: CORAL SPRINGS FM 33065					
PHONE: 7549001900	**FAX: 9547365707**	**EMAIL: DD@MERIDIAN-COMMERCIAL.COM**			
CERT. COMPENTENCY: CGC1513085		**STATE REGISTRATION: N/A**			
LOT: 306	BLOCK: 000	PRESENT USE: MULTI FAMILY - 10 UNITS ±	PROPOSED USE: MULTI FAMILY - 10 UNITS ±		
FOLIO NUMBER: 514229000111		SUBDIVISION: SUNDRIFT			
NO. OF STORIES: 0	OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 600	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION: GYPSUM BOARD REPAIR IN MULTIPLE AREAS					
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 (2111212-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
99860	Final Building Inspection	1/20/2022	Pass

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: 2111211-0

Job Address: 3181 W HALLANDALE BEACH BLVD UNIT # 404

Job Name: SUNDRIFT

Permit Status: Permit Complete

Permit Issued Date:9/22/2021 1:36:07 PM

Submitted Into Plan Review Date:9/15/2021 1:15:39 PM

Application Date: 9/15/2021 1:12:18 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 7 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	9/16/2021 4:00:31 PM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 FAX

2111211
PERMIT NO.
B-94166
APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

Inkforce 94166

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: SUNDRIFT					
JOB ADDRESS: 3181 W HALLANDALE BEACH BLVD UNIT # 404					
OWNER NAME: ARDEVCO LLC					
OWNER ADDRESS: 3181 W HALLANDALE BCH BLVD #300					
CITY: PEMBROKE PARK					
PHONE: 5142445992	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: MERIDIAN INSPECTIONS. INC					
MAIL ADDRESS: 10101 W. SAMPLE ROAD, SUITE 428					
CITY STATE ZIP: CORAL SPRINGS FM 33065					
PHONE: 7549001900	**FAX: 9547365707**	**EMAIL: DD@MERIDIAN-COMMERCIAL.COM**			
CERT. COMPENTENCY: CGC1513085		**STATE REGISTRATION: N/A**			
LOT: 404	BLOCK: 000	PRESENT USE: MULTI FAMILY - 10 UNITS ±	PROPOSED USE: MULTI FAMILY - 10 UNITS ±		
FOLIO NUMBER: 514229000111		SUBDIVISION: N/A			
NO. OF STORIES: 6	OFFICES: 60	FAMILIES: 6	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	ALTER	N/A	N/A
JOB COST: 600	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION:REMOVE SCREEN DOOR					
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 (2111211-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
99861	Final Building Inspection	1/20/2022	Pass

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: 2111341-0

Job Address: 3181 W HALLANDALE BEACH BLVD # 101

Job Name: SUNDRIFT

Permit Status: Permit Complete

Permit Issued Date:11/19/2021 12:06:42 PM

Submitted Into Plan Review Date:9/15/2021 2:41:00 PM

Application Date: 9/15/2021 2:39:11 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 65 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	11/7/2021 2:00:44 PM
STRUCTURAL	Approved	9/16/2021 4:01:49 PM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 FAX

BUILDING PERMIT APPLICATION

2111341
PERMIT NO.
B-94171
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: SUNDRIFT					
JOB ADDRESS: 3181 W HALLANDALE BEACH BLVD # 101					
OWNER NAME: ARDEVCO LLC					
OWNER ADDRESS: 3181 W HALLANDALE BCH BLVD #300					
CITY: PEMBROKE PARK					
PHONE: 5142445992	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: MERIDIAN INSPECTIONS. INC					
MAIL ADDRESS: 10101 W. SAMPLE ROAD, SUITE 428					
CITY STATE ZIP: CORAL SPRINGS FM 33065					
PHONE: 7549001900	**FAX: 9547365707**	**EMAIL: DD@MERIDIAN-COMMERCIAL.COM**			
CERT. COMPENTENCY: CGC1513085		**STATE REGISTRATION: N/A**			
LOT: 101	BLOCK: 000	PRESENT USE: MULTI FAMILY - 10 UNITS ±	PROPOSED USE: MULTI FAMILY - 10 UNITS ±		
FOLIO NUMBER: 514229000111		SUBDIVISION: N/A			
NO. OF STORIES: 0	OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 600	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION: REMOVE PLYWOOD AND PANEL SHUTTERS FROM PATIO ENCLOSURE AND REPLACE WITH SCREEN. SCREEN DOOR INSTALLED IN SCREENED PATIO ENCLOSURE.					
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 (2111341-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
102018	Final Building Inspection	3/25/2022	Pass
Electrical Inspection			
102017	Final Electrical	3/24/2022	Pass

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

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

Date Issue	Hearing Date	Document Type	Delivery
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

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$2,350.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$2,450.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$2,450.00**

Instr# 117702105 , Page 1 of 5, Recorded 11/01/2021 at 11:08 AM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

ARDEVCO LLC / SUNDRIFT APARTMENTS
Respondent(s)

Case No.: **5706**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15th, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on June 16th, 2021. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: ARDEVCO LLC / SUNDRIFT APARTMENTS, 3181 W HALLANDALE BEACH BLVD #300, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 29 00 0111

1. The Special Magistrate entered a Final Order on June 16th, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105; 5-17; 12-76 (b). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on June 16th, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) has not complied with the Final Order issued on June 16th, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$3,150.00** (THREE THOUSAND ONE HUNDRED AND FIFTY 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

29-51-42 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

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of September 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Teressa Malcolm, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: September 15, 2021.

Notary Public, state of Florida

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 15 day of September, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. ARDEVCO LLC Respondent(s)	Case No.: 5706

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.

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 $30.00 PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of June 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this ~~Final~~ Order on this 17 day of June, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

ARDEVCO LLC / SUNDRIFT APARTMENTS
Respondent(s)

Case No.: **5706**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15th, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on June 16th, 2021. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: ARDEVCO LLC / SUNDRIFT APARTMENTS, 3181 W HALLANDALE BEACH BLVD #300, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 29 00 0111

1. The Special Magistrate entered a Final Order on June 16th, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105; 5-17; 12-76 (b). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on June 16th, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) has not complied with the Final Order issued on June 16th, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$3,150.00** (THREE THOUSAND ONE HUNDRED AND FIFTY 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

29-51-42 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

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of September 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Teressa Malcolm, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: September 15, 2021.

Notary Public, state of Florida

JEFFREY LOUIS
Notary Public – State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 15 day of September, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. ARDEVCO LLC Respondent(s)	)	Case No.: 5706

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.

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 $30.00 PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of June 2021.

TOWN OF PEMBROKE PARK

Rafael E Suárez Rivas

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of June, 2021.

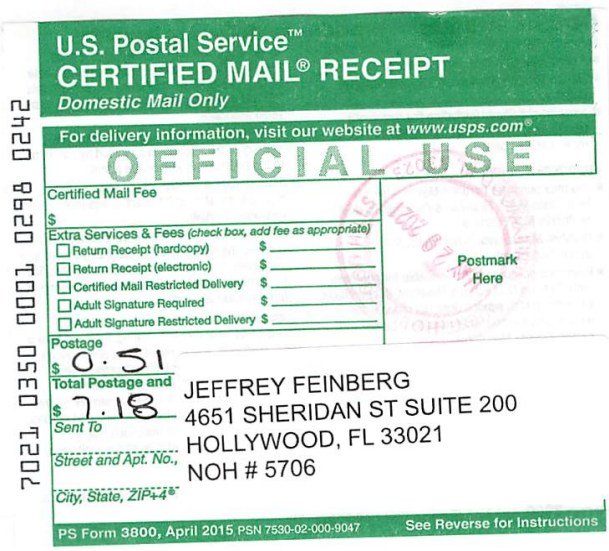
Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023


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Adult Signature Restricted Delivery
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Total Postage and
Sent To
Street and Apt. No
City, State, ZIP+4
WEST HOLLYWOOD HILLS
MAY 26 2021
HOLLYWOOD FL 33023
Postmark Here
0.71
7.18
ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300
PEMBROKE PARK, FL 33009
NOH # 5706
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 Postage and
Sent To
Street and Apt. No
City, State, ZIP+4
WEST HOLLYWOOD HILLS
MAY 26 2021
HOLLYWOOD FL 33023
Postmark Here
0.71
7.18
JEFFREY FEINBERG
4651 SHERIDAN ST SUITE 200
HOLLYWOOD, FL 33021
NOH # 5706
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 Postage and
Sent To
Street and Apt. No
City, State, ZIP+4
WEST HOLLYWOOD HILLS
MAY 26 2021
Postmark Here
0.71
7.18
CURRENT TENANT
3181 W HALLANDALE BEACH BLVD
105
PEMBROKE PARK, FL 33009
NOH # 5706
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage
Sent To
Street and Apt.
City, State, ZIP
Postmark Here
0.51
7.18
CURRENT TENANT
3181 W HALLANDALE BEACH BLVD
105
PEMBROKE PARK, FL 33009
NOH # 5706
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


7021 0350 0001 0298 0242
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
Sent To
Street and Apt. No.,
City, State, ZIP+4
Postmark Here
0.51
7.18
JEFFREY FEINBERG
4651 SHERIDAN ST SUITE 200
HOLLYWOOD, FL 33021
NOH # 5706
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


7021 0350 0001 0298 0235
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
Sent To
Street and Apt. No
City, State, ZIP+4
Postmark Here
0.51
7.18
ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300
PEMBROKE PARK, FL 33009
NOH # 5706
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300
PEMBROKE PARK, FL 33009
NOH # 5706

9590 9402 6610 1028 6955 07

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 0235

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Y.CRT 7C19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* ARDEVCO C. Date of Delivery 6-1-2021

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail
Mail Restricted Delivery
(over $500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300
PEMBROKE PARK, FL 33009
NOH # 5706

9590 9402 6610 1028 7093 34

2. Article Number *(Transfer from service label)*
7019 2280 0002 0486 1563

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X S.CRT 7C19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* ARDEVCO C. Date of Delivery 5-28-2021

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail
Mail Restricted Delivery
(over $500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

7021 0350 0001 0297 7150

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
$ 6.98

Sent To
Street and Apt. No.,
City, State, ZIP+4®

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
300
PEMBROKE PARK, FL 33009
FO # 5706

WEST HOLLYWOOD HILLS
JUN 17 2021
Postmark Here
HOLLYWOOD FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7167

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and Fee
$ 6.98

Sent To
Street and Apt. No., or
City, State, ZIP+4®

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
105
PEMBROKE PARK, FL 33009
FO # 5706

WEST HOLLYWOOD HILLS
JUN 17 2021
Postmark Here
HOLLYWOOD FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
105
PEMBROKE PARK, FL 33009
FO # 5706

9590 9402 6610 1028 6974 71

2. Article Number (Transfer from service label)
7021 0350 0001 0297 7167

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Y. CRT7 C19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) Yel dalee Johnson
C. Date of Delivery 6-19-2021

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE R... OF THE RETURN ADDRESS FOR...

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:

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
300
PEMBROKE PARK, FL 33009
FO # 5706

9590 9402 6610 1028 6974 95

2. Article Number (Transfer from service label)
7021 0350 0001 0297 7150

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Y. CRT7 C19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) Office
C. Date of Delivery 6-19-2021

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery 00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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:

CURRENT TENANT
3181 W HALLANDALE BEACH BLVD
105
PEMBROKE PARK, FL 33009
NOH # 5706

9590 9402 6610 1028 7091 50

2. Article Number (Transfer from service label)
7019 2280 0002 0486 1570

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Y. CRT7 C19. ☐ Agent ☐ Addressee

B. Received by (Printed Name) Current Tenant
C. Date of Delivery 3-28-2021

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ n Delivery Restricted Delivery
☐ ail
☐ Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JEFFREY FEINBERG
4651 SHERIDAN ST SUITE 200
HOLLYWOOD, FL 33021
NOH # 5706

9590 9402 6610 1028 6954 77

2. Article Number *(Transfer from service label)*

7021 0350 0001 0298 0242

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* C19 2138

C. Date of Delivery 6/2/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JEFFREY FEINBERG
4651 SHERIDAN ST SUITE 200
HOLLYWOOD, FL 33021
NOH # 5706

9590 9402 6610 1028 7093 41

2. Article Number *(Transfer from service label)*

7019 2280 0002 0486 2409

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* C19 2138

C. Date of Delivery 5/28/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CURRENT TENANT
3181 W HALLANDALE BEACH BLVD
105
PEMBROKE PARK, FL 33009
NOH # 5706

9590 9402 6610 1028 6954 84

2. Article Number *(Transfer from service label)*

7021 0350 0001 0298 0228

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

☐ Agent
☐ Addressee

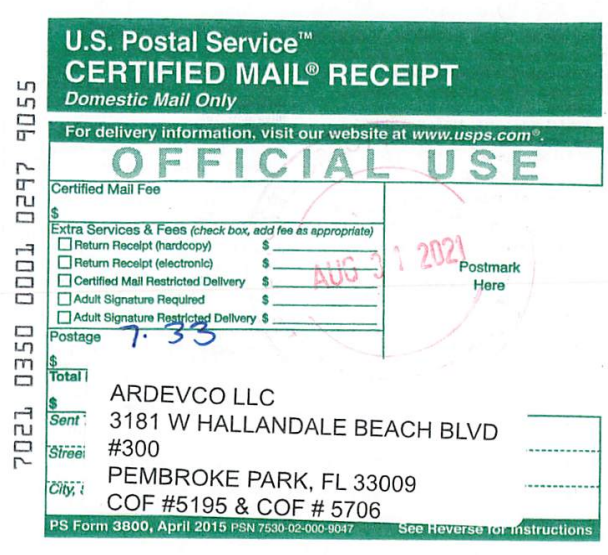
B. Received by *(Printed Name)* MRS. JOHNSON

C. Date of Delivery 6-1-2021

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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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,

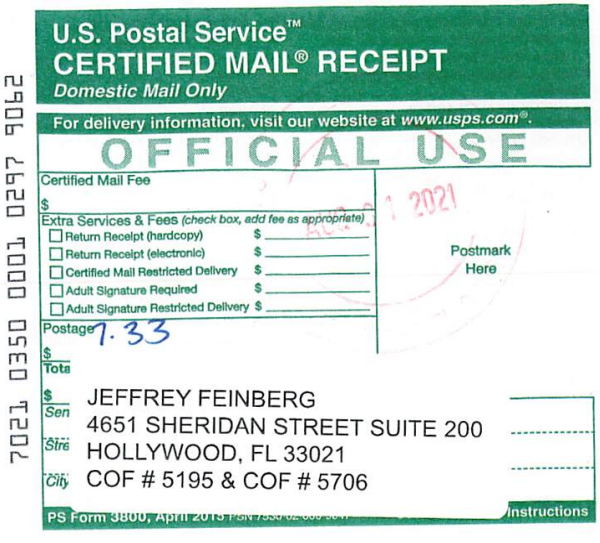
ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300
PEMBROKE PARK, FL 33009
COF #5195 & COF # 5706

AUG 31 2021

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 9055



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Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage 7.33

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Tota

$
Sen

Stre

City

JEFFREY FEINBERG
4651 SHERIDAN STREET SUITE 200
HOLLYWOOD, FL 33021
COF # 5195 & COF # 5706

1 2021

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 Instructions

7021 0350 0001 0297 9062



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3181 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	ARDEVCO LLC
Mailing Address	3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH FL 33009

ID #	5142 29 00 0111
Millage	0613
Use	03

Abbr Legal Description	29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$338,330	$3,130,010	$3,468,340	$3,468,340	
2020	$338,330	$3,058,310	$3,396,640	$3,396,640	$73,305.60
2019	$338,330	$3,058,310	$3,396,640	$3,396,640	$74,162.24

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,468,340	$3,468,340	$3,468,340	$3,468,340
Portability	0	0	0	0
Assessed/SOH	$3,468,340	$3,468,340	$3,468,340	$3,468,340
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,468,340	$3,468,340	$3,468,340	$3,468,340

Sales History

Date	Type	Price	Book/Page or CIN
2/28/2018	QCD-T	$100	115044482
7/14/2015	WD-Q	$3,000,000	113121896
1/9/1995	WD	$1,000,000	23121 / 797
5/1/1974	QCD	$400,000	1160 / 767
9/1/1971	WD	$156,000	

Land Calculations

Price	Factor	Type
$9.00	37,592	SF
Adj. Bldg. S.F. (Card, Sketch)		28751
Units		32
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
ARDEVCO, LLC

Filing Information

Document Number	L18000021942
FEI/EIN Number	82-4464614
Date Filed	01/24/2018
State	FL
Status	ACTIVE

Principal Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Mailing Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

FEINBERG, JEFFREY
4651 SHERIDAN STREET
SUITE 200
HOLLYWOOD, FL 33021

Authorized Person(s) Detail

Name & Address

Title AMBR

GARONE, ANTHONY
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Title AMBR

D'ELIA, ROCCO
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2019	04/02/2019
2020	02/20/2020
2021	03/12/2021

Document Images

03/12/2021 -- ANNUAL REPORT	View image in PDF format
02/20/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
01/24/2018 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
ARDEVCO LLC	)	CASE NO. 5706
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: ARDEVCO LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #300

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: ARDEVCO LLC AT **04:37** A.M./**P.M.** ON THE 7 DAY OF **SEPTEMEBER** 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of 9, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

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 102, Pembroke Park, Florida, relating to the

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

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

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

Petitioner,

vs.

ARDEVCO LLC

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #105

Respondent(s)

Case #:

5706

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
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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
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

Notes/Means 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

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, FLORIDA,
Petitioner,

vs.

RESPONDENTS NAMED AND LISTED ON EXHIBIT A

Respondent(s)

ORDER OF SPECIAL MAGISTRATE AUTHORIZING FORECLOSURE OF FINES AND LIENS

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 15, 2022 authorizing the Town of Pembroke Park to file Foreclosure of Fines and Liens against Respondents pursuant to the Special Magistrate's Final Orders and the Special Magistrate's Confirmation of the Fines and Liens entered previously, a copy of which is attached hereto as Exhibit A, and there being no compliance and/or payment to date by Respondents. The Special Magistrate finds and orders:

1. The Town of Pembroke Park is hereby authorized to file a Foreclosure of Fine and Lien of the cases attached hereto as Exhibit A.
2. The Special Magistrate reserves jurisdiction to enforce this Order, and to enter such further orders as are necessary and proper.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15 day of June 2022

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF
BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline

Ramirez, Code Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: June 17, 2022.

Notary Public, state of Florida

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seekjudicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Exhibit A

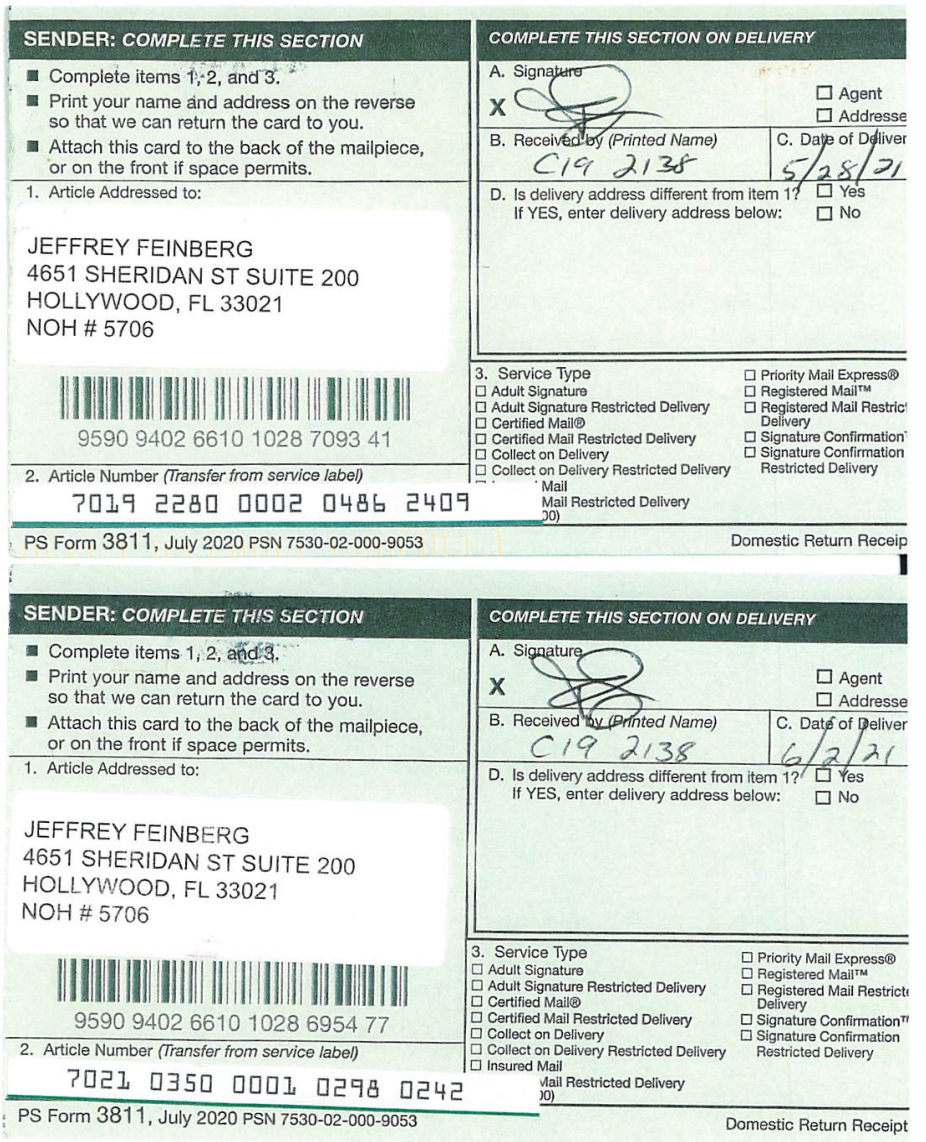
NO.	CASE #	NAME	ADDRESS	HOMESTEAD EXEMPTION
1	5840	PARADIGMA CORP	5100 SW 41 ST #219, PEMBROKE PARK, FL 33009	NO
2	5706	ARDEVCO LLC / SUNDRIFT APARTMENTS	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	NO
3	5701	2400 SW 30 LLC	2400 SW 30 AVE BAY B, PEMBROKE PARK, FL 33009	NO
4	5702	2400 SW 30 LLC	2400 SW 30 AVE BAY A, PEMBROKE PARK, FL 33009	NO
5	5195	ARDEVCO LLC / SUNDRIFT APARTMENTS	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	NO
6	5006	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR 26608	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
7	4863	CAP5000 LLC	2601 S PARK ROAD	NO
8	4902	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORES INC.	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
9	5297	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
10	5523	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
11	4400	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
12	4869	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
13	4306	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORES INC	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
14	4566	3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC	3535 SW 52 AVENUE	NO
15	4920	LEONEL A. RODRIGUEZ	3900 SW 52ND AVE, PEMBROKE PARK, FL 33023	
16	4911	FINE LINE INTERIORS INC	2530 SW 30TH AVE, PEMBROKE PARK, FL 33009	
17	4876	DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479	3000 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL 33009	NO
18	4601	E&M PROPERTIES 2665 LLC	2649 S PARK RD, PEMBROKE PARK, FL 33009	NO


U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$0.71
Total Postage and
$7.18
Sent To
JEFFREY FEINBERG
Street and Apt. No
4651 SHERIDAN ST SUITE 200
City, State, ZIP+4
HOLLYWOOD, FL 33021
NOH # 5706
WEST HOLLYWOOD HILLS
MAY 26 2021
Postmark Here
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7019 2280 0002 0486 2409


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$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$0.71
Total Postage and
$7.18
Sent To
CURRENT TENANT
Street and Apt. No
3181 W HALLANDALE BEACH BLVD
105
City, State, ZIP+4
PEMBROKE PARK, FL 33009
NOH # 5706
MAY 26 2021
Postmark Here
See Reverse for Instructions
7019 2280 0002 0486 1570


U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.
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$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$0.51
Total Postage
$7.18
Sent To
CURRENT TENANT
Street and Apt.
3181 W HALLANDALE BEACH BLVD
105
City, State, ZIP
PEMBROKE PARK, FL 33009
NOH # 5706
Postmark Here
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7021 0350 0001 0298 0228


U.S. Postal Service™
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$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$0.71
Total Postage and
$7.18
Sent To
ARDEVCO LLC
Street and Apt. No
3181 W HALLANDALE BEACH BLVD
#300
City, State, ZIP+4
PEMBROKE PARK, FL 33009
NOH # 5706
WEST HOLLYWOOD HILLS
MAY 26 2021
Postmark Here
HOLLYWOOD FL 33023
7019 2280 0002 0486 1563



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:

JEFFREY FEINBERG
4651 SHERIDAN ST SUITE 200
HOLLYWOOD, FL 33021
NOH # 5706

9590 9402 6610 1028 7093 41

2. Article Number *(Transfer from service label)*

7019 2280 0002 0486 2409

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* C19 2138

C. Date of Delivery 5/28/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
00)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receip

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JEFFREY FEINBERG
4651 SHERIDAN ST SUITE 200
HOLLYWOOD, FL 33021
NOH # 5706

9590 9402 6610 1028 6954 77

2. Article Number *(Transfer from service label)*

7021 0350 0001 0298 0242

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* C19 2138

C. Date of Delivery 6/2/21

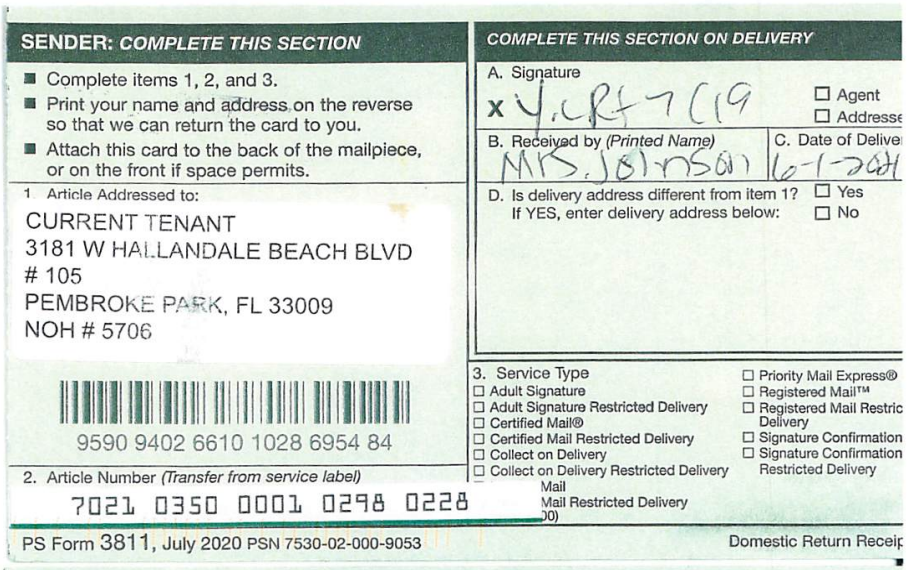
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery
00)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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:

CURRENT TENANT
3181 W HALLANDALE BEACH BLVD
105
PEMBROKE PARK, FL 33009
NOH # 5706

9590 9402 6610 1028 6954 84

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 0228

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receip

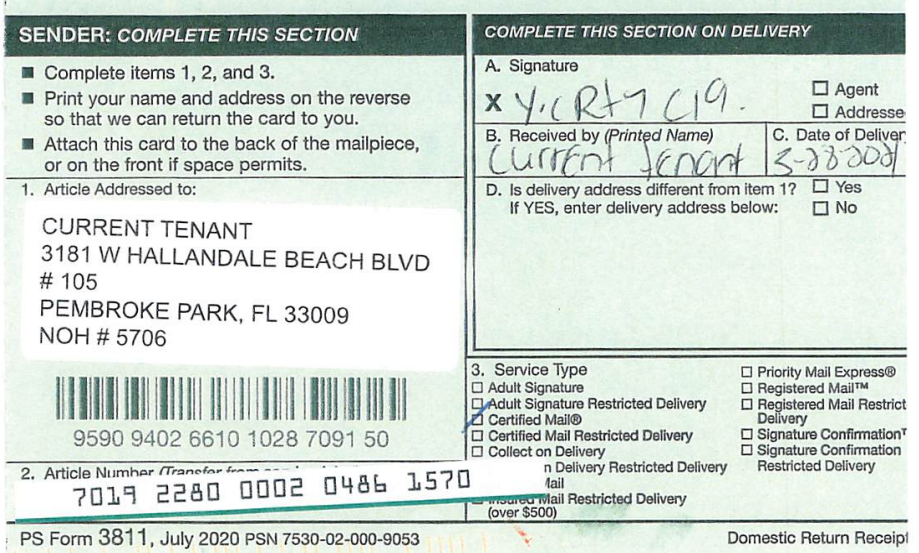
COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [illegible] ☐ Agent ☐ Addresse

B. Received by *(Printed Name)* MRS. JOHNSON | C. Date of Delive 6-1-2021

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Mail
Mail Restricted Delivery
00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restric Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CURRENT TENANT
3181 W HALLANDALE BEACH BLVD
105
PEMBROKE PARK, FL 33009
NOH # 5706

9590 9402 6610 1028 7091 50

2. Article Number *(Transfer from [illegible]*
7019 2280 0002 0486 1570

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

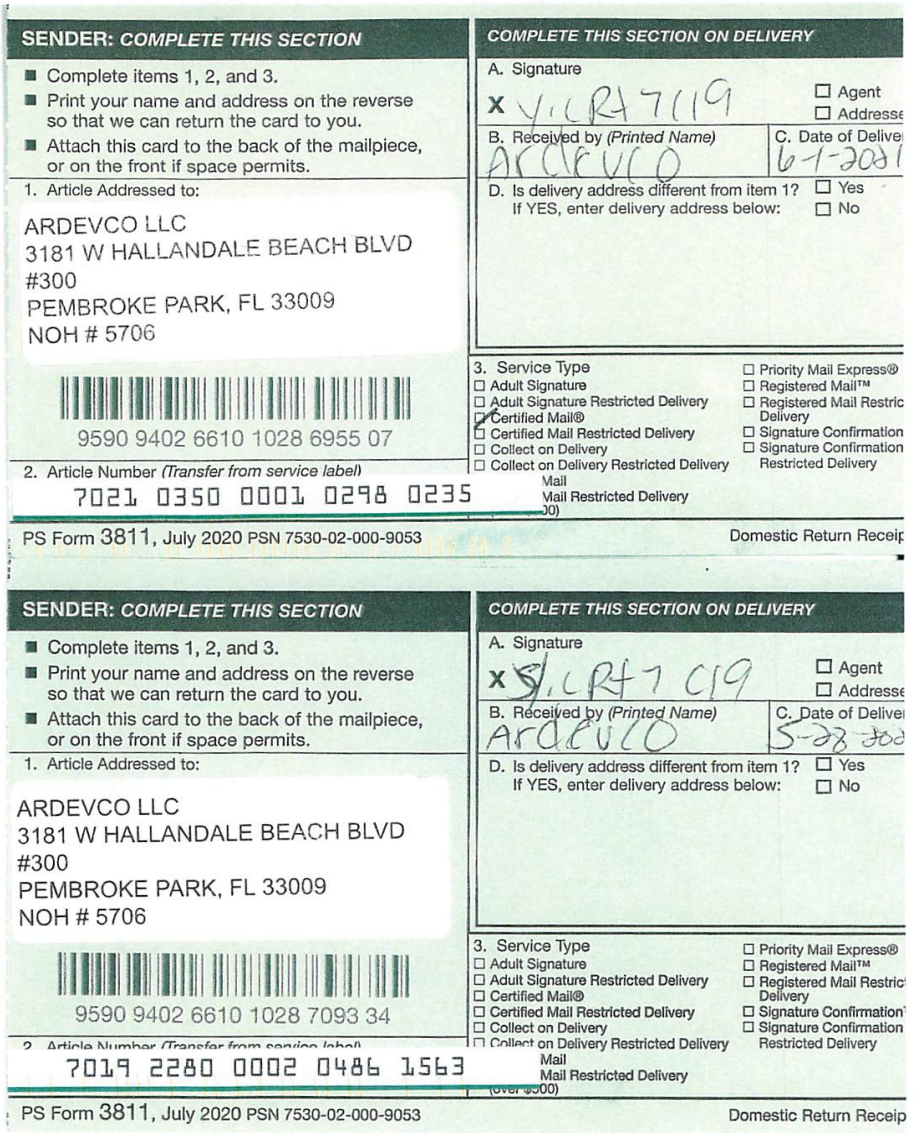
COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [illegible] ☐ Agent ☐ Addresse

B. Received by *(Printed Name)* Current Tenant | C. Date of Deliver 5-28-2021

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
n Delivery Restricted Delivery
Mail
Mail Restricted Delivery
(over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restrict Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300
PEMBROKE PARK, FL 33009
NOH # 5706

9590 9402 6610 1028 6955 07

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 0235

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receip

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [illegible] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* ARDEVCO C. Date of Delive 6-1-2021

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Mail
Mail Restricted Delivery
(over $500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restric Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300
PEMBROKE PARK, FL 33009
NOH # 5706

9590 9402 6610 1028 7093 34

2. Article Number *(Transfer from service label)*
7019 2280 0002 0486 1563

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receip

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [illegible] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* ARDEVCO C. Date of Delive 5-28-202

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Mail
Mail Restricted Delivery
(over $500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restric Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receip



PROPERTY SUMMARY

Tax Year: 2021
Property Id: 514229000111
Property Owner/s:ARDEVCO LLC
Mailing Address:3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009
Physical Address:3181 W HALLANDALE BEACH BOULEVARD PEMBROKE PARK, 33009

Property Use: 03 - Multi-family - 10 units or more
Millage Code: 0613
Adj. Bldg. S.F: 28751
Bldg Under Air S.F:
Effective Year: 1973
Year Built: 1972
Units/Beds/Baths: 32 / /

Deputy Appraiser: Commercial Department
Contact Number: 954-357-6835
Email: commercialtrim@bcpa.net
Zoning : RM-25 - MEDIUM HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL
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

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
02/28/2018	Quit Claim Deed Non-Sale Title Change	$100	115044482
07/14/2015	Warranty Deed Qualified Sale	$3,000,000	113121896
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

Unit Price	Units	Type
$9.00	37,592 SqFt	Square Foot

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

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
ARDEVCO, LLC

Filing Information

Document Number	L18000021942
FEI/EIN Number	82-4464614
Date Filed	01/24/2018
State	FL
Status	ACTIVE

Principal Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Mailing Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

FEINBERG, JEFFREY
4651 SHERIDAN STREET
SUITE 200
HOLLYWOOD, FL 33021

Authorized Person(s) Detail

Name & Address

Title AMBR

GARONE, ANTHONY
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Title AMBR

D'ELIA, ROCCO
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2019	04/02/2019
2020	02/20/2020
2021	03/12/2021

Document Images

03/12/2021 -- ANNUAL REPORT	View image in PDF format
02/20/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
01/24/2018 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Mar 12, 2021
Secretary of State
8327502058CC

DOCUMENT# L18000021942

Entity Name: ARDEVCO, LLC

Current Principal Place of Business:

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Current Mailing Address:

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

FEI Number: 82-4464614

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

FEINBERG, JEFFREY
4651 SHERIDAN STREET
SUITE 200
HOLLYWOOD, FL 33021 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	AMBR	Title	AMBR
Name	GARONE, ANTHONY	Name	D'ELIA, ROCCO
Address	3181 W. HALLANDALE BEACH BLVD., #300	Address	3181 W. HALLANDALE BEACH BLVD., #300
City-State-Zip:	HALLANDALE BEACH FL 33009	City-State-Zip:	HALLANDALE BEACH FL 33009

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ROCCO D'ELIA PARTNER 03/12/2021

Electronic Signature of Signing Authorized Person(s) Detail — Date

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

CASE NO. 5706

ARDEVCO LLC)

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ARDEVO LLC
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3181 W HALLANDALE BEACH BLVD #105, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: ARDEVCO LLC AT 3:41 P.M. ON THE 2 DAY OF JUNE 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or
Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of June, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: September 20, 2022
INVOICE # 430
FOR:

Case # 5706

ARDEVCO LLC /
SUNDRIFT APARTMENTS
3181 W HALLANDALE BEACH
BLVD,
PEMBROKE PARK, FL, 33009

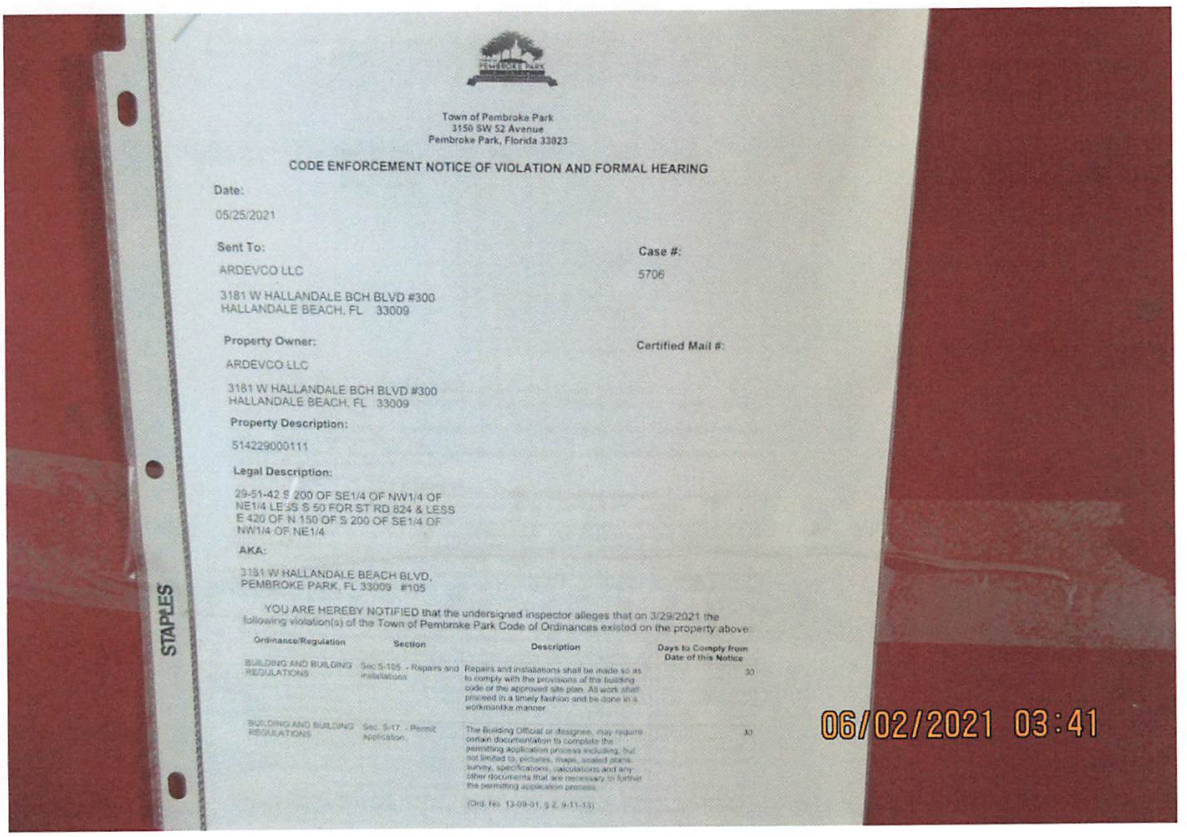
Bill To:

ARDEVCO LLC /
SUNDRIFT APARTMENTS
3181 W HALLANDALE BEACH
BLVD, #300
PEMBROKE PARK, FL, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Florida Building Code Section 5-105; 5-17; 12-76(b)		
	Final Order 06/16/2021		
1	Admin Fee	$ 100.00	$ 100.00
359	Day(s) of Per Diem from (07/17/2021-07/11/2022)	$ 50.00	$ 17,950.00
1	Recorded Lien Fee	$ 48.50	$ 48.50
	Town's Motion to abate fine by 85% (2,693+100.00+48.50)		**$ 2,841**
		Balance	$ 18,098.50

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
05/25/2021

Sent To:
ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #:
5706

Property Owner:
ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:
514229000111

Legal Description:
29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

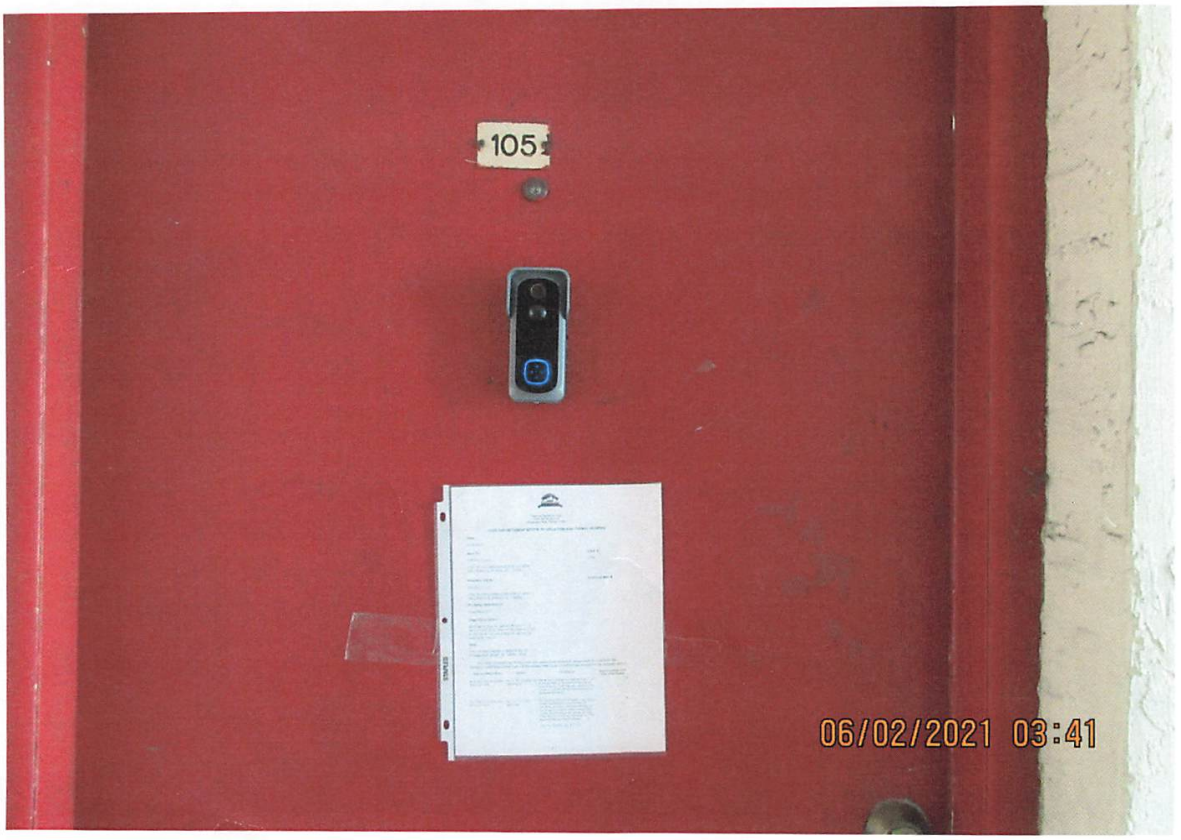
AKA:
3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #105

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/29/2021 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. 13-09-91, § 2, 9-11-13)	30

STAPLES

06/02/2021 03:41



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2021

Sent To:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #:

5706

Property Owner:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514229000111

Legal Description:

29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

AKA:

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #105

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BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
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.	30

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.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 23rd day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

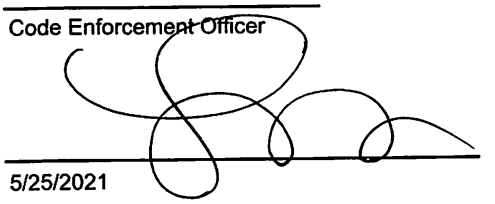
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer



5/25/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2021

Case #:

5706

Sent To:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Owner:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Property Description:

514229000111

Legal Description:

29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/29/2021 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

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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.	30

1. Plumbing work done without a permit. Obtain a permit with plans and inspections.
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If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

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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.

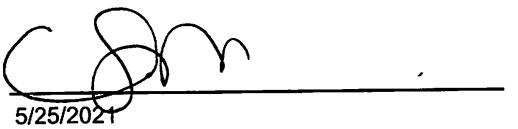
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For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer



5/25/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
ARDEVCO LLC 3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009	5706	03/29/2021

Property Owner:	Property Description:	Certified Mail #:
ARDEVCO LLC 3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009	514229000111	

Legal Description:	AKA:
29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #105

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/29/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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Notes/Means of Correction:

1. Possible mold in apartment. Confirm with Contractor for repair options and obtain a permit for any repairs needed with plans and inspections.
2. Possible plumbing work done without a permit. Verify with the Building Department if a permit is required for the drain pipes (bedroom closet to outside).
3. Multiple areas in the apartment have roof damage. Obtain a permit for roof repairs needed with plans and inspections.
4. Exposed electrical socket. Possible an electrical issue: Tenant has multiple sockets/outlets exposed and/or covered with paper towel padding.
5. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer


03/26/2021 09:05


03/26/2021 09:05


03/26/2021 09:05

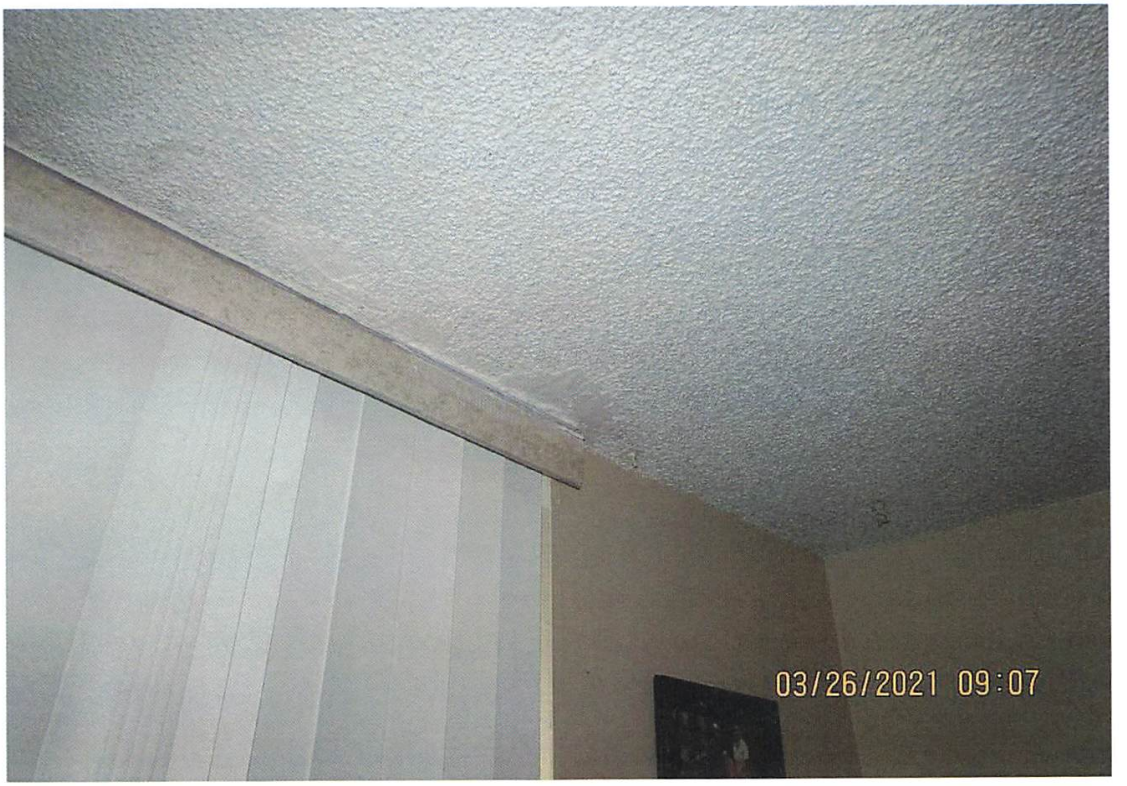

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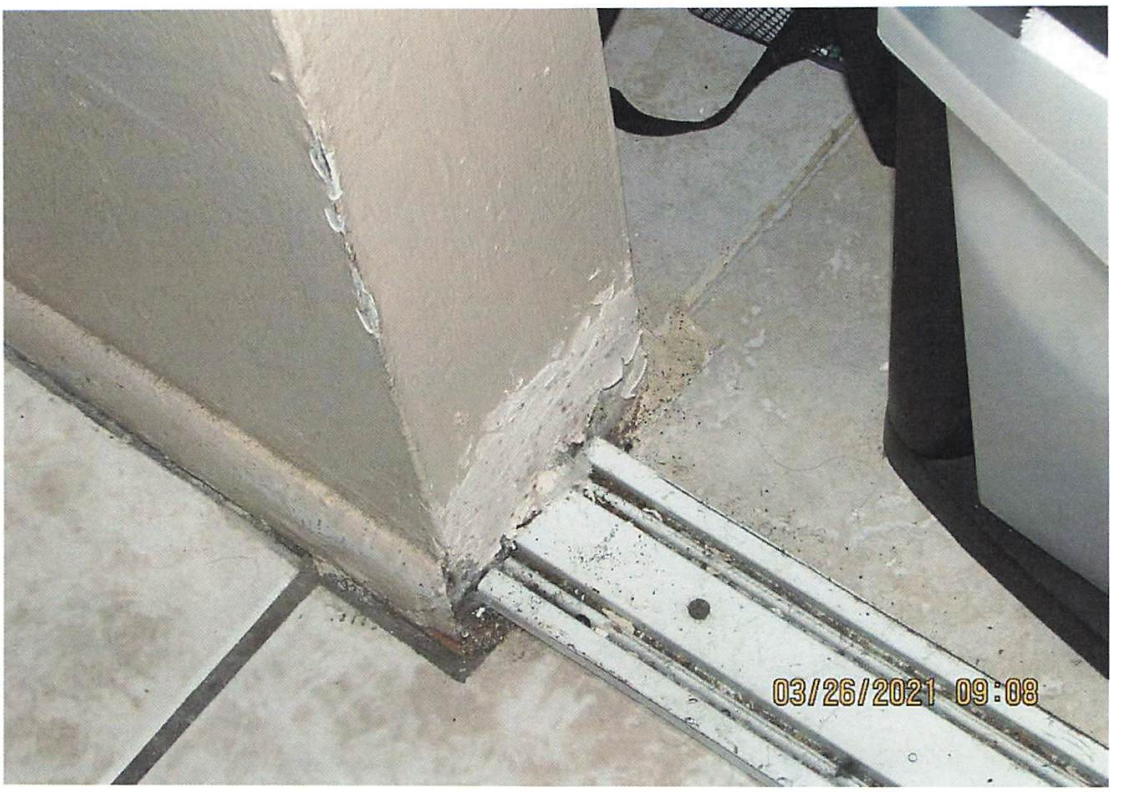

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03/26/2021 09:07


03/26/2021 09:07


03/26/2021 09:07

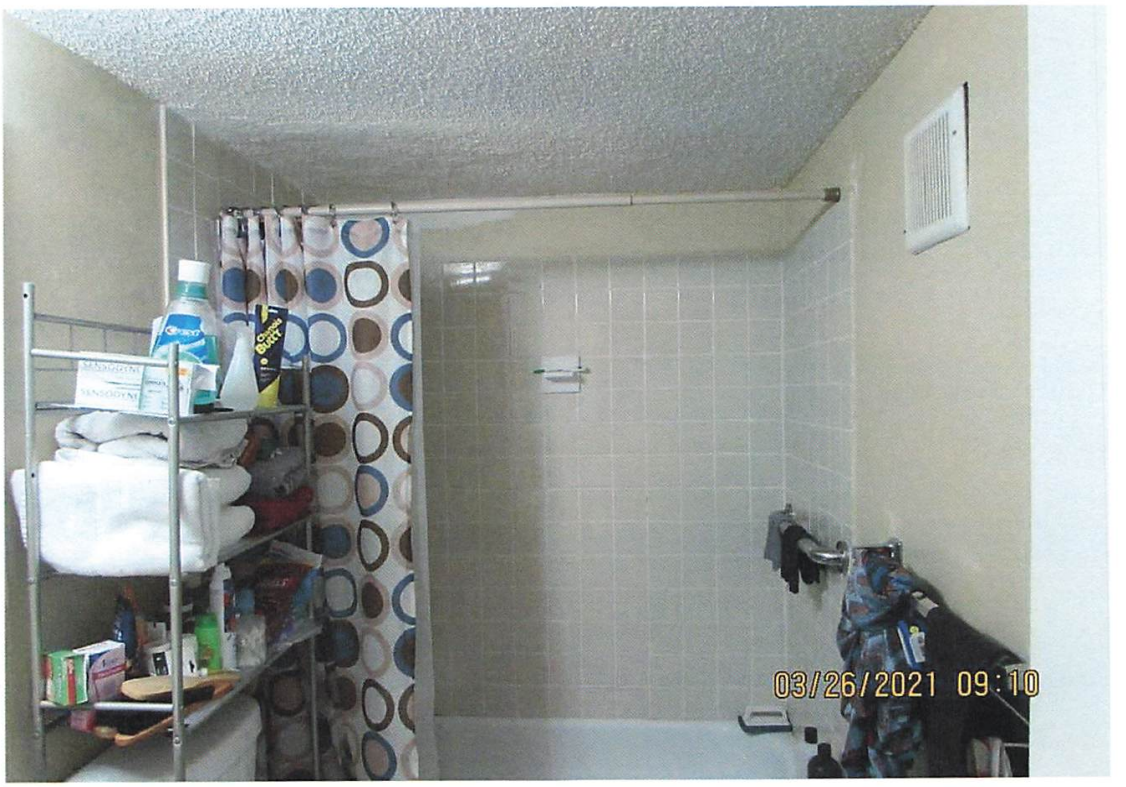

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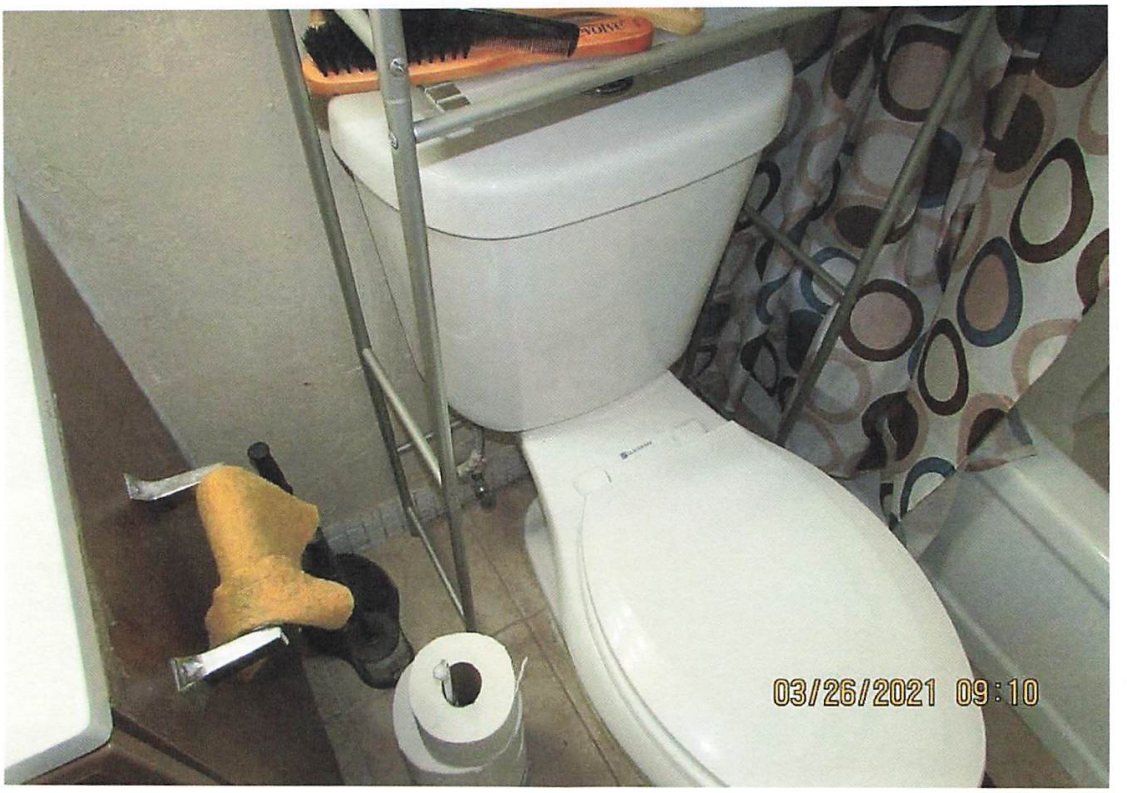

MEGA
Charmin
Essentials
SOFT
SOFTER
PLUS DOUX
LONG LASTING
LONGUE DURÉE
03/26/2021 09:08


03/26/2021 09:08


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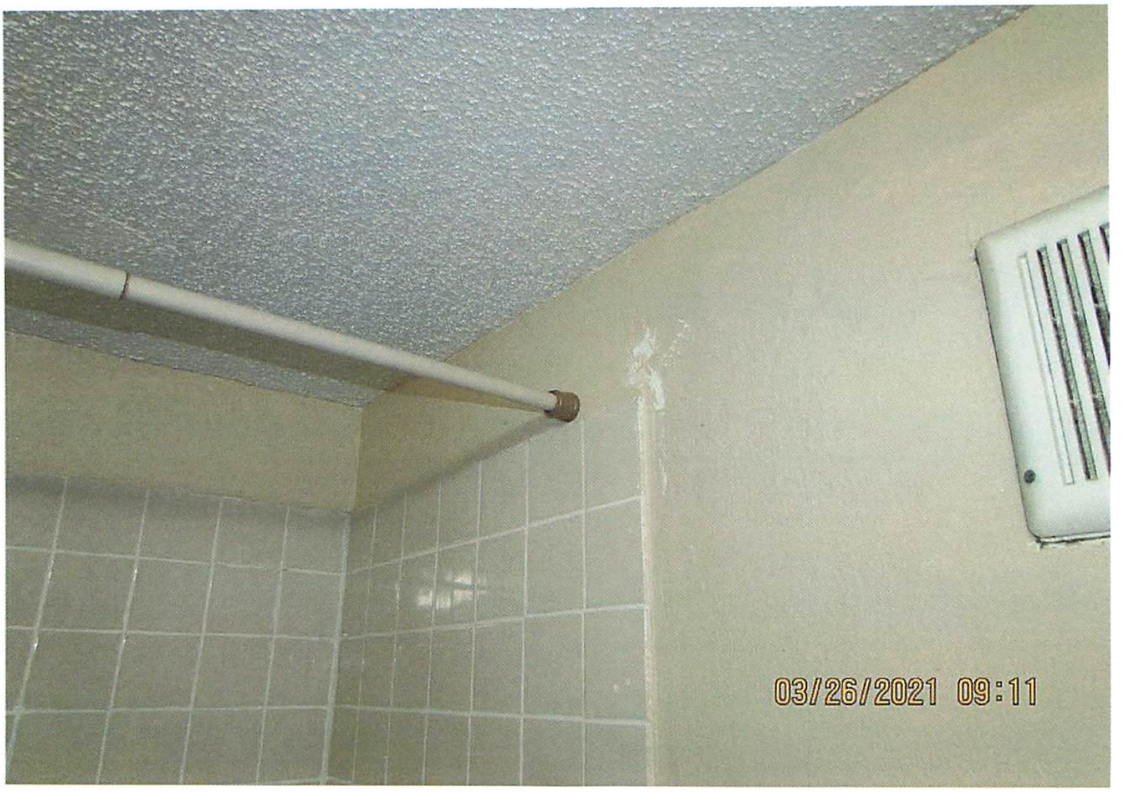

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03/26/2021 09:10

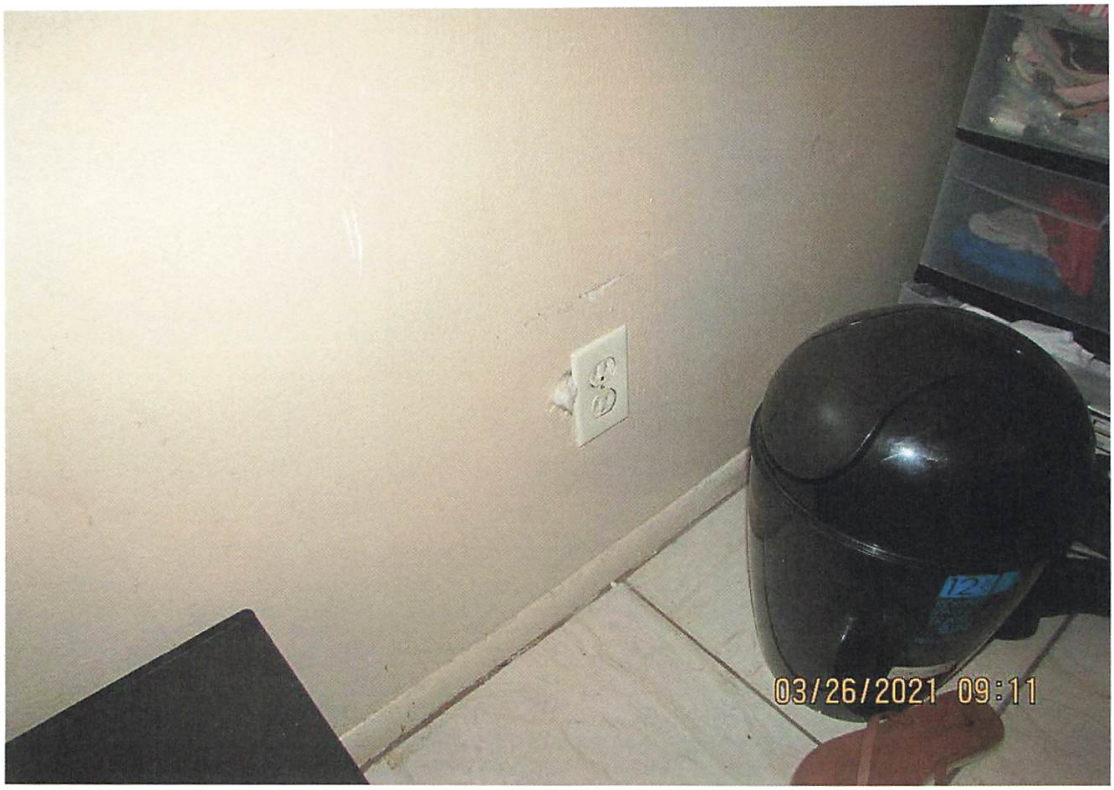

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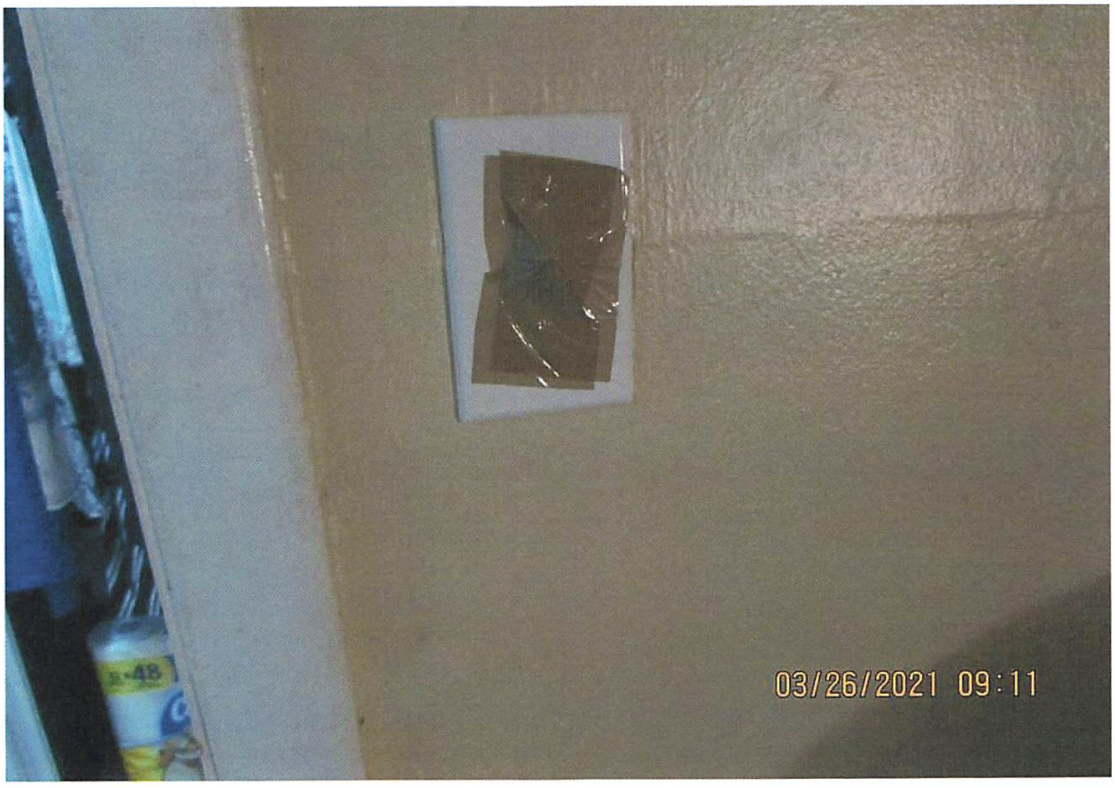

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03/26/2021 09:11


03/26/2021 09:11

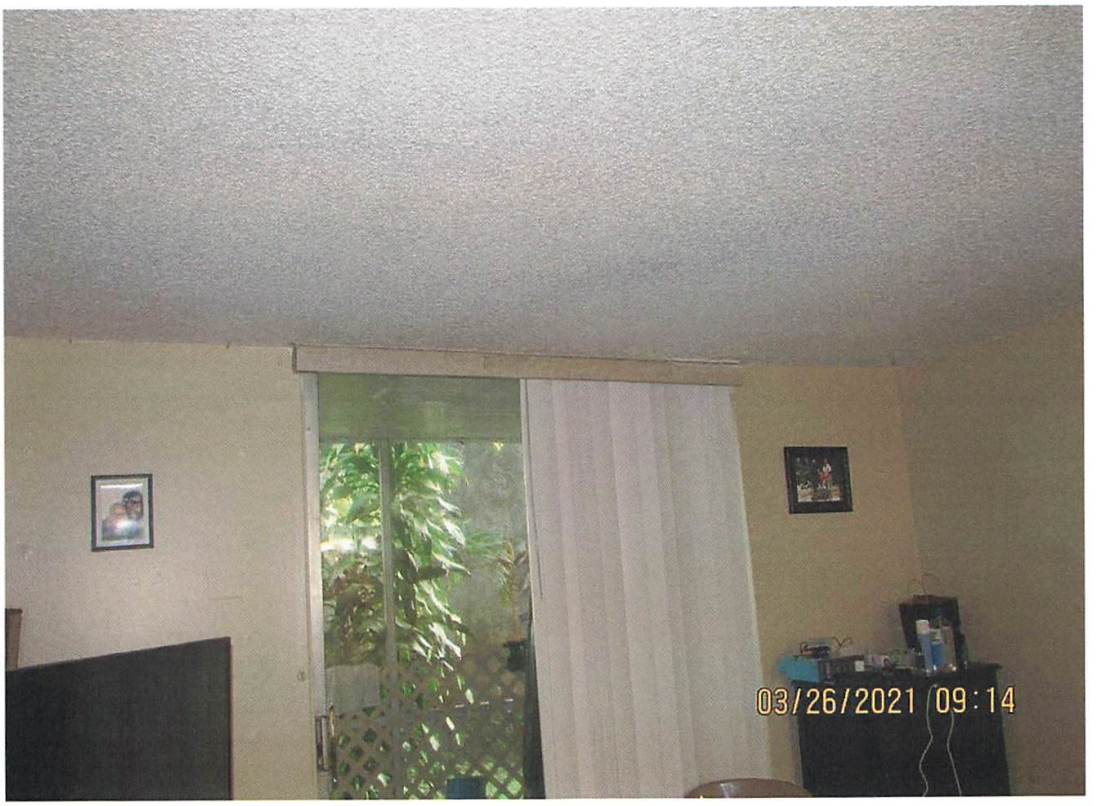

03/26/2021 09:11


03/26/2021 09:11


03/26/2021 09:12

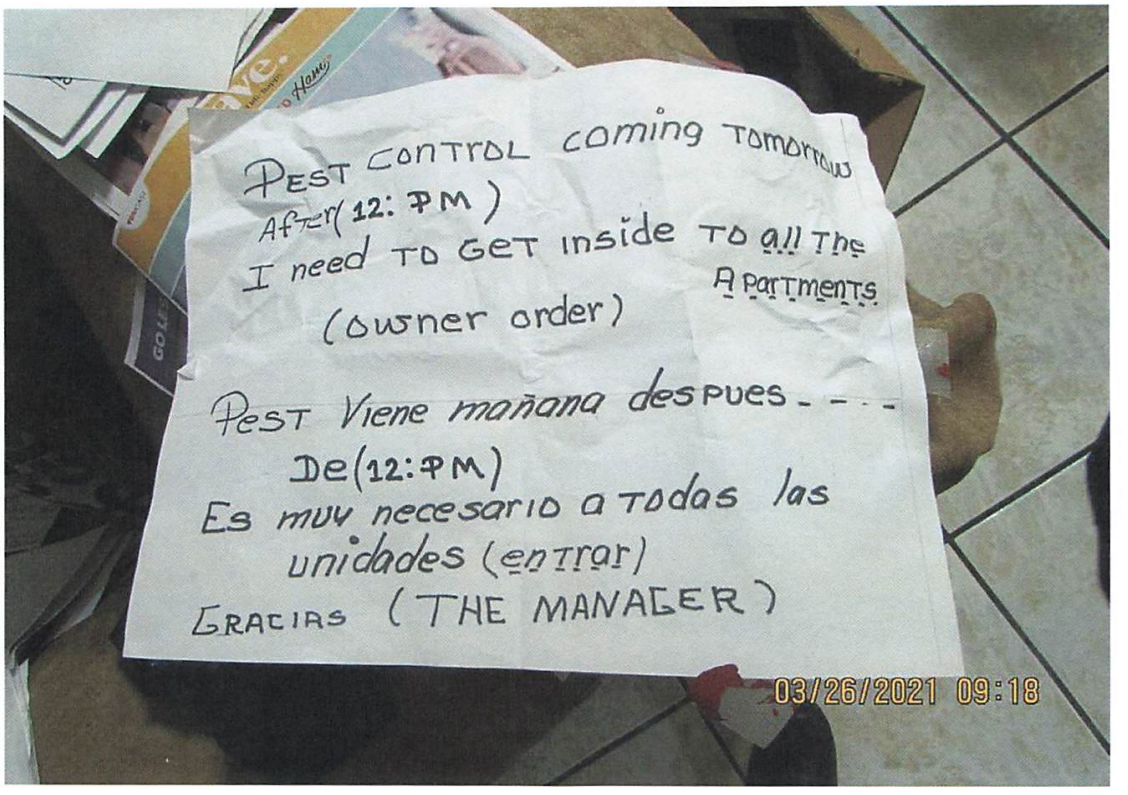

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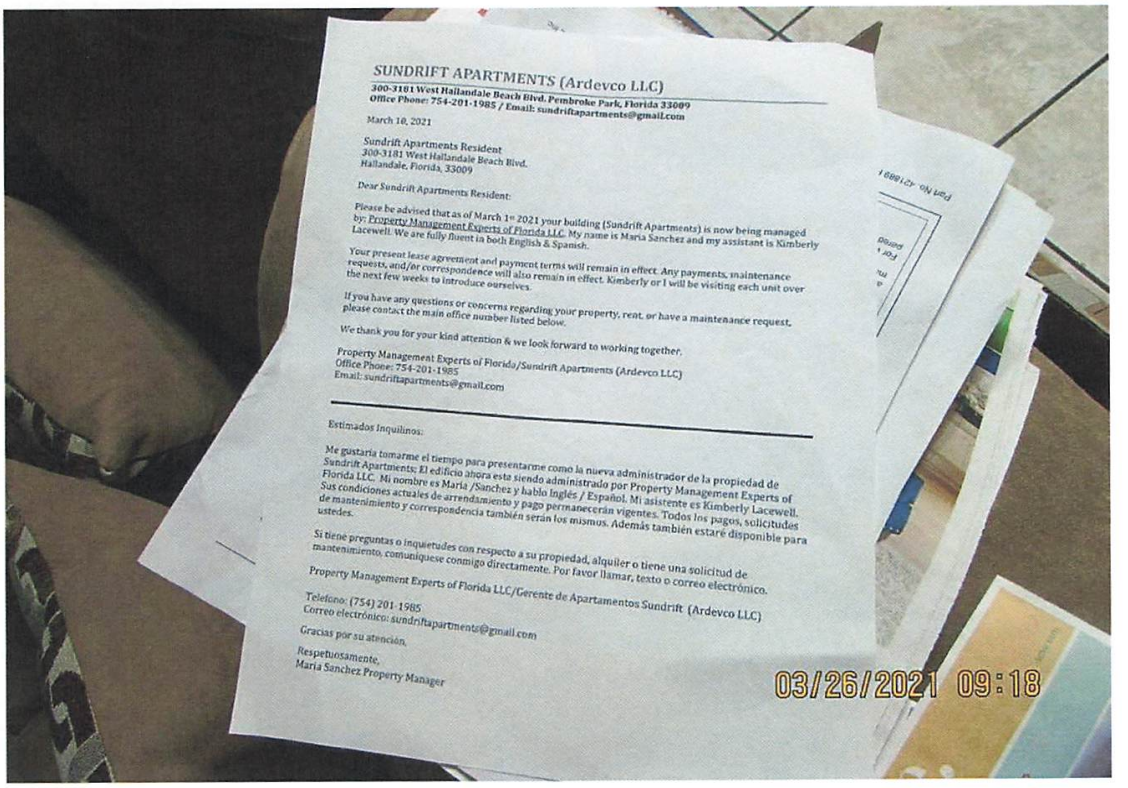

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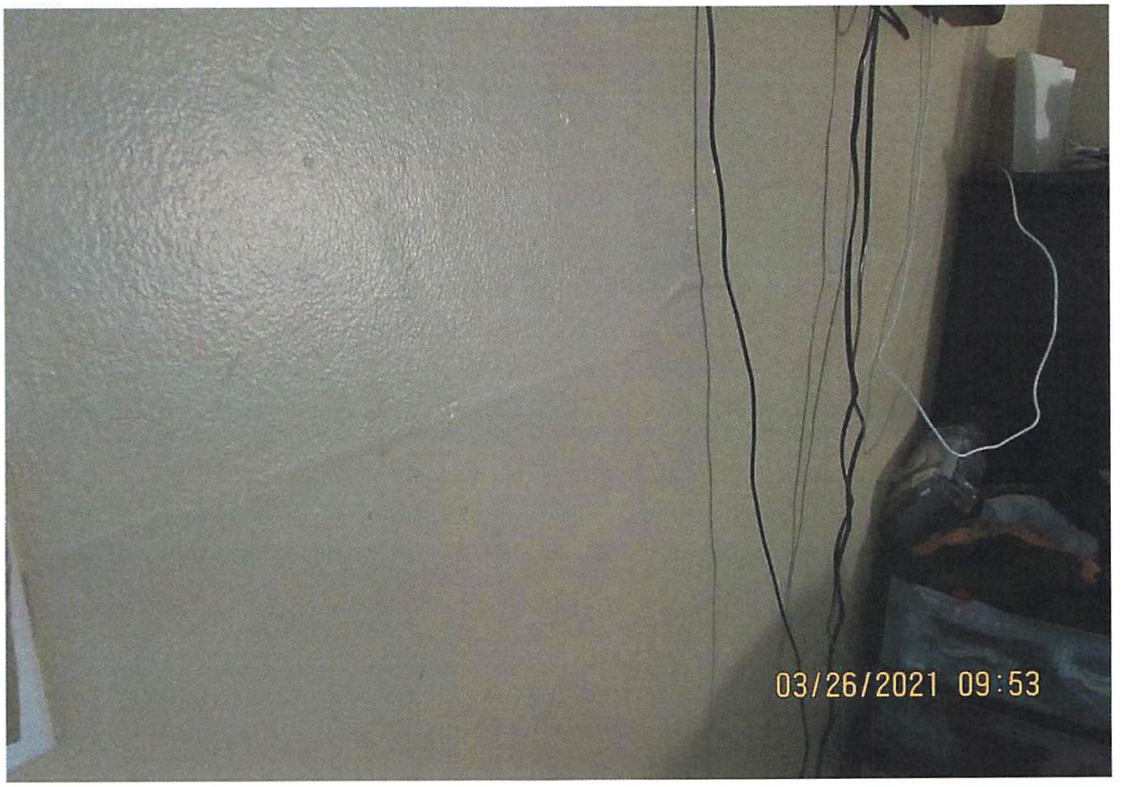

PEST CONTROL coming TOMORROW
After(12:PM)
I need TO GET inside TO all the
APARTMENTS
(owner order)
PEST Viene mañana despues - - -
De(12:PM)
Es muy necesario a todas las
unidades (entrar)
GRACIAS (THE MANAGER)
03/26/2021 09:18


SUNDRIFT APARTMENTS (Ardevco LLC)
300-3181 West Hallandale Beach Blvd. Pembroke Park, Florida 33009
Office Phone: 754-201-1985 / Email: sundriftapartments@gmail.com
March 10, 2021
Sundrift Apartments Resident
300-3181 West Hallandale Beach Blvd.
Hallandale, Florida, 33009
Dear Sundrift Apartments Resident:
Please be advised that as of March 1st 2021 your building (Sundrift Apartments) is now being managed by: Property Management Experts of Florida LLC. My name is Maria Sanchez and my assistant is Kimberly Lacewell. We are fully fluent in both English & Spanish.
Your present lease agreement and payment terms will remain in effect. Any payments, maintenance requests, and/or correspondence will also remain in effect. Kimberly or I will be visiting each unit over the next few weeks to introduce ourselves.
If you have any questions or concerns regarding your property, rent, or have a maintenance request, please contact the main office number listed below.
We thank you for your kind attention & we look forward to working together.
Property Management Experts of Florida/Sundrift Apartments (Ardevco LLC)
Office Phone: 754-201-1985
Email: sundriftapartments@gmail.com
Estimados Inquilinos:
Me gustaría tomarme el tiempo para presentarme como la nueva administrador de la propiedad de Sundrift Apartments; El edificio ahora esta siendo administrado por Property Management Experts of Florida LLC. Mi nombre es Maria /Sanchez y hablo Inglés / Español. Mi asistente es Kimberly Lacewell. Sus condiciones actuales de arrendamiento y pago permanecerán vigentes. Todos los pagos, solicitudes de mantenimiento y correspondencia también serán los mismos. Además también estaré disponible para ustedes.
Si tiene preguntas o inquietudes con respecto a su propiedad, alquiler o tiene una solicitud de mantenimiento, comuníquese conmigo directamente. Por favor llamar, texto o correo electrónico.
Property Management Experts of Florida LLC/Gerente de Apartamentos Sundrift (Ardevco LLC)
Teléfono: (754) 201-1985
Correo electrónico: sundriftapartments@gmail.com
Gracias por su atención.
Respetuosamente,
Maria Sanchez Property Manager
03/26/2021 09:18


105
03/26/2021 09:20

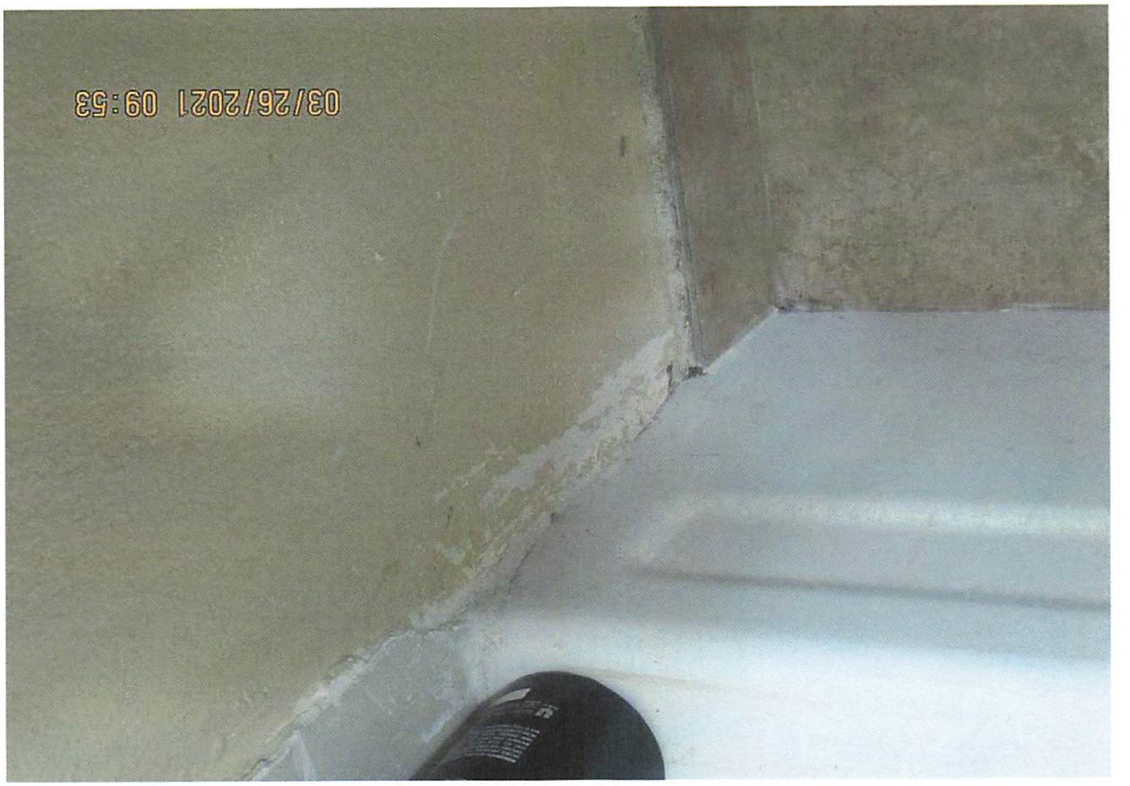

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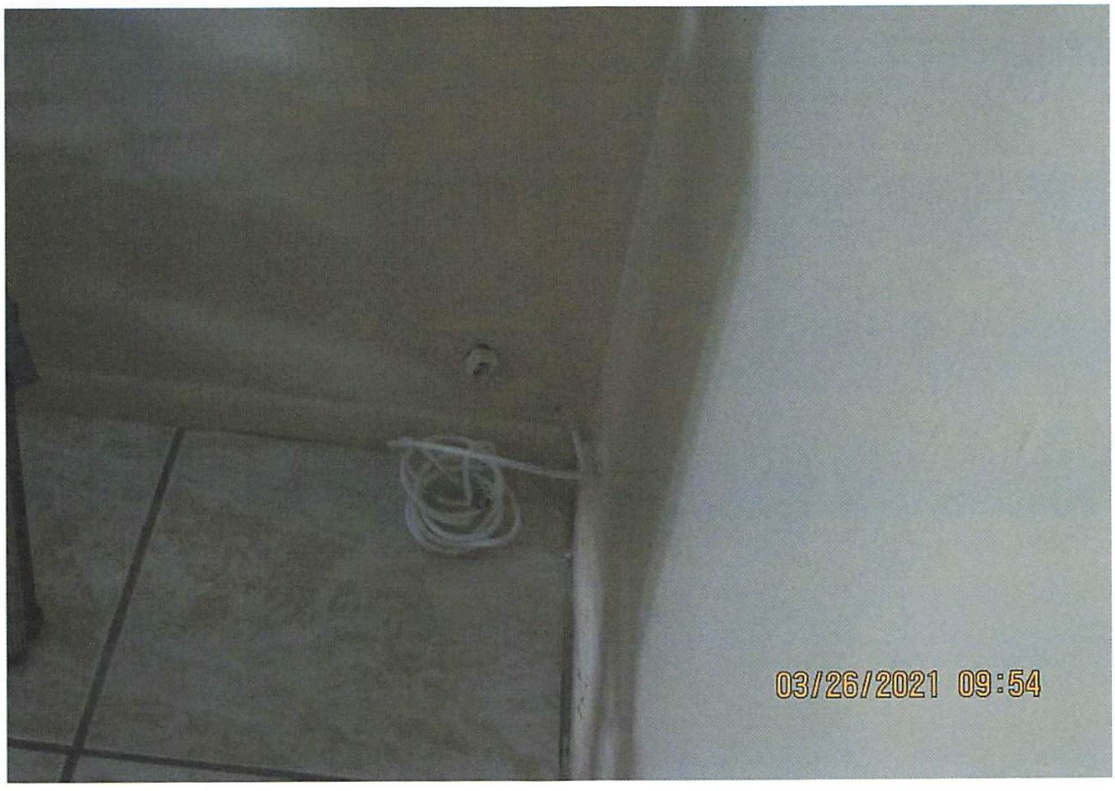

DANGER
AUTHORIZED
PERSONNEL ONLY
03/26/2021 09:51


03/26/2021 09:53


03/26/2021 09:53


03/26/2021 09:54


03/26/2021 09:53


03/26/2021 09:54


03/26/2021 09:54


03/26/2021 09:55


03/26/2021 09:55


03/26/2021 09:56


PROVIDES
AEROBIC
WORKOUT
03/26/2021 09:56


03/26/2021 09:04


03/26/2021 09:05


American Standard
Glasfloss
03/26/2021 09:57

NOV #5706

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/30/2021
US POSTAGE $

0

Jeffrey Feinberg
9651 Sheridan St
#200
Hollywood, FL
33021

NOV #5706

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/30/2021
US POSTAGE $

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Current Tenant
3181 N Hallandale Beach BLVD
#105
Pembroke Park
FL 33009

NOV #5206

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

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Sent To:

ARDEVCO I LC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #:

5706

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. ARDEVCO LLC Respondent(s)	)	Case No.: 5706

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.

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 $30.00 PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of June 2021.

TOWN OF PEMBROKE PARK

Rafael E Suarez Rivas

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of June, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

3181 Hallandale Beach Boulevard

Violations & Improvements

9.7.2021

Violation #	Violation	Comments	Location	Type	Contractor	Subcontractor	Status	Permit Required?	Permits by:
5195.01	Building Maintenance. Building needs to be repainted. Property owner will need to paint building on west side of building	See 5709 #1. This is part of the Suncoast contract. Paint contractor need to submit seperate form for color and use approved colors by the City. I have the form.	Building	Painting	Suncoast Painting		Submitted Permit?	Yes	Per Diem
5195.02	Dead/Dying Palm tree in front of property. Property owner will need to replace tree in accordance to Town Ordinance 27-43	Tree was removed by FPL. Have letter. Code Officer said we need to replant a tree(s) and to contact Heidi in Zoning. No permit needed. The Building Official said that this should be removed from the list since it's a zoning issue (9/3).	Building	Landscaping	FPL		TBD	No	Per Diem
5195.03	Exterior lights. Exterior light on top of Building installed without permits. Property owner will need to obtain electrical permits for lights	This is part of Atlantis Electricals contract.	Building	Electrical	Atlantis Electrical		Finalizing Contract	Yes	Per Diem
5706.01	Unit 105. Plumbing work done without a permit. Obtain a permit with plans and inspections.	Tenant is uncooperate and in stage 2 of eviction. Obtaining bids. Code officer is aware of the situation.	Unit 105	Plumbing	Meridian Commercial	Paradise Plumbing	Submitted Master Permit	Yes	Per Diem
5706.02	Unit 105 has a mold odor and mold in the kitchen area recommended to tenant/owner to have a specialist confirm.	Obtaining bids.	Unit 105	General	Meridian Commercial		TBD	No	Per Diem
5706.03	Unit 105 has multiple areas in the apartment have ceilings patches which need repair. Obtain a permit for roof repairs needed with plans and inspections.	Patch is from a leak from 205. Obtain retro permit per code officer.	Unit 105	General	Meridian Commercial		Submitted Permit	Yes	Per Diem
5706.04	Unit 105 has exposed electrical sockets. Possible electrical issue: Tenant has multiple sockets/outlets exposed and/or covered with paper towel padding and tape.	This is part of Atlantis Electricals contract.	Unit 105	Electrical	Meridian Commercial	Atlantis Electrical	Submitted Master Permit	Yes	Per Diem
5709.01	Property needs to be maintained (i.e: pressure washing and painting the building).	This is part of the Suncoast contract.	Building	Painting	Suncoast Painting		Submitted Permit?	Yes	9.18.2021
5709.02	Multiple door steps have cracked tile and concrete at the entrance doors and need to be replaced or repaired	Code officer verified that this violation has been remedied (8/27).	Building	General	NA		Completed	No	N/A
5709.03	Noticed a rusted and wood damaged wall unit a/c installed in the third floor laundry room which needs to be replaced/repaired.	Either replace or remove. No permit necessary, according to code officer (8/27).	Unit 300	General	Meridian Commercial		Contract	No	9.18.2021

5709.04	Unit #108 (#101) installed camera system around the property and built a fence to divide the back yard space	The fence removal will be part of the fencing contracrt and the camera system is addressed in 5709 #5 for unit 101.	Building	Fencing	All Fencing & Repair		Submitted Permit?	Yes	9.18.2021
5709.05	Some tenants have camera systems installed. A low voltage permit is required when installing camera systems. Obtain a permit for the camera systems that are installed without a permit.	Unit 101 removed a camera system. Need to pull retro permit. This should be part of the Atlantic Electricals contract.	Unit 101	Electrical	Meridian Commercial	Atlantis Electrical	Submitted Master Permit	Yes	9.18.2021
5709.06	Multiple lights missing shades/faces on lighting fixtures. Replace light shades/faces.	Code Officer verified that this violation has been remedied (8/27).	Building	Electrical	NA		Completed	No	Per Diem
5709.07	Multiple areas of the balconies need concrete repairs & areas around the flood lights installed at the roof edges need concrete repair. Obtain a permit with plans and inspections for concrete repairs for balconies and store front areas that are damaged.	This is part of the Suncoast contract.	Building	Painting	Suncoast Painting		Submitted Permit?	Yes	9.18.2021
5709.08	Possible screen doors were replaced for the 1st floor units with the balcony areas. Obtain permits for doors that were replaced. Screens need to be replace with new screens some appear to be torn or damaged.	Check all screen doors on 1st floor patios. Unit 101 has new door? Repair all screens. Remove the plywood and panel shutters from the screens.	Unit 101	General	Meridian Commercial		Submitted Permit	Yes	9.18.2021
5709.09	Property concrete wall has been damaged/cut in three different areas and patched with a hurricane shutter. Obtain a permit with plans and inspections to repair wall back to the original state.	Zoning confirmed that the concrete and chain link fence on the west side of the proeprty belongs to the adjacent property owner. Code officer said this violation will be removed from the list (8/27)	Building	General	NA		Completed	No	N/A
5709.1	Chain link fence needs repair from the adjourning property excess prohibited items applying pressure to chain link fence & front of the property (W Hallandale Beach Blvd) has a fallen support post.	Bid received from all Fencing & Repair. Bid is $12,815. Replacing existing fence at property with 6' black chain link fence. Obtaining other bids.	Building	Fencing	All Fencing & Repair		Submitted Permit?	Yes	9.18.2021
5709.11	Parking lot has multiple pot hole which need repair and to be re-paved and re-striped and to remain maintained.	This will be part of the paving contract. Saw cutting patching, sealing and striping. Obtaining bids.	Building	Paving	Florida Blacktop		Submitted Permit?	Yes	9.18.2021
5709.12	Parking curbs/stomps need repair.	Broken and damaged parking stops will be replaced when as part of the paving contract.	Building	Paving	Florida Blacktop		Submitted Permit?	Yes	9.18.2021
5709.13	Abandoned vehicles on the property. Remove all abandoned vehicles from the property that are inoperable; all vehicles must be operable and have a current tag.	Code officer verified that this violation has been remedied (8/27).	Building	General	NA		Completed	No	N/A
5709.14	Some tenants have camera systems installed. A low voltage permit is required when installing camera systems. Obtain a permit for the camera systems that are installed without a permit.	Units 307 and 407 have wifi cameras. Code officer is said that these two units are OK and no further action necessary (8/27).	Building	Electrical	NA		Completed	No	N/A
5709.15	Fill in the gap within the fence alongside W Hallandale Beach Blvd with hedges and maintain the landscaping throughout the property. (Ref: Sec.28-332, 28-335)	Currently asphalt at that area. Will have paving contractor remove the asphalt when the parking lot is sealed and then have the landscapper plant conforming foliage.	Building	Landscapping	Current Landscapper		Obtaing Bid	No	9.18.2021

5902.01	Twenty four AC units were installed prior to obtaining a permit. Obtain a permit for each A/C changeout with plans and inspections.	This is part of South Florida Comfort Specialists contract.	24 Units	Mechanical	South Florida Comfort Specialists		Finalizing Contract	Yes	10.18.2021
5902.02	Unit 404 has a second door installed without a permit. Obtain a permit for the second door with any plans and inspections	Screen door. Obtain a retro permit or demo permit to remove the door. Probabaly can't keep door since it does not have an NOA. Need to check with the building department.	Unit 404	General	Meridian Commercial		Submitted Permit	Yes	10.18.2021
5902.03	Water heater was replaced on the 4th floor in the laundry room. Obtain a permit for the water heater replacement with any plans and inspections	Gas water heater changed 1.5 years ago by Paradise Plumbing. Will have contractor obtain retro permit and bring to code.	Building	Plumbing	Paradise Plumbing		Submitted Permit?	Yes	10.18.2021
6001.01	Unit 306 has drywall repairs that were done without permit. Obtain a permit with plans and inspections for the drywall repairs done in the unit.	Obtain retro permit.	Unit 306	General	Meridian Commercial		Submitted Permit	Yes	9.18.2021
6001.02	Tenant in unit 306 mentioned leaks in the unit which needs repairs with a permit for concrete restoration.	Unit is getting water from cracks in stucco and/or around windows. This is part of Suncoasts contract.	Building	Painting	Suncoast Painting		Submitted Permit?	Yes	9.18.2021
27									

Case Overview

Property/Incident Information

Owner	Address	Site Address
SOUTH PARK 33009 LLC	4401 NW 167 ST MIAMI, FL 33055	2665 S PARK RD, PEMBROKE PARK, FL 33009 #2665-2681 S Park Rd

Legal Description

Case Status Closed **Case #** 5770

Notes

1. Repeat Violation, operating without a Business Tax Receipt License. All operations must cease immediately until Business Tax Receipt is obtained.
2. Combined warehouses (2641 through 2681) without a Building Permit. Obtain plans, permit and inspections.
3. Installed electrical cameras, light fixtures and a/c replacement without a permit. Obtain plans, permit and inspections.
4. Odor nuisances coming from dumpster. Sanitize dumpster and request frequent pick ups (up to 5x a week).
5. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/26/2021		Notice of Violation	Posted to Property Regular Mail
3/2/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
3/17/2022	3/16/2022	Final Order	Certified Mail Hand
8/2/2022		Affidavit of Compliance	Affidavit of Service/Posted to Property Certified Mail
8/29/2022	9/21/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	8/2/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	8/2/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	8/2/2022
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	8/2/2022
HEALTH AND SANITATION	Sec. 12-76. (d) Nuisances: duty of property owners and tenants to prevent.	(d) It shall be unlawful for any person to use a vehicle, equipment, receptacle, or container that emits objectionable odors which are detectable at any point beyond the property limits where such vehicle, equipment, receptacle, or container is located. (Ord. No. 15-01-01)	8/2/2022
HEALTH AND SANITATION	Sec. 12-76. (e) Nuisances: duty of property owners and tenants to prevent.	The emission into the outdoor air of any fume, gas, dust (or other particulate), mist, substance, smoke, or vapor, odor, or any combination thereof which: (1) causes annoyance or discomfort; or, (2) produces irritation of the upper respiratory tract; or, (3) produces symptoms of nausea; or (4) befouls the atmosphere of buildings; or (5) causes an interference with normal social or family functions or lifestyles or with the enjoyment of life or property (such as but not limited to, the preparation and consumption of meals, enjoyment of the outdoors, receipt of visitors and guests at homes [or which causes changes in behavior such as over-washing of clothing, or which causes doors to be closed and windows closed to minimize indoor effects, etc.]); or (6) is detrimental to the comfort, living conditioned, welfare or repose of occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town ...	8/2/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	8/2/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	8/2/2022

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: September 20, 2022
INVOICE # 320
FOR:

Case # 5770

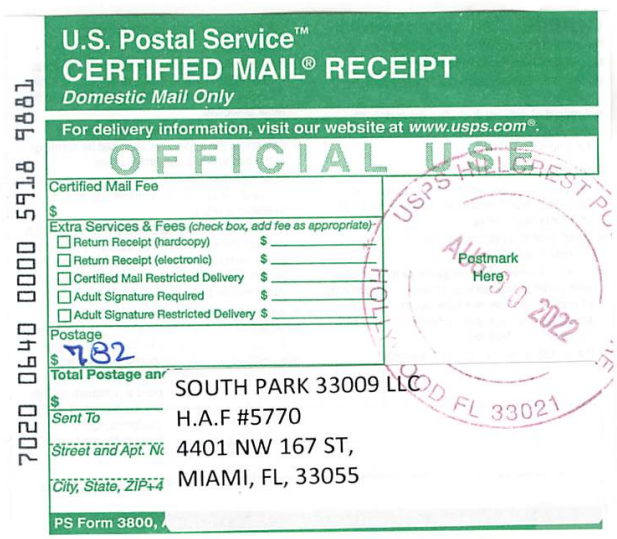
SOUTH PARK 33009 LLC
2665-2681 S PARK RD,
PEMBROKE PARK, FL, 33009

Bill To:
SOUTH PARK 33009 LLC
4401 NW 167 ST,
MIAMI, FL, 33055

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-105; 5-2(a)(b); 12-76(a)(d)(e); 15-17 and 15-22. Final Order on 03/16/2022		
1	Admin Fee	$ 100.00	$ 100.00
79	Day(s) of Per Diem from (05/15/22-08/02/22)	$ 150.00	$ 11,850.00
	Town's Motion to abate fine by 80% (1,777.50+100)		**$ 1,878**
		Balance	$ 11,950.00

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

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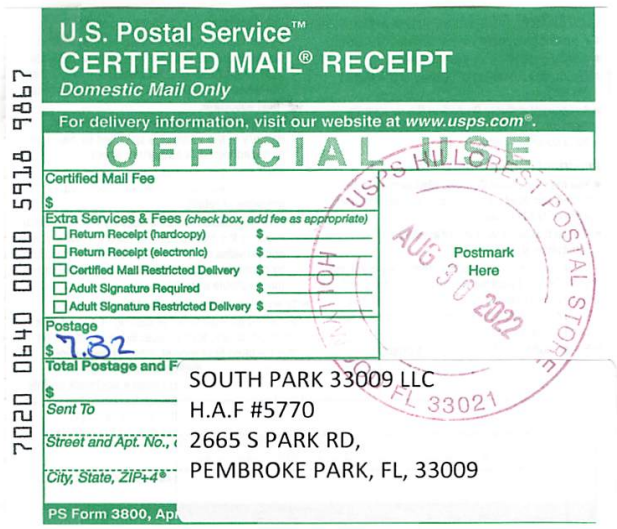
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AUG 30 2022

SOUTH PARK 33009 LLC
H.A.F #5770
4401 NW 167 ST,
MIAMI, FL, 33055

PS Form 3800,

7020 0640 0000 5918 9881



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and F
$

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Street and Apt. No.,
City, State, ZIP+4®

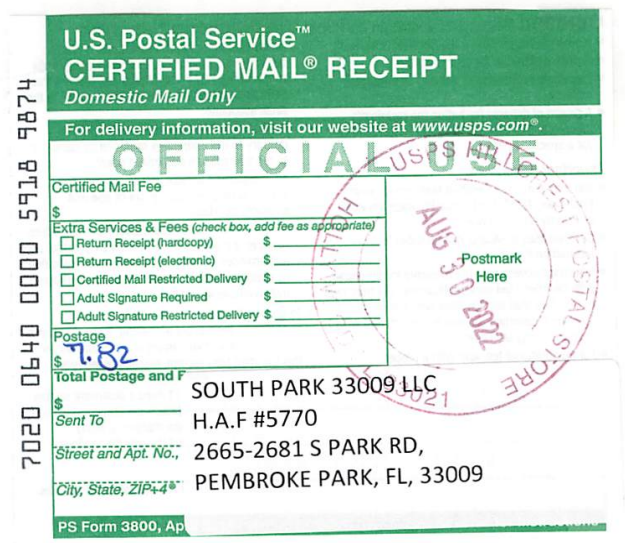
Postmark Here

AUG 30 2022

SOUTH PARK 33009 LLC
H.A.F #5770
2665 S PARK RD,
PEMBROKE PARK, FL, 33009

PS Form 3800, Apr

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AUG 30 2022

SOUTH PARK 33009 LLC
H.A.F #5770
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PEMBROKE PARK, FL, 33009

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AUG 30 2022

LEOPOLD KORN, P.A.
H.A.F #5770
20801 BISCAYNE BLVD. STE 501,
AVENTURA, FL, 33180

PS Form 3800, Ap

7020 0640 0000 5918 9850



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2665-2681 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0067
Property Owner	SOUTH PARK 33009 LLC	Millage	0613
Mailing Address	4401 NW 167 ST MIAMI FL 33055	Use	48-01
Abbr Legal Description	29-51-42 S 50 OF N 575 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOT 2,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$54,600	$488,160	$542,760	$542,760	
2021	$54,600	$444,730	$499,330	$499,330	$10,737.91
2020	$54,600	$469,160	$523,760	$523,760	$11,303.68

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$542,760	$542,760	$542,760	$542,760
Portability	0	0	0	0
Assessed/SOH	$542,760	$542,760	$542,760	$542,760
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$542,760	$542,760	$542,760	$542,760

Sales History

Date	Type	Price	Book/Page or CIN
6/23/2022	WD-D	$800,000	118234937
9/19/2016	DR*-T	$100	113939611
8/2/2016	QC*-T		113853076
9/13/2013	QC*-T	$100	111825167
7/9/2004	SW*-T	$900,000	37855 / 209

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	7,800	SF
Adj. Bldg. S.F. (Card, Sketch)		5000
Eff./Act. Year Built: 1970/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
SOUTH PARK 33009 LLC		CASE NO. 5770
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 2665-2681 S PARK RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2665-2681 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SOUTH PARK 33009 LLC AT 10:33 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

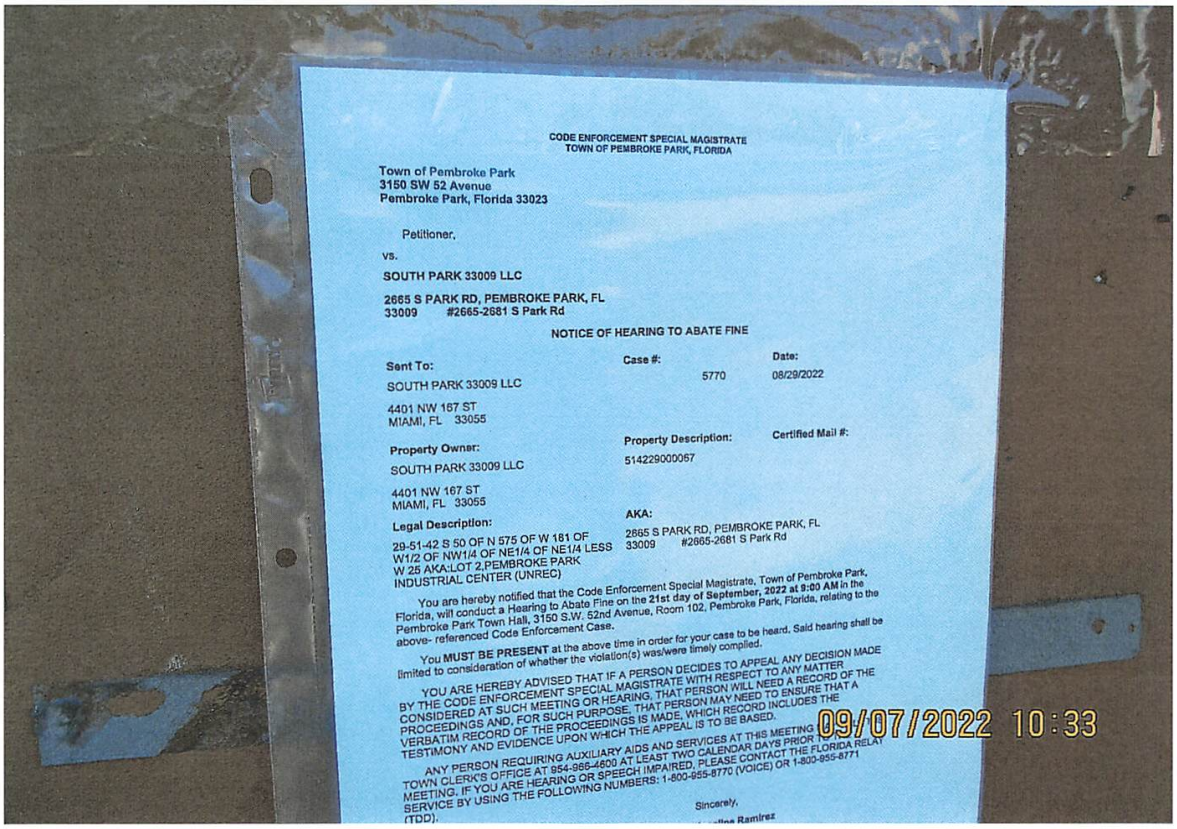
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


2665
09/07/2022 10:33


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
SOUTH PARK 33009 LLC
2665 S PARK RD, PEMBROKE PARK, FL 33009 #2665-2681 S Park Rd
NOTICE OF HEARING TO ABATE FINE
Sent To:
SOUTH PARK 33009 LLC
4401 NW 167 ST
MIAMI, FL 33055
Case #:
5770
Date:
08/29/2022
Property Owner:
SOUTH PARK 33009 LLC
4401 NW 167 ST
MIAMI, FL 33055
Property Description:
514229000057
Certified Mail #:
Legal Description:
29-51-42 S 50 OF N 575 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOT 2,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)
AKA:
2665 S PARK RD, PEMBROKE PARK, FL 33009 #2665-2681 S Park Rd
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 21st day of September, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING SHOULD CONTACT 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,
09/07/2022 10:33

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. CICALESE FAMILY LLC SUNSHINE PROVISIONS Respondent(s)	)	Case 5770

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2665-2681 S PARK RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: CICALESE FAMILY LLC, 1010 S OCEAN BLVD # 1210 POMPANO BEACH FL 33062

FOLIO NO.: 5142 29 00 0067

LEGAL DESCRIPTION: 29-51-42 S 50 OF N 575 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOT 2,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a)(b); 12-76(a)(d)(e); 15-17 and 15-22. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a)(b); 12-76(a)(d)(e); 15-17; and 15-22 **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of March 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 150 00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of March 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of March, 2022.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

SOUTH PARK 33009 LLC

2665 S PARK RD, PEMBROKE PARK, FL 33009 #2665-2681 S Park Rd

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
SOUTH PARK 33009 LLC 4401 NW 167 ST MIAMI, FL 33055	5770	08/29/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
SOUTH PARK 33009 LLC 4401 NW 167 ST MIAMI, FL 33055	514229000067	

Legal Description:	**AKA:**
29-51-42 S 50 OF N 575 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOT 2,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2665 S PARK RD, PEMBROKE PARK, FL 33009 #2665-2681 S Park Rd

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
SOUTH PARK 33009, LLC

Filing Information

Document Number	L21000333057
FEI/EIN Number	87-2972423
Date Filed	07/21/2021
State	FL
Status	ACTIVE

Principal Address

4401 N.W. 167TH STREET
MIAMI, FL 33055

Mailing Address

4401 N.W. 167TH STREET
MIAMI, FL 33055

Registered Agent Name & Address

LEOPOLD KORN, P.A.
20801 BISCAYNE BLVD., SUITE 501
AVENTURA, FL 33180

Authorized Person(s) Detail

Name & Address

Title AMBR

LEVY, JACOB
4401 N.W. 167TH STREET
MIAMI, FL 33055

Annual Reports

Report Year	Filed Date
2022	07/26/2022

Document Images

07/26/2022 -- ANNUAL REPORT	View image in PDF format
07/21/2021 -- Florida Limited Liability	View image in PDF format

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 8/11/2022 Phone #: 954 709 6242

Case # 5770 E-mail: 4NEWAC@gmail.com

Address of Violation: 2665 S Park RD, Pembroke Park, FL 33009

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Erez Skolnik (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5770 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 9/21/22 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 8/2/22 imposing the fine of $ 14,800 for violation(s)of the Town's Code of Ordinances: Sec. 105, Sec. 5-2, Sec 5-20, Sec 12-76 a, d, e Sec 15-17, Sec 15-22

Brief summary for request: Building was purchased on 6/24/2022 and we immediately addressed the violations which were Corrected in Less than 90 days by us as new owners Please Consider the fines to be reduced since they occured under previus owner.

Erez Skolnik
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Erez Skolnik and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on August 12, 2022.

Notary Public State of Florida: Kenya Charles My Commission expires: 10/17/2025

Notary Public State of Florida
Kenya Charles
My Commission
HH 187954
Exp.10/17/2025

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 5770 & 5771

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04/29/2021
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ZIP 33023
011D10656696

Sunshine Provisions
Cicalese Family LLC
2665 S Park Rd
Pembroke Park, FL 33009

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ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 5771 & 5770

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US POSTAGE $000.71⁰
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011D10656696

E & M Munchies Holding Corp
736 S Military Trail
Deerfield Beach, FL 33442

[OF PEMBROKE PARK
ID AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5770

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04/29/2021
US POSTAGE $000.51º

ZIP 33023
011D10656696

Sent To:

CICALESE FAMILY LLC/Sunshine Provisions

1010 S OCEAN BLVD # 1210
POMPANO BEACH, FL 33062

Case #:

5770

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5771 & 5770

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04/29/2021
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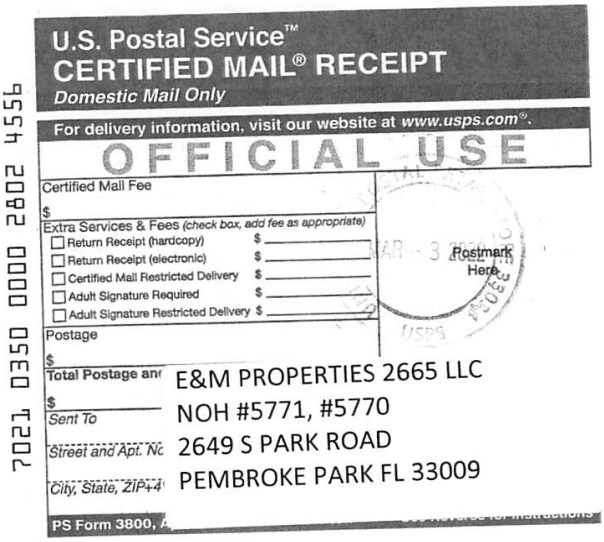
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E&M PROPERTIES 2665 LLC/Sunshine Provisions

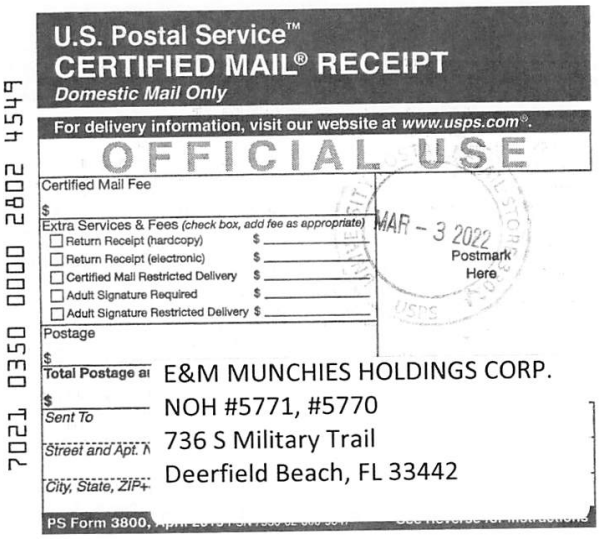
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HALLANDALE BEACH, FL 33009

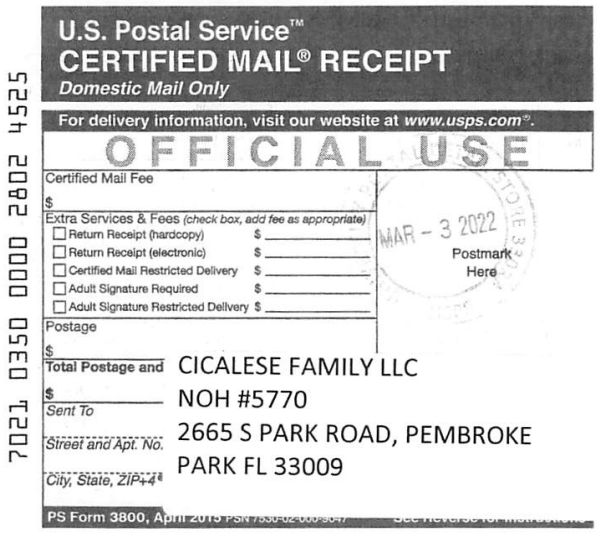
Case #:

5771

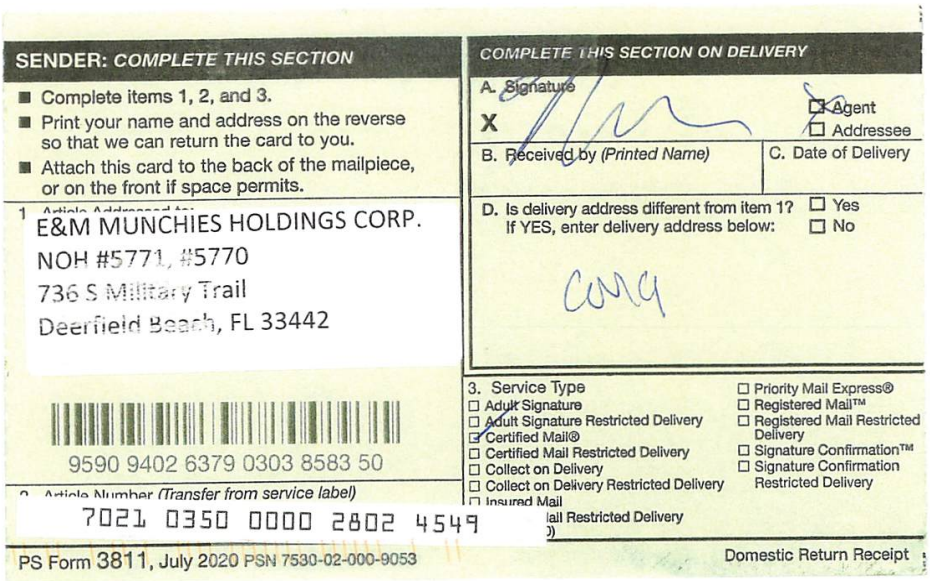

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E&M PROPERTIES 2665 LLC
NOH #5771, #5770
2649 S PARK ROAD
PEMBROKE PARK FL 33009


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PS Form 3800,
MAR - 3 2022
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E&M PROPERTIES 2665 LLC
NOH #5771, #5770
2649 S PARK RD
HALLANDALE BEACH FL 33009-3815


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City, State, ZIP+4
PS Form 3800,
MAR - 3 2022
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E&M MUNCHIES HOLDINGS CORP.
NOH #5771, #5770
736 S Military Trail
Deerfield Beach, FL 33442


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PS Form 3800, April 2015
MAR - 3 2022
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CICALESE FAMILY LLC
NOH #5770
2665 S PARK ROAD, PEMBROKE PARK FL 33009


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Postage
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Sent To
Street and Apt.
City, State, ZIP+
PS Form 3800, April 2015
See Reverse for Instructions
MAR - 3 2022
Postmark Here
CICALESE FAMILY LLC
CICALESE, ANGEL
NOH #5770
1010 S OCEAN BLVD # 1210
POMPANO BEACH FL 33062



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

E&M MUNCHIES HOLDINGS CORP.
NOH #5771, #5770
736 S Military Trail
Deerfield Beach, FL 33442

9590 9402 6379 0303 8583 50

2. Article Number (Transfer from service label)

7021 0350 0000 2802 4549

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

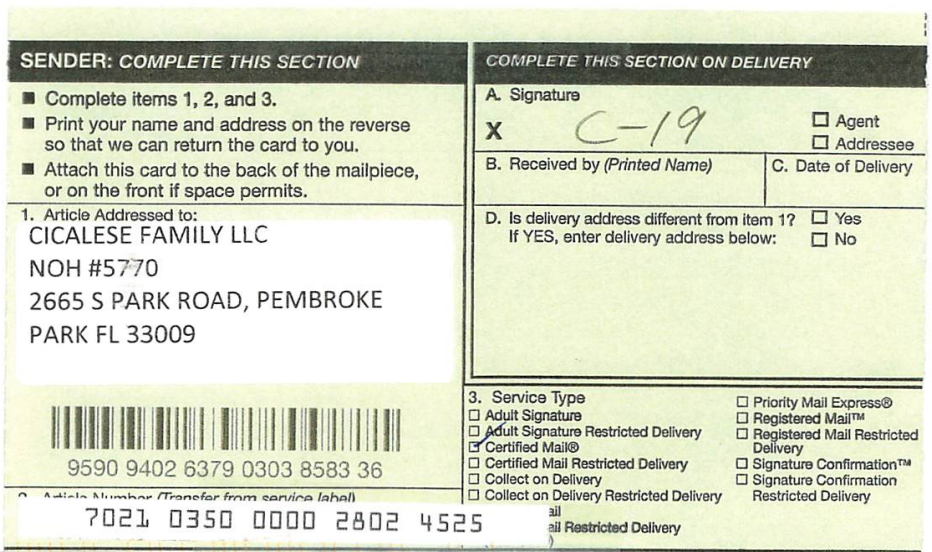
B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

COMP

3. Service Type
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☐ Adult Signature Restricted Delivery
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☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
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☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CICALESE FAMILY LLC
NOH #5770
2665 S PARK ROAD, PEMBROKE
PARK FL 33009

9590 9402 6379 0303 8583 36

2. Article Number (Transfer from service label)

7021 0350 0000 2802 4525

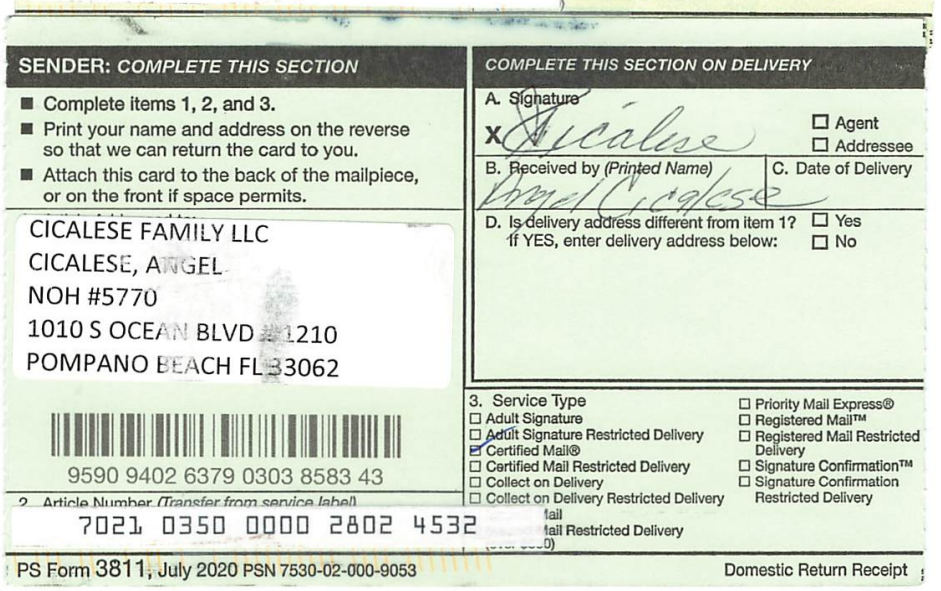
COMPLETE THIS SECTION ON DELIVERY

A. Signature
X C-19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery



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:

CICALESE FAMILY LLC
CICALESE, ANGEL
NOH #5770
1010 S OCEAN BLVD #1210
POMPANO BEACH FL 33062

9590 9402 6379 0303 8583 43

2. Article Number (Transfer from service label)

7021 0350 0000 2802 4532

COMPLETE THIS SECTION ON DELIVERY

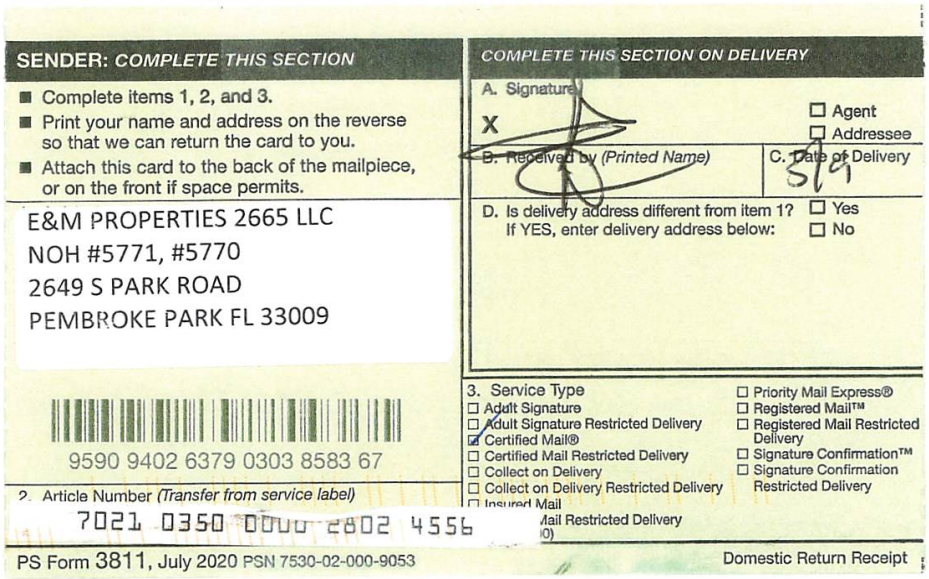
A. Signature
X Cicalese ☐ Agent ☐ Addressee

B. Received by (Printed Name) Angel Cicalese | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

E&M PROPERTIES 2665 LLC
NOH #5771, #5770
2649 S PARK ROAD
PEMBROKE PARK FL 33009

9590 9402 6379 0303 8583 67

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 4556

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

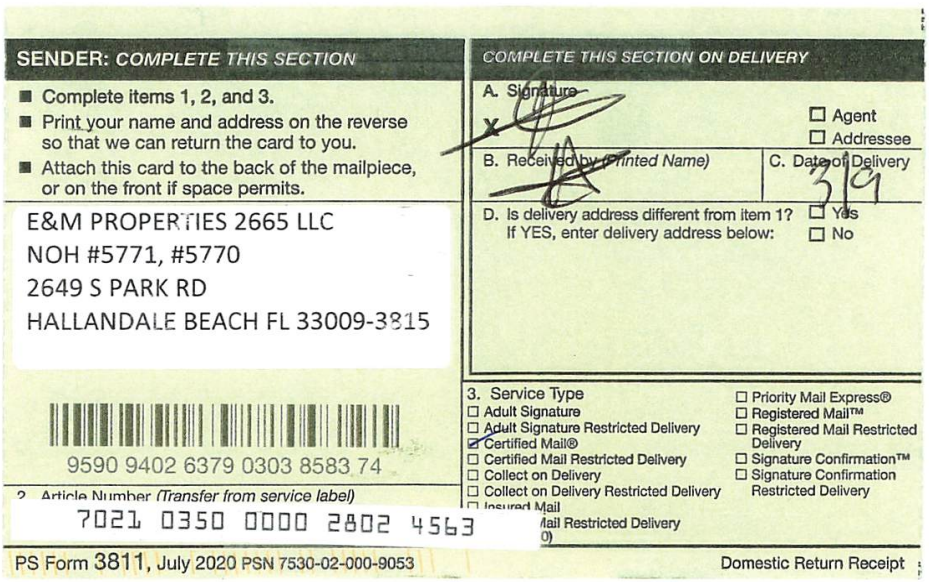
B. Received by *(Printed Name)*

C. Date of Delivery
3/9

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

E&M PROPERTIES 2665 LLC
NOH #5771, #5770
2649 S PARK RD
HALLANDALE BEACH FL 33009-3815

9590 9402 6379 0303 8583 74

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 4563

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
3/9

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ 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

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
CICALESE FAMILY LLC

Filing Information

Document Number	L12000115987
FEI/EIN Number	46-0960331
Date Filed	09/11/2012
Effective Date	09/12/2012
State	FL
Status	ACTIVE
Last Event	LC STMNT OF AUTHORITY 21
Event Date Filed	12/16/2016
Event Effective Date	10/20/2016

Principal Address

1010 S OCEAN BLVD
APT 1210
POMPANO BEACH, FL 33062

Changed: 02/16/2022

Mailing Address

1010 S OCEAN BLVD
APT 1210
POMPANO BEACH, FL 33062

Changed: 02/16/2022

Registered Agent Name & Address

CICALESE, ANGEL
1010 S OCEAN BLVD
APT 1210
POMPANO BEACH, FL 33062

Name Changed: 03/22/2020

Address Changed: 02/16/2022

Authorized Person(s) Detail

Name & Address

Title MGR

CICALESE, ANGEL
1010 S OCEAN BLVD APT 1210
POMPANO BEACH, FL 33062

Annual Reports

Report Year	Filed Date
2020	03/22/2020
2021	03/03/2021
2022	02/16/2022

Document Images

02/16/2022 -- ANNUAL REPORT	View image in PDF format
03/03/2021 -- ANNUAL REPORT	View image in PDF format
03/22/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
03/17/2018 -- ANNUAL REPORT	View image in PDF format
03/20/2017 -- ANNUAL REPORT	View image in PDF format
12/16/2016 -- CORLCAUTH	View image in PDF format
10/20/2016 -- REINSTATEMENT	View image in PDF format
04/27/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
04/07/2013 -- ANNUAL REPORT	View image in PDF format
09/11/2012 -- Florida Limited Liability	View image in PDF format



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2665-2681 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0067
Property Owner	CICALESE FAMILY LLC	Millage	0613
Mailing Address	1010 S OCEAN BLVD # 1210 POMPANO BEACH FL 33062	Use	48
Abbr Legal Description	29-51-42 S 50 OF N 575 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOT 2,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$54,600	$444,730	$499,330	$499,330	
2021	$54,600	$444,730	$499,330	$499,330	$10,737.91
2020	$54,600	$469,160	$523,760	$523,760	$11,303.68

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$499,330	$499,330	$499,330	$499,330
Portability	0	0	0	0
Assessed/SOH	$499,330	$499,330	$499,330	$499,330
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$499,330	$499,330	$499,330	$499,330

Sales History

Date	Type	Price	Book/Page or CIN
9/19/2016	DR*-T	$100	113939611
8/2/2016	QC*-T		113853076
9/13/2013	QC*-T	$100	111825167
7/9/2004	SW*-T	$900,000	37855 / 209

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	7,800	SF
Adj. Bldg. S.F. (Card, Sketch)		5000
Eff./Act. Year Built: 1970/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

CICALESE FAMILY LLC
SUNSHINE PROVISIONS CASE NO. 5770

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2665 S PARK RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2665 S PARK RD, PEMBROKE PARK, FL 33009 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CICALESE FAMILY LLC/ SUNSHINE PROVISIONS AT 11:32 A.M. ON THE 4 DAY OF MARCH 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

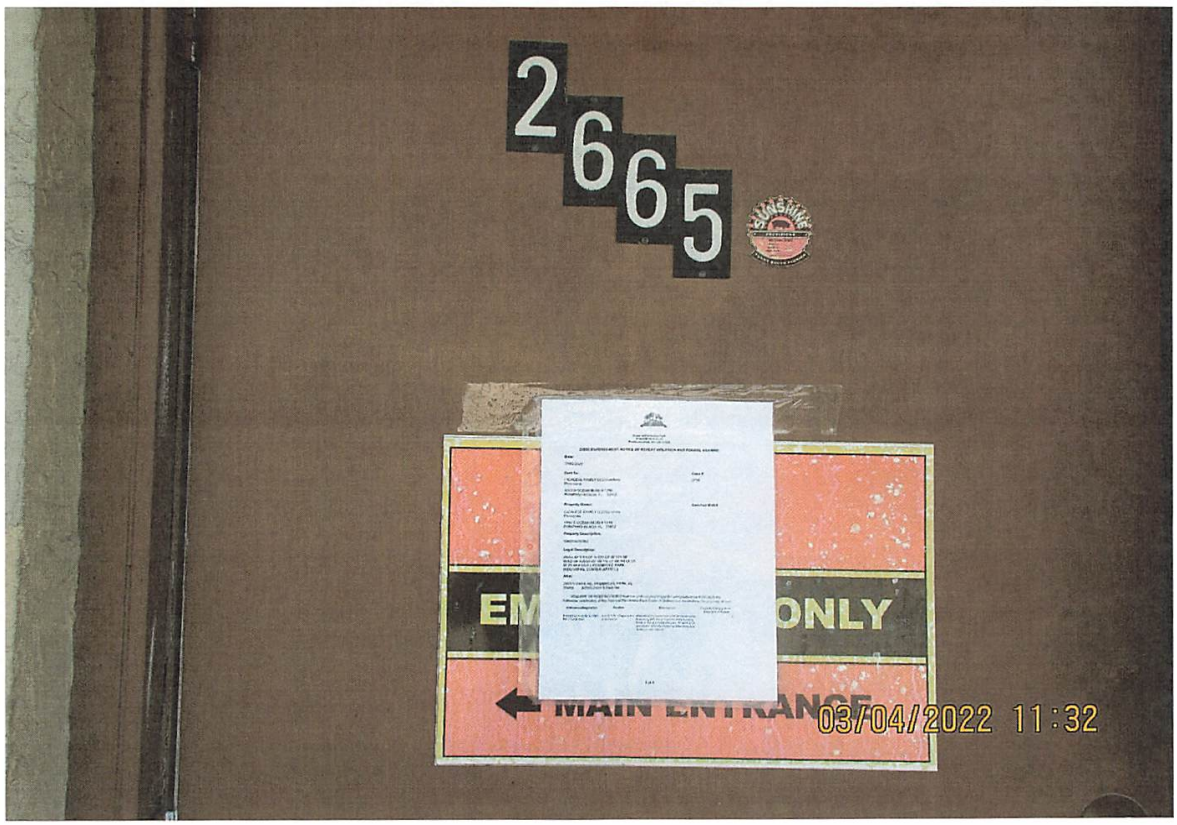
AFFIANT

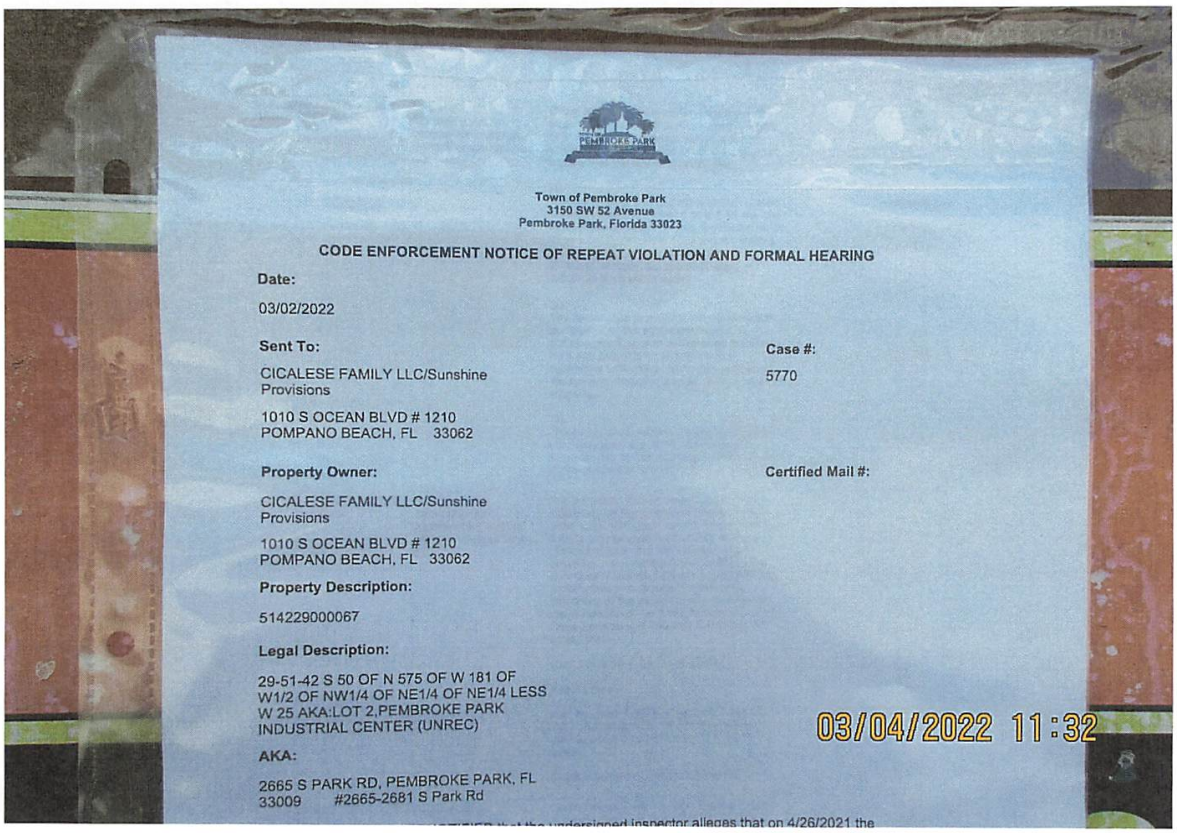
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [√] physical presence or [ ] online notarization this 8 day of 3, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

03/02/2022

Sent To:

CICALESE FAMILY LLC/Sunshine Provisions

1010 S OCEAN BLVD # 1210
POMPANO BEACH, FL 33062

Case #:

5770

Property Owner:

CICALESE FAMILY LLC/Sunshine Provisions

1010 S OCEAN BLVD # 1210
POMPANO BEACH, FL 33062

Certified Mail #:

Property Description:

514229000067

Legal Description:

29-51-42 S 50 OF N 575 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOT 2,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2665 S PARK RD, PEMBROKE PARK, FL 33009 #2665-2681 S Park Rd

03/04/2022 11:32

the undersigned inspector alleges that on 4/26/2021 the

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

03/02/2022

Sent To:

CICALESE FAMILY LLC/Sunshine Provisions

1010 S OCEAN BLVD # 1210
POMPANO BEACH, FL 33062

Case #:

5770

Property Owner:

CICALESE FAMILY LLC/Sunshine Provisions

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29-51-42 S 50 OF N 575 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOT 2,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2665 S PARK RD, PEMBROKE PARK, FL 33009 #2665-2681 S Park Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/26/2021 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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	2

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	2
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	2
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	2
HEALTH AND SANITATION	Sec. 12-76. (d) Nuisances: duty of property owners and tenants to prevent.	(d) It shall be unlawful for any person to use a vehicle, equipment, receptacle, or container that emits objectionable odors which are detectable at any point beyond the property limits where such vehicle, equipment, receptacle, or container is located. (Ord. No. 15-01-01)	2

HEALTH AND SANITATION	Sec. 12-76. (e) Nuisances: duty of property owners and tenants to prevent.	The emission into the outdoor air of any fume, gas, dust (or other particulate), mist, substance, smoke, or vapor, odor, or any combination thereof which: (1) causes annoyance or discomfort; or, (2) produces irritation of the upper respiratory tract; or, (3) produces symptoms of nausea; or (4) befouls the atmosphere of buildings; or (5) causes an interference with normal social or family functions or lifestyles or with the enjoyment of life or property (such as but not limited to, the preparation and consumption of meals, enjoyment of the outdoors, receipt of visitors and guests at homes [or which causes changes in behavior such as over-washing of clothing, or which causes doors to be closed and windows closed to minimize indoor effects, etc.]); or (6) is detrimental to the comfort, living conditioned, welfare or repose of occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town ...	2
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)	2
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	2

1. Repeat Violation, operating without a Business Tax Receipt License. All operations must cease immediately until Business Tax Receipt is obtained.
2. Combined warehouses (2641 through 2681) without a Building Permit. Obtain plans, permit and inspections.
3. Installed electrical cameras, light fixtures and a/c replacement without a permit. Obtain plans, permit and inspections.
4. Odor nuisances coming from dumpster. Sanitize dumpster and request frequent pick ups (up to 5x a week).
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 16th day of March, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

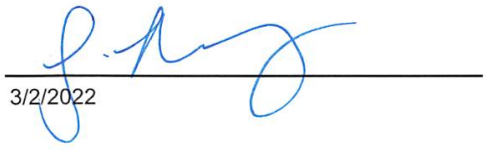
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer



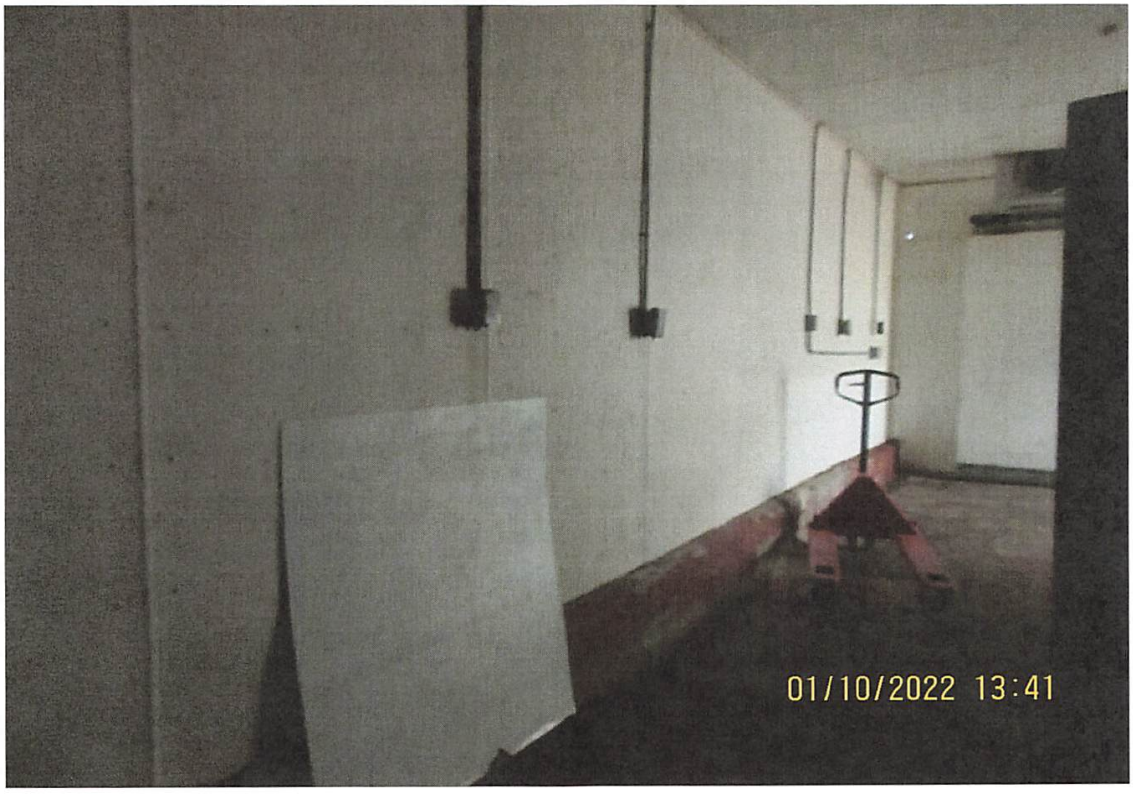
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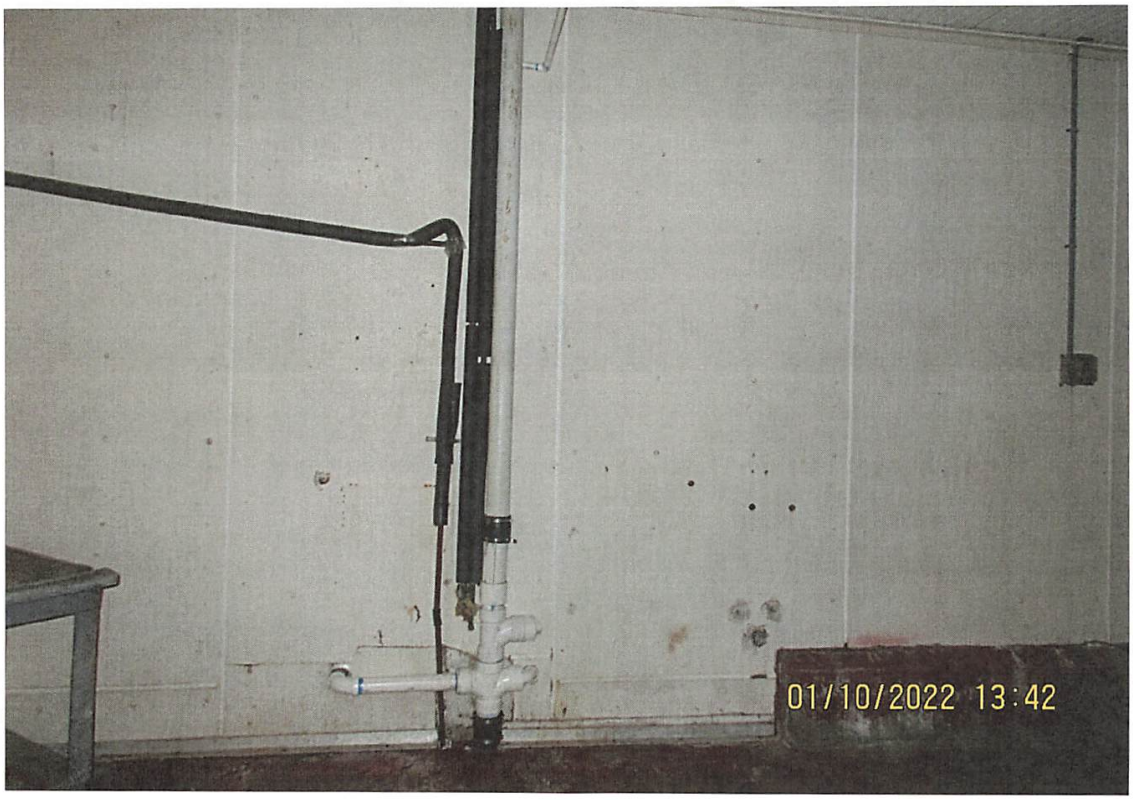

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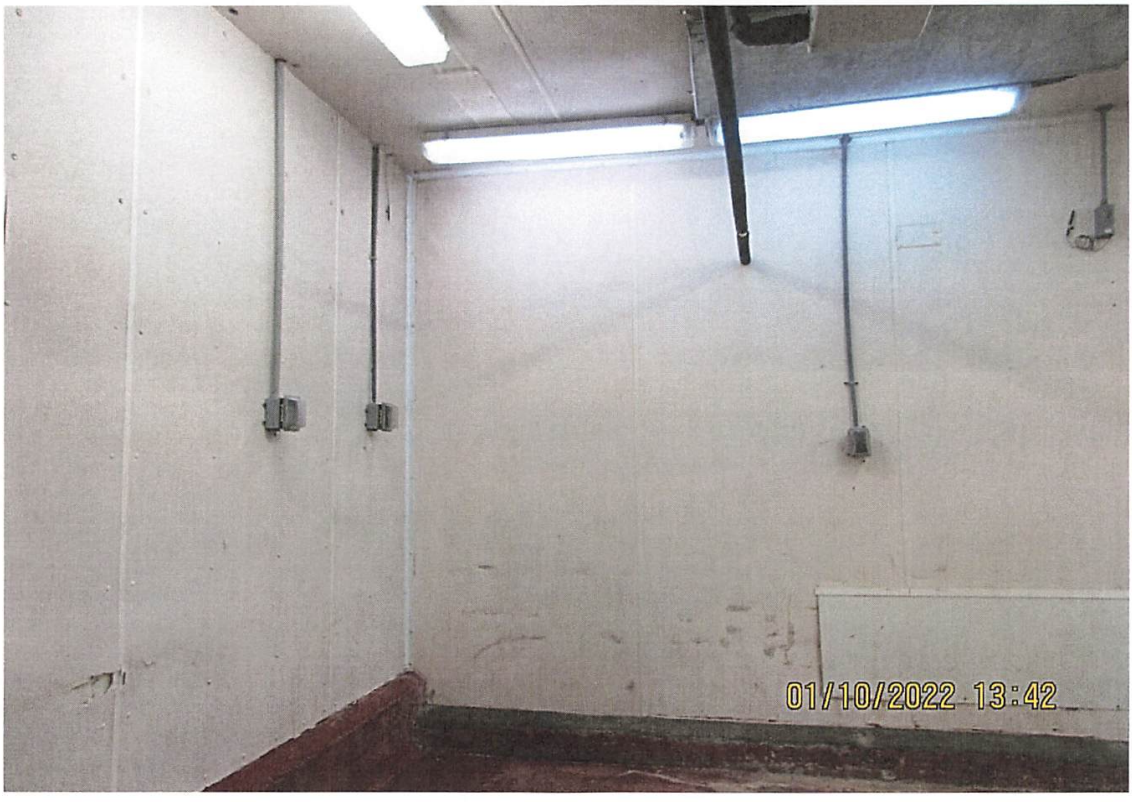

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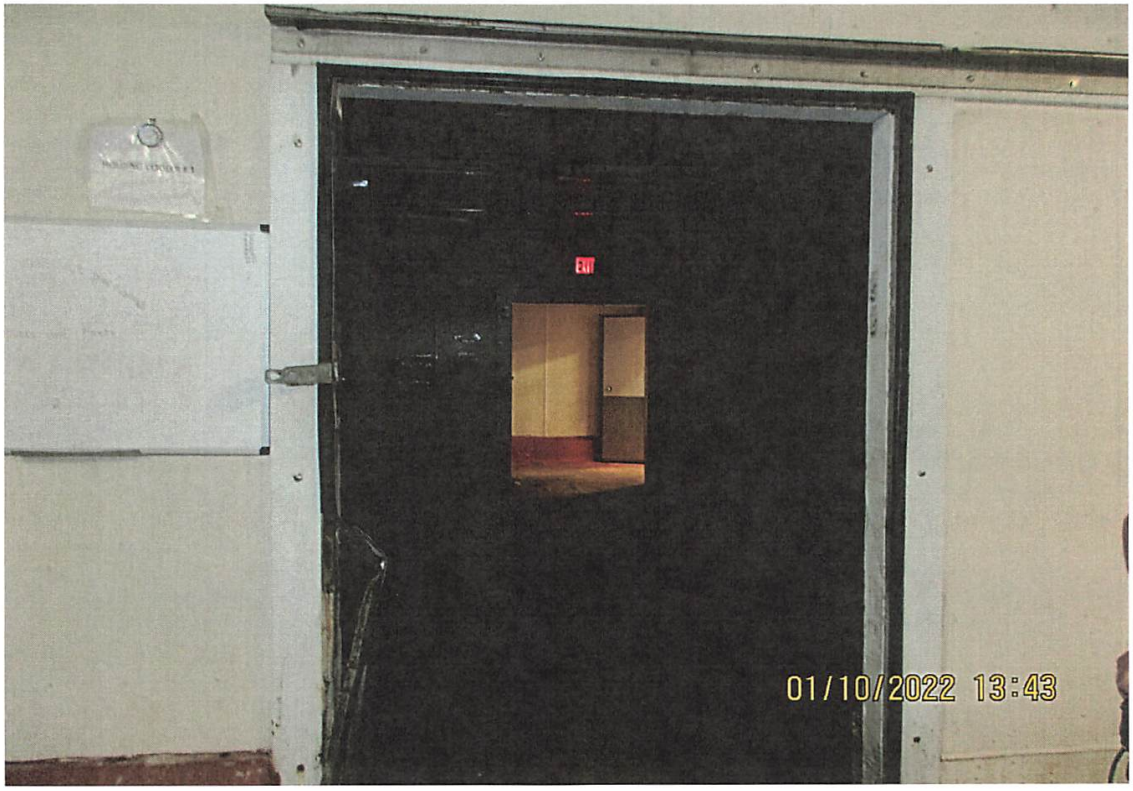

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EXIT
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01/10/2022 13:46


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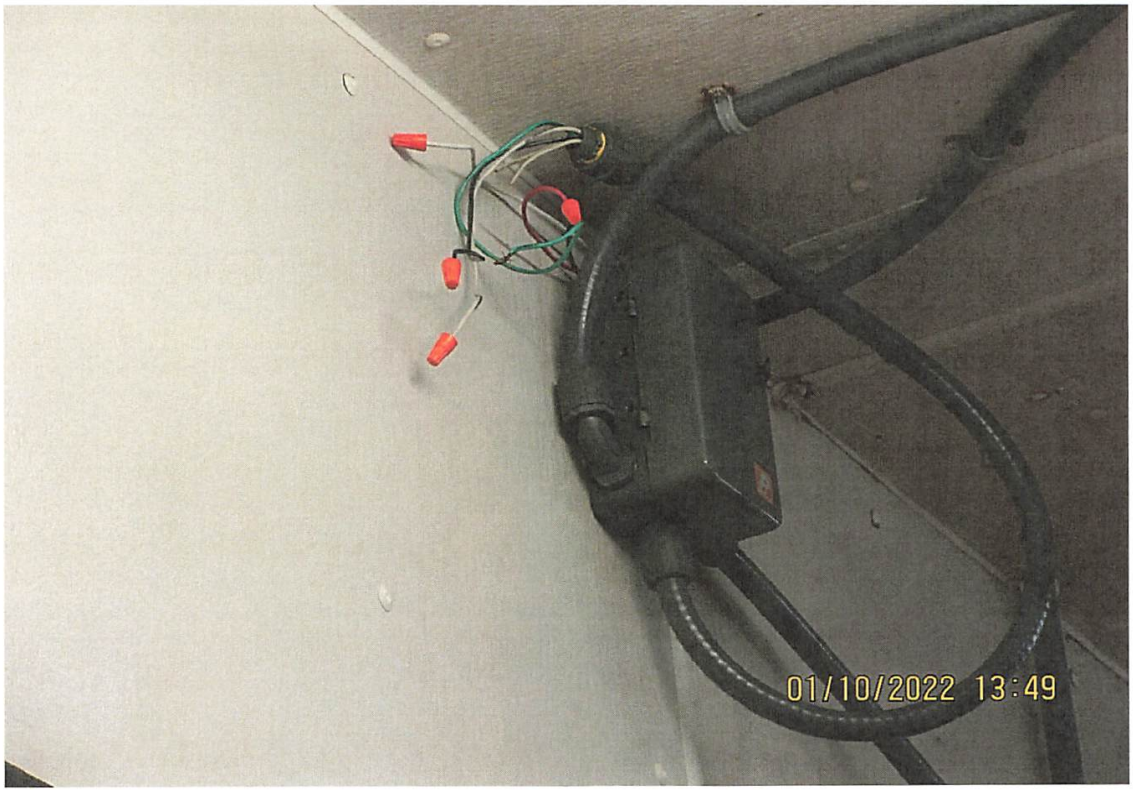

EXIT
01/10/2022 13:48


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EXIT
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01/10/2022 13:48


01/10/2022 13:49


01/10/2022 13:49

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
CICALESE FAMILY LLC/Sunshine Provisions 1010 S OCEAN BLVD # 1210 POMPANO BEACH, FL 33062	5770	04/26/2021

Property Owner:	Property Description:	Certified Mail #:
CICALESE FAMILY LLC/Sunshine Provisions 1010 S OCEAN BLVD # 1210 POMPANO BEACH, FL 33062	514229000067	

Legal Description:	AKA:
29-51-42 S 50 OF N 575 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOT 2,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2665 S PARK RD, PEMBROKE PARK, FL 33009 #2665-2681 S Park Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/26/2021 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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	2

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	2
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	2
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	2
HEALTH AND SANITATION	Sec. 12-76. (d) Nuisances: duty of property owners and tenants to prevent.	(d) It shall be unlawful for any person to use a vehicle, equipment, receptacle, or container that emits objectionable odors which are detectable at any point beyond the property limits where such vehicle, equipment, receptacle, or container is located. (Ord. No. 15-01-01)	2

HEALTH AND SANITATION	Sec. 12-76. (e) Nuisances: duty of property owners and tenants to prevent.	The emission into the outdoor air of any fume, gas, dust (or other particulate), mist, substance, smoke, or vapor, odor, or any combination thereof which: (1) causes annoyance or discomfort; or, (2) produces irritation of the upper respiratory tract; or, (3) produces symptoms of nausea; or (4) befouls the atmosphere of buildings; or (5) causes an interference with normal social or family functions or lifestyles or with the enjoyment of life or property (such as but not limited to, the preparation and consumption of meals, enjoyment of the outdoors, receipt of visitors and guests at homes [or which causes changes in behavior such as over-washing of clothing, or which causes doors to be closed and windows closed to minimize indoor effects, etc.]); or (6) is detrimental to the comfort, living conditioned, welfare or repose of occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town ...	2
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)	2
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	2

Notes/Means of Correction:

1. Repeat Violation, operating without a Business Tax Receipt License. All operations must cease immediately until Business Tax Receipt is obtained.
2. Combined warehouses (2641 through 2681) without a Building Permit. Obtain plans, permit and inspections.
3. Installed electrical cameras, light fixtures and a/c replacement without a permit. Obtain plans, permit and inspections.
4. Odor nuisances coming from dumpster. Sanitize dumpster and request frequent pick ups (up to 5x a week).
5. Double permit fee assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Enforcement Officer

M -
Th -
Per waste Mgmt

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Michael
Mike ~~Zeppenstein~~
Evan Saperstein

E & M Properties 2665 LLC

Name Sunshine Provisions Date 4/26/21

Site Address 2665 S Park Rd Case # _____

(2649-2681 S Park Rd) Sub/Park _____

Permit # _____

- [x] *STOP ALL WORK
- [x] No Building Permit
- [ ] Violation of Florida Building Code # _____
- [x] Violation of Town Ordinance # 15-17; 12-76(a)(d)(e)(3) 12-76(e)(4)
- [ ] NFPA # _____
- [ ] Approved Plan Not Being Followed
- [ ] Permit Not on Job
- [ ] Approved plan not on Job
- [ ] Re-Inspection Fee
- [x] Repeat Violation (Double fine)

Violation (s)

Operating without a Business TAX Receipt License. Combined warehouse, installed electrical cameras/light fixtures a/c replacement without a permit. Odor nuisances coming from dumpster.

Corrective Action(s)

Obtain Business TAX Receipt, Obtain plans, permit and inspections, sanatize dumpster and request frequent pick up (up to 5x a week)

All operations must cease immediately until Business TAX Receipt is obtained.

- [x] Structural
- [x] Code Enforcement
- [ ] Plumbing
- [ ] Zoning
- [ ] Mechanical
- [ ] Business Tax Receipt
- [x] Electrical
- [ ] Other _____

- [x] DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 2

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

- [x] Code Enforcement Ext.215
- [x] Business Tax Receipt Ext. 214
- [x] Building Dept. Ext. 211/227
- [ ] Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Received by

White: Officer's Copy

Company comes out dispose the meat

Yellow: Office Copy

Cardstock: Violator


KOCH FOODS
04/27/2021 11:15


04/27/2021 11:15


KOCH FOODS
04/27/2021 11:15


04/27/2021 11:16


04/27/2021 11:16


04/27/2021 11:16

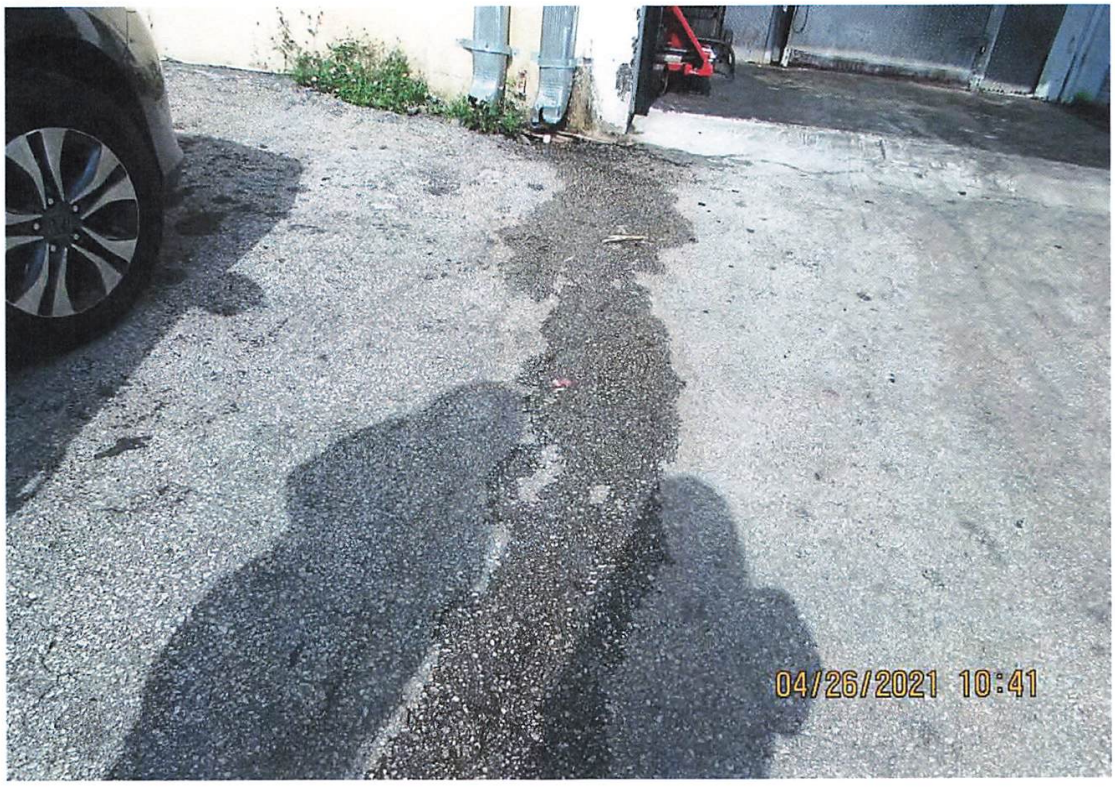

04/27/2021 11:17


04/27/2021 11:17
GSR U49


04/27/2021 11:18


04/26/2021 11:47


04/26/2021 10:41


04/26/2021 10:41


04/26/2021 10:42


04/26/2021 10:42


04/26/2021 10:42


DO NOT PARK
NO HAZARDOUS WASTES ACCEPTED
CAUTION
CAUTION
WASTE MANAGEMENT
305 471 4444
954 974 7500
wm.com
2665
04/26/2021 10:44


04/26/2021 10:45


04/26/2021 10:45

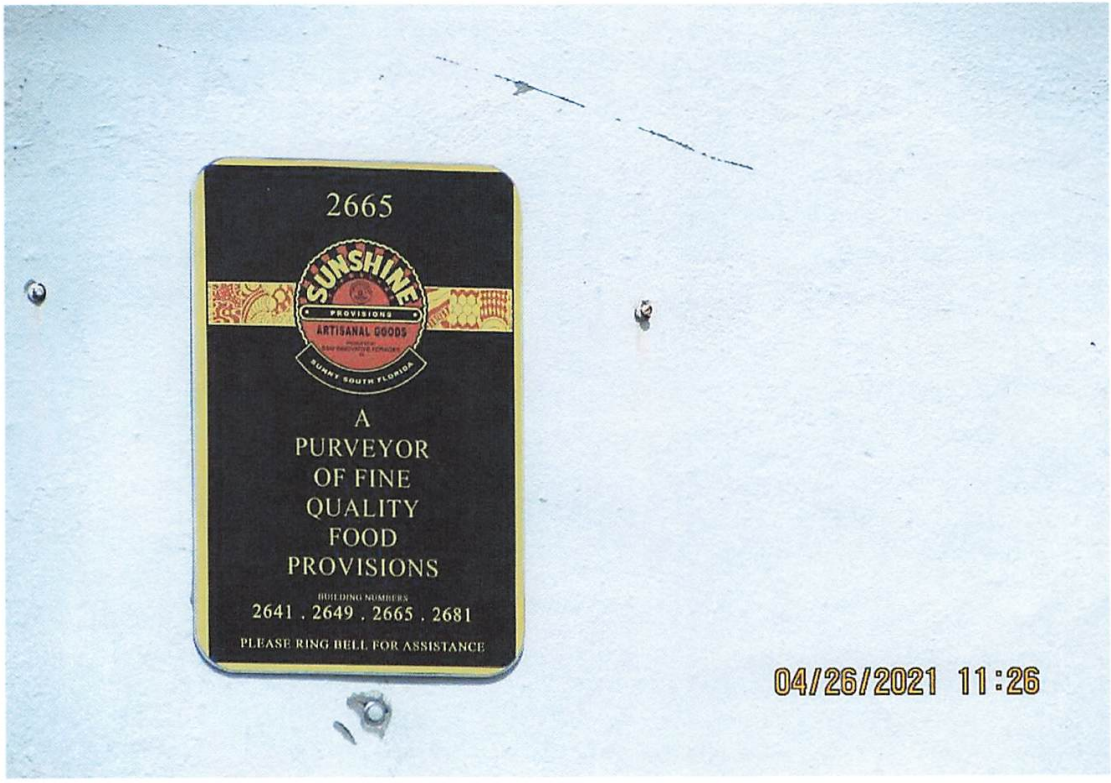

04/26/2021 10:45


04/26/2021 10:45

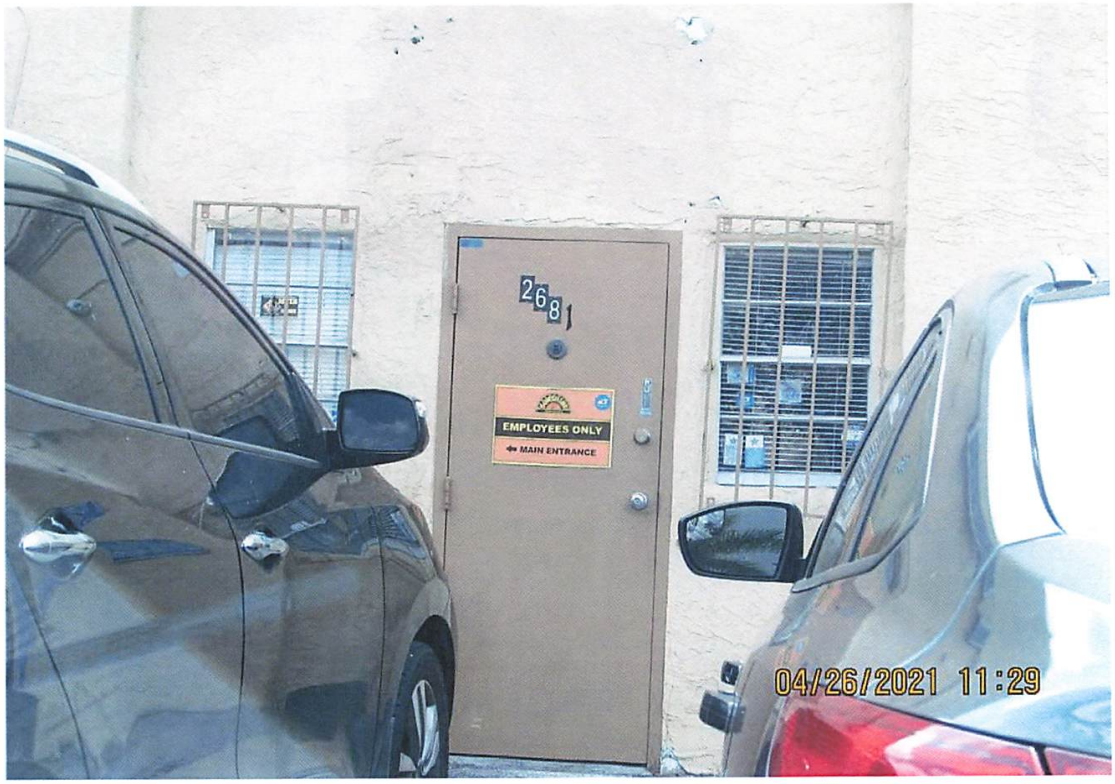

SUNSHINE
04/26/2021 10:46


04/26/2021 10:46


2641
04/26/2021 11:26


2665
SUNSHINE
PROVISIONS
ARTISANAL GOODS
SUNNY SOUTH FLORIDA
A
PURVEYOR
OF FINE
QUALITY
FOOD
PROVISIONS
BUILDING NUMBERS
2641 . 2649 . 2665 . 2681
PLEASE RING BELL FOR ASSISTANCE
04/26/2021 11:26


2665
SUNSHINE
PROVISIONS
ARTISANAL GOODS
SUNNY SOUTH FLORIDA
A
PURVEYOR
OF FINE
QUALITY
FOOD
PROVISIONS
BUILDING NUMBERS
2641 . 2649 . 2665 . 2681
PLEASE RING BELL FOR ASSISTANCE
04/26/2021 11:26


2681
EMPLOYEES ONLY
MAIN ENTRANCE
04/26/2021 11:29


FOR LEASE
2,500 SF +/- 2 Bay Doors
Cold Storage / Refrigeration
Jacob Serure & Rachel Kidd
786.715.0773
2689
04/26/2021 11:46


TOW-AWAY
24
ZONE
954-496-6810
04/26/2021 11:46


04/26/2021 11:47

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK

3150 SW 52 AVENUE

PEMBROKE PARK, FLORIDA 33308

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner,

vs.

E&M PROPERTIES 2665 LLC
SUNSHINE PROVISION

Respondent(s) **Case #:** 4601

SUPPLEMENTAL ORDER/CLAIM OF LIEN

TO: E&M PROPERTIES 2665 LLC

1703 AVENIDA DEL SOL BOCA RATON, FL 33432

The Town of Pembroke Park Code Enforcement Board, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

1. That the Town of Pembroke Park Code Enforcement Board did issue on 10/24/2019, a Final Order in the above captioned case determining the Respondent(s) was/were guilty of violating the following sections of THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES.

Sec. 15-17. - Business Tax Receipt
Required.

The Board ordered that the Respondent(s) shall comply WITHIN FORTY-FIVE (45) DAYS FROM THE DATE OF THE FORMAL HEARING held on 10/24/2019, or a $50.00 (Fifty and 00/100 dollars) per diem fine will be assessed for each day the violations(s) continue to exist beyond the date set for compliance. In addition to the fines assessed by the Board, a mandatory $100.00 (One hundred and 00/100 dollars) administrative fee was assessed and must be paid immediately.

2. The Board found that the Respondent(s) had not complied with the Final Order issued on 10/24/2019. The Board considered the circumstances relating to this case and confirmed fine of $4,150.00 (Four Thousand One Hundred Fifty and 00/100 dollars). Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Joseline Ramirez**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board if compliance has occurred.

3. That/those said violation(s) occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

FOLIO #:	514229000068
LEGAL DESCRIPTION:	29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)
STREET ADDRESS:	2649 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision

4. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Chapter 7 of the Town of Pembroke Park Code of Ordinances, as currently enacted or as may be amended from time to time. The Code Enforcement Board Clerk is directed to record a certified copy of this Order in the Public Records of Broward County, Florida.

This Supplemental Order and Claim of Lien entered by the Code Enforcement Board will be recorded in the Public Records of Broward County, constituting a lien on the subject real property.

Respondents may appeal a the Final Order of the Code Enforcement Board for the Town of Pembroke Park to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Final Order to be appealed.

DONE AND ORDERED this February 27, 2020

ATTEST:

MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 27 day of February, 2020 by Marlen Martell and Robert Janzer, Code Enforcement Board, respectively, of the Town of Pembroke Park, who are personally known to me and who did not take an oath.

My Commission Expires:

NOTARY PUBLIC, State of Florida at Large

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

Jeffrey Louis
Print, type or stamp name of Notary

Commission Number, if any

Note: Mail your payment to the above address made payable to The Town of Pembroke Park.

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
CICALESE FAMILY LLC

Filing Information

Document Number	L12000115987
FEI/EIN Number	46-0960331
Date Filed	09/11/2012
Effective Date	09/12/2012
State	FL
Status	ACTIVE
Last Event	LC STMNT OF AUTHORITY
21	
Event Date Filed	12/16/2016
Event Effective Date	10/20/2016

Principal Address

1010 S OCEAN BLVD
APT 1210
POPANO BEACH, FL 33062

Mailing Address

1010 S OCEAN BLVD
APT 1210
POPANO BEACH, FL 33062

Registered Agent Name & Address

CICALESE, ANGEL
1010 S OCEAN BLVD
APT 1210
POPANO BEACH, FL 33062

Name Changed: 03/22/2020

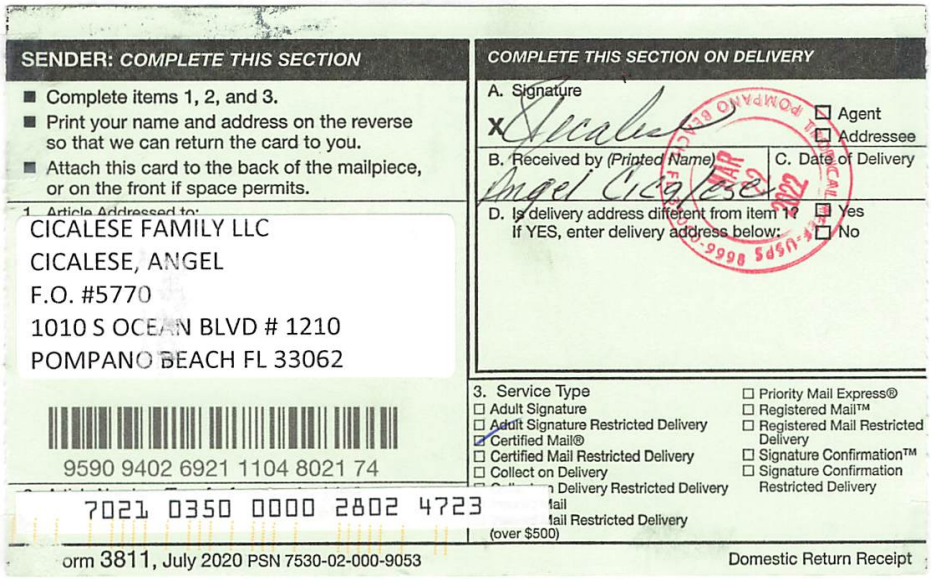
Address Changed: 04/27/2015

Authorized Person(s) Detail

Name & Address

Title MGR

CICALESE, ANGEL
1010 S OCEAN BLVD APT 1210



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:

CICALESE FAMILY LLC
CICALESE, ANGEL
F.O. #5770
1010 S OCEAN BLVD # 1210
POMPANO BEACH FL 33062

9590 9402 6921 1104 8021 74

7021 0350 0000 2802 4723

COMPLETE THIS SECTION ON DELIVERY

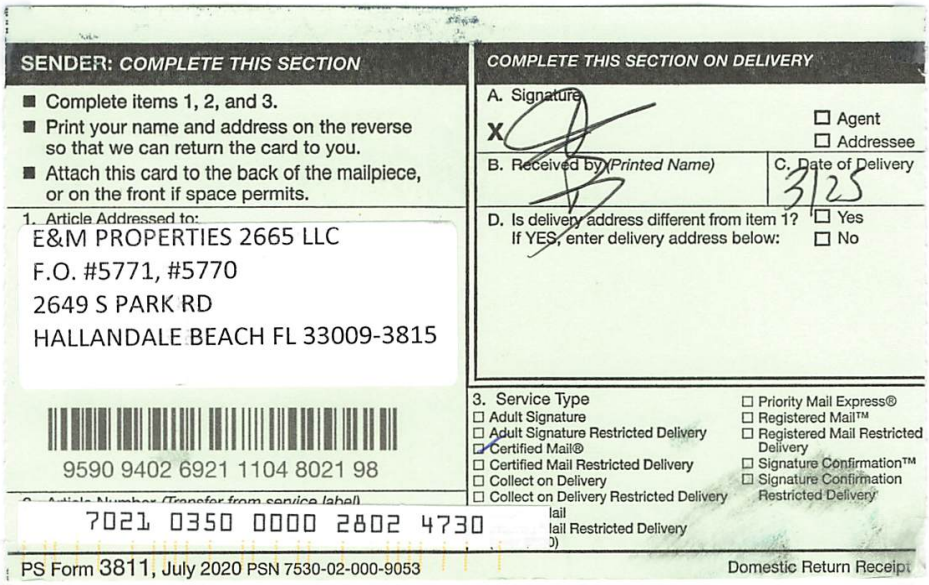
A. Signature
X [signature]
☐ Agent
☐ Addressee

B. Received by (Printed Name) Angel Cicalese
C. Date of Delivery MAR 2 2022

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
(over $500)

orm 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

E&M PROPERTIES 2665 LLC
F.O. #5771, #5770
2649 S PARK RD
HALLANDALE BEACH FL 33009-3815

9590 9402 6921 1104 8021 98

7021 0350 0000 2802 4730

COMPLETE THIS SECTION ON DELIVERY

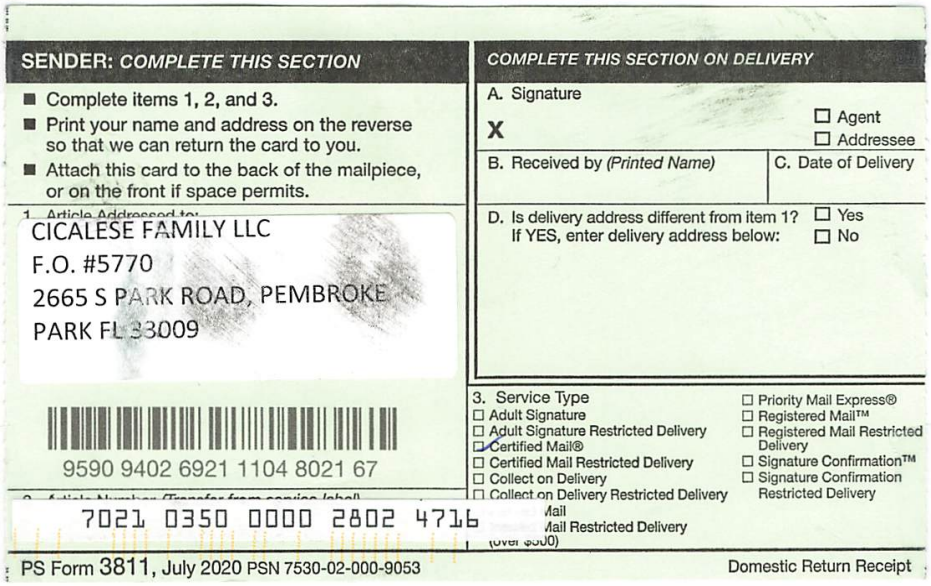
A. Signature
X [signature]
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery 3/25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CICALESE FAMILY LLC
F.O. #5770
2665 S PARK ROAD, PEMBROKE
PARK FL 33009

9590 9402 6921 1104 8021 67

7021 0350 0000 2802 4716

COMPLETE THIS SECTION ON DELIVERY

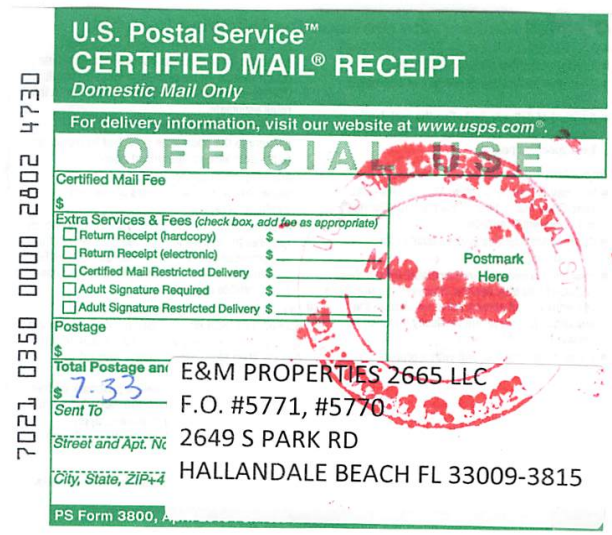
A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

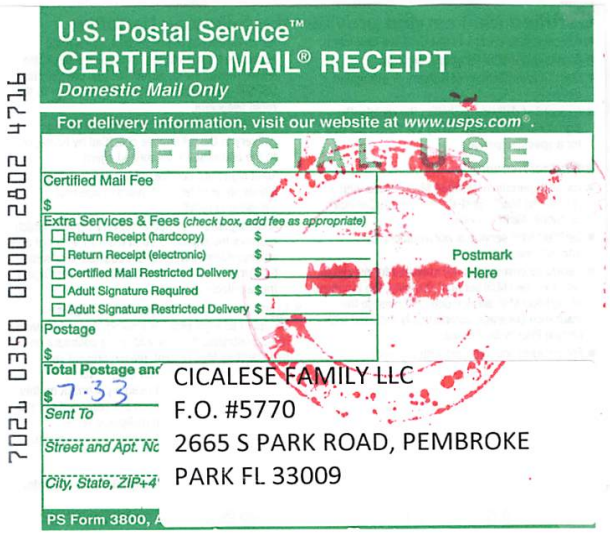
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

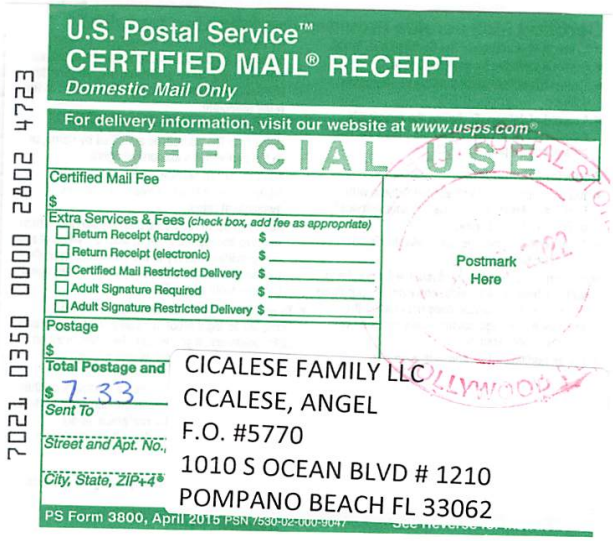
3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt


7021 0350 0000 2802 4730
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
$ 7.33
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here
E&M PROPERTIES 2665 LLC
F.O. #5771, #5770
2649 S PARK RD
HALLANDALE BEACH FL 33009-3815
PS Form 3800,


7021 0350 0000 2802 4747
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
$ 7.33
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here
E&M MUNCHIES HOLDINGS CORP.
F.O. #5771, #5770
736 S Military Trail
Deerfield Beach, FL 33442
PS Form 3800, April 2015


7021 0350 0000 2802 4716
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
$ 7.33
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here
CICALESE FAMILY LLC
F.O. #5770
2665 S PARK ROAD, PEMBROKE
PARK FL 33009
PS Form 3800,


7021 0350 0000 2802 4723
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
$ 7.33
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here
CICALESE FAMILY LLC
CICALESE, ANGEL
F.O. #5770
1010 S OCEAN BLVD # 1210
POMPANO BEACH FL 33062
PS Form 3800, April 2015

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

CONDADO REAL CONDOMINIUM ASSOCIATION, INC CASE NO. 4957A

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5100 SW 41ST STREET, PEMBROKE PARK FL 33023

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 5100 SW 41ST STREET, PEMBROKE PARK FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: CONDADO REAL CONDOMINIUM ASSOCIATION, INC AT 11:00 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

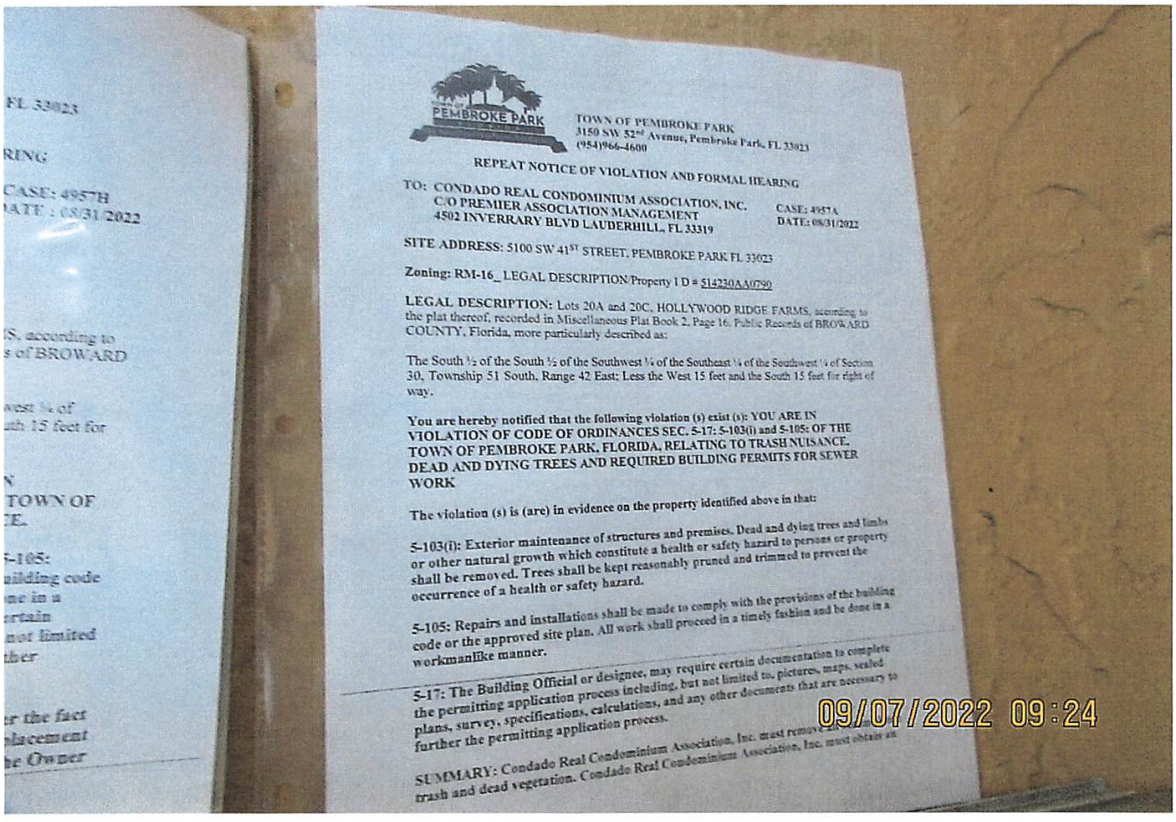
Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Sep, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____



TOWN OF PEMBROKE PARK
3150 SW 52nd Avenue, Pembroke Park, FL 33023
(954)966-4600

REPEAT NOTICE OF VIOLATION AND FORMAL HEARING

TO: CONDADO REAL CONDOMINIUM ASSOCIATION, INC.
C/O PREMIER ASSOCIATION MANAGEMENT
4502 INVERRARY BLVD LAUDERHILL, FL 33319

CASE: 4957A
DATE: 08/31/2022

SITE ADDRESS: 5100 SW 41ST STREET, PEMBROKE PARK FL 33023

Zoning: RM-16_ LEGAL DESCRIPTION/Property I D # 514230AA0790

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 violation (s) exist (s): YOU ARE IN VIOLATION OF CODE OF ORDINANCES SEC. 5-17; 5-103(i) and 5-105; OF THE TOWN OF PEMBROKE PARK, FLORIDA, RELATING TO TRASH NUISANCE, DEAD AND DYING TREES AND REQUIRED BUILDING PERMITS FOR SEWER WORK

The violation (s) is (are) in evidence on the property identified above in that:

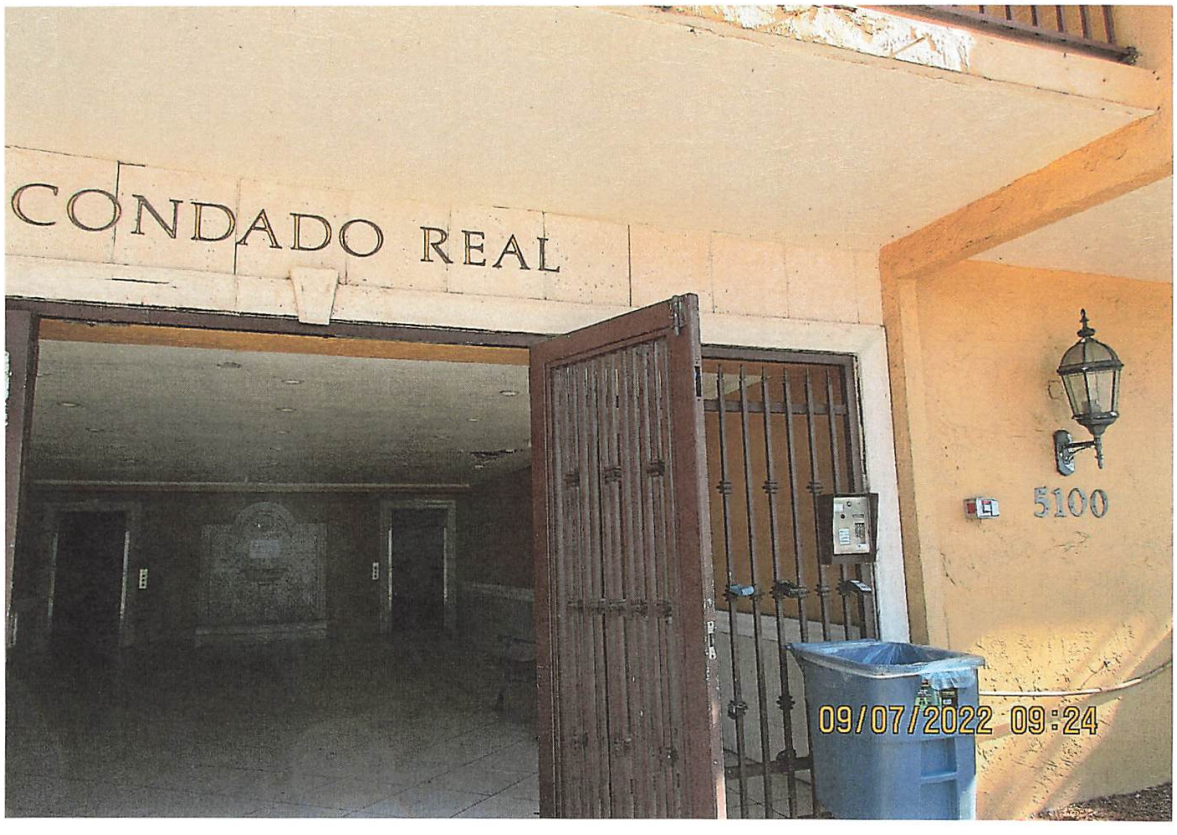
5-103(i): Exterior maintenance of structures and premises. Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.

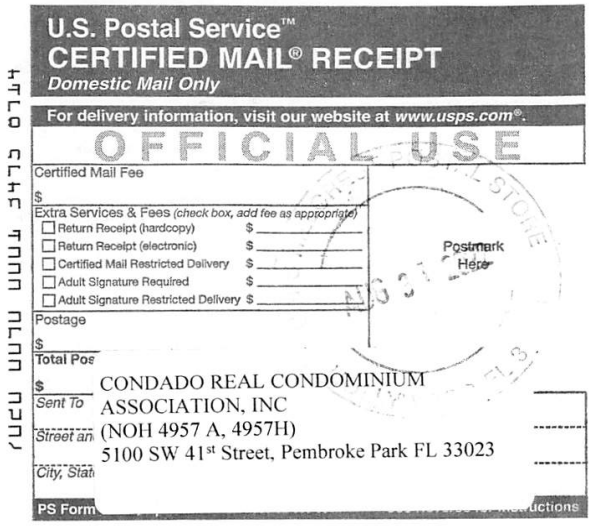
5-105: Repairs and installations shall be made to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.

5-17: 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.

SUMMARY: Condado Real Condominium Association, Inc. must remove trash and dead vegetation. Condado Real Condominium Association, Inc. must obtain an

09/07/2022 09:24





U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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 Pos
$

Sent To
Street an
City, Stat

CONDADO REAL CONDOMINIUM
ASSOCIATION, INC
(NOH 4957 A, 4957H)
5100 SW 41st Street, Pembroke Park FL 33023

PS Form

Postmark Here

7020 0090 0001 3495 8907



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Pos
$

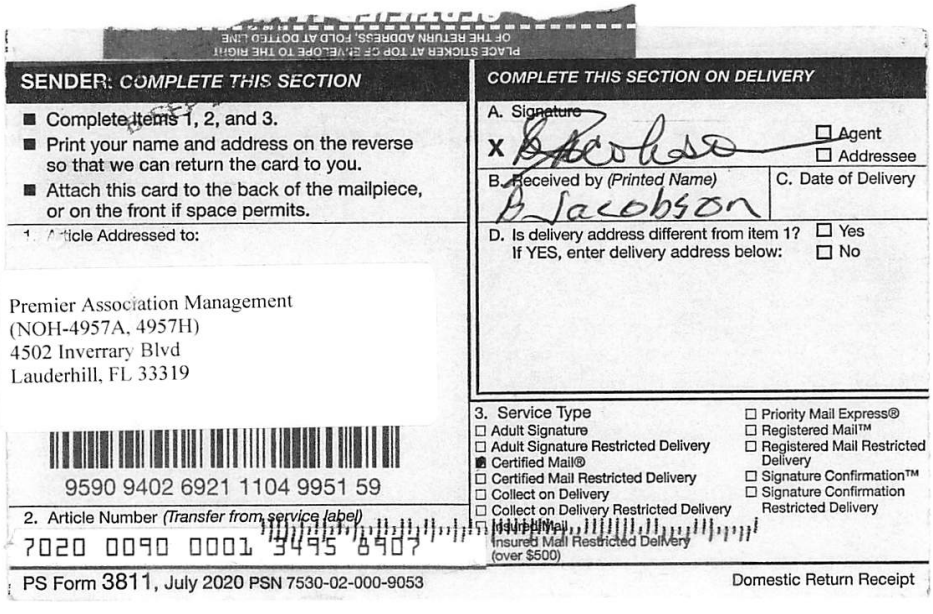
Sent To
Street an
City, Stat

Premier Association Management
(NOH-4957A, 4957H)
4502 Inverrary Blvd
Lauderhill, FL 33319

PS Form

Postmark Here
AUG 31 2022
HILLCREST POSTAL STORE
HOLLYWOOD FL 33021

7020 0090 0001 3495 8907



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Premier Association Management
(NOH-4957A, 4957H)
4502 Inverrary Blvd
Lauderhill, FL 33319

9590 9402 6921 1104 9951 59

2. Article Number (Transfer from service label)
7020 0090 0001 3495 8907

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X B Jacobson ☐ Agent ☐ Addressee

B. Received by (Printed Name) B Jacobson
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 SW 52nd Avenue, Pembroke Park, FL 33023
(954)966-4600

REPEAT NOTICE OF VIOLATION AND FORMAL HEARING

TO: CONDADO REAL CONDOMINIUM ASSOCIATION, INC.
C/O PREMIER ASSOCIATION MANAGEMENT
4502 INVERRARY BLVD LAUDERHILL, FL 33319

CASE: 4957A
DATE: 08/31/2022

SITE ADDRESS: 5100 SW 41ST STREET, PEMBROKE PARK FL 33023

Zoning: RM-16_ LEGAL DESCRIPTION/Property I D # 514230AA0790

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:

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The violation (s) is (are) in evidence on the property identified above in that:

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.

5-105: Repairs and installations shall be made to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.

5-17: 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.

SUMMARY: Condado Real Condominium Association, Inc. must remove all accumulated trash and dead vegetation. Condado Real Condominium Association, Inc. must obtain an

after the fact plumbing & electrical permit with plans and inspections for the sewer work that was done. The above-described condition must be corrected by the Owner within Twenty-One (21) days of receipt of this notice.

By authority of Code of Ordinances Section 7-5, the following corrective action must be taken by September 21, 2022. The above summary must be in compliance by the Homeowners Association.

AND

INALLEVENTS

There shall be a presentation of this matter to the Special Magistrate for a hearing to be held on **Wednesday, September 21, 2022,** 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 Special Magistrate even if the violation has been corrected prior to the Special Magistrate hearing. If the Special Magistrate 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 Special Magistrate 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.

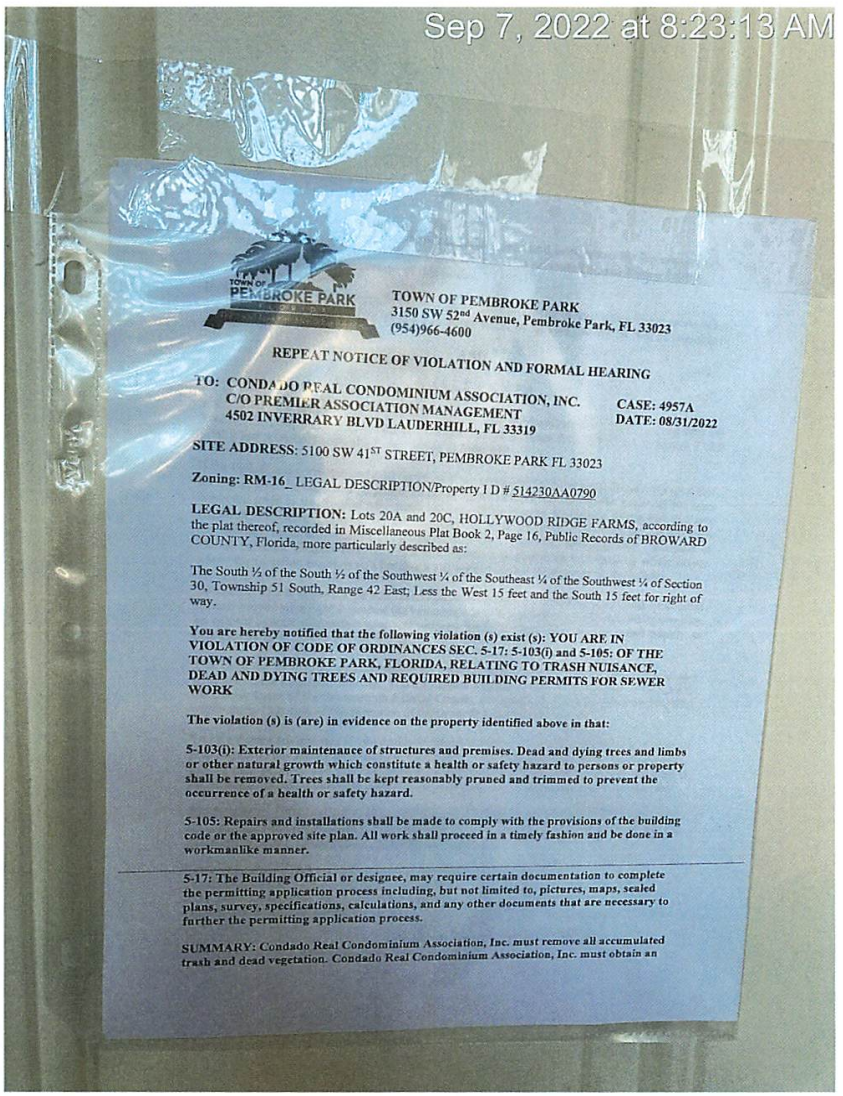
You are further advised that if you decide to appeal any decision made by the Special Magistrate with respect to any matter considered at such hearing, you will need a record of the proceedings, and for such purpose, that you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

REMEMBER: YOU MUST CALL THE CODE ENFORCEMENT OFFICER FOR A RE-INSPECTION ON OR BEFORE THE COMPLIANCE DUE DATE IN ORDER TO COMPLY THIS NOTICE OF VIOLATION. (954) 966-4600 Ext 213

Town of Pembroke Park
Code Enforcement
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954) 966-4600 ext. 213

Erik Richwagen

ERIK RICHWAGEN
CODE ENFORCEMENT OFFICER



TOWN OF PEMBROKE PARK
3150 SW 52nd Avenue, Pembroke Park, FL 33023
(954)966-4600

REPEAT NOTICE OF VIOLATION AND FORMAL HEARING

TO: CONDADO REAL CONDOMINIUM ASSOCIATION, INC.
C/O PREMIER ASSOCIATION MANAGEMENT
4502 INVERRARY BLVD LAUDERHILL, FL 33319

CASE: 4957A
DATE: 08/31/2022

SITE ADDRESS: 5100 SW 41ST STREET, PEMBROKE PARK FL 33023

Zoning: RM-16_ LEGAL DESCRIPTION/Property I D # 514230AA0790

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:

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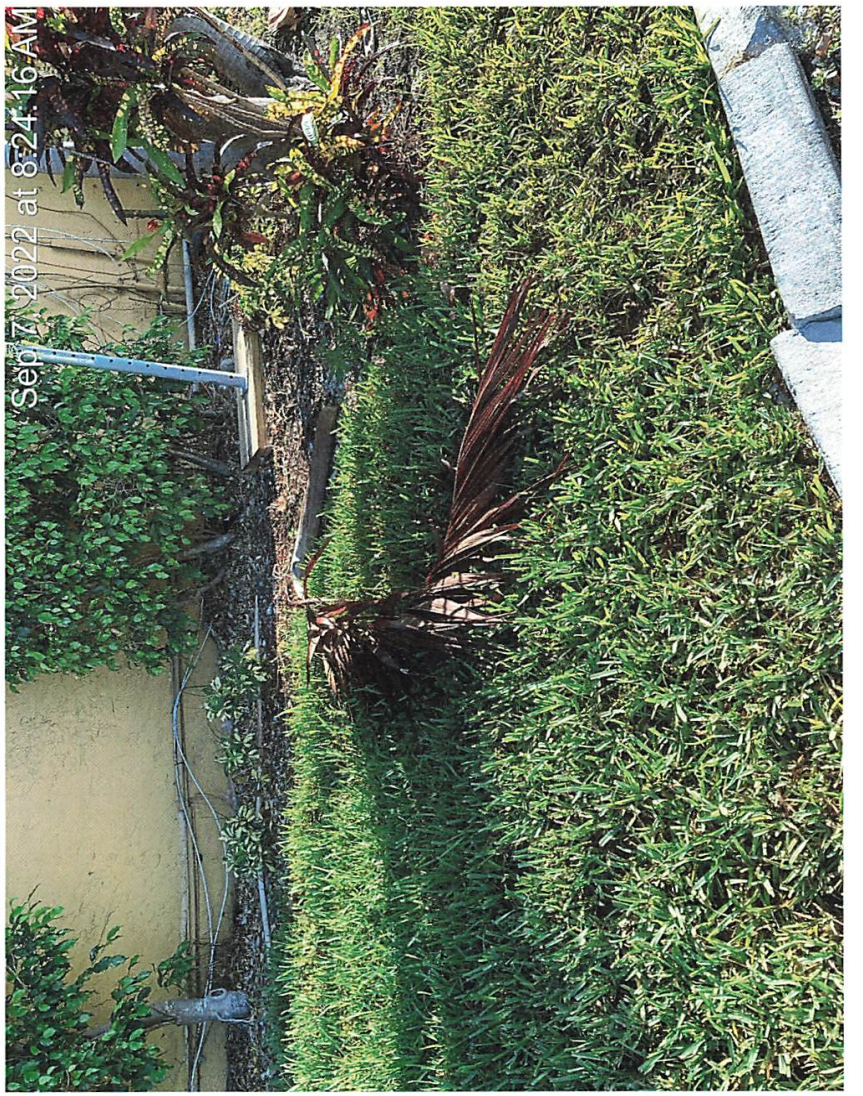
The violation (s) is (are) in evidence on the property identified above in that:

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.

5-105: Repairs and installations shall be made to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.

5-17: 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.

SUMMARY: Condado Real Condominium Association, Inc. must remove all accumulated trash and dead vegetation. Condado Real Condominium Association, Inc. must obtain an




Sep 7, 2022 at 8:24:43 AM


Sep 7, 2022 at 8:24:51 AM
CAUTION
CUIDADO


Sep 7, 2022 at 8:25:48 AM


Sep 7, 2022 at 8:29:13 AM

Town of Pembroke Park
3150 SW 52nd Avenue, Pembroke Park, Fl 33023
(954) 966-4600

REPEAT NOTICE OF VIOLATION

Case # 4957 A

TO: CONDADO REAL CONDOMINIUM ASSOCIATION, INC. **Date: 03/23/2021**
1971 W. MCNAB ROAD SUITE 2
POMPANO BEACH, FL 33069

Address of violation (if other than above): 5100 SW 41st STREET, PEMBROKE PARK, FL, 33023
Zoning_RM-16_ LEGAL DESCRIPTION/Property I D # 514230AA0790

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 violation (s) exist (s): YOU ARE IN VIOLATION OF CODE OF ORDINANCES SEC. 5-103 (i); 5-105, OF THE TOWN OF PEMBROKE PARK, FLORIDA, RELATING TO BULK TRASH NUISANCE.

The violation (s) is (are) in evidence on the property identified above in that:
5-103 (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.

Sec. 5-105 - Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.

SUMMARY: Condado Real Condominium has an ongoing accumulation of dead vegetation. Condado Real Condominium Association, Inc. has to maintain the landscaping throughout the property. Management is required to remove any accumulated trash and/or dead vegetation on premise and maintain the property clean. Management is to obtain a building permit for the sewer work that was done without permit with the required permits with plans and inspections. Repair remaining potholes on the property.

Methods of delivery: U.S. MAIL



TERESSA MALCOLM
CODE ENFORCEMENT OFFICER
(954) 966-4600 EXT 215/213


03/17/2021 09:21


03/17/2021 09:21


03/17/2021 09:21


03/17/2021 09:21


03/17/2021 09:22


03/17/2021 09:23


03/17/2021 09:23


03/17/2021 09:23


03/17/2021 09:24


03/17/2021 09:24


03/17/2021 09:24


03/17/2021 09:25

49571A

OF PEMBROKE PARK

AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

03/23/2021

US POSTAGE $000.51º

ZIP 33023

011D10656696

Condado Real Condominium
Association, Inc.
1971 W McNab Road
Suite 2
Pompano Beach FL
33069

OLD ADDRESS

NOV # 4957A

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/25/2021
US POSTAGE $

Condado Real condominium Association
19651 Biscayne BLVD #345
North Miami Beach
FL 33181

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

CONDADO REAL CONDOMINIUM ASSOCIATION, INC CASE NO. 4957H

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5100 SW 41ST STREET, PEMBROKE PARK FL 33023

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 5100 SW 41ST STREET, PEMBROKE PARK FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: CONDADO REAL CONDOMINIUM ASSOCIATION, INC AT 8:23 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of Sep, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Signature
Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____



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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 Pos
$

Sent To CONDADO REAL CONDOMINIUM ASSOCIATION, INC
Street an (NOH 4957 A, 4957H)
City, Stat 5100 SW 41st Street, Pembroke Park FL 33023

PS Form ...uctions

7020 0090 0001 3495 8914



U.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) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Pos
$

Sent To Premier Association Management
Street an (NOH-4957A, 4957H)
4502 Inverrary Blvd
City, Stat Lauderhill, FL 33319

PS Form ...uctions

Postmark Here
AUG 31 2022
HILLCREST POSTAL STORE
HOLLYWOOD FL 33021

7020 0090 0001 3495 8907



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Premier Association Management
(NOH-4957A, 4957H)
4502 Inverrary Blvd
Lauderhill, FL 33319

9590 9402 6921 1104 9951 59

2. Article Number (Transfer from service label)
7020 0090 0001 3495 8907

COMPLETE THIS SECTION ON DELIVERY

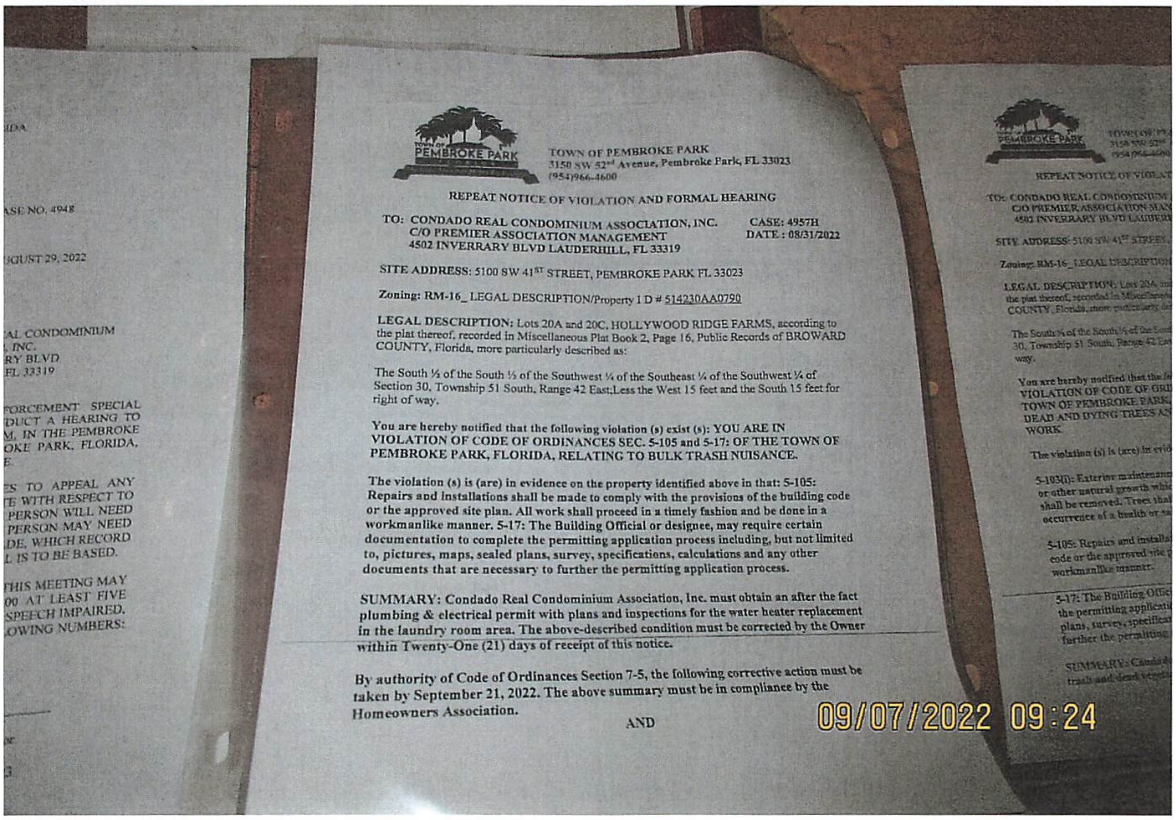
A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) B Jacobson
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



TOWN OF PEMBROKE PARK
3150 SW 52nd Avenue, Pembroke Park, FL 33023
(954)966-4600

REPEAT NOTICE OF VIOLATION AND FORMAL HEARING

TO: CONDADO REAL CONDOMINIUM ASSOCIATION, INC.
C/O PREMIER ASSOCIATION MANAGEMENT
4502 INVERRARY BLVD LAUDERHILL, FL 33319

CASE: 4957H
DATE : 08/31/2022

SITE ADDRESS: 5100 SW 41ST STREET, PEMBROKE PARK FL 33023

Zoning: RM-16_ LEGAL DESCRIPTION/Property I D # 514230AA0790

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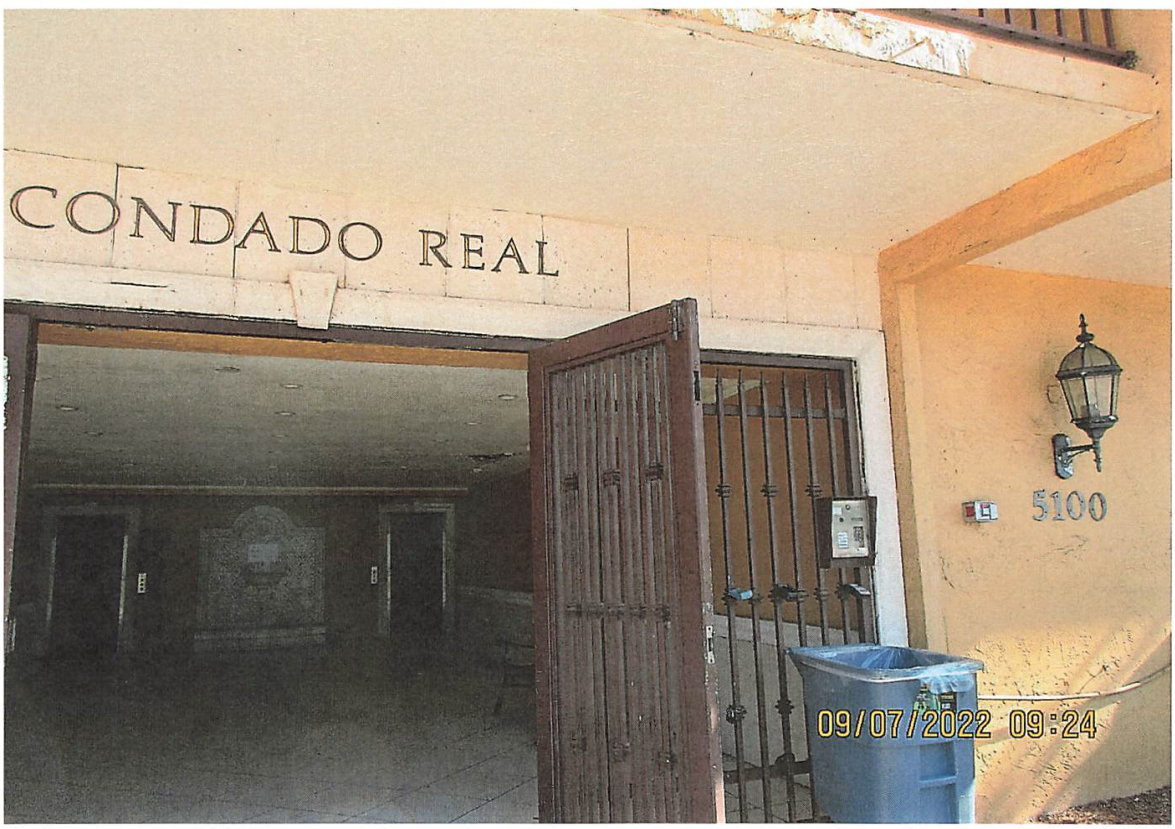
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SUMMARY: Condado Real Condominium Association, Inc. must obtain an after the fact plumbing & electrical permit with plans and inspections for the water heater replacement in the laundry room area. The above-described condition must be corrected by the Owner within Twenty-One (21) days of receipt of this notice.

By authority of Code of Ordinances Section 7-5, the following corrective action must be taken by September 21, 2022. The above summary must be in compliance by the Homeowners Association.

AND

09/07/2022 09:24



TOWN OF PEMBROKE PARK
3150 SW 52nd Avenue, Pembroke Park, FL 33023
(954)966-4600

REPEAT NOTICE OF VIOLATION AND FORMAL HEARING

TO: CONDADO REAL CONDOMINIUM ASSOCIATION, INC. **CASE: 4957H**
C/O PREMIER ASSOCIATION MANAGEMENT **DATE : 08/31/2022**
4502 INVERRARY BLVD LAUDERHILL, FL 33319

SITE ADDRESS: 5100 SW 41ST STREET, PEMBROKE PARK FL 33023

Zoning: RM-16_ LEGAL DESCRIPTION/Property I D # 514230AA0790

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 violation (s) exist (s): YOU ARE IN VIOLATION OF CODE OF ORDINANCES SEC. 5-105 and 5-17: OF THE TOWN OF PEMBROKE PARK, FLORIDA, RELATING TO BULK TRASH NUISANCE.

The violation (s) is (are) in evidence on the property identified above in that: 5-105: Repairs and installations shall be made to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. 5-17: 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.

SUMMARY: Condado Real Condominium Association, Inc. must obtain an after the fact plumbing & electrical permit with plans and inspections for the water heater replacement in the laundry room area. The above-described condition must be corrected by the Owner within Twenty-One (21) days of receipt of this notice.

By authority of Code of Ordinances Section 7-5, the following corrective action must be taken by September 21, 2022. The above summary must be in compliance by the Homeowners Association.

AND

IN ALL EVENTS

There shall be a presentation of this matter to the Special Magistrate for a hearing to be held on **Wednesday, September 21, 2022,** 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 Special Magistrate even if the violation has been corrected prior to the Special Magistrate hearing. If the Special Magistrate 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 Special Magistrate 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 Special Magistrate 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.

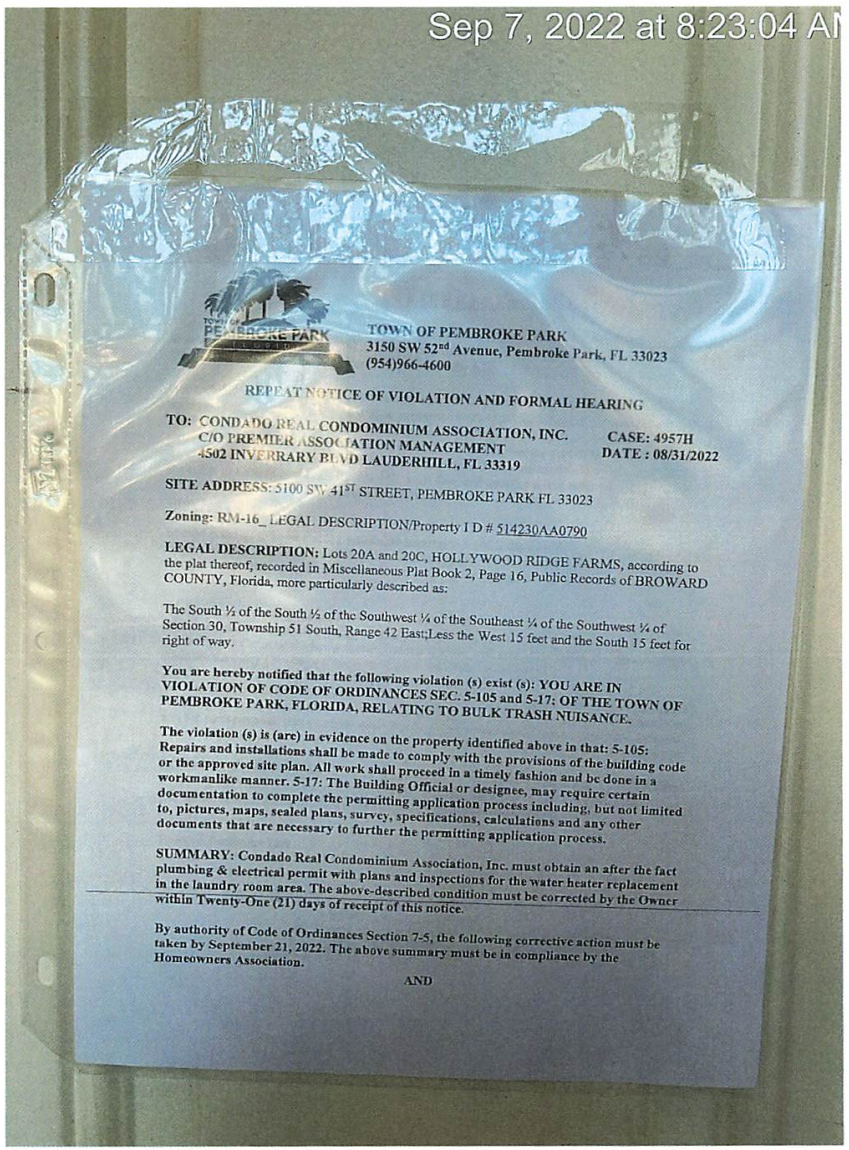
REMEMBER: YOU MUST CALL THE CODE ENFORCEMENT OFFICER FOR A RE-INSPECTION ON OR BEFORE THE COMPLIANCE DUE DATE IN ORDER TO COMPLY THIS NOTICE OF VIOLATION. (954) 966-4600 Ext 213

Town of Pembroke Park
Code Enforcement Dept.
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954) 966-4600 ext. 213

Erik Richwagen

ERIK RICHWAGEN
CODE ENFORCEMENT OFFICER





Sep 7, 2022 at 8:23:04 AM

TOWN OF PEMBROKE PARK
3150 SW 52nd Avenue, Pembroke Park, FL 33023
(954)966-4600

REPEAT NOTICE OF VIOLATION AND FORMAL HEARING

TO: CONDADO REAL CONDOMINIUM ASSOCIATION, INC.
C/O PREMIER ASSOCIATION MANAGEMENT
4502 INVERRARY BLVD LAUDERHILL, FL 33319

CASE: 4957H
DATE : 08/31/2022

SITE ADDRESS: 5100 SW 41ST STREET, PEMBROKE PARK FL 33023

Zoning: RM-16_ LEGAL DESCRIPTION/Property I D # 514230AA0790

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 violation (s) exist (s): YOU ARE IN VIOLATION OF CODE OF ORDINANCES SEC. 5-105 and 5-17: OF THE TOWN OF PEMBROKE PARK, FLORIDA, RELATING TO BULK TRASH NUISANCE.

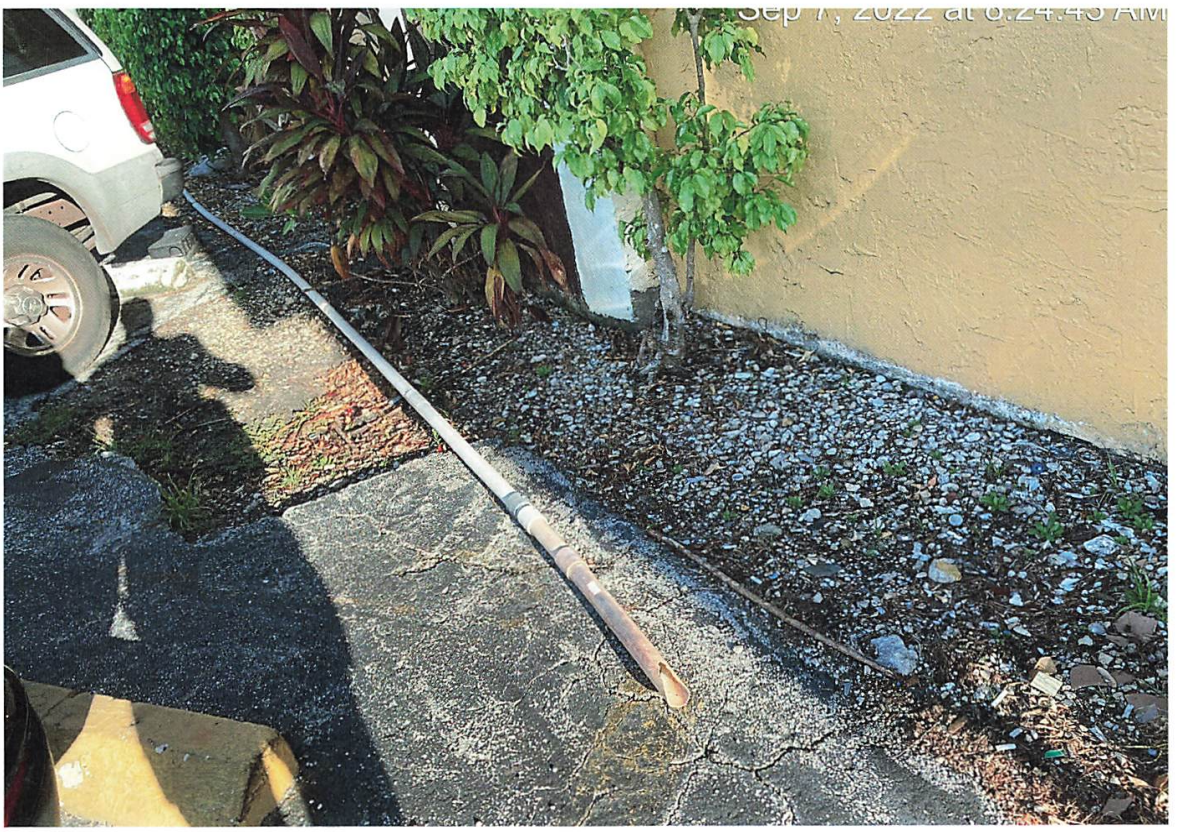
The violation (s) is (are) in evidence on the property identified above in that: 5-105: Repairs and installations shall be made to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. 5-17: The Building 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.

SUMMARY: Condado Real Condominium Association, Inc. must obtain an after the fact plumbing & electrical permit with plans and inspections for the water heater replacement in the laundry room area. The above-described condition must be corrected by the Owner within Twenty-One (21) days of receipt of this notice.

By authority of Code of Ordinances Section 7-5, the following corrective action must be taken by September 21, 2022. The above summary must be in compliance by the Homeowners Association.

AND





CAUTION

Sep 7, 2022 at 8:25:48 AM



Town of Pembroke Park
3150 SW 52nd Avenue, Pembroke Park, Fl 33023
(954) 966-4600

REPEAT NOTICE OF VIOLATION

Case # 4957 H

TO: CONDADO REAL CONDOMINIUM ASSOCIATION, INC. **Date: 10/25/2021**
4502 INVERRARY BLVD
LAUDERHILL, FL 33166

Address of violation (if other than above): 5100 SW 41st STREET, PEMBROKE PARK, FL, 33023
Zoning_RM-16_ LEGAL DESCRIPTION/Property I D # 514230AA0790

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 violation (s) exist (s): YOU ARE IN VIOLATION OF CODE OF ORDINANCES SEC. 5-105: OF THE TOWN OF PEMBROKE PARK, FLORIDA, A WATER HEATER REPLACEMENT WITHOUT PERMITS.

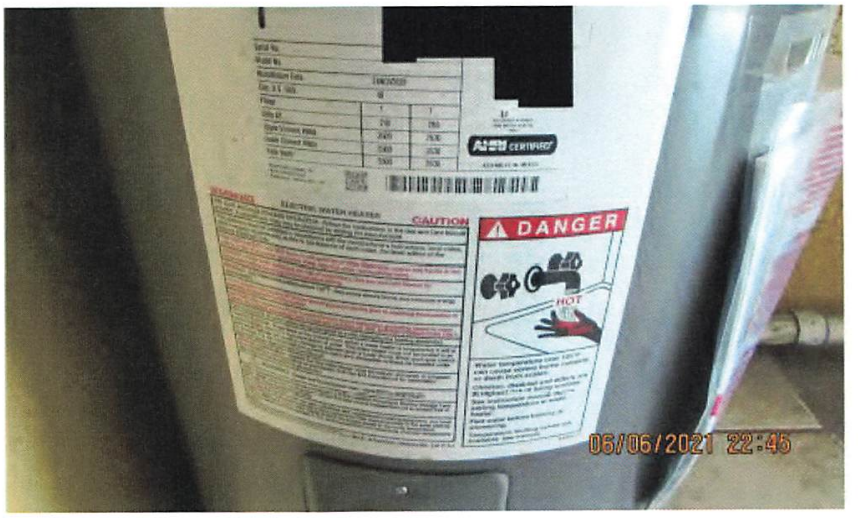
The violation (s) is (are) in evidence on the property identified above in that:
Sec. 5-105 - Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.

SUMMARY: Condado Real Condominium has an ongoing accumulation of dead vegetation. Condado Real Condominium Association, Inc. has to obtain a after the fact plumbing & electrical permit with plans and inspections for the water heater replacement in the laundry room area.

Methods of delivery: U.S. MAIL

Teressa Malcolm

TERESSA MALCOLM
CODE ENFORCEMENT OFFICER
(954) 966-4600 EXT 213



TOWN OF PEMBROKE PARK
3150 SW 52nd Avenue, Pembroke Park, FL 33023
(954)966-4600

REPEAT NOTICE OF VIOLATION AND FORMAL HEARING

TO: CONDADO REAL CONDOMINIUM ASSOCIATION, INC. **CASE: 4957H**
C/O PREMIER ASSOCIATION MANAGEMENT **DATE : 08/31/2022**
4502 INVERRARY BLVD LAUDERHILL, FL 33319

SITE ADDRESS: 5100 SW 41ST STREET, PEMBROKE PARK FL 33023

Zoning: RM-16_ LEGAL DESCRIPTION/Property I D # 514230AA0790

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:

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You are hereby notified that the following violation (s) exist (s): YOU ARE IN VIOLATION OF CODE OF ORDINANCES SEC. 5-105 and 5-17: OF THE TOWN OF PEMBROKE PARK, FLORIDA, RELATING TO BULK TRASH NUISANCE.

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SUMMARY: Condado Real Condominium Association, Inc. must obtain an after the fact plumbing & electrical permit with plans and inspections for the water heater replacement in the laundry room area. The above-described condition must be corrected by the Owner within Twenty One (21) days of receipt of this notice.

By authority of Code of Ordinances Section 7-5, the following corrective action must be taken by September 21, 2022. The above summary must be in compliance by the Homeowners Association.

AND

IN ALL EVENTS

There shall be a presentation of this matter to the Special Magistrate for a hearing to be held on **Wednesday, September 21, 2022,** 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 Special Magistrate even if the violation has been corrected prior to the Special Magistrate hearing. If the Special Magistrate 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.

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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 Special Magistrate 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 Special Magistrate 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 CODE ENFORCEMENT OFFICER FOR A RE-INSPECTION ON OR BEFORE THE COMPLIANCE DUE DATE IN ORDER TO COMPLY THIS NOTICE OF VIOLATION. (954) 966-4600 Ext 213

Town of Pembroke Park
Code Enforcement
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954) 966-4600 ext. 213

CODE ENFORCEMENT OFFICER: ERIK RICHWAGEN

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

2400 SW 30 LLC CASE NO. 5049

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2400 SW 30 AVE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 2400 SW 30 AVE, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: 2400 SW 30 LLC AT 8:51 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

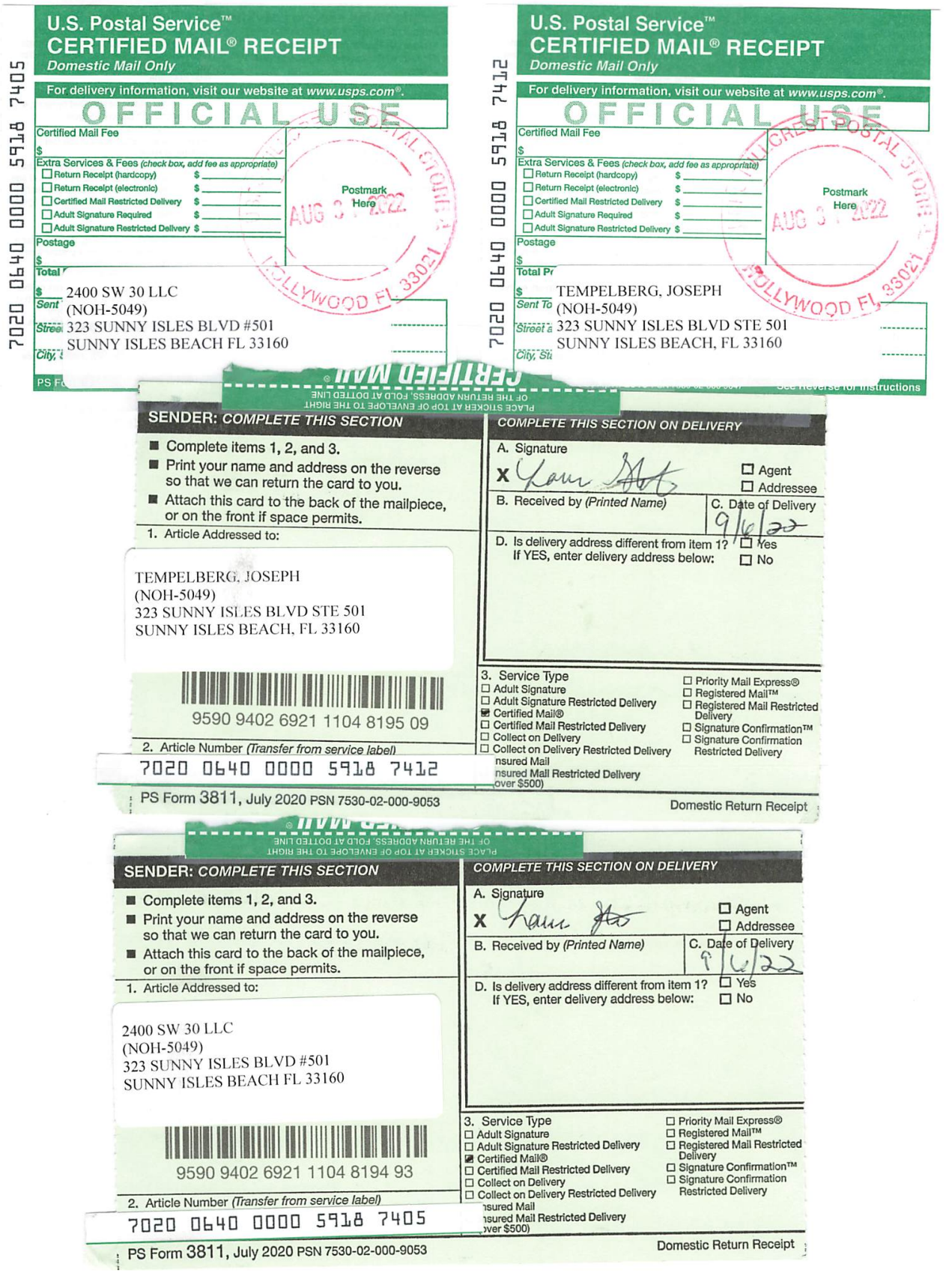
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Sep, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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
2400 SW 30 LLC
(NOH-5049)

Street and Apt. No., or PO Box No.
323 SUNNY ISLES BLVD #501

City, State, ZIP+4®
SUNNY ISLES BEACH FL 33160

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0000 5918 7405

Postmark Here
AUG 31 2022
GULF CREST POSTAL STORE
HOLLYWOOD FL 33021

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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
TEMPELBERG, JOSEPH
(NOH-5049)

Street and Apt. No., or PO Box No.
323 SUNNY ISLES BLVD STE 501

City, State, ZIP+4®
SUNNY ISLES BEACH, FL 33160

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0000 5918 7412

Postmark Here
AUG 31 2022
GULF CREST POSTAL STORE
HOLLYWOOD FL 33021

CERTIFIED MAIL®

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TEMPELBERG, JOSEPH
(NOH-5049)
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

9590 9402 6921 1104 8195 09

2. Article Number (Transfer from service label)
7020 0640 0000 5918 7412

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
9/6/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CERTIFIED MAIL®

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

2400 SW 30 LLC
(NOH-5049)
323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH FL 33160

9590 9402 6921 1104 8194 93

2. Article Number (Transfer from service label)
7020 0640 0000 5918 7405

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
9/6/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

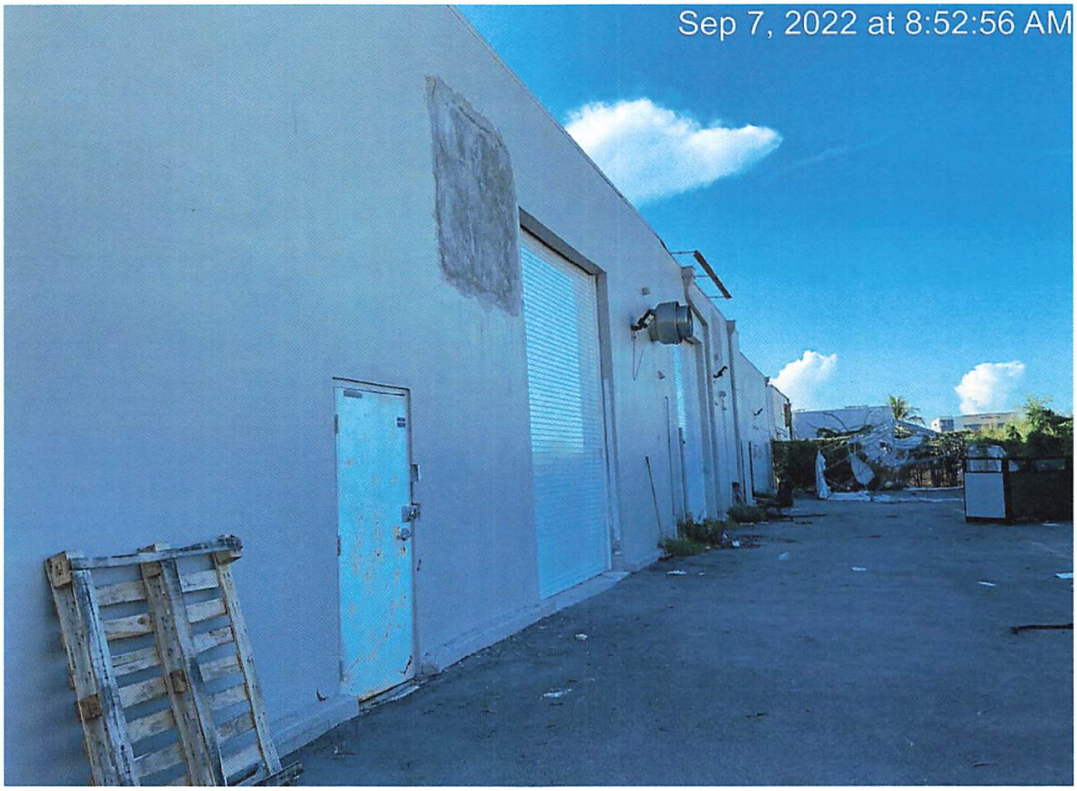
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

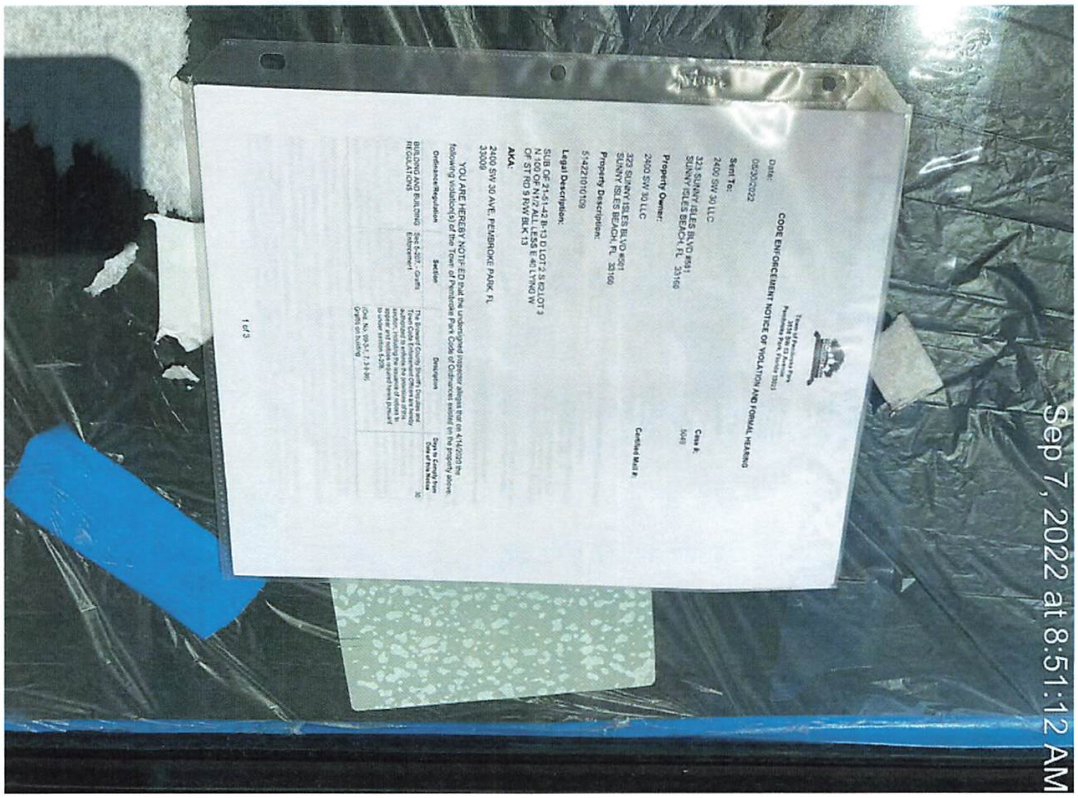

Sep 7, 2022 at 8:51:25 AM
A


Sep 7, 2022 at 8:51:32 AM


Sep 7, 2022 at 8:51:47 AM


Sep 7, 2022 at 8:52:00 AM


Sep 7, 2022 at 8:52:56 AM


CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Sent To:
2400 SW 30 LLC
311 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160
Property Owner:
2400 SW 30 LLC
311 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160
Property Description:
514221010109
Legal Description:
SUB DIV 21-52 B 1-D LOT 2 & ELOT 3
N 100 OF N 110 OF S 1/2 OF E 40 LYNG W
OF ST RD 5 R/W BLK 13
AKA:
2400 SW 30 AVE, PEMBROKE PARK, FL
33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleged 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
Time of First Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-207 - Courts Enforcement
The Code Enforcement Officer is hereby authorized to enforce the provisions of chapter 5, building and building regulations, and to issue notices and orders to correct violations pursuant
30
Sec 5-207 - Courts Enforcement
Order No. 001-1 3-4-96
Orders on building
1 of 3
Sep 7, 2022 at 8:51:12 AM

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2022

Sent To:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Case #:

5049

Property Owner:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/14/2020 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 5-207. - 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) Graffiti on building	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... New stucco and wooden ramp installed without permits	30

STOP ALL WORK

1.New stucco work and wooden ramp installed without Building Permits. Property owner will need to obtain Building permits prior to continuing work.

2. Graffiti on walls windows and doors. Property owner must remove all graffiti from building.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

8/30/2022

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5049
2400 SW 30 LLC

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: 2400 SW 30 LLC
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2400 SW 30 AVE, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: 2400 SW 30 LLC
AT 10:14 A.M. / P.M. ON THE 11 DAY OF 5 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or
Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

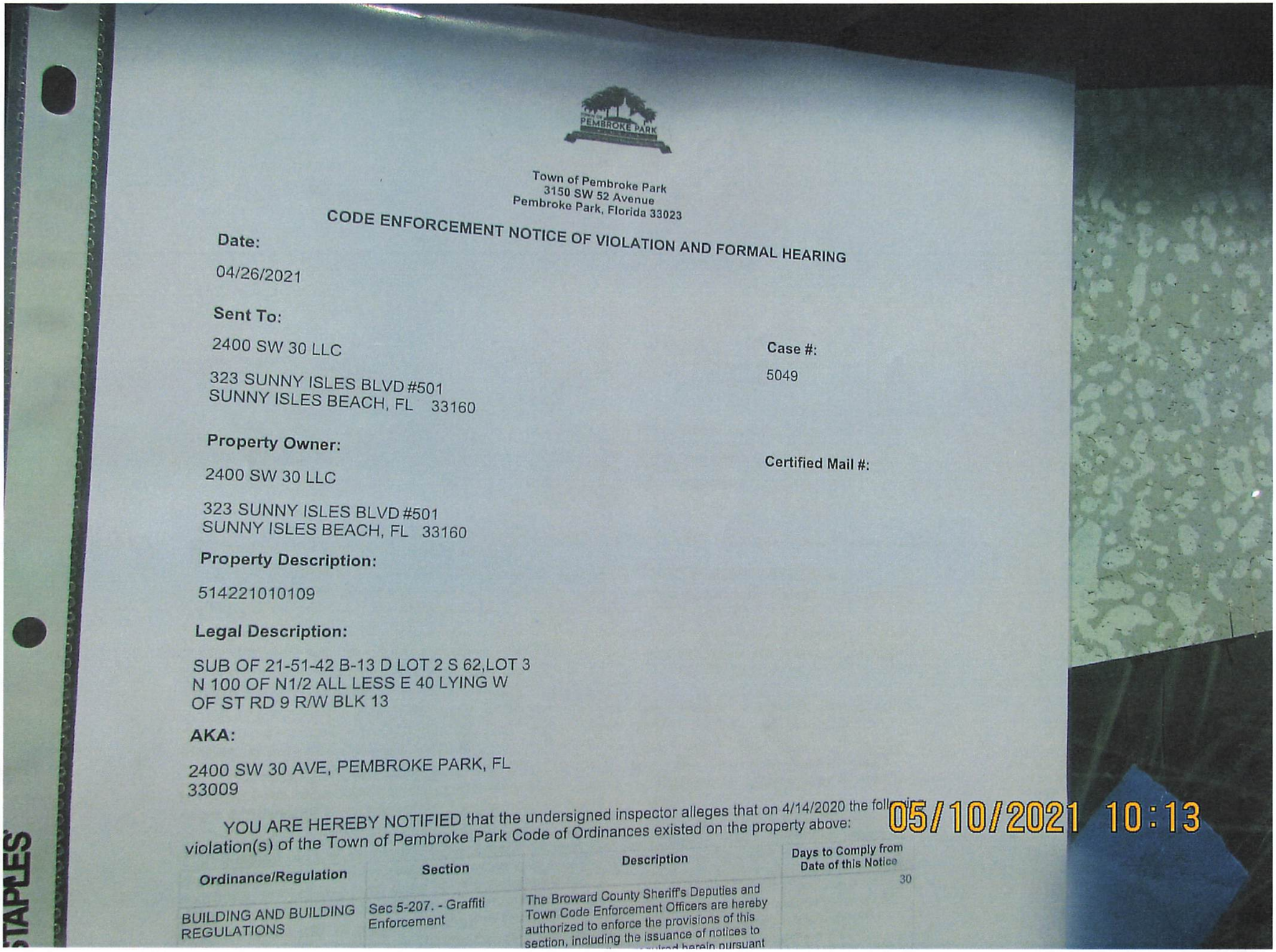
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of May, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Case #:

5049

Property Owner:

2400 SW 30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/14/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

05/10/2021 10:13

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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	30

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

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Date:

04/26/2021

Sent To:

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323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Case #:

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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... New stucco and wooden ramp installed without permits	30

STOP ALL WORK

1.New stucco work and wooden ramp installed without Building Permits. Property owner will need to obtain Building permits prior to continuing work.

2. Graffiti on walls windows and doors. Property owner must remove all graffiti from building.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Jeffrey Louis

Code Enforcement Officer

4/26/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/26/2021

Sent To:

DIME INVESTMENT GROUP LLC

1390 NE 129 ST
MIAMI, FL 33161

Case #:

5049

Property Owner:

DIME INVESTMENT GROUP LLC

1390 NE 129 ST
MIAMI, FL 33161

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA:

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Jeffrey Louis

Code Enforcement Officer

4/26/2021



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	**Case #:**	**Date:**
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	5049	4/26/2021 12:00:00 AM

Property Owner:	**Property Description:**
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	514221010109

Legal Description:	**AKA:**
SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009

Mailing Purposes Only



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2400 SW 30 AVENUE, PEMBROKE PARK FL 33009
Property Owner	2400 SW30 LLC
Mailing Address	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH FL 33160

ID #	5142 21 01 0109
Millage	0613
Use	48

Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 62,LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$233,080	$2,066,680	$2,299,760	$1,478,460	
2020	$233,080	$1,110,980	$1,344,060	$1,344,060	$29,007.23
2019	$233,080	$1,101,600	$1,334,680	$1,299,850	$28,615.66

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,299,760	$2,299,760	$2,299,760	$2,299,760
Portability	0	0	0	0
Assessed/SOH	$1,478,460	$2,299,760	$1,478,460	$1,478,460
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,478,460	$2,299,760	$1,478,460	$1,478,460

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2021	WD-Q	$2,550,000	117087319
8/12/2015	WD-Q	$1,040,000	113173864
3/17/2008	QCD-T	$100	45229 / 1760
11/30/2001	DR*	$100	32519 / 415
8/28/1992	QC*	$100	19928 / 941

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	25,898	SF
Adj. Bldg. S.F. (Card, Sketch)		16915
Eff./Act. Year Built: 1972/1971		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc


A
DELIVERIES
TO THE
BACK
05/10/2021 10:13


A
05/10/2021 10:14


A
DELIVERIES
TO THE
BACK
05/10/2021 10:13


A
05/10/2021 10:14


05/10/2021 10:14


05/10/2021 10:15


FDC
05/10/2021 10:15


04.14.2020 10:13


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04.14.2020 10:17


04.14.2020 10:18


04.14.2020 10:18


04.14.2020 10:18


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Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

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Mailing Purposes Only

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	5049	04/14/2020

Property Owner:	Property Description:	Certified Mail #:
DIME INVESTMENT GROUP LLC 1390 NE 129 ST MIAMI, FL 33161	514221010109	

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Notes/Means of Correction:

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04 14 2020 10:17


04.14.2020 10:18


04.14.2020 10:18


04.14.2020 10:18


04 14 2020 10 18

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
04/14/2020
US POSTAGE $000.65⁰

ZIP 33023
011D10656696

Sent To:

DIME INVESTMENT GROUP LLC

1390 NE 129 ST
MIAMI, FL 33161

Case #:

5049

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

DIME INVESTMENT GROUP LLC
2400 SW 30 AVE
PEMBROKE PARK, FL 33009



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For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here
APR 29 2021
HOLLYWOOD FL 33021
DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702
9405 5036 9930 0447 0470 72

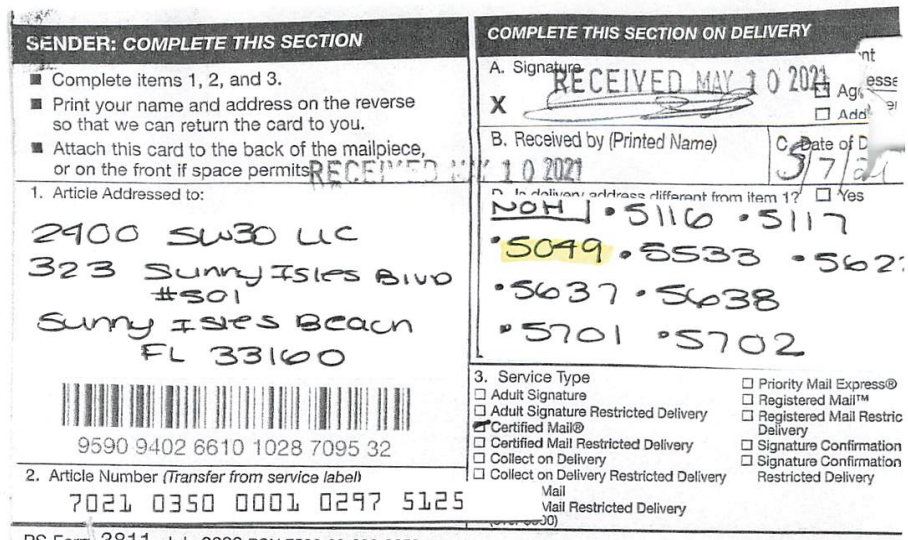
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Postage $ 1
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 8.67
Postmark Here
APR 29 2021
CURRENT TENANT/DIME INVESTMENTS GROUP LLC
2400 SW 30 AVE
PEMBROKE PARK, FL 33009
NOH #5049 5116 5117 5533 5622 5637
009
7012 0470 0001 5589 2283

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APR 29 2021
HOLLYWOOD FL 33021
HECTOR DIAZ
4001 SOUTH OCEAN DRIVE #10D
HOLLYWOOD, FL 33019
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702
10D
9405 5036 9930 0447 0470 65

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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 $ 8.47
Sent To
Street and Apt. No.
City, State, ZIP+4
MAY 5 2021
Postmark Here
TEMPELBERG, JOSEPH/2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5116, #5049
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160
PS Form 3800,
9405 5036 9930 0447 0470 58

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CERTIFIED MAIL® RECEIPT
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OFFICIAL USE
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Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees $ 8.47
Sent To
Street and Apt. No.
City, State, ZIP+4
MAY 5 2021
Postmark Here
2400 SW30 LLC
NOH #5638, #5637, #5622, #5537,
#5701, #5702, #5116, #5116, #5049
2400 SW 30 AVENUE
PEMBROKE PARK, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
9405 5036 9930 0447 0470 41

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Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees $ 8.87
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4
MAY 03 2021
Postmark Here
2400 SW30 LLC
323 Sunny Isles Blvd Ste 501
Sunny Isles Beach FL 33160
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 0350 0001 0297 5125



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

2900 SW30 LLC
323 Sunny Isles Blvd
#501
Sunny Isles Beach
FL 33160

9590 9402 6610 1028 7095 32

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 5125

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

RECEIVED MAY 10 2021

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
5/7/21

D. Is delivery address different from item 1? ☐ Yes
NOH • 5116 • 5117
• 5049 • 5533 • 562
• 5637 • 5638
• 5701 • 5702

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restric Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receip

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DIME INVESTMENTS GROUP LLC
1390 NE 129 ST
MIAMI, FL 33161
NOH #5049 5116 5117 5533 5622 5637
5638 5701 5702

9590 9402 4839 9032 7040 23

2. Article Number *(Transfer from service label)*
7012 0470 0001 5589 2276

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X AK

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
Rouel Pena-19

C. Date of Delivery
5/3/202

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☑ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricte Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BNUMO INC CASE NO. 5542

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: BNUMO INC AT 9:06 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT


4420
Ke Kal
SHIPPING LLC
321- 4762
786- 1963
Monday
to
Friday
8:00am to 8:00pm


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
08/26/2022
Sent To:
BNJMO INC
239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160
Case #:
8542
Property Owner:
BNJMO INC
239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160
Certified Mail #:
Property Description:
514230090881
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
BLOT 19 TH-RUN S 134.36.20.
20A,21,21A,22,22A,BLK 94
AKA:
4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33123
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/19/2021 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. 5-102 - Owner maintenance of buildings and premises (a)
All signage shall be maintained in the manner originally approved pursuant to Chapter 21, Town of Pembroke Park Code of Ordinances.
26
BUILDING AND BUILDING REGULATIONS
Sec. 5-103 - Repairs and installations.
Repairs and installations shall be made to comply with the provisions of the building code in effect at the time the work is done. All work shall be performed in a timely manner and in a safe and workmanlike manner.
26
BUILDING AND BUILDING REGULATIONS
Sec. 5-17 - Permit required.
The Building Official or designee may require anything which in his opinion is necessary for a permitting application to complete the application, including but not limited to, plans, drawings, engineering calculations, maps, sealed by the professionals that are necessary and any other information that may be required to further
26
(Ord. No. 13-05-01, § 2, 5-21-13)
1 of 2

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Sep, 2022, by Erik Puchwagen as Code Enforcement Officer for the Town of Pembroke Park.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Signature

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced _____

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/26/2022

Sent To:

BNUMO INC

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Case #:

5542

Property Owner:

BNUMO INC

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Certified Mail #:

Property Description:

514230090681

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 19 W 19.36,19A W 19.36,20,
20A,21,21A,22,22A,BLK 50

AKA:

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/19/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	26
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	26
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)	26

1. Abandon sign cabinet needs to be removed. Obtain permit, plans, and inspections.
2. Worn & torn flags need to be removed or replaced with new flags.

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 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.

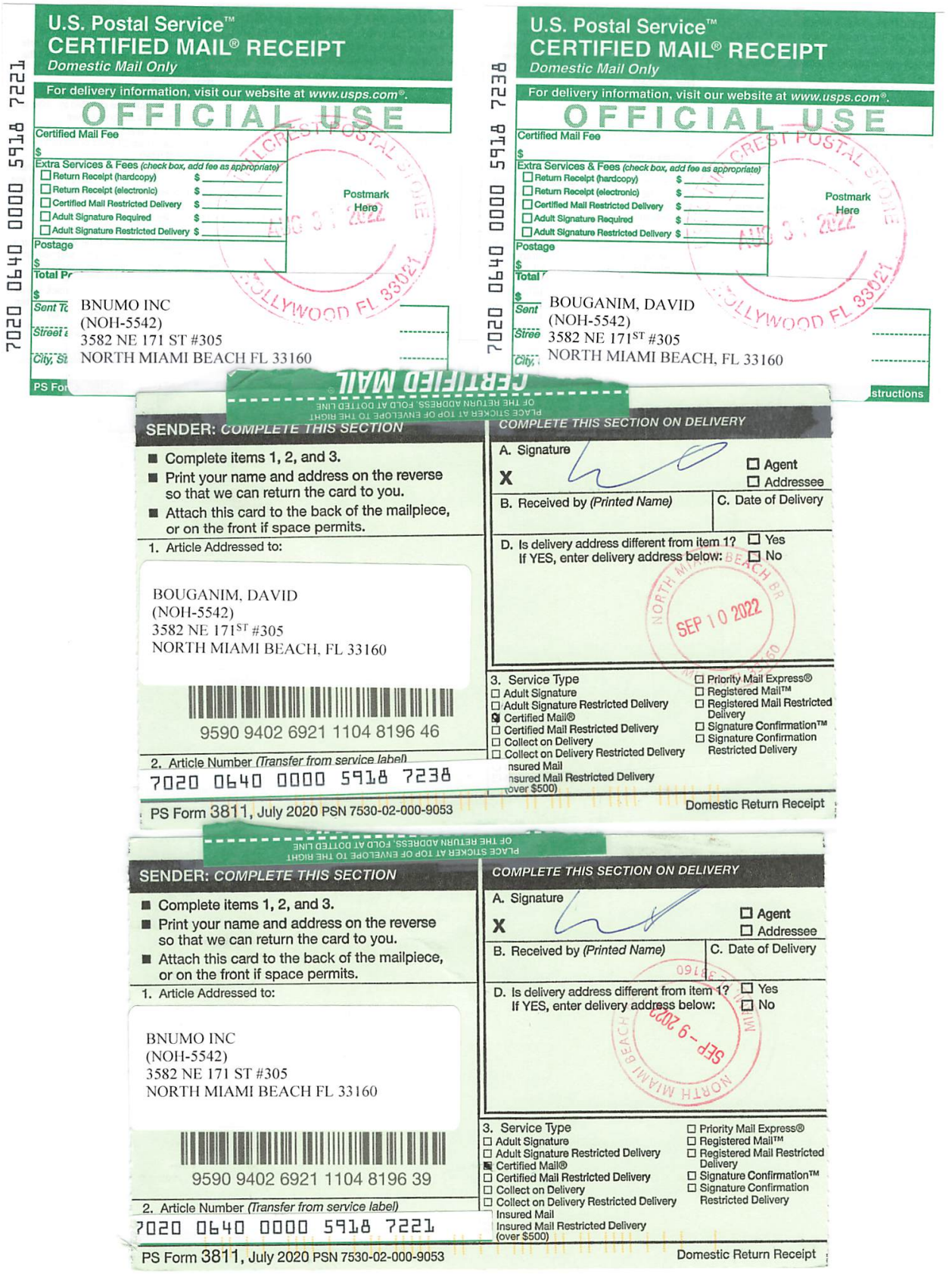
For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

8/26/2022



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Pr
$

Sent To BNUMO INC
(NOH-5542)
Street a 3582 NE 171 ST #305
City, St NORTH MIAMI BEACH FL 33160

PS For

Postmark Here
ALL CREST POSTAL STORE
AUG 31 2022
HOLLYWOOD FL 33021

7020 0640 0000 5918 7221

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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 BOUGANIM, DAVID
(NOH-5542)
Stree 3582 NE 171ST #305
City, NORTH MIAMI BEACH, FL 33160

Postmark Here
ALL CREST POSTAL STORE
AUG 31 2022
HOLLYWOOD FL 33021

7020 0640 0000 5918 7238

CERTIFIED MAIL®

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BOUGANIM, DAVID
(NOH-5542)
3582 NE 171ST #305
NORTH MIAMI BEACH, FL 33160

9590 9402 6921 1104 8196 46

2. Article Number (Transfer from service label)
7020 0640 0000 5918 7238

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

NORTH MIAMI BEACH BR
SEP 10 2022

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BNUMO INC
(NOH-5542)
3582 NE 171 ST #305
NORTH MIAMI BEACH FL 33160

9590 9402 6921 1104 8196 39

2. Article Number (Transfer from service label)
7020 0640 0000 5918 7221

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

NORTH MIAMI BEACH
SEP - 9 2022

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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: 2110910-0

Job Address: 4420 W HALLANDALE BEACH BLVD

Job Name: BNUMO INC

Permit Status: Expired

Permit Issued Date:4/21/2021 11:05:06 AM

Submitted Into Plan Review Date:4/14/2021 2:28:33 PM

Application Date: 4/14/2021 2:26:11 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 7 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	4/14/2021 7:57:18 PM



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4420-4502 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	BNUMO INC
Mailing Address	3582 NE 171 ST #305 NORTH MIAMI BEACH FL 33160

ID #	5142 30 09 0681
Millage	0613
Use	11-01

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$336,000	$671,260	$1,007,260	$1,007,260	
2021	$336,000	$603,020	$939,020	$939,020	$20,193.24
2020	$336,000	$599,330	$935,330	$935,330	$20,186.11

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,007,260	$1,007,260	$1,007,260	$1,007,260
Portability	0	0	0	0
Assessed/SOH	$1,007,260	$1,007,260	$1,007,260	$1,007,260
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,007,260	$1,007,260	$1,007,260	$1,007,260

Sales History

Date	Type	Price	Book/Page or CIN
8/9/2001	WD	$545,000	31987 / 1565
12/1/1986	WD	$100	14033 / 361
6/1/1986	QCD	$318,000	
7/1/1981	WD	$405,000	
4/1/1979	WD	$345,000	

Land Calculations

Price	Factor	Type
$11.00	30,545	SF
Adj. Bldg. S.F. (Card, Sketch)		11427
Eff./Act. Year Built: 1965/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
BNUMO, INC.

Filing Information

Document Number	P01000075786
FEI/EIN Number	65-1128688
Date Filed	08/01/2001
State	FL
Status	ACTIVE

Principal Address

4502 W. HALLENDALE BLVD
PEMBROKE PARK, FL 33023

Changed: 02/25/2004

Mailing Address

3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160

Changed: 04/12/2022

Registered Agent Name & Address

BOUGANIM, DAVID
3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160

Name Changed: 04/04/2006

Address Changed: 04/12/2022

Officer/Director Detail

Name & Address

Title PRESIDENT

BOUGANIM, DAVID
3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160

Title DIRECTOR

BOUGANIM, BENJAMIN
3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2020	05/12/2020
2021	04/12/2021
2022	04/12/2022

Document Images

04/12/2022 -- ANNUAL REPORT	View image in PDF format
04/12/2021 -- ANNUAL REPORT	View image in PDF format
05/12/2020 -- ANNUAL REPORT	View image in PDF format
03/27/2019 -- ANNUAL REPORT	View image in PDF format
04/10/2018 -- ANNUAL REPORT	View image in PDF format
04/19/2017 -- ANNUAL REPORT	View image in PDF format
04/14/2016 -- ANNUAL REPORT	View image in PDF format
04/20/2015 -- ANNUAL REPORT	View image in PDF format
04/21/2014 -- ANNUAL REPORT	View image in PDF format
04/18/2013 -- ANNUAL REPORT	View image in PDF format
04/11/2012 -- ANNUAL REPORT	View image in PDF format
04/05/2011 -- ANNUAL REPORT	View image in PDF format
04/12/2010 -- ANNUAL REPORT	View image in PDF format
04/15/2009 -- ANNUAL REPORT	View image in PDF format
03/03/2008 -- ANNUAL REPORT	View image in PDF format
04/04/2007 -- ANNUAL REPORT	View image in PDF format
04/04/2006 -- ANNUAL REPORT	View image in PDF format
04/04/2005 -- ANNUAL REPORT	View image in PDF format
02/25/2004 -- ANNUAL REPORT	View image in PDF format
02/10/2003 -- ANNUAL REPORT	View image in PDF format
03/19/2002 -- ANNUAL REPORT	View image in PDF format
08/01/2001 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BNUMO INC 239 ATLANTIC ISLE NORTH MIAMI BEACH, FL 33160	5542	02/19/2021

Property Owner:	Property Description:	Certified Mail #:
BNUMO INC 239 ATLANTIC ISLE NORTH MIAMI BEACH, FL 33160	514230090681	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/19/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	26
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	26
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)	26

Notes/Means of Correction:

1. Abandon sign cabinet needs to be removed. Obtain permit, plans, and inspections.
2. Worn & torn flags need to be removed or replaced with new flags.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer


Thirst
FULL LIQ
02/16/2021 16:19


02/16/2021 16:19

NOV case # 5542

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
02/19/2021
US POSTAGE $



BNUMO INC
4120 N Hallandale Beach BLVD
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
02/19/2021
US POSTAGE $



Sent To:

BNUMO INC

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Case #:

5542

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 FAX

2111079
PERMIT NO.
B-93595
APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

Inkforce 93595

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: BNUMO INC					
JOB ADDRESS: 4420 - 4502 W HALLANDALE BEACH BLVD					
OWNER NAME: BNUMO INC					
OWNER ADDRESS: 239 ATLANTIC ISLE					
CITY: NORTH MIAMI BEACH					
PHONE: 3057880392	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: ERMISAN CORP					
MAIL ADDRESS: 7671 HOPE ST					
CITY STATE ZIP: HOLLYWOOD FL 33024					
PHONE: 9547564437	**FAX:**	**EMAIL: SAM@ERMISAN.COM**			
CERT. COMPENTENCY: CGC1513729		**STATE REGISTRATION: N/A**			
LOT: 0000	BLOCK: 000	PRESENT USE: RETAIL PLAZA	PROPOSED USE: RETAIL PLAZA		
FOLIO NUMBER: 514230090681		SUBDIVISION: N/A			
NO. OF STORIES: 0	OFFICES: 5	FAMILIES: 0	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 6400	SQ.FT. / L.F.: 0				
DESCRIBE WORK: FACADE RESTORATION : REPAIR SIDING WOOD & APPLY STUCCO AT FRONT SIDE TOP ONLY					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: 2111079-0

Job Address: 4420 - 4502 W HALLANDALE BEACH BLVD

Job Name: BNUMO INC

Permit Status: Permit Complete

Permit Issued Date:7/23/2021 12:03:41 PM

Submitted Into Plan Review Date:6/16/2021 2:34:12 PM

Application Date: 6/16/2021 12:57:13 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 37 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	7/15/2021 2:44:35 PM
ZONING	Approved	6/17/2021 2:07:56 PM

R203 Permit Messages For Permit (2111079-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
94694	Demolition	8/6/2021	Pass Partial
	Pass According		
96144	Demolition	9/22/2021	Pass
94804	Exterior Sheathing - Plywood/Gypsum	8/11/2021	Fail Without Penalty
	Plywood concealed; contractor to expose to verify installation		
94970	Exterior Sheathing - Plywood/Gypsum	8/18/2021	Fail Without Penalty
95110	Exterior Sheathing - Plywood/Gypsum	8/24/2021	Pass
94805	Exterior Wall / Ceiling Water Barrier / Wire Lath	8/11/2021	Fail Without Penalty
	Not per plans		
94971	Exterior Wall / Ceiling Water Barrier / Wire Lath	8/18/2021	Fail Without Penalty
	Concealed.		
95111	Exterior Wall / Ceiling Water Barrier / Wire Lath	8/24/2021	Fail Without Penalty
	Work not ready for inspection		
95353	Exterior Wall / Ceiling Water Barrier / Wire Lath	8/30/2021	Canceled Inspection
95404	Exterior Wall / Ceiling Water Barrier / Wire Lath	8/31/2021	Pass
96228	Final Building Inspection	9/24/2021	Pass
95675	Stucco Certification From A/E	9/13/2021	Pass Partial
	Work in progress; contractor was advised to continue and maintain the same level of work		

96143	Stucco Certification From A/E	9/22/2021	Pass

Zoning Inspection

96122	Final Zoning	9/23/2021	Pass

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BNUMO INC CASE NO. 5609
V&L CONSULTING AND SERVICES INC

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4500 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 4500 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: V&L CONSULTING AND SERVICES INC AT 9:11 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of Sep, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public · State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

MARYCARI PAZ
Notary Public · State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage & Fees
$
Sent To BNUMO INC
(NOH-5609)
Street and Apt. No. 3582 NE 171 ST #305
City, State, ZIP+4® NORTH MIAMI BEACH FL 33160

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0000 5918 7429

FIRST POSTAL STORE HOLLYWOOD FL 33021
Postmark Here
AUG 3 2022

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage & Fees
$
Sent To BOUGANIM, DAVID
(NOH-5609)
Street and Apt. No. 3582 NE 171ST #305
City, State, ZIP+4® NORTH MIAMI BEACH, FL 33160

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0000 5918 7436

FIRST POSTAL STORE HOLLYWOOD FL 33021
Postmark Here
AUG 3 2022

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BOUGANIM, DAVID
(NOH-5609)
3582 NE 171ST #305
NORTH MIAMI BEACH, FL 33160

9590 9402 6921 1104 8195 23

2. Article Number (Transfer from service label)
7020 0640 0000 5918 7436

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

NORTH MIAMI BEACH FL SEP 10 2022 MIAMI, FL 33160

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

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BNUMO INC
(NOH-5609)
3582 NE 171 ST #305
NORTH MIAMI BEACH FL 33160

9590 9402 6921 1104 8195 16

2. Article Number (Transfer from service label)
7020 0640 0000 5918 7429

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

NORTH MIAMI BEACH FL SEP 10 2022

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
■ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2022

Sent To:

BNUMO INC / V&L Consulting and Services Inc

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Case #:

5609

Property Owner:

BNUMO INC / V&L Consulting and Services Inc

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Certified Mail #:

Property Description:

514230090681

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 19 W 19.36,19A W 19.36,20,
20A,21,21A,22,22A,BLK 50

AKA:

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4500 W
Hallandale Beach Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	30
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	30

1. V&L Consulting and Services Inc to obtain a permit for the cabinet sign (no permit on file). Obtain permit with plans and required inspections.
2. Window signs exceeds the maximum spacing allowed per Town Ordinance. All window signs shall not constitute an excess of twenty-five (25) percent of the window area. Window signs are only temporarily allowed not to exceed 14 days.
3. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

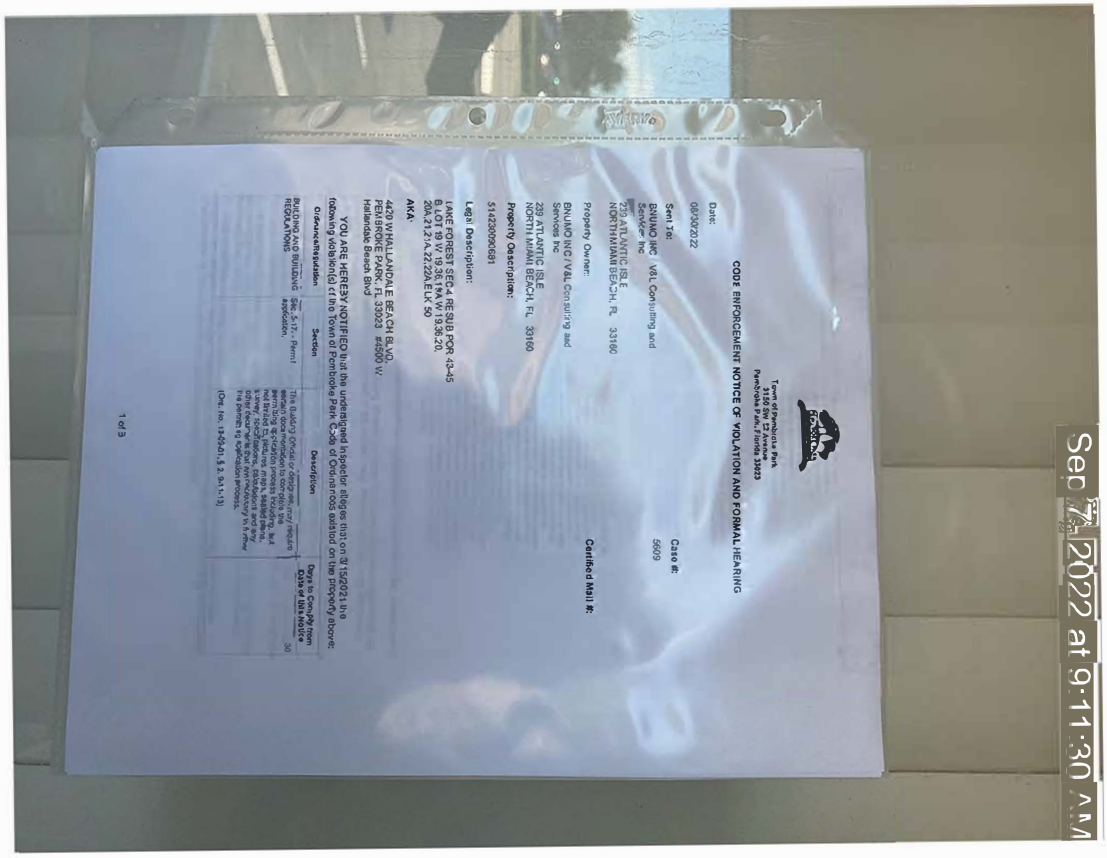
Erik Richwagen

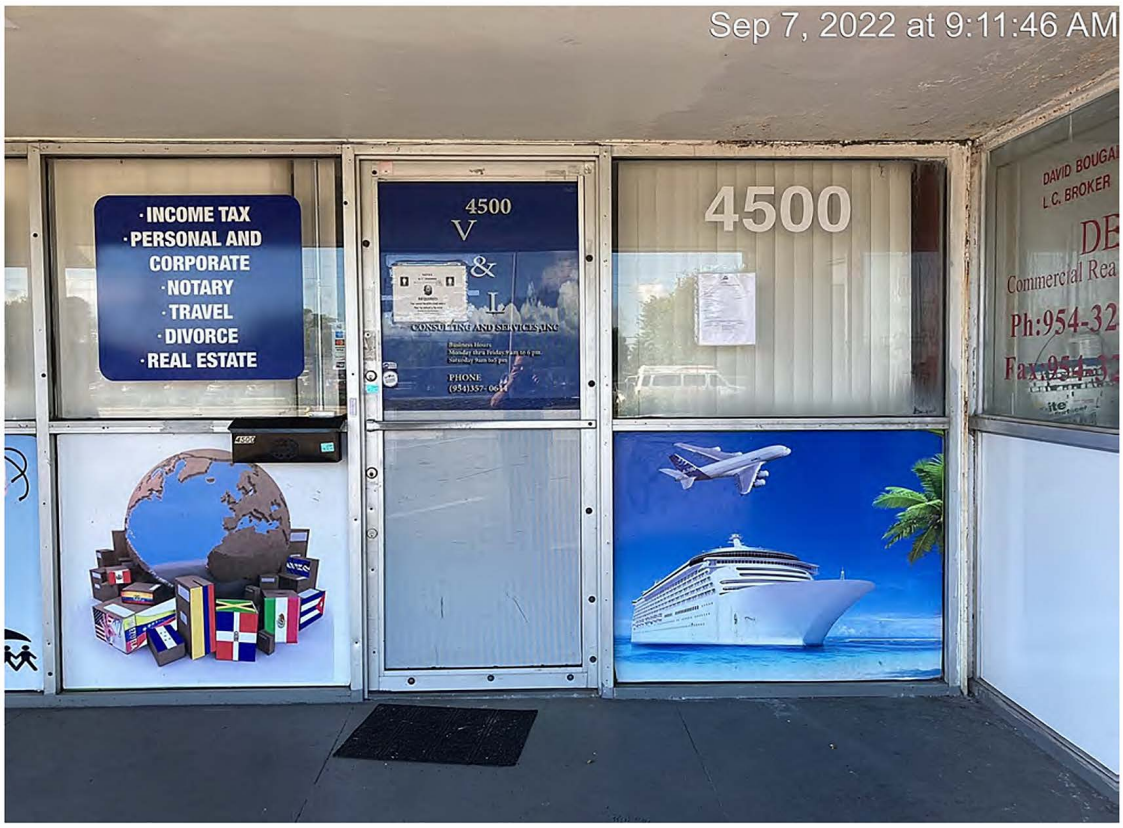
Code Enforcement Officer

Erik Richwagen

8/30/2022


Sep 7, 2022 at 9:11:54 AM
INCOME TAX
Personal & Corporate
V&L CONSULTING AND SERVICES, INC
NO PARKING
4492
4500
·IMMIGRATION FORMS
·TRANSLATION
·HEALTH -LIFE
·HOMEOWNERS
·AUTO INSURANCE
·SHIPPING TO CENTRAL SOUTH AMERICA AND THE CARIBBEAN
·INCOME TAX
·PERSONAL AND CORPORATE
·NOTARY
·TRAVEL
·DIVORCE
·REAL ESTATE
CBD SOLD HERE
MY TAX REFUND


Sep 7, 2022 at 9:11:30 AM
Town of Pembroke Park
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
08/30/2022
Case #:
5609
Sent To:
BNUMO INC V&L Consulting and Services Inc
239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160
Certified Mail #:
Property Owner:
BNUMO INC / V&L Consulting and Services Inc
239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160
Property Description:
514230090681
Legal Description:
LAKE FOREST SEC-4 REVIS POR 43-45 BLOT 19 V/ 19.36.19A W/ 19.38.20. 20A.21.21A 22.22A.ELK 50
AKA
4620 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023 #4500 W Hallandale Beach Blvd
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances exist(s) on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec. 5-17. - Permit application.
Title Building Official or designee shall require an application for a permit to be made to him or her on forms provided by him or her for the purpose. Each application shall be accompanied by two (2) sets of plans and specifications, including such data, information or documentary matter as may be required by the building official to properly understand the proposed work and show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. The application and plans and specifications shall be dated and signed by the applicant or the applicant's authorized agent. The building official may require that the application be signed by the owner of the property or by a contractor who holds a certificate of competency under the provisions of this code. The building official may require a survey prepared by a registered surveyor. The permit application shall indicate the proposed occupancy of all parts of the building and of that portion of the site or lot on which the work is to be performed. The permit application shall be accompanied by a plot plan showing the dimensions and area of the lot and the location of the building or proposed building or structure with relation to the lot lines. The permit application shall include such other data and information required by the building official. (Ord. No. 1-05-01, § 2, 9-1-13)
30
1 of 3


Sep 7, 2022 at 9:11:46 AM
· INCOME TAX
· PERSONAL AND CORPORATE
· NOTARY
· TRAVEL
· DIVORCE
· REAL ESTATE
4500
V
&
L
CONSULTING AND SERVICES, INC
PHONE
4500
DAVID BOUGA
L.C. BROKER
Commercial Rea
Ph:954-32

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BNUMO INC / V&L Consulting and Services Inc 239 ATLANTIC ISLE NORTH MIAMI BEACH, FL 33160	5609	03/15/2021

Property Owner:	Property Description:	Certified Mail #:
BNUMO INC / V&L Consulting and Services Inc 239 ATLANTIC ISLE NORTH MIAMI BEACH, FL 33160	514230090681	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4500 W Hallandale Beach Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	30
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	30

Notes/Means of Correction:

1. V&L Consulting and Services Inc to obtain a permit for the cabinet sign (no permit on file). Obtain permit with plans and required inspections.
2. Window signs exceeds the maximum spacing allowed per Town Ordinance. All window signs shall not constitute an excess of twenty-five (25) percent of the window area. Window signs are only temporarily allowed not to exceed 14 days.
3. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer


INCOME TAX
Personal & Corporate
V&L CONSULTING AND SERVICES, INC
NO PARKING
·IMMIGRATION FORMS
·TRANSLATION
·HEALTH -LIFE
·HOMEOWNERS
·AUTO INSURANCE
·SHIPPING TO CENTRAL SOUTH AMERICA AND THE CARIBBEAN
·INCOME TAX
·PERSONAL AND CORPORATE
·NOTARY
·TRAVEL
·DIVORCE
·REAL ESTATE
4500
4500
4492
MY TAX REFUND
03/12/2021 15:41



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4420-4502 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	BNUMO INC
Mailing Address	3582 NE 171 ST #305 NORTH MIAMI BEACH FL 33160

ID #	5142 30 09 0681
Millage	0613
Use	11-01

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$336,000	$671,260	$1,007,260	$1,007,260	
2021	$336,000	$603,020	$939,020	$939,020	$20,193.24
2020	$336,000	$599,330	$935,330	$935,330	$20,186.11

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,007,260	$1,007,260	$1,007,260	$1,007,260
Portability	0	0	0	0
Assessed/SOH	$1,007,260	$1,007,260	$1,007,260	$1,007,260
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,007,260	$1,007,260	$1,007,260	$1,007,260

Sales History

Date	Type	Price	Book/Page or CIN
8/9/2001	WD	$545,000	31987 / 1565
12/1/1986	WD	$100	14033 / 361
6/1/1986	QCD	$318,000	
7/1/1981	WD	$405,000	
4/1/1979	WD	$345,000	

Land Calculations

Price	Factor	Type
$11.00	30,545	SF
Adj. Bldg. S.F. (Card, Sketch)		11427
Eff./Act. Year Built: 1965/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Profit Corporation
BNUMO, INC.

Filing Information

Document Number	P01000075786
FEI/EIN Number	65-1128688
Date Filed	08/01/2001
State	FL
Status	ACTIVE

Principal Address

4502 W. HALLENDALE BLVD
PEMBROKE PARK, FL 33023

Changed: 02/25/2004

Mailing Address

3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160

Changed: 04/12/2022

Registered Agent Name & Address

BOUGANIM, DAVID
3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160

Name Changed: 04/04/2006

Address Changed: 04/12/2022

Officer/Director Detail

Name & Address

Title PRESIDENT

BOUGANIM, DAVID
3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160

Title DIRECTOR

BOUGANIM, BENJAMIN
3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2020	05/12/2020
2021	04/12/2021
2022	04/12/2022

Document Images

04/12/2022 -- ANNUAL REPORT	View image in PDF format
04/12/2021 -- ANNUAL REPORT	View image in PDF format
05/12/2020 -- ANNUAL REPORT	View image in PDF format
03/27/2019 -- ANNUAL REPORT	View image in PDF format
04/10/2018 -- ANNUAL REPORT	View image in PDF format
04/19/2017 -- ANNUAL REPORT	View image in PDF format
04/14/2016 -- ANNUAL REPORT	View image in PDF format
04/20/2015 -- ANNUAL REPORT	View image in PDF format
04/21/2014 -- ANNUAL REPORT	View image in PDF format
04/18/2013 -- ANNUAL REPORT	View image in PDF format
04/11/2012 -- ANNUAL REPORT	View image in PDF format
04/05/2011 -- ANNUAL REPORT	View image in PDF format
04/12/2010 -- ANNUAL REPORT	View image in PDF format
04/15/2009 -- ANNUAL REPORT	View image in PDF format
03/03/2008 -- ANNUAL REPORT	View image in PDF format
04/04/2007 -- ANNUAL REPORT	View image in PDF format
04/04/2006 -- ANNUAL REPORT	View image in PDF format
04/04/2005 -- ANNUAL REPORT	View image in PDF format
02/25/2004 -- ANNUAL REPORT	View image in PDF format
02/10/2003 -- ANNUAL REPORT	View image in PDF format
03/19/2002 -- ANNUAL REPORT	View image in PDF format
08/01/2001 -- Domestic Profit	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BNUMO INC CASE NO. 5616
DERRY'S 2 AUNITI'S PLACE

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4486 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 4486 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: DERRY'S 2 AUNITI'S PLACE AT 9:17 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

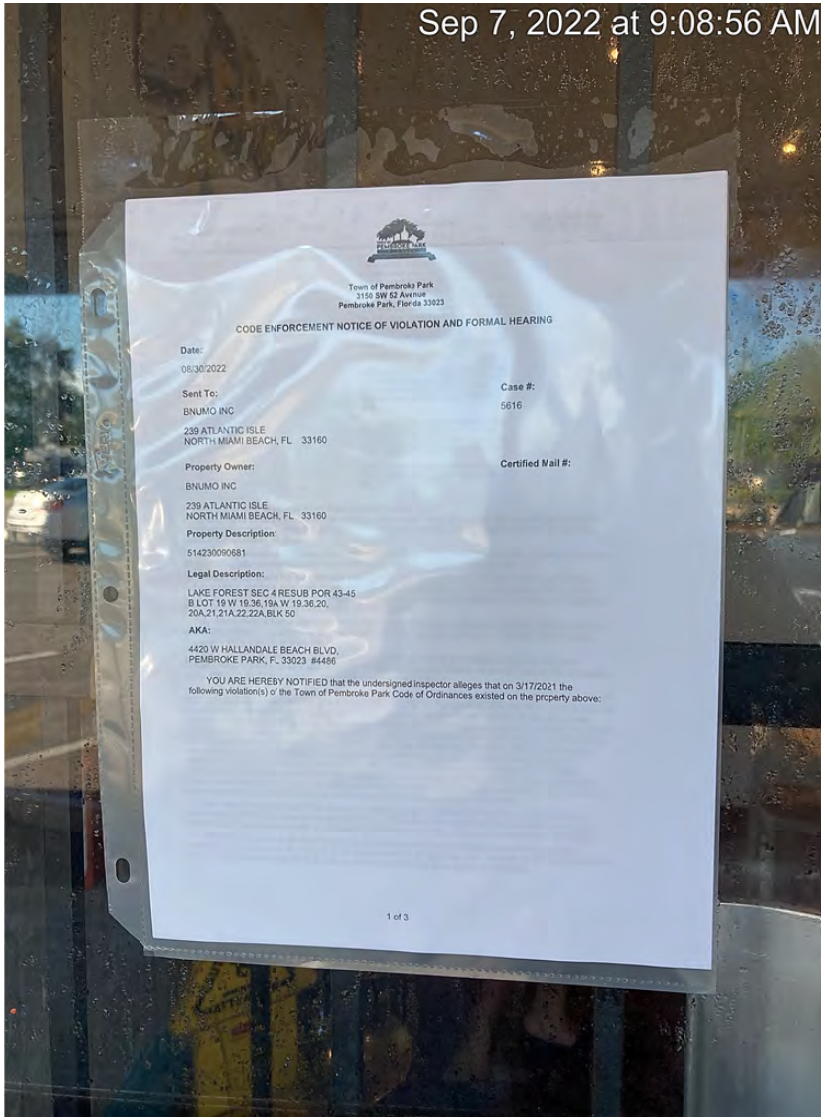
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of Sep, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____




Sep 7, 2022 at 9:08:56 AM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
08/30/2022
Case #:
5616
Sent To:
BNUMO INC
239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160
Property Owner:
Certified Mail #:
BNUMO INC
239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160
Property Description:
514230090681
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 19 W 19.36,19A W 19.36,20,
20A,21,21A,22,22A,BLK 50
AKA:
4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, F, 33023 #4486
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/17/2021 the
following violation(s) o the Town of Pembroke Park Code of Ordinances existed on the property above:
1 of 3


Sep 7, 2022 at 9:09:05 AM
Aunti's Place
Health & Wellness

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2022

Sent To:

BNUMO INC

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Case #:

5616

Property Owner:

BNUMO INC

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Certified Mail #:

Property Description:

514230090681

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 19 W 19.36,19A W 19.36,20,
20A,21,21A,22,22A,BLK 50

AKA:

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4486

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/17/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
SIGNS AND ADVERTISING	Sec. 21-21 (1) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (1) Real estate signs: Real estate signs are permitted without a permit. a. One (1) freestanding sign shall be allowed to be placed along each street property line. Golf course lots and waterfront lots are allowed one (1) additional sign in the rear yard. b. For-lease or for-rent or for-sale signs shall be permitted to be displayed on signs not exceeding four (4) square feet in area and no closer than six (6) feet from a property line. c. Sign copy may include situation (sale, rent, lease, zoning, size of property, etc.), name of the...	14

1. Derry's 2 remove all window signs from window(s) and/or doors.
2. Window signs exceeds the maximum spacing allowed per Town Ordinance. All window signs shall not constitute an excess of twenty-five (25) percent of the window area. Window signs are only temporarily allowed not to exceed 14 days.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

8/30/2022



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$
Sent To
Street and Apt. No.
City, State, ZIP+4®

BNUMO INC
(NOH-5616)
3582 NE 171 ST #305
NORTH MIAMI BEACH FL 33160

Postmark Here
AUG 31 2022
HILLCREST POSTAL STORE
HOLLYWOOD FL 33021

7020 0640 0000 5918 7443

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:

BNUMO INC
(NOH-5616)
3582 NE 171 ST #305
NORTH MIAMI BEACH FL 33160

9590 9402 6921 1104 8186 70

2. Article Number (Transfer from service label)
7020 0640 0000 5918 7443

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

NORTH MIAMI BEACH BR
SEP 10 2022
MIAMI, FL 33160

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$
Sent To
Street and Apt. No.
City, State, ZIP+4®

BOUGANIM, DAVID
(NOH-5616)
3582 NE 171ST #305
NORTH MIAMI BEACH, FL 33160

Postmark Here
AUG 31 2022
HILLCREST POSTAL STORE
HOLLYWOOD FL 33021

7020 0640 0000 5918 7450

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:

BOUGANIM, DAVID
(NOH-5616)
3582 NE 171ST #305
NORTH MIAMI BEACH, FL 33160

9590 9402 6921 1104 8186 87

2. Article Number (Transfer from service label)
7020 0640 0000 5918 7450

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

NORTH MIAMI BEACH BR
SEP 10 2022
MIAMI, FL 33160

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

WARNING NOTICE

Sent To:	Case #:	Date:
BNUMO INC 239 ATLANTIC ISLE NORTH MIAMI BEACH, FL 33160	5616	03/17/2021

Property Owner:	Property Description:
BNUMO INC 239 ATLANTIC ISLE NORTH MIAMI BEACH, FL 33160	514230090681

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4486

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
SIGNS AND ADVERTISING	Sec. 21-21 (1) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (1) Real estate signs: Real estate signs are permitted without a permit. a. One (1) freestanding sign shall be allowed to be placed along each street property line. Golf course lots and waterfront lots are allowed one (1) additional sign in the rear yard. b. For-lease or for-rent or for-sale signs shall be permitted to be displayed on signs not exceeding four (4) square feet in area and no closer than six (6) feet from a property line. c. Sign copy may include situation (sale, rent, lease, zoning, size of property, etc.), name of the...	14

Notes/Means of Correction:

1. Derry's 2 remove all window signs from window(s) and/or doors.
2. Window signs exceeds the maximum spacing allowed per Town Ordinance. All window signs shall not constitute an excess of twenty-five (25) percent of the window area. Window signs are only temporarily allowed not to exceed 14 days.

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.**

Teressa Malcolm

Code Enforcement Officer

Signature is not an admission of guilt but verification of receipt of this notice.


4486
MONDAY to FRIDAY
7am to 4pm
03/12/2021 15:39

5616

F PEMBROKE PARK

/ENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST CLASS MAIL
03/17/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

DERRY'S 2
4486 N Hallandale Beach BLVD
Pembroke Park
FL
33023

#5616

OF PEMBROKE PARK

AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST CLASS MAIL
03/17/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Sent To:

BNUMO INC

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Case #:

5616

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK LAKES INC CASE NO. 6014
LYNN VAUDRY

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 34 W LAKE CT, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 34 W LAKE CT, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: LYNN VAUDRY AT 9:45 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen
AFFIANT

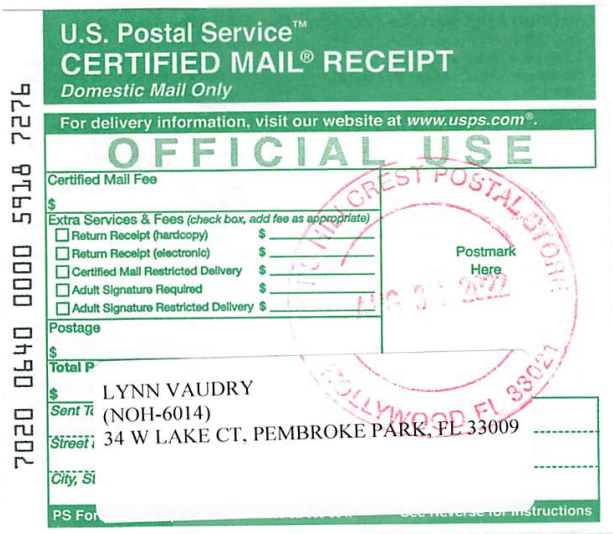
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of Sep, 2022, by Erik Dichwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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 P
$

Sent T
LYNN VAUDRY
(NOH-6014)

Street
34 W LAKE CT, PEMBROKE PARK, FL 33009

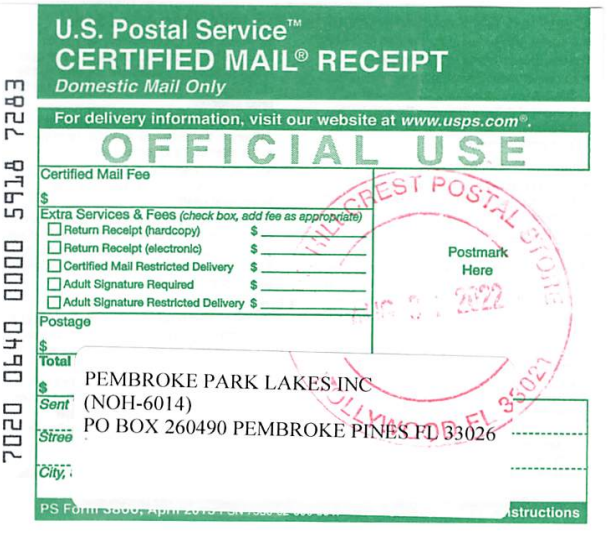
City, St

PS For

Postmark Here

HOLLYWOOD FL 33021

7020 0640 0000 5918 7276



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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
PEMBROKE PARK LAKES INC
(NOH-6014)

Stree
PO BOX 260490 PEMBROKE PINES FL 33026

City,

PS Form

Postmark Here

HOLLYWOOD FL 33021

7020 0640 0000 5918 7283



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Po
$

Sent To
Christopher P. Kelley, P.A.
(NOH-6014)

Street a
11098 BISCAYNE BLVD #205

City, Sta
MIAMI, FL 33161

PS For

Postmark Here

AUG 3 2022

HOLLYWOOD FL 33021

7020 0640 0000 5918 7290



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE PARK LAKES INC
(NOH-6014)
PO BOX 260490 PEMBROKE PINES FL 33026

9590 9402 6921 1104 8196 91

2. Article Number (Transfer from service label)
7020 0640 0000 5918 7283

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 ☐ No
If YES, enter delivery address below:

SEP 08 '22

PEMBROKE PARK FLAMINGO BRANCH POST OFFICE

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2022

Sent To:

LYNN VAUDRY

34 W LAKE CT
PEMBROKE PARK, FL 33009

Case #:

6014

Property Owner:

LYNN VAUDRY

34 W LAKE CT
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #34 W LAKE CT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/14/2021 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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. New wooden railing installed at the side of m/h without a permit. Obtain a permit for the wooden railing with plans and inspections.
2. Camera system installed without a permit. Obtain a permit for the camera system 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 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

8/30/2022


Sep 7, 2022 at 9:45:43 AM

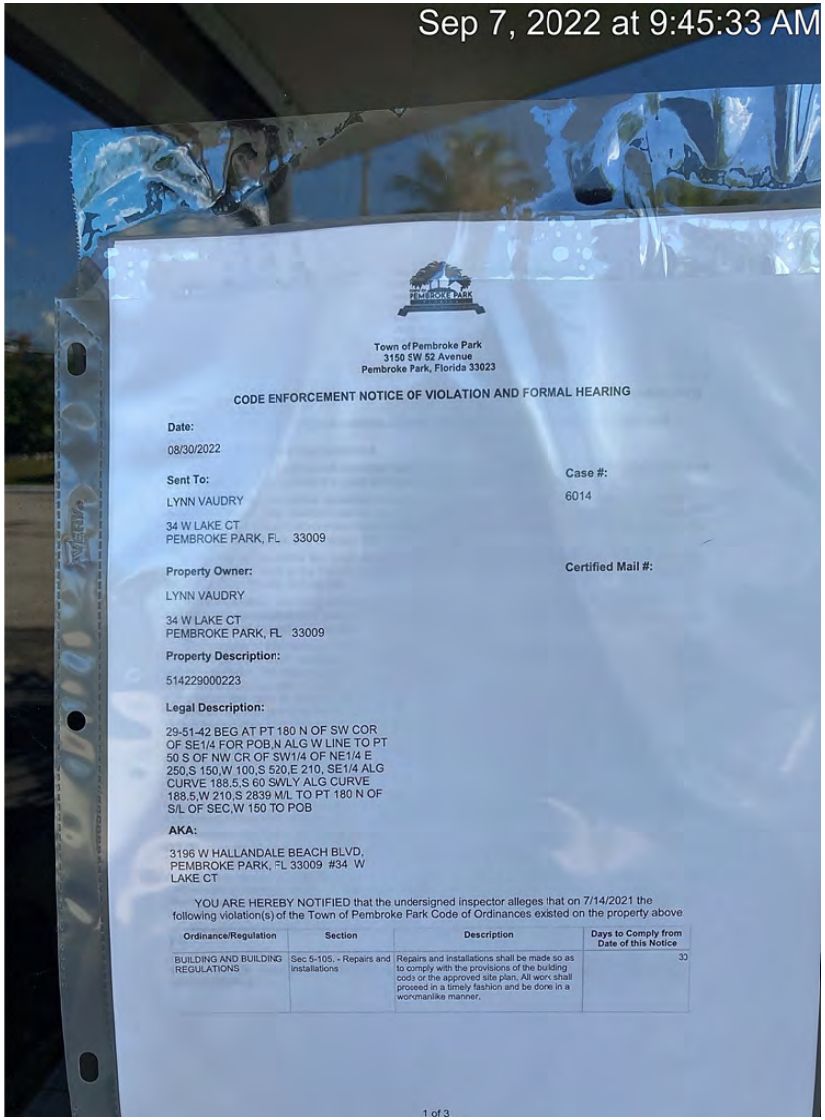

Sep 7, 2022 at 9:45:50 AM


Sep 7, 2022 at 9:45:58 AM


Sep 7, 2022 at 9:46:11 AM


Sep 7, 2022 at 9:46:37 AM
34


Sep 7, 2022 at 9:46:50 AM



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2022

Case #:

6014

Sent To:

LYNN VAUDRY

34 W LAKE CT
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Owner:

LYNN VAUDRY

34 W LAKE CT
PEMBROKE PARK, FL 33009

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #34 W LAKE CT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/14/2021 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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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 of 3

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
LYNN VAUDRY 34 W LAKE CT PEMBROKE PARK, FL 33009	6014	07/14/2021

Property Owner:	Property Description:	Certified Mail #:
LYNN VAUDRY 34 W LAKE CT PEMBROKE PARK, FL 33009	514229000223	

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 #34 W LAKE CT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/14/2021 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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1. New wooden railing installed at the side of m/h without a permit. Obtain a permit for the wooden railing with plans and inspections.
2. Camera system installed without a permit. Obtain a permit for the camera system with plans and inspections.
3. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Lynn Vautry

Date 7.14.2021

Site Address 34 W Lake Ct
Pembroke Park FL 33009

Case # _____

Sub/Park Pembroke Park Lakes MHP

Permit # _____

☐ ***STOP ALL WORK**

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

New wooden stair (railing) built without a permit. New camera system installed without an permit.

Corrective Action(s)

Obtain a permit for wooden railing + camera system with plans and inspections.

☒ 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

Code Enforcement Officer

Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Lynn Vaudry

Date 7.14.2021

Site Address 34 W lake Ct

Pembroke Park FL 33009

Case # _____

Sub/Park ~~Pembroke Park~~ Lakes MHP

Permit # _____

☐ ***STOP ALL WORK**

☐ No Building Permit

☐ Violation of Florida Building Code # _____

☐ Violation of Town Ordinance # 5-105

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

New wooden stair (railing) built without a permit. New camera system installed without an permit.

Corrective Action(s)

Obtain a permit for wooden railing + camera system with plans and inspections.

☐ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical
☐ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other_____

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

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_____
Code Enforcement Officer

_____
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator


07/14/2021 08:17


07/14/2021 08:13


07/14/2021 08:14


07/14/2021 08:14


07/14/2021 08:14


07/14/2021 08:14


07/14/2021 08:14


GAS
07/14/2021 08:15


07/14/2021 08:15


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07/14/2021 08:16


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07/14/2021 08:16


34
07/14/2021 08:16


07/14/2021 08:17


07/14/2021 08:17


07/14/2021 08:17


07/14/2021 08:17



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	**Case #:**	**Date:**
LYNN VAUDRY 34 W LAKE CT PEMBROKE PARK, FL 33009	6014	7/14/2021 12:00:00 AM

Property Owner:	**Property Description:**
LYNN VAUDRY 34 W LAKE CT PEMBROKE PARK, FL 33009	514229000223

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 #34 W LAKE CT

Mailing Purposes Only

NOV#6019

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
07/14/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

ESQ. Alan Glaser
11900 Biscayne BLVD
#807
Miami, FL
33181

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
07/14/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Pembroke Park Lakes
PO Box 260490
Pembroke Pines
FL 33026

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
07/14/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Sent To:

LYNN VAUDRY

34 W LAKE CT
PEMBROKE PARK, FL 33009

Case #:

6014

Propert

Teressa Malcolm

From: Lynn v <lynn162011@hotmail.com>
Sent: Thursday, July 22, 2021 9:03 AM
To: Teressa Malcolm
Subject: Notice of violation #6014 Lynn Vaudry 34 W. lake ct Pembroke park Fl 33009
Attachments: img20210722_08392602.pdf; img20210722_08401906.pdf

Good morning! Miss Malcom.

I received this notice of violation #6014 Lynn Vaudry 34 W. lake CT Pembroke park Fl 33009 .
So sorry, I didn't know about the stair railing .
I bought the mobile home & it was like that, so I didn't know we were in violation but do understand my responsibility.
I would be grateful if you could e-mail me the list of the contractors to contact in the area to fix this problem as soon as possible.
I will need a permit also & how can I get it, cause I'm in Canada I need your help on this please to advise me how.
Regarding the camera system, it's works with Wi-Fi & batteries but is not working I kept it there to scare intruders.
I've included the bill from Amazone as a proof.
Hopefully everything will be at your satisfaction if not, please contact me & let me know what I can do to fix it.
Wishing you a great & safe day.

Lynn Vaudry
(450)-675-8618

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

amazon.ca

Invoice / Facture

Paid / Payé

Sold by / Vendu par **Amazon.com.ca, Inc.**
GST/HST # 85730 5932 RT0001
QST # 1201187016 TQ0001

ROBERT LABBE
874 BOULEVARD DE LA SALETTE
ST-JEROME, QC, J5L2J3
CA

Invoice date / Date de facturation:	29 August 2020
Invoice # / N de facture:	ACCI-INV-CA-2020-129648957
Total payable / Total à payer:	$413.88

For questions about your order, visit www.amazon.ca/contact-us / Pour toute question concernant votre commande, visitez le site www.amazon.ca/contact-us

Billing address / Adresse de facturation
ROBERT LABBE
874 BOULEVARD DE LA SALETTE
ST-JEROME, QC, J5L2J3
CA

Delivery address / Adresse de livraison
robert labbe
874 Boul De La Salette
Saint-Jérôme, Québec, J5L 2J3
CA

Sold by / Vendu par
Amazon.com.ca, Inc.
410 Terry Avenue North
Seattle, WA 98109
United States

Order information / Information sur la commande

Order date / Date de commande	29 August 2020
Order # / Commande #	701-8631565-4413051
Shipment date / Date d'expédition	29 August 2020
Shipment # / Expédition #	30757689716301

Invoice details / Détails de la facture

Description	Qty / Quantité	Unit Price / Prix à la pièce	Discount / Remise	Federal Tax / Taxe Fédéral [GST/HST/TPS/TVH]	Provincial Tax / Taxe Provinciale [PST/RST/QST/TVP/TVD/TVQ]	Item subtotal / Sous-total de l'article
Blink XT2 Outdoor/Indoor Smart Security Camera with cloud storage included, 2-way audio, 2-year battery life – 2 camera kit ASIN: B07M8PFGQ3	2	$179.99	$0.00	$9.00	$17.95	$413.88
Shipping charges / Frais d'expédition		$6.99	-$6.99	$0.00	$0.00	$0.00

Invoice Subtotal / Total partiel de la facture **$413.88**

amazon.ca

Invoice / Facture

Invoice # **ACCI-INV-CA-2020-129648957**

	Item subtotal / Sous-total de l'article (excl. Tax)	Discount / Remise	Federal Tax / Taxe Fédéral (GST/HST/TPS/TVH)	Provincial Tax / Taxe Provinciale (PST/RST/QST/TVP/TVD/TVQ)	Tax subtotal / Sous-total de la taxe
Total	$366.97	-$6.99	$18.00	$35.90	$53.90

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HOLIDAY HALLANDALE MHC LLC CASE NO. 6047
PAUL FARRAY

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3140 W HALLANDALE BEACH BLVD LOT 523, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD LOT 523, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PAUL FARRAY AT 9:58 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

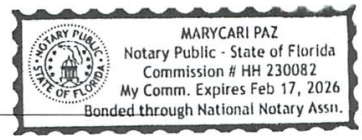
Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of Sep, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____




Sep 7, 2022 at 9:58:28 AM
523


Sep 7, 2022 at 9:58:35 AM


Sep 7, 2022 at 9:58:42 AM


Sep 7, 2022 at 9:58:54 AM


Sep 7, 2022 at 9:59:06 AM


Sep 7, 2022 at 9:59:14 AM


Sep 7, 2022 at 9:59:28 AM


Sep 7, 2022 at 9:59:33 AM

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2022

Sent To:

PAUL SARRAY

3140 W HALLANDALE BEACH BLVD LOT 523
PEMBROKE PARK, FL 33009

Case #:

6047

Property Owner:

PAUL SARRAY

3140 W HALLANDALE BEACH BLVD LOT 523
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4,ELY 15,
SLY 50 FOR POB,ELY 495.10,SLY
200.24,WLY 95.74,SLY 63.28,SELY
169.20,SWLY 13.93,WLY 77.37,SELY
125.24,CONT SELY 31.57,SLY 80.38 ELY
43.89,SELY 70.07,SLY 635.63, WLY
323.53,NLY 673.71,WLY 320.55 NLY
623.65 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
#LOT 523

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
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. New a/c installed without a permit. Obtain a permit for the a/c unit currently installed serial number 1407344031 with plans and inspections.
2. Camera system installed without a permit. Obtain a permit for the camera system with plans and inspections.
3. Clear shutter hangover added to home without a permit. Obtain a permit for the shutter with plans and inspections.
4. Roof over from Mobile home to the shed added without a permit. Obtain a permit for the roof over with plans and inspections.
5. Verify the addition to the mobile home with the building department. If not permitted then obtain a permit with plans and inspections including any electrical to the addition.
6. A double permit fee has been assessed.
7. Refer to case 1056.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

8/30/2022

7020 0640 0000 5918 7337

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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 Po
$

Sent To PAUL FARRAY
(NOH-6047)
Street a 3140 W HALLANDALE BEACH BLVD LOT 523
PEMBROKE PARK, FL 33009
City, Sta

PS Form ...uctions

Postmark Here
AUG 31 2022
HOLLYWOOD FL 33021

7020 0640 0000 5918 7344

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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 Pr
$

Sent To HOLIDAY HALLANDALE MHC LLC
(NOH-6047)
Street a 8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077
City, St

PS For ...ructions

Postmark Here
AUG 31 2022
HOLLYWOOD FL 33021

7020 0640 0000 5918 7351

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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 P
$

Sent T CORPORATION SERVICE COMPANY
(NOH-6047)
Street 1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
City, S

PS Fo ...ructions

Postmark Here
AUG 31 2022
HOLLYWOOD FL 33021

CERTIFIED MAIL®
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COM ...N 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:

CORPORATION SERVICE COMPANY
(NOH-6047)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

9590 9402 6921 1104 8195 85

2. Article Number (Transfer from service label)
7020 0640 0000 5918 7351

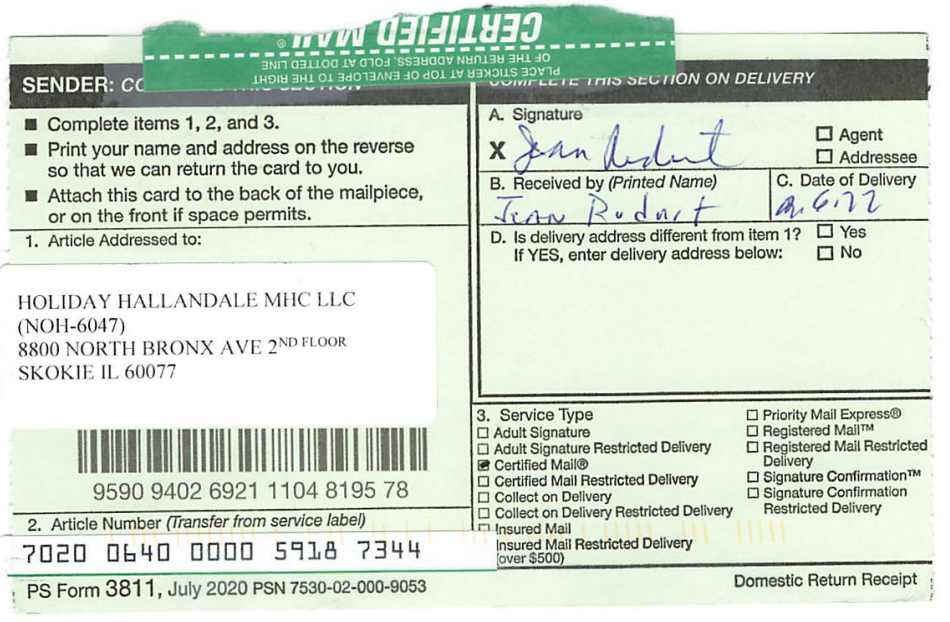
A. Signature
X Sheena Black
☐ Agent
☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



CERTIFIED MAIL®

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: CO

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 Jean Rudnet ☐ Agent ☐ Addressee

B. Received by (Printed Name) Jean Rudnet

C. Date of Delivery 9.6.22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
(NOH-6047)
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

9590 9402 6921 1104 8195 78

2. Article Number (Transfer from service label)
7020 0640 0000 5918 7344

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PAUL SARRAY	6047	07/26/2021

3140 W HALLANDALE BEACH BLVD LOT 523
PEMBROKE PARK, IL 33009

Property Owner:	Property Description:	Certified Mail #:
PAUL SARRAY	514229000300	

3140 W HALLANDALE BEACH BLVD LOT 523
PEMBROKE PARK, IL 33009

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3140 W HALLANDALE BEACH BLVD LOT 523

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
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1. New a/c installed without a permit. Obtain a permit for the a/c unit currently installed serial number 1407344031 with plans and inspections.
2. Camera system installed without a permit. Obtain a permit for the camera system with plans and inspections.
3. Clear shutter hangover added to home without a permit. Obtain a permit for the shutter with plans and inspections.
4. Roof over from Mobile home to the shed added without a permit. Obtain a permit for the roof over with plans and inspections.
5. Verify the addition to the mobile home with the building department. If not permitted then obtain a permit with plans and inspections including any electrical to the addition.
6. A double permit fee has been assessed.
7. Refer to case 1056.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	HOLIDAY HALLANDALE MHC LLC
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077

ID #	5142 29 00 0300
Millage	0613
Use	28

Abbr Legal Description	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$5,226,240	$220,080	$5,446,320	$4,360,080	
2020	$3,733,030	$325,730	$4,058,760	$4,058,760	$87,595.34
2019	$3,359,730	$369,140	$3,728,870	$3,728,870	$81,416.15

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,446,320	$5,446,320	$5,446,320	$5,446,320
Portability	0	0	0	0
Assessed/SOH	$4,360,080	$5,446,320	$4,360,080	$4,360,080
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,360,080	$5,446,320	$4,360,080	$4,360,080

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		112430220
7/7/2014	SWD-D	$5,035,000	112397766
7/14/2006	QC*	$100	42486 / 1671

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number	M14000003856
FEI/EIN Number	47-1194906
Date Filed	06/04/2014
State	DE
Status	ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MANAGER

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Title SIGNATORY

BUELTMANN, TOM

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/22/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2014 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Paul Sarray Date 7/23/2021

Site Address 3140 N HBB Lot 523 Case # (1056)

Pembroke Park FL 33009 Sub/Park Holiday MHP

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)

A/C installed, Roof over from MH to shed, and camera system, clear shutter hang over on side of m/h added without permits.

Corrective Action(s)

Obtain permits for A/C, Roof over to Shed, camera system, clear shutter hangover with plans and inspections & verify the addition.

☒ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical
☒ Code Enforcement ☒ Zoning ☐ Business Tax Receipt ☐ Other _____

☒ DOUBLE PERMIT FEE CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☒ Code Enforcement Ext.215 ☒ Building Dept. Ext. 211/227
☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

T. Malcolm
Code Enforcement Officer

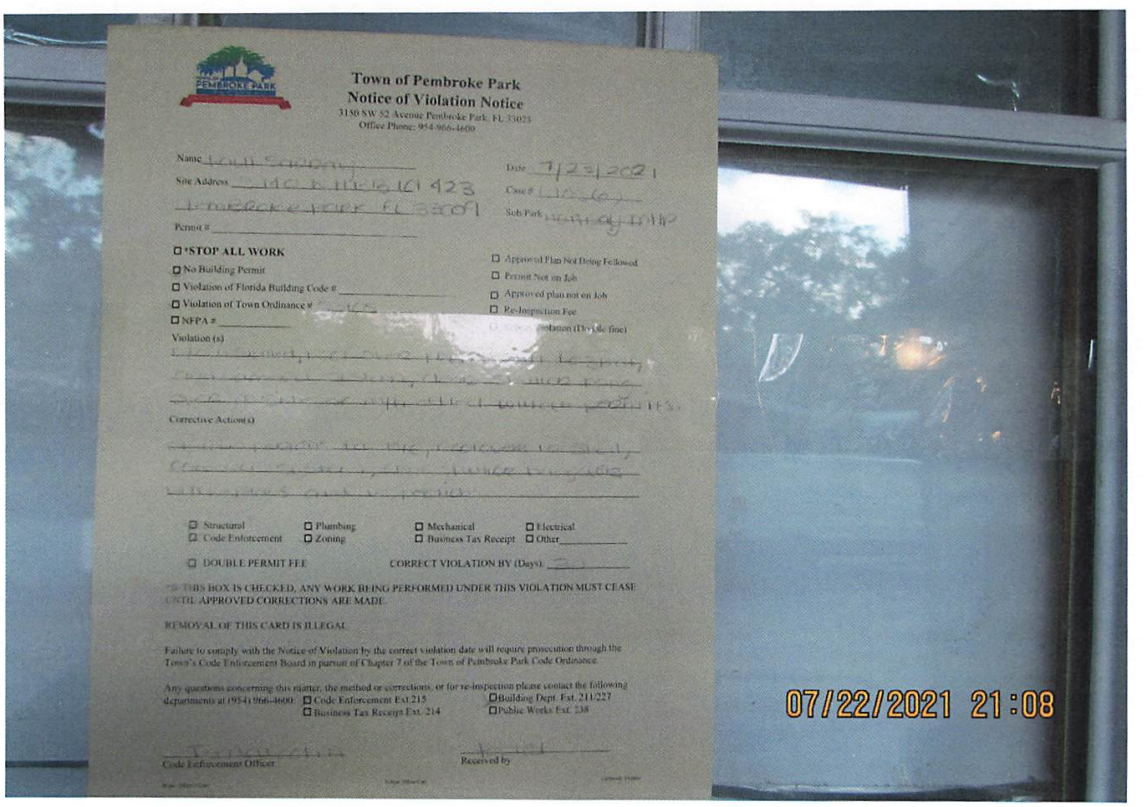
Posted
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator


523
07/22/2021 21:00


523
07/22/2021 21:00


523
07/22/2021 21:08


Town of Pembroke Park
Notice of Violation Notice
3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600
Name
Site Address
Permit #
Date 7/23/2021
Sub Park
*STOP ALL WORK
No Building Permit
Violation of Florida Building Code #
Violation of Town Ordinance #
NFPA #
Approved Plan Not Being Followed
Permit Not on Job
Approved plan not on Job
Re-Inspection Fee
Violation (s)
Corrective Action(s)
Structural
Plumbing
Mechanical
Electrical
Code Enforcement
Zoning
Business Tax Receipt
Other
DOUBLE PERMIT FEE
CORRECT VIOLATION BY (Days)
IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL
Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.
Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:
Code Enforcement Ext.215
Building Dept. Ext. 211/227
Business Tax Receipt Ext. 214
Public Works Ext. 238
Code Enforcement Officer
Received by
07/22/2021 21:08


07/22/2021 21:03


07/22/2021 21:02


07/22/2021 21:02

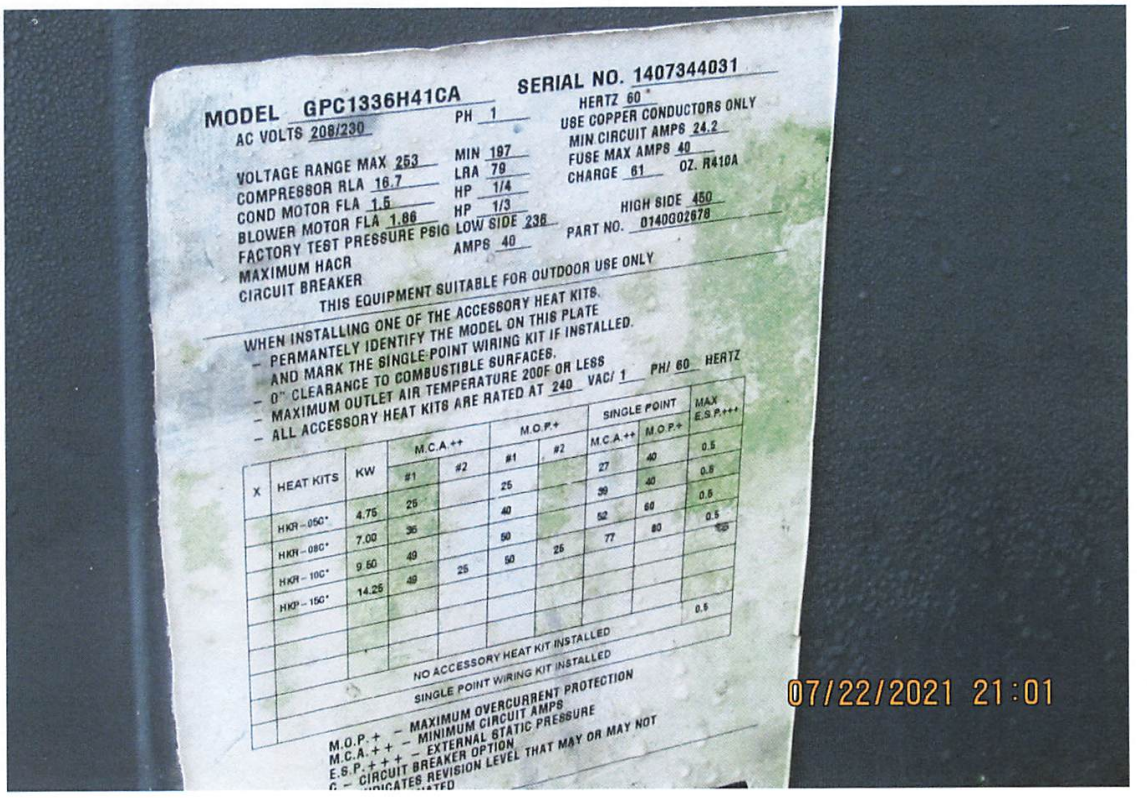

07/22/2021 21:02


07/22/2021 21:02


07/22/2021 21:02


07/22/2021 21:02


07/22/2021 21:02


MODEL GPC1336H41CA
SERIAL NO. 1407344031
AC VOLTS 208/230
PH 1
HERTZ 60
USE COPPER CONDUCTORS ONLY
VOLTAGE RANGE MAX 253
MIN 197
MIN CIRCUIT AMPS 24.2
COMPRESSOR RLA 16.7
LRA 79
FUSE MAX AMPS 40
COND MOTOR FLA 1.5
HP 1/4
CHARGE 61 OZ. R410A
BLOWER MOTOR FLA 1.86
HP 1/3
FACTORY TEST PRESSURE PSIG LOW SIDE 236
HIGH SIDE 450
MAXIMUM HACR
AMPS 40
PART NO. 0140G02678
CIRCUIT BREAKER
THIS EQUIPMENT SUITABLE FOR OUTDOOR USE ONLY
WHEN INSTALLING ONE OF THE ACCESSORY HEAT KITS,
– PERMANENTLY IDENTIFY THE MODEL ON THIS PLATE
AND MARK THE SINGLE-POINT WIRING KIT IF INSTALLED.
– 0" CLEARANCE TO COMBUSTIBLE SURFACES.
– MAXIMUM OUTLET AIR TEMPERATURE 200F OR LESS
– ALL ACCESSORY HEAT KITS ARE RATED AT 240 VAC/ 1 PH/ 60 HERTZ
X
HEAT KITS
KW
M.C.A.++
M.O.P.+
SINGLE POINT
MAX E.S.P.+++
#1
#2
#1
#2
M.C.A.++
M.O.P.+
HKR-050*
4.75
25
25
40
0.5
HKH-080*
7.00
35
40
0.5
HKR-100*
9.50
49
50
25
50
25
77
80
0.5
HKP-150*
14.25
49
0.5
NO ACCESSORY HEAT KIT INSTALLED
SINGLE POINT WIRING KIT INSTALLED
M.O.P.+ – MAXIMUM OVERCURRENT PROTECTION
M.C.A.++ – MINIMUM CIRCUIT AMPS
E.S.P.+++ – EXTERNAL STATIC PRESSURE
– CIRCUIT BREAKER OPTION
– REVISION LEVEL THAT MAY OR MAY NOT
07/22/2021 21:01


07/22/2021 21:01


07/22/2021 21:01


07/22/2021 21:01


07/22/2021 21:01


07/22/2021 21:01


07/22/2021 21:01


07/22/2021 21:00

JOV # 6047

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
07/26/2021
US POSTAGE $000.51º
ZIP 33023
011D10656696

Holiday Hallandale MHC LLC
8800 North Bronx Ave
2nd Floor
Skokie, IL
60077

OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
07/26/2021
US POSTAGE $000.51º
ZIP 33023
011D10656696

Sent To: **Case #:**

PAUL SARRAY 6047

3140 W HALLANDALE BEACH BLVD LOT 523
PEMBROKE PARK, IL 33009

NOV #6047

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
07/26/2021
US POSTAGE $0

Corporation Service Company
1201 Hays Street
Tallahassee, FL
32301

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/25/2021

Sent To:

PAUL SARRAY

3140 W HALLANDALE BEACH BLVD LOT 523
PEMBROKE PARK, FL 33009

Case #:

1056

Property Owner:

PAUL SARRAY

3140 W HALLANDALE BEACH BLVD LOT 523
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4,ELY 15,
SLY 50 FOR POB,ELY 495.10,SLY
200.24,WLY 95.74,SLY 63.28,SELY
169.20,SWLY 13.93,WLY 77.37,SELY
125.24,CONT SELY 31.57,SLY 80.38 ELY
43.89,SELY 70.07,SLY 635.63, WLY
323.53,NLY 673.71,WLY 320.55 NLY 623.65
TO POB TOGET WITH W 15 OF NW1/4 OF
SE1/4 OF NE1/4 LESS N 50 & TOGET
WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
#Mr.Verkhorubova, 523 5th Street

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/18/2017 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15

Owner and/or tenant installed an A/C unit without a permit. Owner and/or tenant must obtain a permit & inspection from the Building Department.

Double Permit Fee and $100 Fine has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer



6/25/2021

3140 W Hallandale Beach Blvd #523
Per Marlene:
Paul Sarray
#1056

Property/Incident In

Owner

PAUL SARRAY

ess

LLANDALE BEACH BLVD,
E PARK, FL 33009
ubova, 523 5th Street

Legal Description

Case Status Open

Next Inspection 7/20/2021

Notes Owner and/o ...out a permit. Owner and/or tenant must obtain a permit & inspection ... ...partment.

Double Permit Fee and $100 Fine has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/18/2017		Notice of Violation	Posted to Property
6/25/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021



PROPERTY SUMMARY

Tax Year: 2021
Property Id: 514229000300
Property Owner/s:HOLIDAY HALLANDALE MHC LLC
Mailing Address:8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077
Physical Address:3140 W HALLANDALE BEACH BOULEVARD PEMBROKE PARK, 33009

Property Use: 28 - Parking lots (commercial or patron), mobile home parks
Millage Code: 0613
Adj. Bldg. S.F: 4655
Bldg Under Air S.F:
Effective Year: 1978
Year Built: 1969
Units/Beds/Baths: 0 / /

Deputy Appraiser: Commercial Department
Contact Number: 954-357-6835
Email: commercialtrim@bcpa.net
Zoning : T-1 - TRAILER PARK DISTRICT
Abbr. Legal Des.: 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

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	$5,226,240	$220,080	0	$5,446,320	$4,360,080	
2020	$3,733,030	$325,730	0	$4,058,760	$4,058,760	$87,595.34
2019	$3,359,730	$369,140	0	$3,728,870	$3,728,870	$81,416.15

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$5,446,320	$5,446,320	$5,446,320	$5,446,320
Portability	0	0	0	0
Assessed / SOH	$4,360,080	$4,360,080	$4,360,080	$4,360,080
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	$4,360,080	$5,446,320	$4,360,080	$4,360,080

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
07/25/2014	Rerecorded Deed Correction Non-Sale Title Change		112430220
07/07/2014	Special Warranty Deed Disqualified Sale	$5,035,000	112397766
07/14/2006	Multi Quit Claim Deed	$100	42486 / 1671

LAND CALCULATIONS

Unit Price	Units	Type
$7.00	746,606 SqFt	Square Foot

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

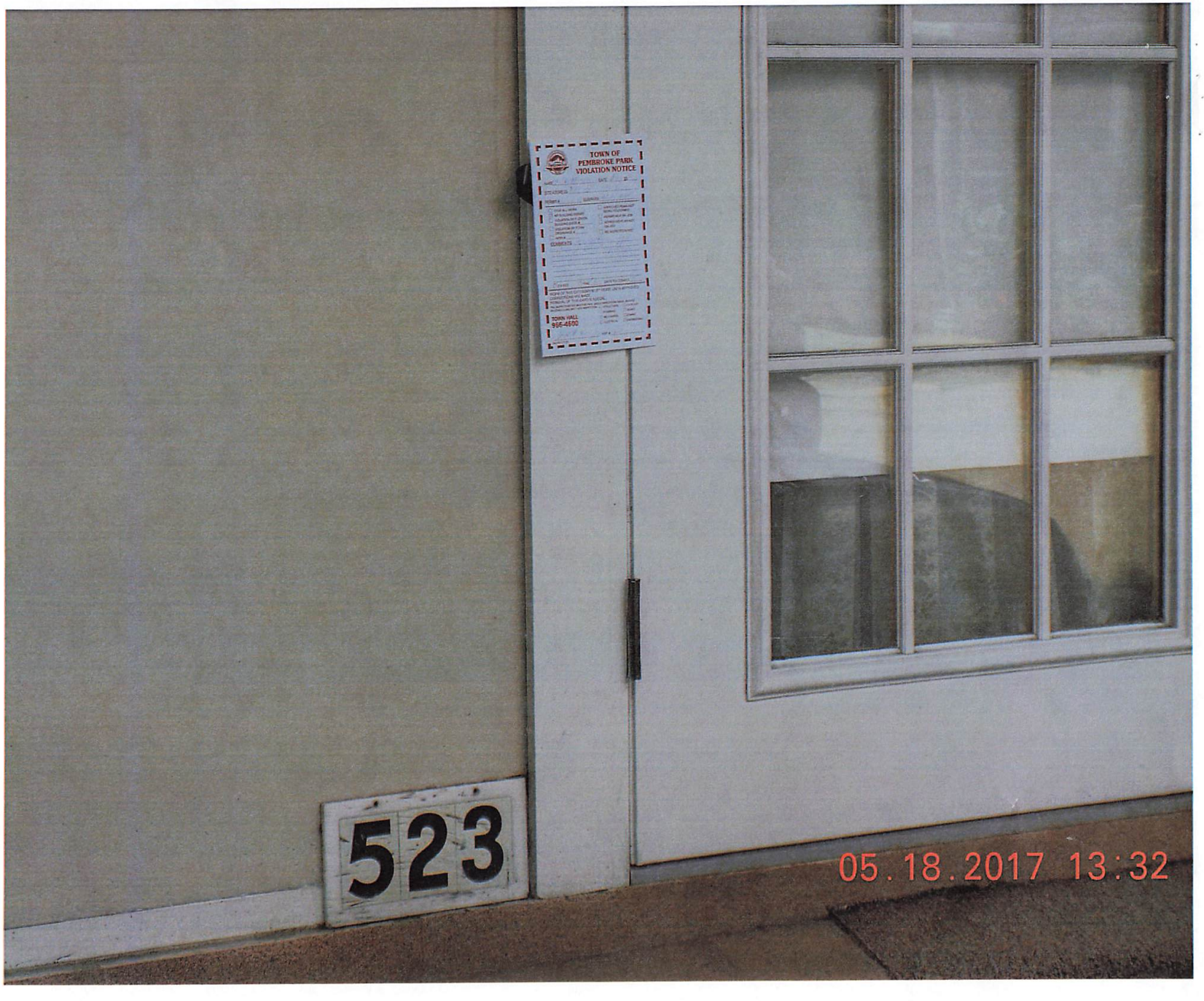
SCHOOL

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


TOWN OF
PEMBROKE PARK
VIOLATION NOTICE
523
05.18.2017 13:32

VIOLATION NOTICE

NAME Mr. Vorkhauer DATE 5/18 20 17

SITE ADDRESS 523 5th Street

PERMIT # _____ SUB/PARK Holly MHP

- ☐ STOP ALL WORK
- ☒ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☐ VIOLATION OF TOWN ORDINANCE # _____
- ☐ NFPA # _____
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS A/C Condenser installed without permit. Need to obtain permit and inspection

☐ 2 X FEE ☐ FINE $100 DAYS TO COMPLY 15

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- ☐ STRUCTURAL
- ☐ PLUMBING
- ☐ MECHANICAL
- ☐ ELECTRICAL
- ☐ CODE ENF.
- ☐ SEWER
- ☐ ZONING
- ☐ ENGINEERING

TOWN HALL
966-4600

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ROYER, ALAIN M THERRIEN, FRANCINE CASE NO 6122

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 614 LAKE SHORE DR #117, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 614 LAKE SHORE DR #117, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: ROYER, ALAIN M THERRIEN, FRANCINE AT 10:23 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of Sep, 2022, by Erik Puchwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Town of Pembroke Park
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
08/30/2022

Case #
6122

Sent To:
ROTER,ALAIN M
THERRIEN,YVAN,CNE
811 LAKE SHORE DR 117
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Owner:
ROTER,ALAIN M
THERRIEN,YVAN,CNE
811 LAKE SHORE DR 117
PEMBROKE PARK, FL 33009

Property Description:
514209051780

Legal Description:
PARK LAKE INC CO-OP LOT 117

AKA:
811 LAKE SHORE DR, PEMBROKE PARK

YOU ARE HEREBY NOTIFIED that the undersigned Property Maintenance Inspector has found the following condition(s) of the Town of Pembroke Park Code of Ordinances existing on the property described above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec. 9-2 - Permit required	Failure to obtain the necessary permit for the work being performed at the property. Work shall not be performed in a way, manner and fashion that is dangerous or hazardous.	30
BUILDING AND BUILDING REGULATIONS	Sec. 9-31 - Permit information	The Building Official or designee may require that applications for permits further set forth such data relative to the work to be performed that may be necessary to ascertain whether the provisions of the applicable laws and regulations are complied with. The application shall be accompanied by plans, diagrams, computations and specifications and other data as required in the applicable laws and regulations governing construction projects.	30

1 of 2


Sep 7, 2022 at 10:22:59 AM

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2022

Sent To:

ROYER,ALAIN M
THERRIEN,FRANCINE

614 LAKE SHORE DR #117
PEMBROKE PARK, FL 33009

Case #:

6122

Property Owner:

ROYER,ALAIN M
THERRIEN,FRANCINE

614 LAKE SHORE DR #117
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229NN1360

Legal Description:

PARK LAKE INC CO-OP LOT 117

AKA:

614 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 117

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/4/2021 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. Kitchen renovation started without a permit. Obtain a permit for the drywall, cabinets, and (1) added electrical outlet in the kitchen area with any plans and inspections.
2. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

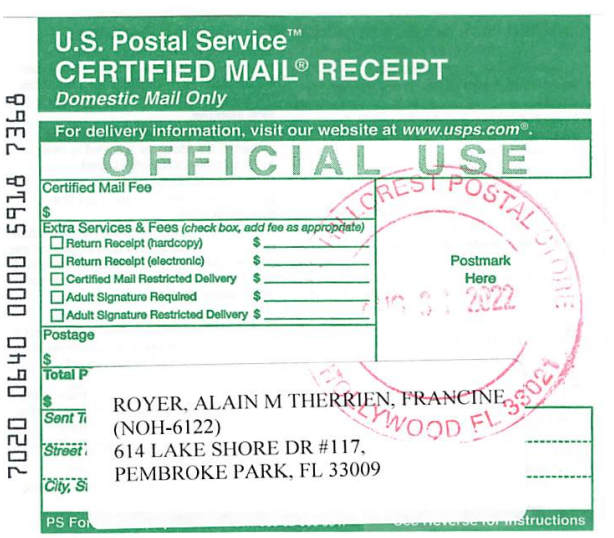
For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

8/30/2022


7020 0640 0000 5918 7368
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (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 P
$
Sent T
Street
City, St
Postmark Here
ROYER, ALAIN M THERRIEN, FRANCINE
(NOH-6122)
614 LAKE SHORE DR #117,
PEMBROKE PARK, FL 33009
PS Fo
Instructions


7020 0640 0000 5918 7375
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (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 P
$
Sent To
Street a
City, St
Postmark Here
ROYER, ALAIN M THERRIEN, FRANCINE
(NOH-6122)
2121 LOUIS JOBIN *LONGUEVIL QC CA J4N 1T9
PS Form
See Reverse for Instructions

Permit Incomplete

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
ROYER,ALAIN M THERRIEN,FRANCINE 614 LAKE SHORE DR #117 PEMBROKE PARK, FL 33009	6122	08/04/2021

Property Owner:	Property Description:	Certified Mail #:
ROYER,ALAIN M THERRIEN,FRANCINE 614 LAKE SHORE DR #117 PEMBROKE PARK, FL 33009	514229NN1360	

Legal Description:	AKA:
PARK LAKE INC CO-OP LOT 117	614 LAKE SHORE DR, PEMBROKE PARK, FL 33009 117

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/4/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1. Kitchen renovation started without a permit. Obtain a permit for the drywall, cabinets, and (1) added electrical outlet in the kitchen area with any plans and inspections.
2. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Alain Rayer / Francine Therrien Date 8/3/2021

Site Address 614 [redacted] Lakeshore Drive Case # _____

Pembroke Park, FL 33009 Sub/Park Park Lake Estates

Permit # _____

- ☑ *STOP ALL WORK
- ☑ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☑ Violation of Town Ordinance # 5-105; 5-17
- ☐ NFPA # _____
- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)

Full kitchen renovation including Drywall, flooring, cabinets, and new electrical outlet without permits.

Corrective Action(s)

Obtain a permit for kitchen renovation with plans and inspections.

- ☑ 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

Code Enforcement Officer

Received by AGC152997 DELORIE

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Alain Rojer / Francine Therrien Date 8/3/2021

Site Address 614 Lakeshore Drive Case # _____

Pembroke Park, FL 33009 Sub/Park Park Lake Estates

Permit # _____

☐ ***STOP ALL WORK**
☐ No Building Permit
☐ Violation of Florida Building Code # _____
☐ Violation of Town Ordinance # 5-105, 5-17
☐ NFPA # _____

☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Violation (s)

full kitchen renovation including Degwall, ~~Heating~~, cabinets, and new light electrical work without permits.

Corrective Action(s)

Obtain a permit for kitchen renovation with plans and inspections.

☐ 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

CGC152997 Delorie

Code Enforcement Officer

Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator


614
08/02/2021 21:33


CGC1529997
08/02/2021 21:33


08/02/2021 21:33


08/02/2021 21:34


08/02/2021 21:35


08/02/2021 21:35


08/02/2021 21:35


08/02/2021 21:35


08/02/2021 21:36


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08/02/2021 21:37


08/02/2021 21:40


08/02/2021 21:40


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08/02/2021 21:40


08/02/2021 22:24


08/02/2021 22:24


CGC1529997
08/02/2021 21:33


08/02/2021 21:33


614
08/02/2021 21:33



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	**Case #:**	**Date:**
ROYER,ALAIN M THERRIEN,FRANCINE 614 LAKE SHORE DR #117 PEMBROKE PARK, FL 33009	6122	8/4/2021 12:00:00 AM

Property Owner:	**Property Description:**
ROYER,ALAIN M THERRIEN,FRANCINE 614 LAKE SHORE DR #117 PEMBROKE PARK, FL 33009	514229NN1360

Legal Description:	**AKA:**
PARK LAKE INC CO-OP LOT 117	614 LAKE SHORE DR, PEMBROKE PARK, FL 33009 117

Mailing Purposes Only

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
08/04/2021
US POSTAGE $000.51º

ZIP 33023
011D10656696

Sent To:

ROYER,ALAIN M
THERRIEN,FRANCINE

614 LAKE SHORE DR #117
PEMBROKE PARK, FL 33009

Case #:

6122

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC CASE NO 6743

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3898 PEMBROKE RD, PEMBROKE PARK, FL 33021

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 3898 PEMBROKE RD, PEMBROKE PARK, FL 33021

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC AT 10:52 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

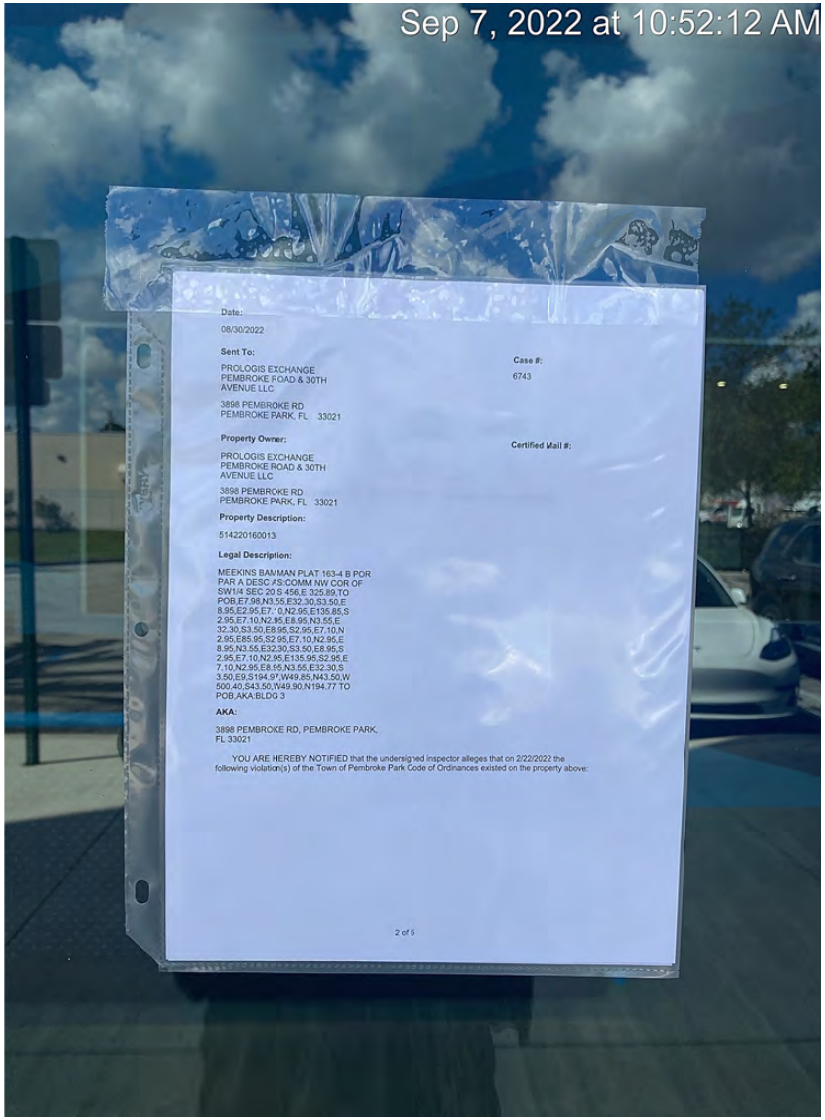
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of Sep, 2022, by Erik Michaelsen as Code Enforcement Officer for the Town of Pembroke Park.

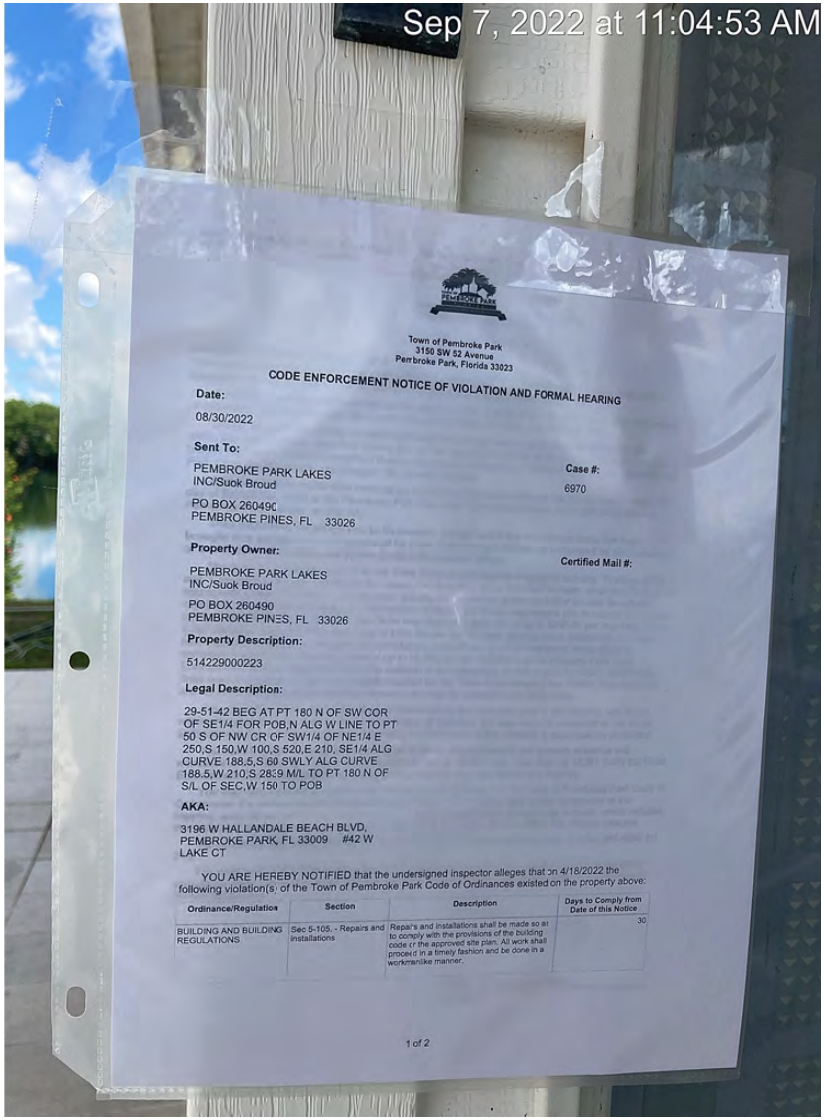
_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


Sep 7, 2022 at 10:52:12 AM
Date:
08/30/2022
Sent To:
PROLOGIS EXCHANGE
PEMBROKE ROAD & 30TH
AVENUE LLC
3898 PEMBROKE RD
PEMBROKE PARK, FL 33021
Case #:
6743
Property Owner:
PROLOGIS EXCHANGE
PEMBROKE ROAD & 30TH
AVENUE LLC
3898 PEMBROKE RD
PEMBROKE PARK, FL 33021
Certified Mail #:
Property Description:
514220160013
Legal Description:
MEEKINS BAUMAN PLAT 163-4 B POR
PAR A DESC AS:COMM NW COR OF
SW1/4 SEC 20 S 456,E 325.89,TO
POB,E7.98,N3.55,E32.30,S3.50,E
8.95,E2.95,E7.10,N2.95,E135.85,S
2.95,E7.10,N2.95,E8.95,N3.55,E
32.30,S3.50,E8.95,S2.95,E7.10,N
2.95,E85.95,S2.95,E7.10,N2.95,E
8.95,N3.55,E32.30,S3.50,E8.95,S
2.95,E7.10,N2.95,E135.95,S2.95,E
7.10,N2.95,E8.95,N3.55,E32.30,S
3.50,E9,S194.9°,W49.85,N43.50,W
500.40,S43.50,W49.90,N194.77 TO
POB,AKA:BLDG 3
AKA:
3898 PEMBROKE RD, PEMBROKE PARK,
FL 33021
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/22/2022 the
following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
2 of 5


Sep 7, 2022 at 10:52:18 AM
3898



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2022

Sent To:

PEMBROKE PARK LAKES
INC/Suok Broud

PO BOX 260490
PEMBROKE PINES, FL 33026

Case #:

6970

Property Owner:

PEMBROKE PARK LAKES
INC/Suok Broud

PO BOX 260490
PEMBROKE PINES, FL 33026

Certified Mail #:

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 283 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #42 W
LAKE CT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/18/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

1 of 2

Date:

08/30/2022

Sent To:

PROLOGIS EXCHANGE
PEMBROKE ROAD & 30TH
AVENUE LLC

3898 PEMBROKE RD
PEMBROKE PARK, FL 33021

Case #:

6743

Property Owner:

PROLOGIS EXCHANGE
PEMBROKE ROAD & 30TH
AVENUE LLC

3898 PEMBROKE RD
PEMBROKE PARK, FL 33021

Certified Mail #:

Property Description:

514220160013

Legal Description:

MEEKINS BAMMAN PLAT 163-4 B POR
PAR A DESC AS:COMM NW COR OF
SW1/4 SEC 20,S 456,E 325.89,TO
POB,E7.98,N3.55,E32.30,S3.50,E
8.95,E2.95,E7.10,N2.95,E135.85,S
2.95,E7.10,N2.95,E8.95,N3.55,E
32.30,S3.50,E8.95,S2.95,E7.10,N
2.95,E85.95,S2.95,E7.10,N2.95,E
8.95,N3.55,E32.30,S3.50,E8.95,S
2.95,E7.10,N2.95,E135.95,S2.95,E
7.10,N2.95,E8.95,N3.55,E32.30,S
3.50,E9,S194.97,W49.85,N43.50,W
500.40,S43.50,W49.90,N194.77 TO
POB,AKA:BLDG 3

AKA:

3898 PEMBROKE RD, PEMBROKE PARK,
FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/22/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(p). - Exterior maintenance of structures and premises	Building design. A relatively wide variety of architectural designs and materials shall be permitted. However, it is intended that a basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall environment. Within nonresidential zoning districts (commercial and industrial) , box-like buildings will be strongly discouraged. Sloped rooflines are strongly encouraged such as gable, hip or mansard. Sloped roof surfaces visible from off site shall be covered with architectural materials such as flat or standing seam metal panels, shingles or roof tiles. If flat roofs are provided, all mechanical equipment such as air-conditioner compressors, vents, stacks, etc. and associated ductwork shall be screened from surrounding properties by the use of parapets, cornices or other architectural features constructed of concrete, stucco, glass or pre-cast concrete or other materials as may be approved by the Town.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-23. - Separate business tax receipt for each business location, for each business advertised publicly.	No person or business entity shall engage in or manage any business, profession or occupation in this Town without first obtaining from the Town a business tax receipt for each separate location in the Town. A business tax receipt shall be required for each business advertising its location in the Town by sign, newspaper, magazine or otherwise, and any such sign, newspaper, magazine or other advertisement shall be considered evidence of conducting the business in the Town. The business tax receipt shall be issued to cover one (1) location. (Ord. No. 58-2-1(#7), § 5, 2-4-58; Ord. No. 14-06-04, § 7, 6-11-14)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-25. - Separate violation for each day of business without business tax receipt.	Each day that a person or business entity engages in, conducts or manages any business, occupation or profession without having first obtained a business tax receipt shall constitute a separate and distinct violation of this Article. (Ord. No. 58-2-1(#7), § 9, 2-4-58; Ord. No. 14-06-04, § 9, 6-11-14)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-26. - Duties of officers, agents of corporations.	It shall be the duty of all officers and agents of any corporation to see that such corporation complies with the provisions of this article. All officers or agents of any corporation required to obtain a business tax receipt which conducts business without having paid the business tax receipt, shall be subject to penalties imposed by this Article upon persons and members of firms and corporations violating this Article. (Ord. No. 58-2-1(#7), § 7, 2-4-58; Ord. No. 14-06-04, § 10, 6-11-14)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	211

This business is currently operating without a business tax receipt
A commercial racking system has been installed without a permit
To comply with these violations please take the following actions:
1)Obtain a business tax receipt and contact (Michelle Grooms in the BTR department)
2)Obtain plans and inspections for permits and contact the building department (954 966-4600)

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

8/30/2022



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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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$

Total Pc
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Sent To PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC (NOH-6743)

Street a 1800 WAZEE ST DENVER CO 80202

City, St

PS For ructions

Postmark Here
AUG 31 2022
HOLLYWOOD FL 33021

7020 0640 0000 5918 7382



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total P
$

Sent T CORPORATION SERVICE COMPANY (NOH-6743)

Street 1201 HAYS STREET TALLAHASSEE, FL 32301-2525

City, Si

PS Fo tructions

Postmark Here
AUG 31 2022
HOLLYWOOD FL 33021

7020 0640 0000 5918 7399

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Zhyno Inc 3898 PEMBROKE RD PEMBROKE PARK, FL 33021	6743	02/22/2022

Property Owner:	Property Description:	Certified Mail #:
Zhyno Inc 3898 PEMBROKE RD PEMBROKE PARK, FL 33021	514220160013	

Legal Description:	AKA:
MEEKINS BAMMAN PLAT 163-4 B POR PAR A DESC AS:COMM NW COR OF SW1/4 SEC 20,S 456,E 325.89,TO POB,E7.98,N3.55,E32.30,S3.50,E 8.95,E2.95,E7.10,N2.95,E135.85,S 2.95,E7.10,N2.95,E8.95,N3.55,E 32.30,S3.50,E8.95,S2.95,E7.10,N 2.95,E85.95,S2.95,E7.10,N2.95,E 8.95,N3.55,E32.30,S3.50,E8.95,S 2.95,E7.10,N2.95,E135.95,S2.95,E 7.10,N2.95,E8.95,N3.55,E32.30,S 3.50,E9,S194.97,W49.85,N43.50,W 500.40,S43.50,W49.90,N194.77 TO POB,AKA:BLDG 3	3898 PEMBROKE RD, PEMBROKE PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/22/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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Notes/Means of Correction:

This business is currently operating without a business tax receipt
A commercial racking system has been installed without a permit
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Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer


EXIT
02/22/2022 10:28


PARKING BY DISABLED PERMIT ONLY
3898
02/22/2022 10:29


02/22/2022 10:31


02/22/2022 10:32


Honeywell
Honeywell
02/22/2022 10:32


CROWN
CROWN
02/22/2022 10:33


3898
02/22/2022 10:28



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3898-3922 PEMBROKE ROAD, PEMBROKE PARK FL 33021
Property Owner	PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC
Mailing Address	1800 WAZEE ST DENVER CO 80202

ID #	5142 20 16 0013
Millage	0613
Use	48

Abbr Legal Description	MEEKINS BAMMAN PLAT 163-4 B POR PAR A DESC AS:COMM NW COR OF SW1/4 SEC 20,S 456,E 325.89,TO POB,E7.98,N3.55,E32.30,S3.50,E 8.95,E2.95,E7.10,N2.95,E135.85,S 2.95,E7.10,N2.95,E8.95,N3.55,E 32.30,S3.50,E8.95,S2.95,E7.10,N 2.95,E85.95,S2.95,E7.10,N2.95,E 8.95,N3.55,E32.30,S3.50,E8.95,S 2.95,E7.10,N2.95,E135.95,S2.95,E 7.10,N2.95,E8.95,N3.55,E32.30,S 3.50,E9,S194.97,W49.85,N43.50,W 500.40,S43.50,W49.90,N194.77 TO POB,AKA:BLDG 3

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$859,680	$9,015,680	$9,875,360	$9,875,360	
2021	$859,680	$9,015,680	$9,875,360	$9,875,360	$212,365.68
2020	$859,680	$9,015,680	$9,875,360	$9,516,110	$207,711.77

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$9,875,360	$9,875,360	$9,875,360	$9,875,360
Portability	0	0	0	0
Assessed/SOH	$9,875,360	$9,875,360	$9,875,360	$9,875,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$9,875,360	$9,875,360	$9,875,360	$9,875,360

Sales History

Date	Type	Price	Book/Page or CIN
3/30/2015	SWD-D	$10,865,500	**112903798**
6/14/2005	DRR	$100	**39878 / 2000**
6/14/2005	QCD	$100	**39878 / 1991**
3/28/2000	WD	$330,600	**30398 / 539**

Land Calculations

Price	Factor	Type
$9.00	95,520	SF
Adj. Bldg. S.F. (Card, Sketch)		94326
Eff./Act. Year Built: 2004/2003		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV-6743

Hasler FIRST CLASS MAIL
02/22/2022
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ZIP 33023
011D10656696

Sent To:

Zhyno Inc

3898 PEMBROKE RD
PEMBROKE PARK, FL 33021

Case #:

6743

Lucie Manzerolle

From: Broward Sheriffs Office Fire Rescue <fire-inspection-reports@slinspections.com>
Sent: Monday, February 21, 2022 1:38 PM
To: Lucie Manzerolle
Subject: Referral for possible unpermitted construction - Zhyno Inc



Report

Zhyno Inc
3898 Pembroke Rd
Pembroke Park,FL 33021-8108
Occupancy ID:156621

Pembroke Park - Construction or work without permit.

Commercial rack system (s) installed without plan/ permit in warehouse to store commodities.

The occupancy referenced above appears to have unpermitted construction. Please have a building inspector follow

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK LAKES INC CASE NO 6970

SUOK BROUD

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 42 W LAKE CT, PEMBROKE PARK, FL 33021

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 42 W LAKE CT, PEMBROKE PARK, FL 33021

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: SUOK BROUD

AT 11:04 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

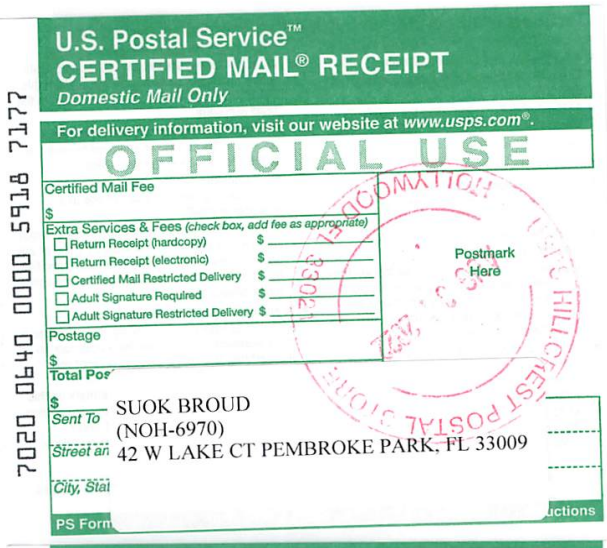
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [V] physical presence or [_] online notarization this 13 day of Sep, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known V OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



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Total Postage
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Sent To: SUOK BROUD
(NOH-6970)
Street and: 42 W LAKE CT PEMBROKE PARK, FL 33009
City, State:

Postmark Here

PS Form ... Instructions

7020 0640 0000 5918 7177



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- ☐ Adult Signature Restricted Delivery $

Postage
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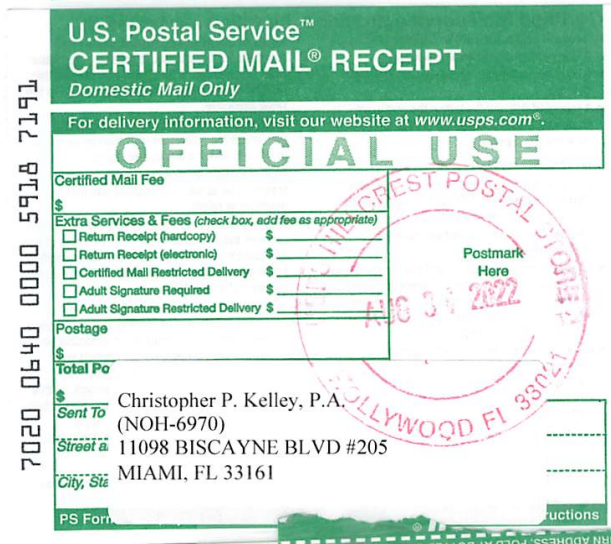
Total Postage
$

Sent To: PEMBROKE PARK LAKES INC
(NOH-6970)
Street and: PO BOX 260490
City, State: PEMBROKE PINES FL 33026

Postmark Here

PS Form ... Instructions

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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$

Sent To: Christopher P. Kelley, P.A.
(NOH-6970)
Street and: 11098 BISCAYNE BLVD #205
City, State: MIAMI, FL 33161

Postmark Here
AUG 31 2022

PS Form ... Instructions

7020 0640 0000 5918 7191



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE PARK LAKES INC
(NOH-6970)
PO BOX 260490
PEMBROKE PINES FL 33026

9590 9402 6921 1104 8197 21

2. Article Number (Transfer from service label)
7020 0640 0000 5918 7184

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

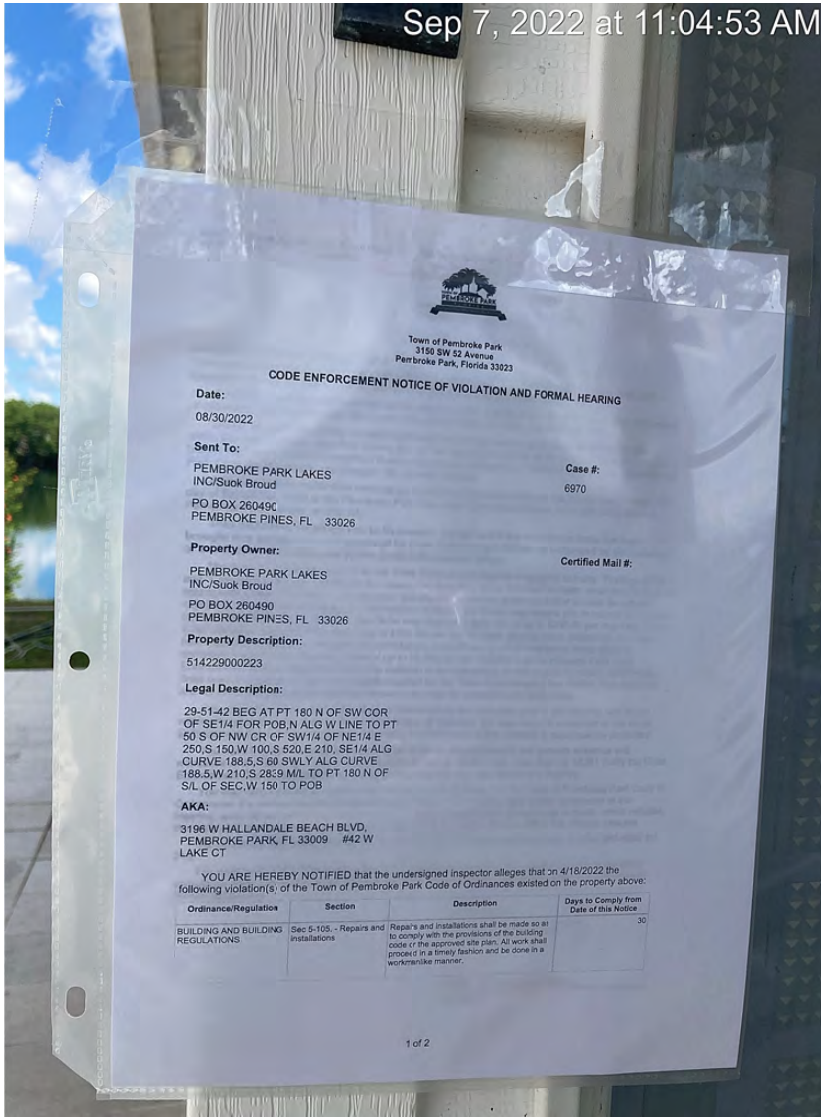
B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

BRANCH POST OFFICE
FLEMING
SEP 26 2022
PEMBROKE PINES FL 33026

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2022

Sent To:

PEMBROKE PARK LAKES
INC/Suok Broud

PO BOX 260490
PEMBROKE PINES, FL 33026

Case #:

6970

Property Owner:

PEMBROKE PARK LAKES
INC/Suok Broud

PO BOX 260490
PEMBROKE PINES, FL 33026

Certified Mail #:

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 283.9 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #42 W
LAKE CT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/18/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

1 of 2




Sep 7, 2022 at 11:05:13 AM


Sep 7, 2022 at 11:05:26 AM


Sep 7, 2022 at 11:05:29 AM

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2022

Sent To:

PEMBROKE PARK LAKES
INC/Suok Broud

PO BOX 260490
PEMBROKE PINES, FL 33026

Case #:

6970

Property Owner:

PEMBROKE PARK LAKES
INC/Suok Broud

PO BOX 260490
PEMBROKE PINES, FL 33026

Certified Mail #:

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #42 W LAKE CT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/18/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

VIOLATIONS/CORRECTIVE ACTIONS
1)There is a shed that has been installed without a permit/ CORRECTIVE ACTION- Obtain plans and inspections for a permit and contact the building department (954 966-4600 EXT182)

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

8/30/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE PARK LAKES INC/Suok Broud PO BOX 260490 PEMBROKE PINES, FL 33026	6970	04/18/2022

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK LAKES INC/Suok Broud PO BOX 260490 PEMBROKE PINES, FL 33026	514229000223	

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 #42 W LAKE CT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/18/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

VIOLATIONS/CORRECTIVE ACTIONS
1)There is a shed that has been installed without a permit/ CORRECTIVE ACTION- Obtain plans and inspections for a permit and contact the building department (954 966-4600 EXT182)

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Suok Brou

Site Address 42 W Lake CT

Permit #

Date 04/18/2022

Case #

Sub/Park

- [x] *STOP ALL WORK
- [x] No Building Permit
- [ ] Violation of Florida Building Code #
- [ ] Violation of Town Ordinance # 5-17, 5-105
- [ ] NFPA #
- [ ] Approved Plan Not Being Followed
- [ ] Permit Not on Job
- [ ] Approved plan not on Job
- [ ] Re-Inspection Fee
- [ ] Repeat Violation (Double fine)

Violation (s)

There is a Shed that has been installed without a Permit
There is a water heater that has been installed W/O a Permit

Corrective Action(s)

Obtain Plans and inspections for a permit

- [x] Structural
- [x] Code Enforcement
- [x] Plumbing
- [ ] Zoning
- [x] Mechanical
- [ ] Business Tax Receipt
- [x] Electrical
- [ ] Other

- [x] DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

- [x] Code Enforcement Ext.215
- [ ] Business Tax Receipt Ext. 214
- [x] Building Dept. Ext. 211/227
- [ ] Public Works Ext. 238

Erik Richmond
Code Enforcement Officer

Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Jook Brown

Date 04/18/2022

Site Address 42 W Lake CT

Case # _____

_____

Sub/Park _____

Permit # _____

☐ ***STOP ALL WORK**
☒ No Building Permit
☒ Violation of Florida Building Code # _____
☐ Violation of Town Ordinance # 5-17, 5-105
☐ NFPA # _____

☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Violation (s)

There is a Shed that has been installed without a Permit
There is a water heater that has been installed W/O a Permit

Corrective Action(s)

Obtain Plans and inspections for a Permit

☐ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical
☒ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other_____

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

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Code Enforcement Officer

Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145
Property Owner	PEMBROKE PARK LAKES INC
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026

ID #	5142 29 00 0223
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$6,800,510	$74,990	$6,875,500	$4,834,500	
2021	$6,800,510	$74,990	$6,875,500	$4,395,000	$110,541.96
2020	$6,800,510		$6,800,510	$3,927,290	$103,448.85

2022* Exemptions and Taxable Values by Taxing Authority

	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	$4,834,500	$6,875,500	$4,834,500	$4,834,500
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	$4,834,500	$6,875,500	$4,834,500	$4,834,500

Sales History

Date	Type	Price	Book/Page or CIN
6/1/1965	WD	$270,000	

Land Calculations

Price	Factor	Type
$10.00	680,051	SF
Adj. Bldg. S.F. (Card, Sketch)		303
Eff./Act. Year Built: 2021/2020		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

Document Number	267214
FEI/EIN Number	59-1038941
Date Filed	02/15/1963
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/27/2015

Principal Address

1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Changed: 02/09/2022

Mailing Address

P.O. Box 273385
3385
Boca Raton, FL 33427

Changed: 02/09/2022

Registered Agent Name & Address

Christopher P. Kelley, P.A.
11098 BISCAYNE BLVD.
#205
MIAMI, FL 33161

Name Changed: 08/05/2021

Address Changed: 08/05/2021

Officer/Director Detail

Name & Address

Title PSTD

CASTELLANO, MARK
1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Title PSD

CASTELLANO, WILLIAM
1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Annual Reports

Report Year	Filed Date
2021	02/11/2021
2021	08/05/2021
2022	02/09/2022

Document Images

02/09/2022 -- ANNUAL REPORT	View image in PDF format
08/05/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/11/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
01/20/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
01/27/2015 -- REINSTATEMENT	View image in PDF format
03/28/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
04/14/2011 -- ANNUAL REPORT	View image in PDF format
03/29/2010 -- ANNUAL REPORT	View image in PDF format
03/16/2009 -- ANNUAL REPORT	View image in PDF format
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04/11/2003 -- ANNUAL REPORT	View image in PDF format
05/06/2002 -- ANNUAL REPORT	View image in PDF format
04/19/2001 -- ANNUAL REPORT	View image in PDF format
02/26/2000 -- ANNUAL REPORT	View image in PDF format
03/29/1999 -- ANNUAL REPORT	View image in PDF format
02/02/1998 -- ANNUAL REPORT	View image in PDF format
05/09/1997 -- ANNUAL REPORT	View image in PDF format
04/05/1996 -- ANNUAL REPORT	View image in PDF format

04/04/1995 – ANNUAL REPORT	View Image in PDF format

OF PEMBROKE PARK
) AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
04/26/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

770

Suok Broud
42 W Lake CT
Pembroke Park, FL 33009

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
04/26/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

770

Christopher P. Kelly, P.A.
11098 Biscayne BLVD #205
Miami, FL 33161

N OF PEMBROKE PARK
52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
04/26/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

5970

Sent To: **Case #:**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HOLIDAY HALLANDALE MHC LLC CASE NO 6893

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: HOLIDAY HALLANDALE MHC LLC AT 08:57 A.M. ON THE 9 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. HOLIDAY HALLANDALE MHC LLC Respondent(s)	)	Case No.: 6893

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ✓ NO ____

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: HOLIDAY HALLANDALE MHC LLC

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) 28-264, 28-267, 28-285, 28-285.1, 28-285.3, 28-285.4 and 28-285.5. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 28-264, 28-267, 28-285, 28-285.1, 28-285.3, 28-285.4 and 28-285.5 **WITHIN** 90 **DAYS OF THE NOTICE OF VIOLATION** issued on May 18, 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.** There are seven (7) separate violations per the Town Code Sections cited in this order (250x7) **A separate fine of 250.00 per day shall be assessed for each of the above listed violations** At this time there appears to be violations on 28 lots. This number is to be confirmed

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ✓ No____

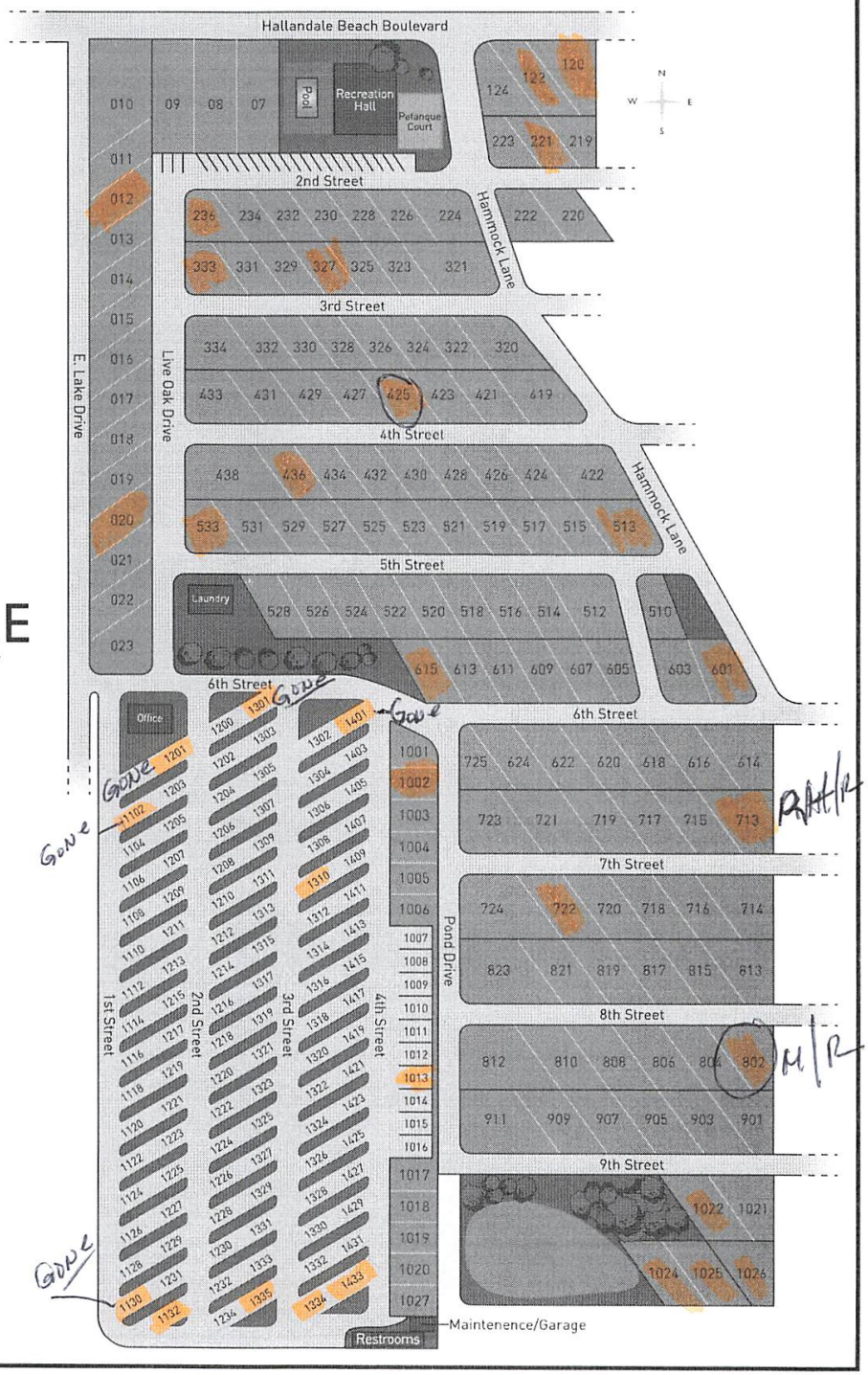
I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of May, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

HOLIDAY MOBILE ESTATES

3120 - 3140 W. Hallandale Beach Boulevard Pembroke Park FL 33009
(954) 981-4414



LAKESHORE MANAGEMENT

31
26-
5-GONE

GREEN ACRES PEMBROKE

3100 W. Hallandale Beach Boulevard Pembroke, FL 33009
(954) 983-6009



LAKESHORE
MANAGEMENT

Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLIDAY HALLANDALE MHC LLC	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6893 **Date Next Inspection** 5/18/2022

Notes VIOLATIONS/CORRECTIVE ACTIONS:

123 RV
30 empty

HOLIDAY HALLANDALE MHC LLC IS IN VIOLATION OF FLORIDA STATUTE- (320.8325) A mobile home or park trailer manufactured in accordance with the code standards and labeled "hurricane and windstorm resistive" shall be anchored to each anchor point provided on the mobile home or park trailer. A mobile home or park trailer which does not meet these standards must be anchored with anchor points spaced as required by the department starting at each end of the mobile home or park trailer.

HOLIDAY HALLANDALE MHC LLC IS IN VIOLATION OF THE TOWN OF PEMBROKE PARK ORDNANCE-
(Sec. 28-285.5.) Tie-down requirements for permanent location status vehicles. Any recreational vehicle granted permanent location status shall be tied down in accordance with the standards applicable to mobile homes for such purposes. (Ord. No. 00-4-4, § 17, 4-26-00)
THE FOLLOWING LOTS ARE IN VIOLATION:
12-20,120-122,221-236,327-333,423-436, 513-533, 601-615,713-722, 802, 914-916,1001-1013,1102-1130,1132-1201,1301-1335,1310-1334,1401-1433

8
2
10
9
5
3
20
14
9
1
2
12
28
C9
34
24
32

Sec. 28-285.4. - Permanent location application and fee. Any recreational vehicle owner desiring to obtain permanent location status may do so by filing an application on forms promulgated by the Town and pay an initial application and inspection fee as established by resolution of the Town Commission.
Every permanently located recreational vehicle will be inspected annually by the Town to verify it is in compliance with the requirements of the Town's Code of Ordinances. The owner of any permanently located recreational vehicle shall pay the Town an annual inspection fee as established by resolution of the Town Commission.

(Sec. 28-264.) - Recreational vehicle site dimensions. Every recreational vehicle site in an area designated in a mobile home park for occupation by recreational vehicles shall be not less than one thousand (1,000) square feet in area, and not less than thirty (30) feet in average width.

(Sec. 28-267). - Distance between structures. (a)No part of any living area within a mobile home or recreational vehicle may be placed, constructed or maintained within ten (10) feet of any other living area of an adjacent mobile home or recreational vehicle.
(b)No noncombustible accessory structure may be placed, constructed or maintained within three (3) feet of a mobile home, recreational vehicle or accessory structure located on an adjacent mobile home lot or recreational vehicle lot.
(c)No combustible accessory structure may be placed, constructed or maintained within five (5) feet of a mobile home, recreational vehicle, or accessory structure located on an adjacent mobile home lot or recreational vehicle lot.
(d)No part of any living area within a mobile home or recreational vehicle shall be located within ten (10) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.
(e)No noncombustible accessory structures shall be located within three (3) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.

Case Overview

(f)No combustible accessory structure shall be located within five (5) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.

(Sec. 28-285.) - Attachment of structures, additions, appurtenances to recreational vehicle prohibited.
(a)It shall be unlawful to attach any structure, addition or appurtenance to any recreational vehicle located with the Town.
(b)There shall be no addition or attachment to recreational vehicles located on recreational vehicle lot or nonpermanent mobile home lots except for a demountable canvas awning.(c)The provisions of subsection (a) shall not apply to any recreational vehicle when said recreational vehicle is parked or located on a full size mobile home lot in a mobile home park and is tied down in the method required by this Code and Florida Statutes as same applies to mobile homes, and is attached to the water distribution system, wastewater collection system, and electrical distribution system as required for mobile homes under this Code and Florida Statutes.

(Sec. 28-285.1.) - Size restrictions for parking on recreational vehicle lot. (a)It shall be unlawful to park, cause to be parked, permit to be parked, locate cause to be located or permit to be located a recreational vehicle that exceeds the width of eight (8) feet or a length of forty (40) feet on a lot designated as a recreational vehicle lot.
(b)For purposes of this section, the measurement of the width or length of a recreational vehicle shall include any appurtenance attached to any portion of any recreational vehicle, except portable awnings, and shall further include any expanded or pull-out portion of such recreational vehicle.

(Sec. 28-285.3.) - Minimum space between vehicles. There must be maintained a separation of at least ten (10) feet between all recreational vehicles parked or located within the Town either on permanent or nonpermanent sites.

CORRECTIVE ACTIONS:
(1) An RV tie down permit is required to be submitted to the Town of Pembroke Park. The permit will be approved and issued when an in-person inspection is done by a code enforcement officer for lots:12-20,120-122,221-236,327-333,423-436, 513-533, 601-615,713-722, 802, 914-916,1001-1013,1102-1130,1132-1201,1301-1335,1310-1334,1401-1433

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(3) All Recreational vehicle site dimensions must meet the town ordnance standard

(4) All Distances between structures must meet the town ordnance standard

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(6) All Size restrictions for parking on recreational vehicle lots must meet the town ordnance standard

(7) The Minimum space between vehicles must meet the town ordnance standard

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/30/2022		Notice of Violation	Certified Mail 3/31/22
3/30/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail 3/31/22

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
ZONING	Sec. 28-264. - Recreational vehicle site dimensions.	Every recreational vehicle site in an area designated in a mobile home park for occupation by recreational vehicles shall be not less than one thousand (1,000) square feet in area, and not less than thirty (30) feet in average width.	Not in Compliance - Reinspection Date: 5/18/2022
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SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
(NOV-6893)

9590 9402 6379 0303 8575 75

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 3641

COMPLETE THIS SECTION ON DELIVERY

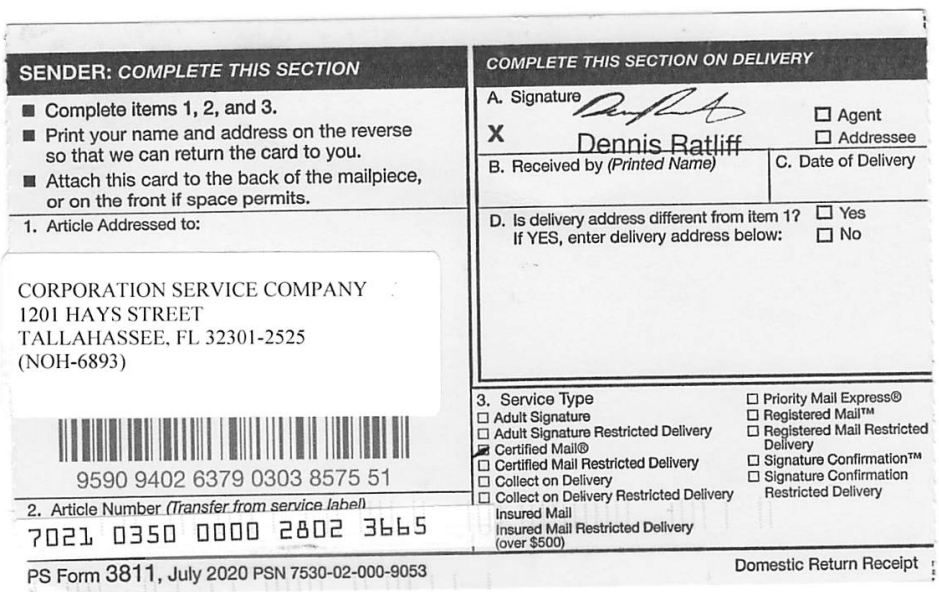
A. Signature
X Dennis Ratliff
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: *COMPLETE THIS SECTION*

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

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CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
(NOH-6893)

9590 9402 6379 0303 8575 51

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 3665

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A. Signature
X Dennis Ratliff
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Insured Mail
Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HOLIDAY HALLANDALE MHC LLC CASE NO. 6893.

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: HOLIDAY HALLANDALE MHC LLC AT 4:20 P.M. ON THE 28 DAY OF APRIL 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen
AFFIANT

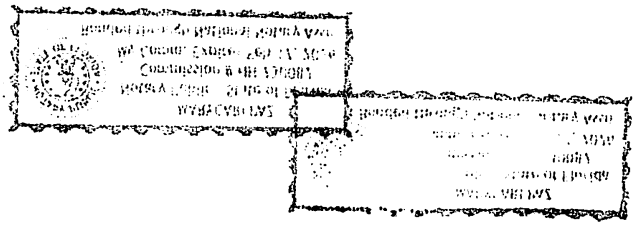
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 17 day of May, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

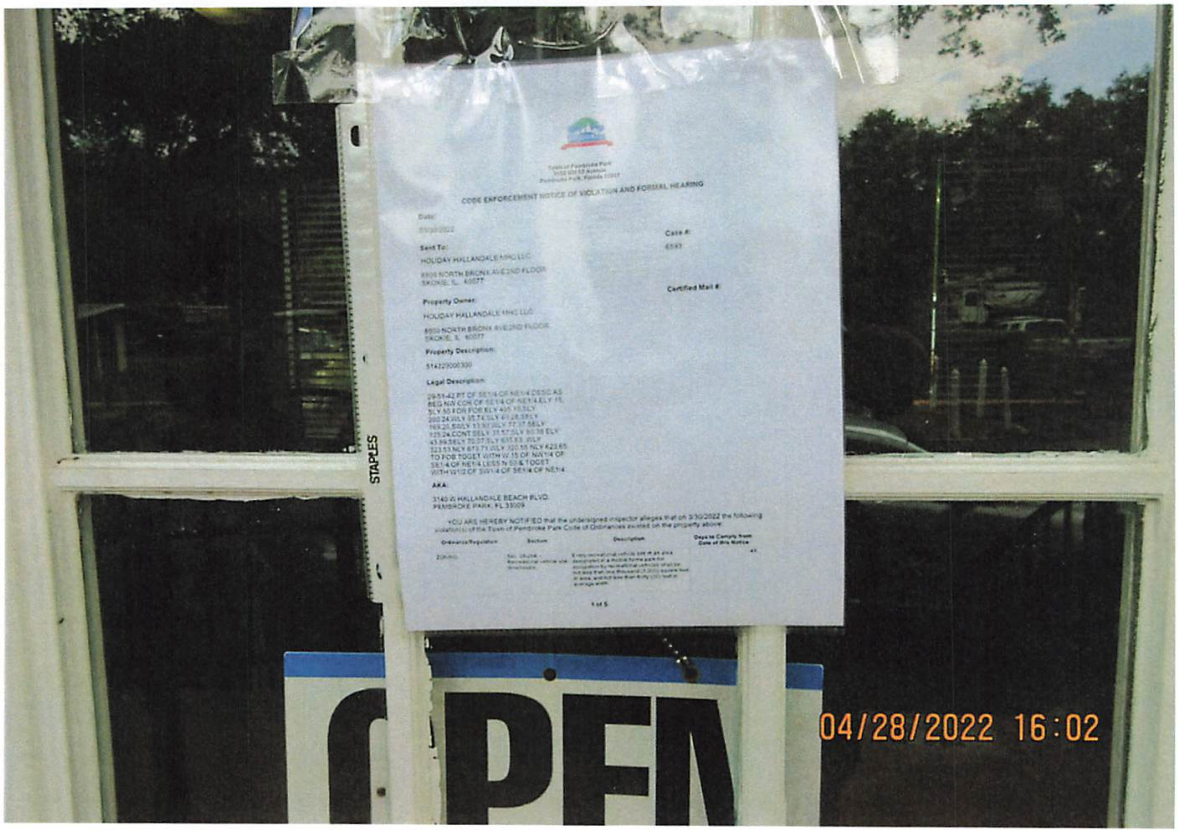
Personally Known ✓ OR Produced Identification
Type of Identification Produced

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.




HOLIDAY PARK
HOLIDAY MOBILE ESTATES
Holiday Park MHC
OFFICE HOURS
MON 8:00AM - 5:00PM
TUE 8:00AM - 5:00PM
WED 8:00AM - 5:00PM
THU 8:00AM - 5:00PM
FRI 8:00AM - 5:00PM
SAT 9:00AM - 5:00PM
SUN CLOSED
(954) 981-4414
Welcome!
04/28/2022 16:02


CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
STAPES
04/28/2022 16:02

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/30/2022

Sent To:

HOLIDAY HALLANDALE MHC LLC

8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Case #:

6893

Property Owner:

HOLIDAY HALLANDALE MHC LLC

8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Certified Mail #:

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
ZONING	Sec. 28-264. - Recreational vehicle site dimensions.	Every recreational vehicle site in an area designated in a mobile home park for occupation by recreational vehicles shall be not less than one thousand (1,000) square feet in area, and not less than thirty (30) feet in average width.	49
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If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

3/30/2022



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	HOLIDAY HALLANDALE MHC LLC
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077

ID #	5142 29 00 0300
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$5,972,850	$220,080	$6,192,930	$4,796,080	
2021	$5,226,240	$220,080	$5,446,320	$4,360,080	$100,781.16
2020	$3,733,030	$325,730	$4,058,760	$4,058,760	$87,595.34

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,192,930	$6,192,930	$6,192,930	$6,192,930
Portability	0	0	0	0
Assessed/SOH	$4,796,080	$6,192,930	$4,796,080	$4,796,080
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,796,080	$6,192,930	$4,796,080	$4,796,080

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		112430220
7/7/2014	SWD-D	$5,035,000	112397766
7/14/2006	QC*	$100	42486 / 1671

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$8.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number	M14000003856
FEI/EIN Number	47-1194906
Date Filed	06/04/2014
State	DE
Status	ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MANAGER

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Title SIGNATORY

BUELTMANN, TOM

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/22/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2014 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
HOLIDAY HALLANDALE MHC LLC 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	6893	03/30/2022

Property Owner:	Property Description:	Certified Mail #:
HOLIDAY HALLANDALE MHC LLC 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	514229000300	

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
ZONING	Sec. 28-264. - Recreational vehicle site dimensions.	Every recreational vehicle site in an area designated in a mobile home park for occupation by recreational vehicles shall be not less than one thousand (1,000) square feet in area, and not less than thirty (30) feet in average width.	49

ZONING	Sec. 28-267. - Distance between structures.	(a)No part of any living area within a mobile home or recreational vehicle may be placed, constructed or maintained within ten (10) feet of any other living area of an adjacent mobile home or recreational vehicle. (b)No noncombustible accessory structure may be placed, constructed or maintained within three (3) feet of a mobile home, recreational vehicle or accessory structure located on an adjacent mobile home lot or recreational vehicle lot. (c)No combustible accessory structure may be placed, constructed or maintained within five (5) feet of a mobile home, recreational vehicle, or accessory structure located on an adjacent mobile home lot or recreational vehicle lot. (d)No part of any living area within a mobile home or recreational vehicle shall be located within ten (10) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park. (e)No noncombustible accessory structures shall be located within three (3) feet of any ser...	49
ZONING	Sec. 28-285. - Attachment of structures, additions, appurtenances to recreational vehicle prohibited.	(a)It shall be unlawful to attach any structure, addition or appurtenance to any recreational vehicle located with the Town. (b)There shall be no addition or attachment to recreational vehicles located on recreational vehicle lot or nonpermanent mobile home lots except for a demountable canvas awning. (c)The provisions of subsection (a) shall not apply to any recreational vehicle when said recreational vehicle is parked or located on a full size mobile home lot in a mobile home park and is tied down in the method required by this Code and Florida Statutes as same applies to mobile homes, and is attached to the water distribution system, wastewater collection system, and electrical distribution system as required for mobile homes under this Code and Florida Statutes.	49
ZONING	Sec. 28-285.1. - Size restrictions for parking on recreational vehicle lot.	(a)It shall be unlawful to park, cause to be parked, permit to be parked, locate cause to be located or permit to be located a recreational vehicle that exceeds the width of eight (8) feet or a length of forty (40) feet on a lot designated as a recreational vehicle lot. (b)For purposes of this section, the measurement of the width or length of a recreational vehicle shall include any appurtenance attached to any portion of any recreational vehicle, except portable awnings, and shall further include any expanded or pull-out portion of such recreational vehicle.	49
ZONING	Sec. 28-285.3. - Minimum space between vehicles.	There must be maintained a separation of at least ten (10) feet between all recreational vehicles parked or located within the Town either on permanent or nonpermanent sites.	49
ZONING	Sec. 28-285.4. - Permanent location application and fee.	Any recreational vehicle owner desiring to obtain permanent location status may do so by filing an application on forms promulgated by the Town and pay an initial application and inspection fee as established by resolution of the Town Commission. Every permanently located recreational vehicle will be inspected annually by the Town to verify it is in compliance with the requirements of the Town's Code of Ordinances. The owner of any permanently located recreational vehicle shall pay the Town an annual inspection fee as established by resolution of the Town Commission.	49

ZONING	Sec. 28-285.5. - Tie-down requirements for permanent location status vehicles.	Any recreational vehicle granted permanent location status shall be tied down in accordance with the standards applicable to mobile homes for such purposes. (Ord. No. 00-4-4, § 17, 4-26-00)	49

Notes/Means of Correction:

VIOLATIONS/CORRECTIVE ACTIONS:

HOLIDAY HALLANDALE MHC LLC IS IN VIOLATION OF FLORIDA STATUTE- (320.8325) A mobile home or park trailer manufactured in accordance with the code standards and labeled "hurricane and windstorm resistive" shall be anchored to each anchor point provided on the mobile home or park trailer. A mobile home or park trailer which does not meet these standards must be anchored with anchor points spaced as required by the department starting at each end of the mobile home or park trailer.

HOLIDAY HALLANDALE MHC LLC IS IN VIOLATION OF THE TOWN OF PEMBROKE PARK ORDNANCE-
(Sec. 28-285.5.) Tie-down requirements for permanent location status vehicles. Any recreational vehicle granted permanent location status shall be tied down in accordance with the standards applicable to mobile homes for such purposes. (Ord. No. 00-4-4, § 17, 4-26-00)
THE FOLLOWING LOTS ARE IN VIOLATION:
12-20,120-122,221-236,327-333,423-436, 513-533, 601-615,713-722, 802, 914-916,1001-1013,1102-1130,1132-1201,1301-1335,1310-1334,1401-1433

Sec. 28-285.4. - Permanent location application and fee. Any recreational vehicle owner desiring to obtain permanent location status may do so by filing an application on forms promulgated by the Town and pay an initial application and inspection fee as established by resolution of the Town Commission.
Every permanently located recreational vehicle will be inspected annually by the Town to verify it is in compliance with the requirements of the Town's Code of Ordinances. The owner of any permanently located recreational vehicle shall pay the Town an annual inspection fee as established by resolution of the Town Commission.

(Sec. 28-264.) - Recreational vehicle site dimensions. Every recreational vehicle site in an area designated in a mobile home park for occupation by recreational vehicles shall be not less than one thousand (1,000) square feet in area, and not less than thirty (30) feet in average width.

(Sec. 28-267). - Distance between structures. (a)No part of any living area within a mobile home or recreational vehicle may be placed, constructed or maintained within ten (10) feet of any other living area of an adjacent mobile home or recreational vehicle.
(b)No noncombustible accessory structure may be placed, constructed or maintained within three (3) feet of a mobile home, recreational vehicle or accessory structure located on an adjacent mobile home lot or recreational vehicle lot.
(c)No combustible accessory structure may be placed, constructed or maintained within five (5) feet of a mobile home, recreational vehicle, or accessory structure located on an adjacent mobile home lot or recreational vehicle lot.
(d)No part of any living area within a mobile home or recreational vehicle shall be located within ten (10) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.
(e)No noncombustible accessory structures shall be located within three (3) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.
(f)No combustible accessory structure shall be located within five (5) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.

(Sec. 28-285.) - Attachment of structures, additions, appurtenances to recreational vehicle prohibited.
(a)It shall be unlawful to attach any structure, addition or appurtenance to any recreational vehicle located with the Town.
(b)There shall be no addition or attachment to recreational vehicles located on recreational vehicle lot or nonpermanent mobile home lots except for a demountable canvas awning.(c)The provisions of subsection (a) shall not apply to any recreational vehicle when said recreational vehicle is parked or located on a full size mobile home lot in a mobile home park and is tied down in the method required by this Code and Florida Statutes as same applies to mobile homes, and is attached to the water distribution system, wastewater collection system, and electrical distribution system as required for mobile homes under this Code and Florida Statutes.

(Sec. 28-285.1.) - Size restrictions for parking on recreational vehicle lot. (a)It shall be unlawful to park, cause to be parked, permit to be parked, locate cause to be located or permit to be located a recreational vehicle that exceeds the width of eight (8) feet or a length of forty (40) feet on a lot designated as a recreational vehicle lot.
(b)For purposes of this section, the measurement of the width or length of a recreational vehicle shall include any appurtenance attached to any portion of any recreational vehicle, except portable awnings, and shall further include any expanded or pull-out portion of such recreational vehicle.

(Sec. 28-285.3.) - Minimum space between vehicles. There must be maintained a separation of at least ten (10) feet between all recreational vehicles parked or located within the Town either on permanent or nonpermanent sites.

CORRECTIVE ACTIONS:
(1) An RV tie down permit is required to be submitted to the Town of Pembroke Park. The permit will be approved and issued when an in-person inspection is done by a code enforcement officer for lots:12-20,120-122,221-236,327-333,423-436, 513-533, 601-615,713-722, 802, 914-916,1001-1013,1102-1130,1132-1201,1301-1335,1310-1334,1401-1433

(2) Permanent location application and fee must be submitted for RV's lots:12-20,120-122,221-236,327-333,423-436, 513-533, 601-615,713-722, 802, 914-916,1001-1013,1102-1130,1132-1201,1301-1335,1310-1334,1401-1433

(3) All Recreational vehicle site dimensions must meet the town ordnance standard

(4) All Distances between structures must meet the town ordnance standard

(5) All Prohibited Attachments of structures, additions, appurtenances and recreational vehicles must meet the town ordnance standard

(6) All Size restrictions for parking on recreational vehicle lots must meet the town ordnance standard

(7) The Minimum space between vehicles must meet the town ordnance standard

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer

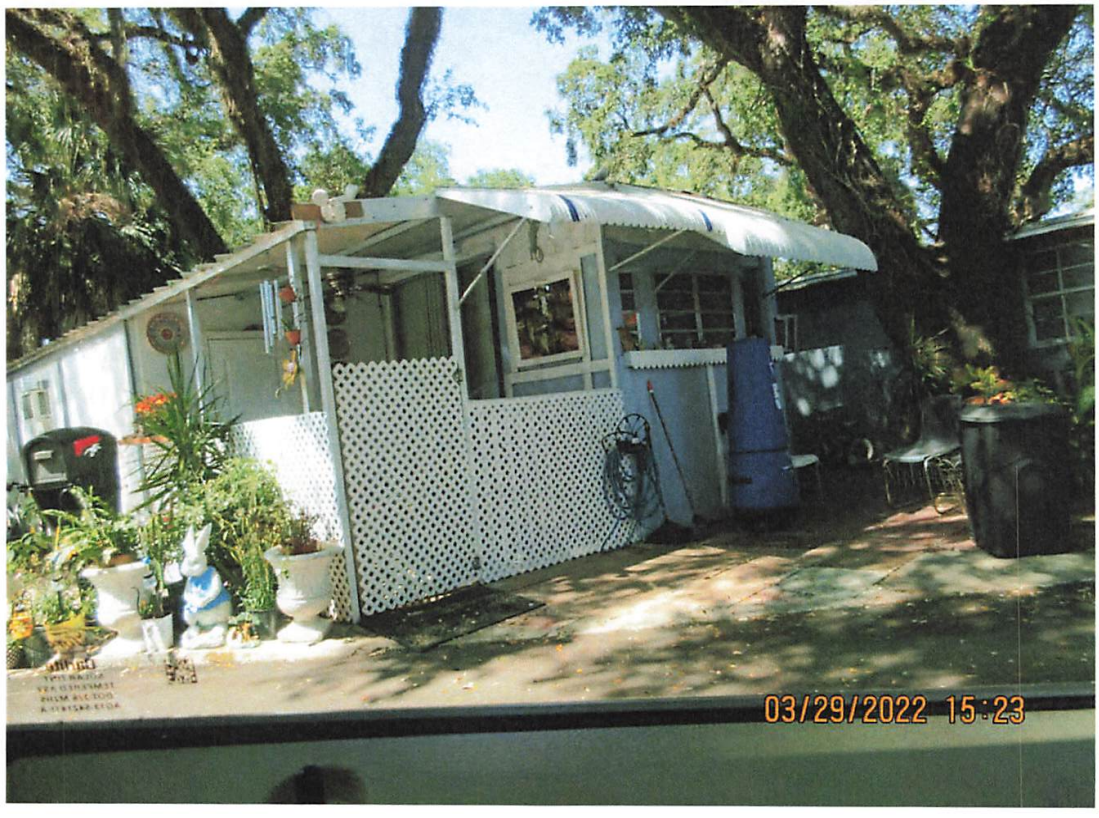

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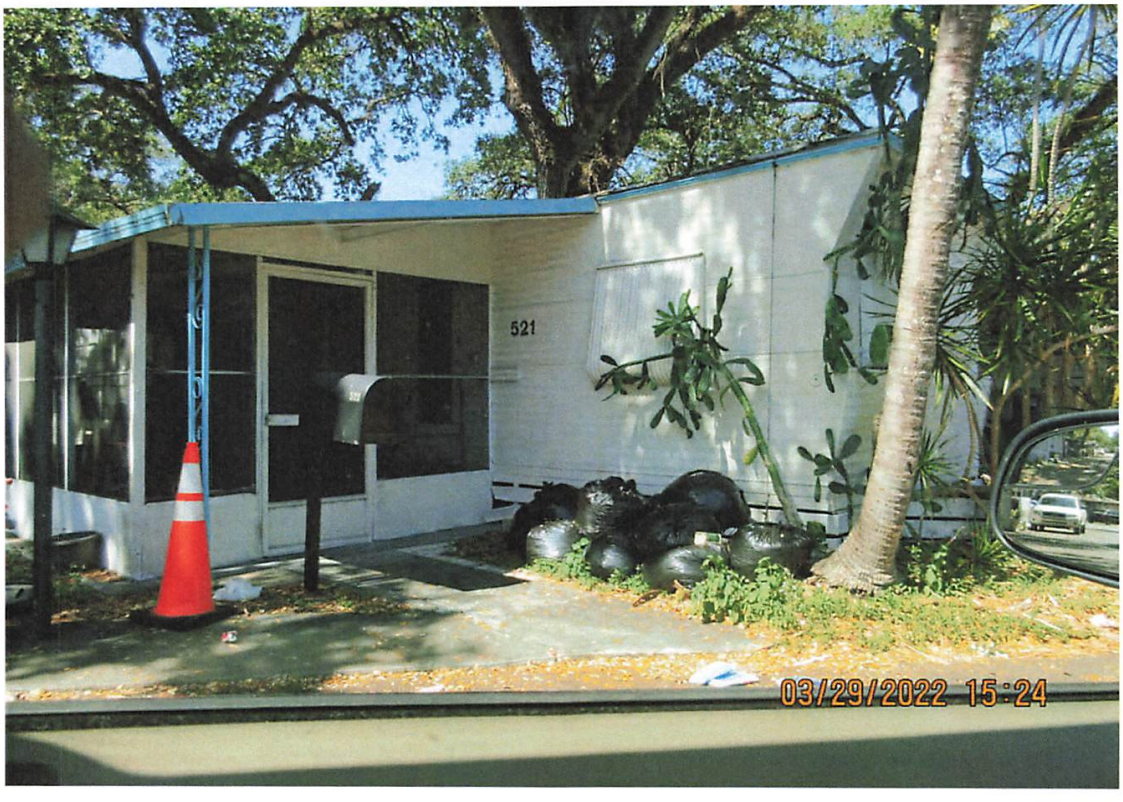

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03/22/2022 08:23


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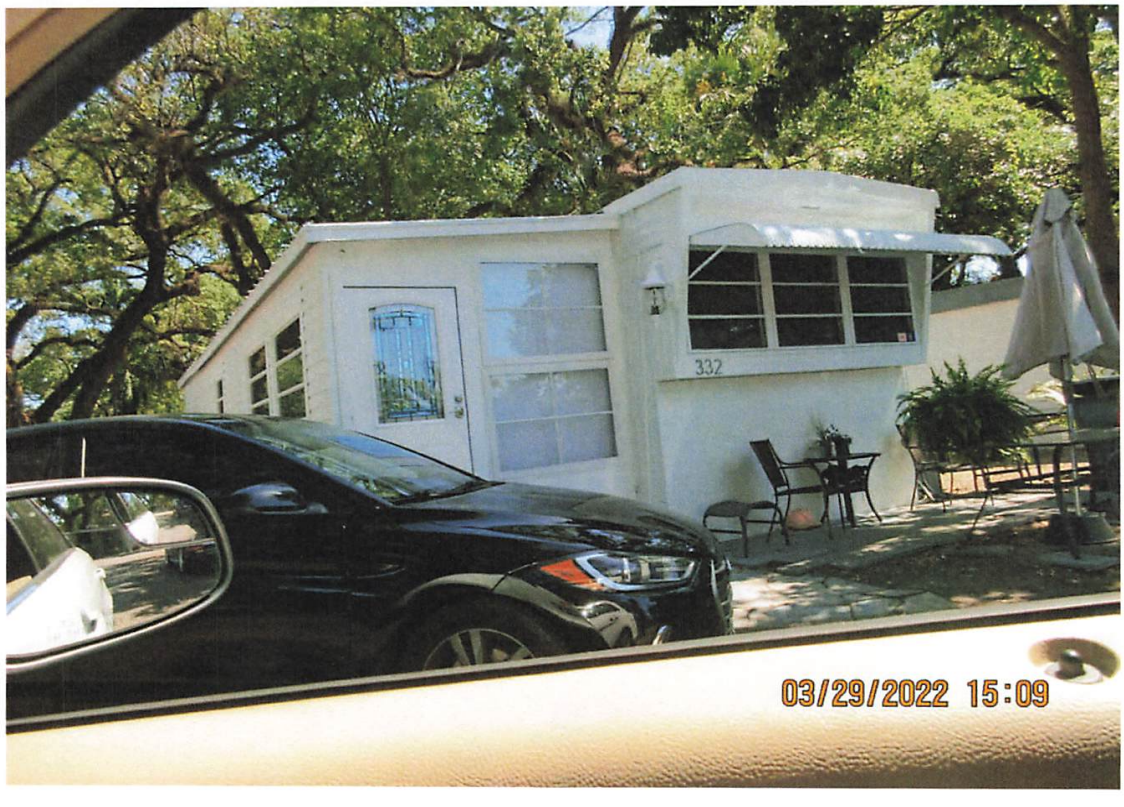

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03/29/2022 15:09


332
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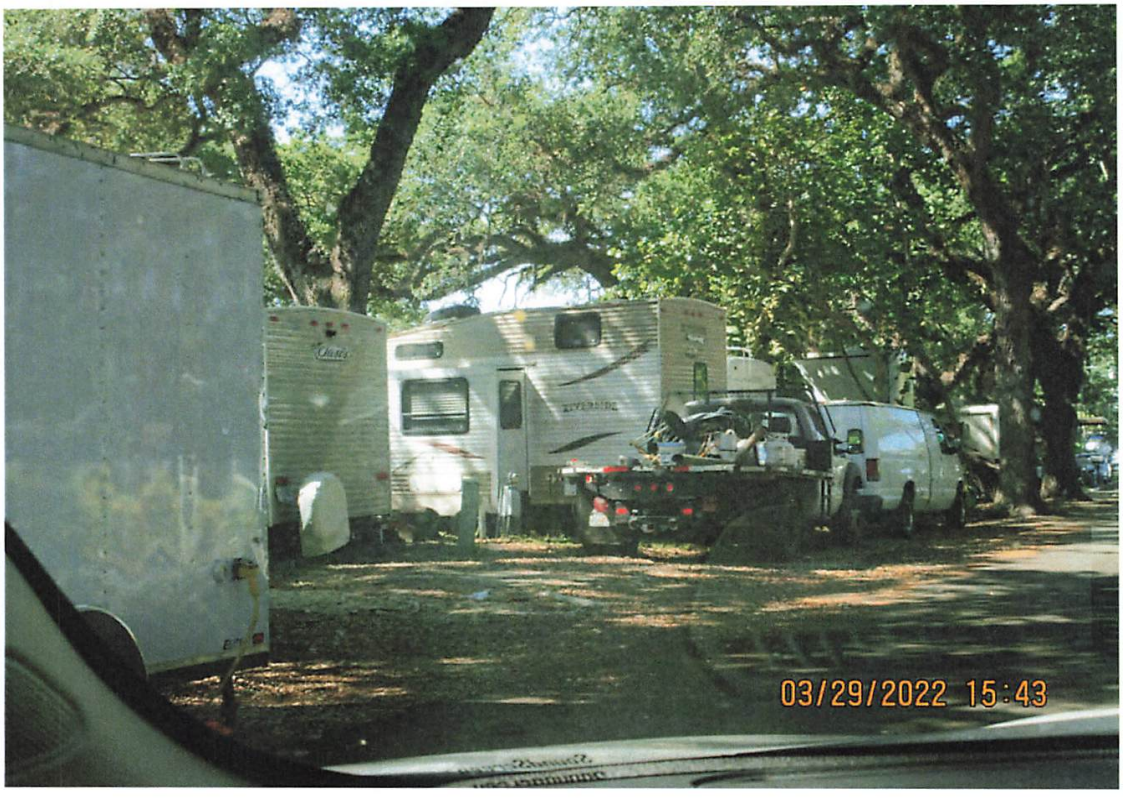

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03/29/2022 15:39


DESIGNER
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03/29/2022 15:43


03/29/2022 15:43


03/29/2022 15:44


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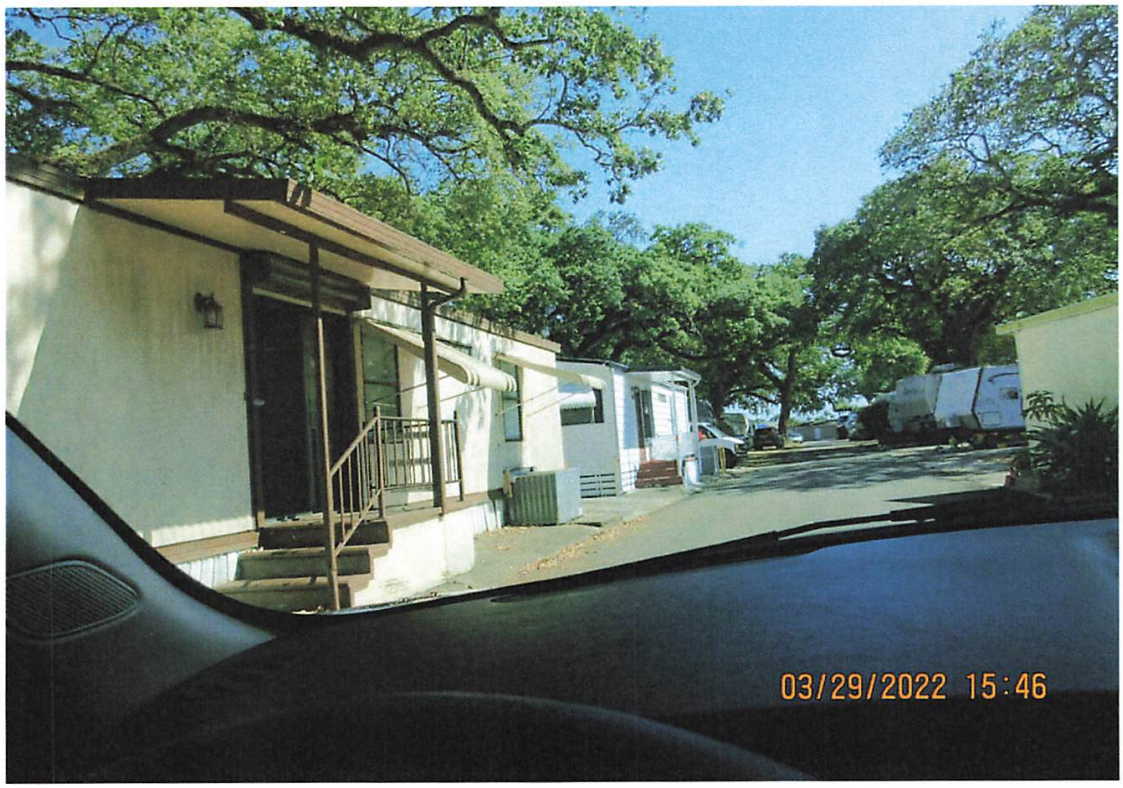

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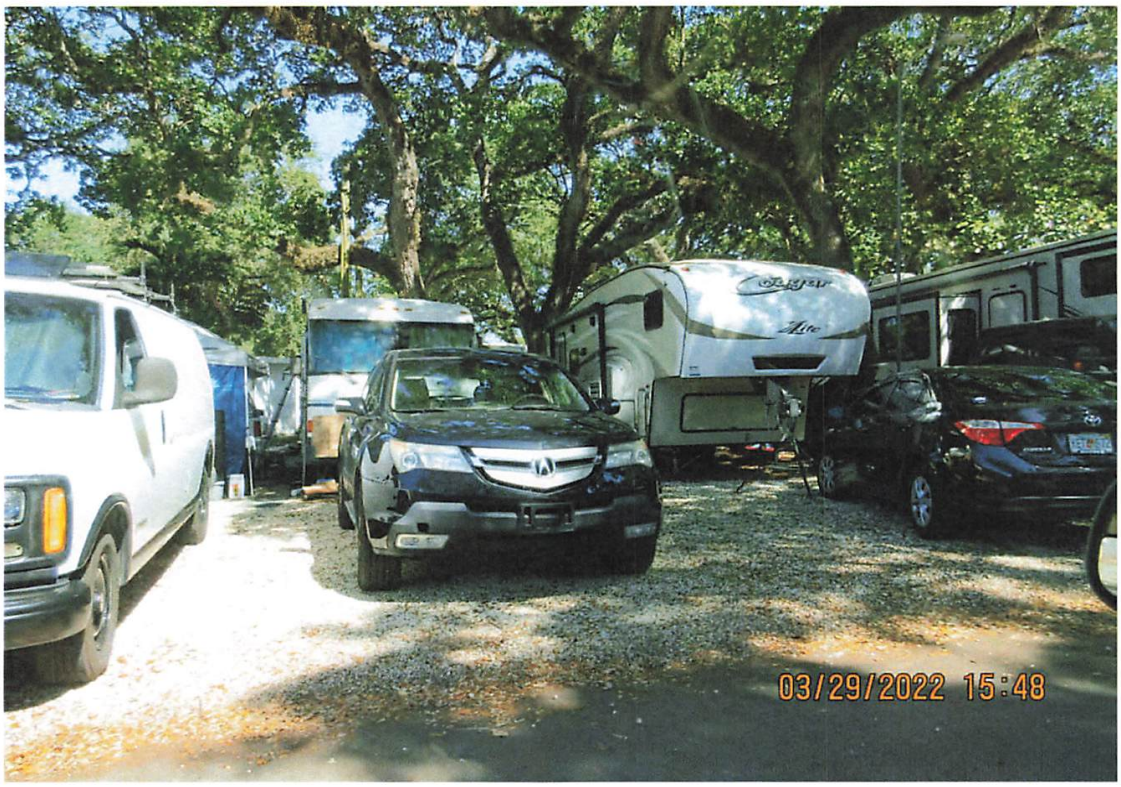

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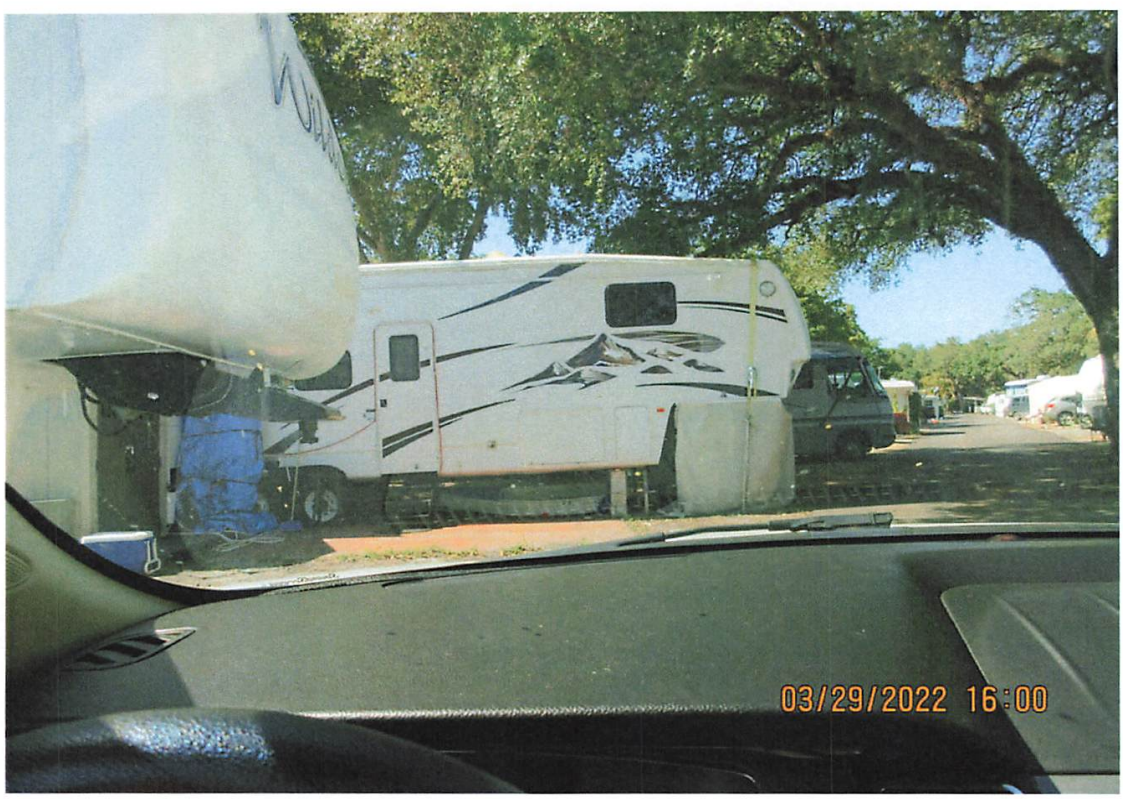

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03/29/2022 16:00


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03/29/2022 16:01


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03/29/2022 16:03


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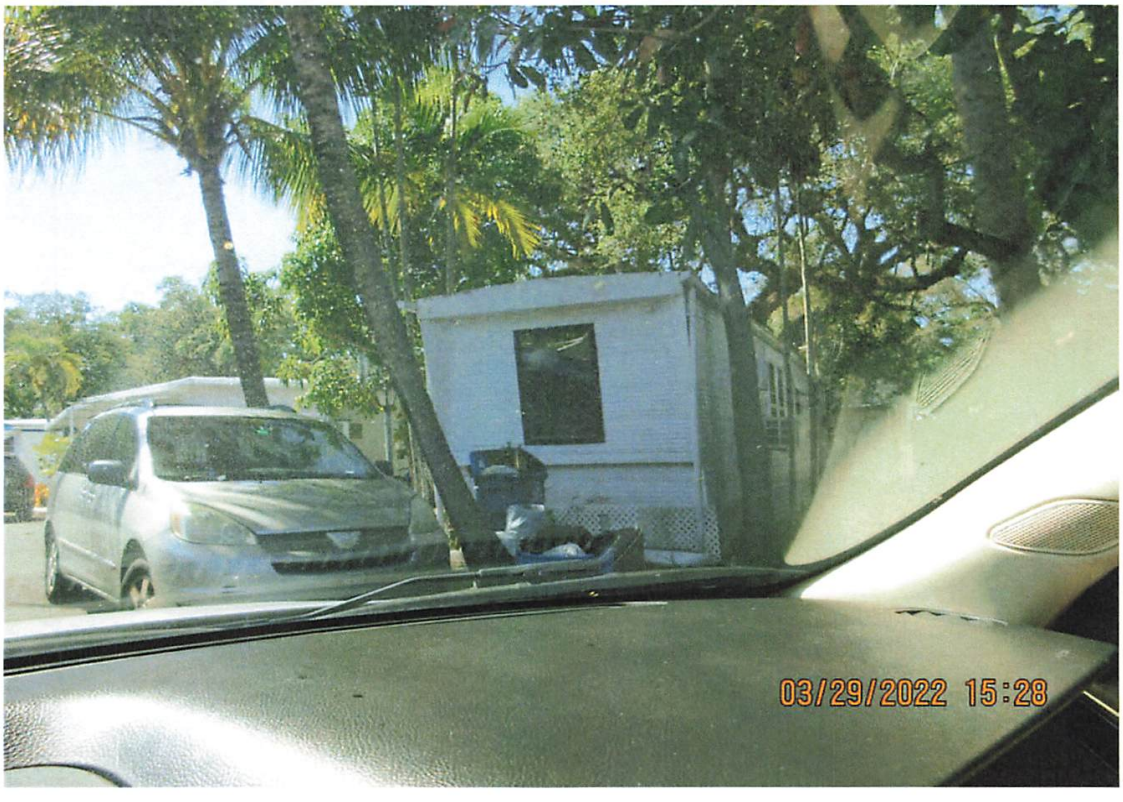

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Jayco
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03/29/2022 15:32


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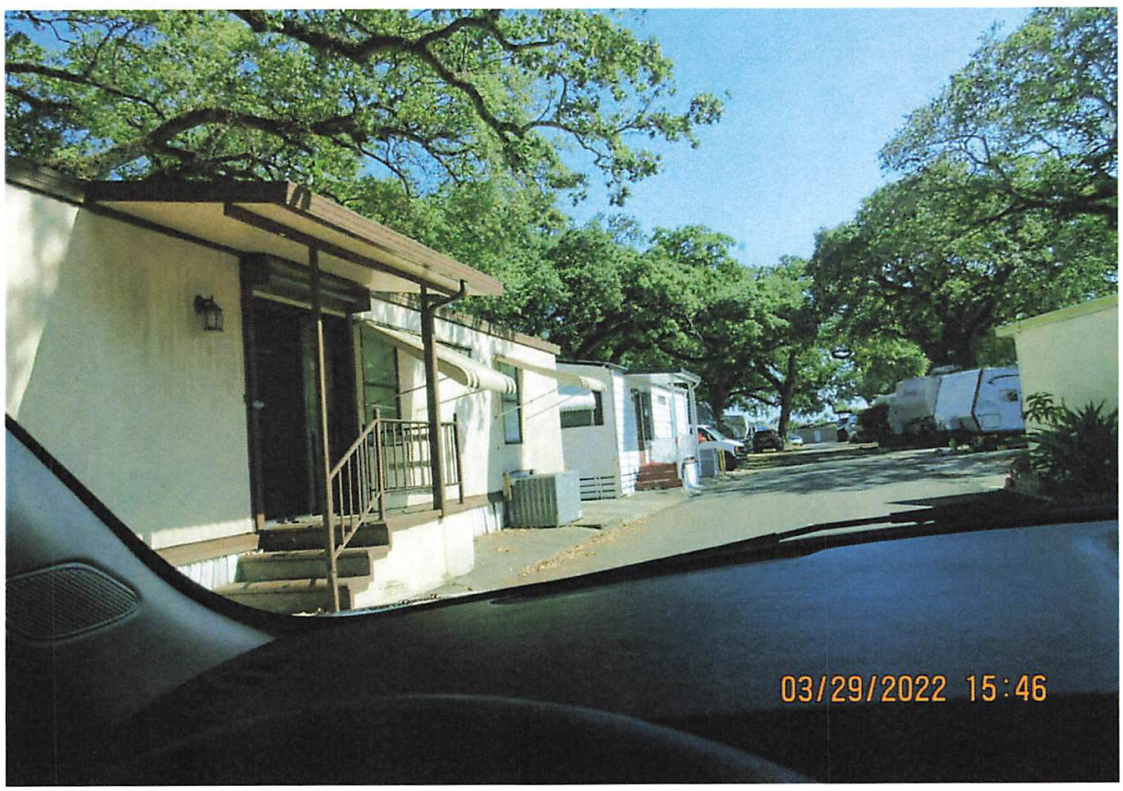

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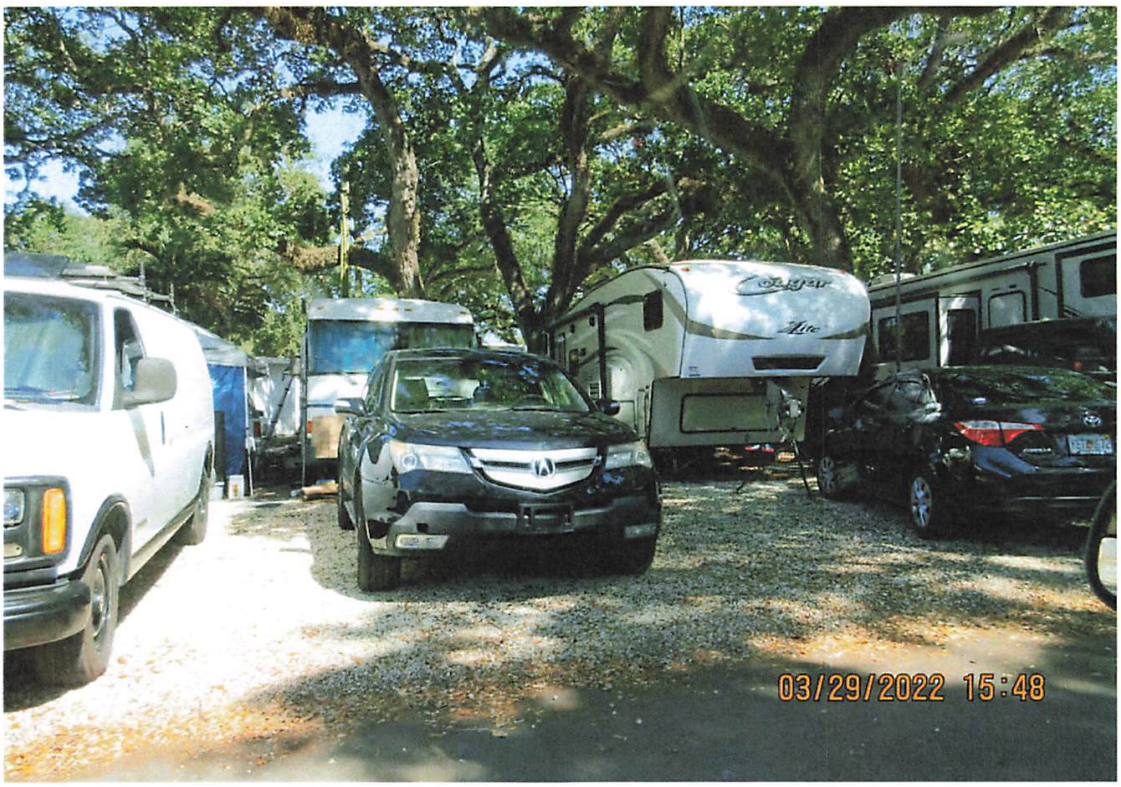

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03/29/2022 15:51


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Lakota
03/29/2022 15:54


03/29/2022 15:55


03/29/2022 15:57


3RD STREET
03/29/2022 15:57

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

GREEN ACRES PEMBROKE MHC LLC CASE NO 6892

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: GREEN ACRES PEMBROKE MHC LLCAT 09:13 A.M. ON THE 9 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

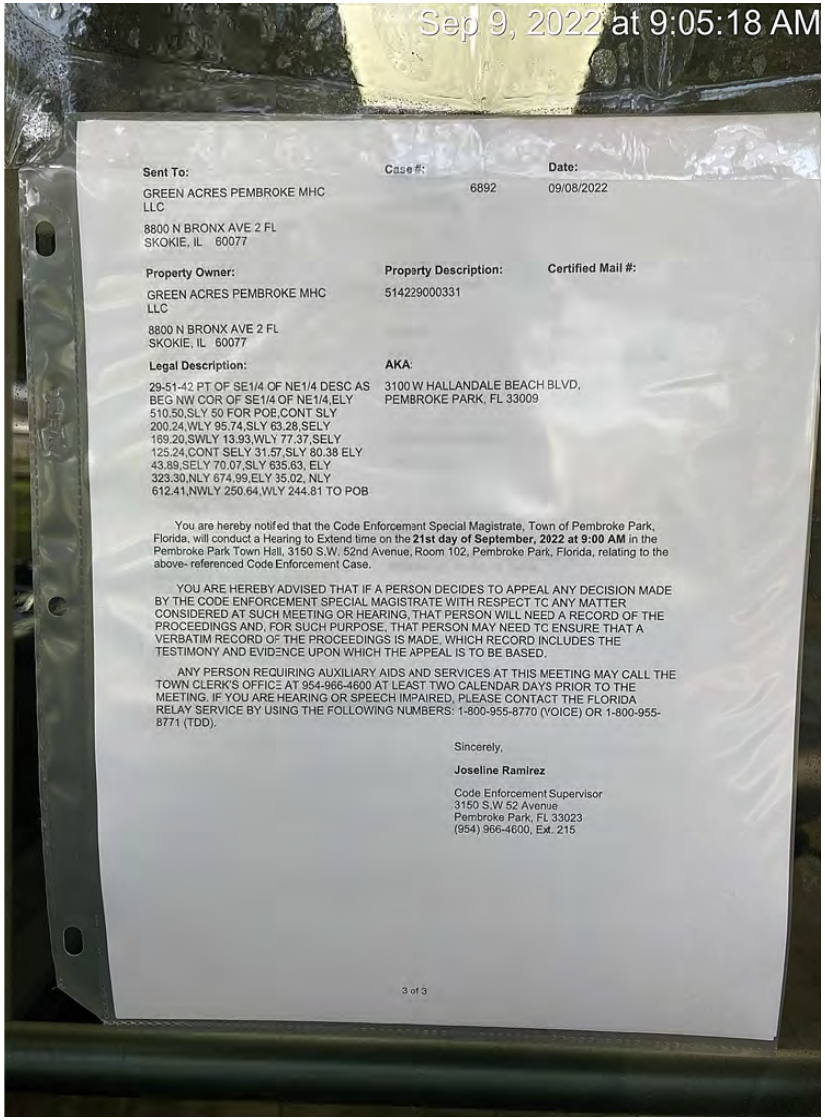
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of Sep, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



Sent To:

GREEN ACRES PEMBROKE MHC LLC

8800 N BRONX AVE 2 FL
SKOKIE, IL 60077

Case #: 6892

Date: 09/08/2022

Property Owner:

GREEN ACRES PEMBROKE MHC LLC

8800 N BRONX AVE 2 FL
SKOKIE, IL 60077

Property Description: 514229000331

Certified Mail #:

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB

AKA: 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TC 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 TC 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.

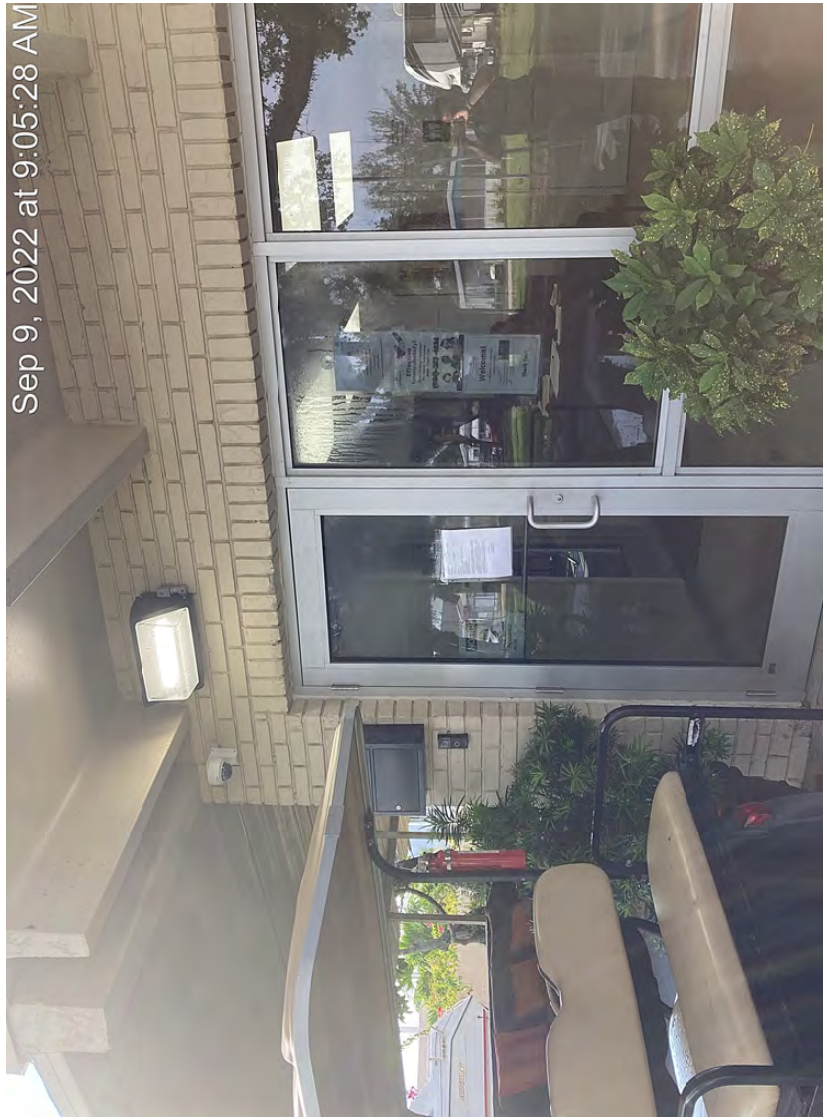
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 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

3 of 3

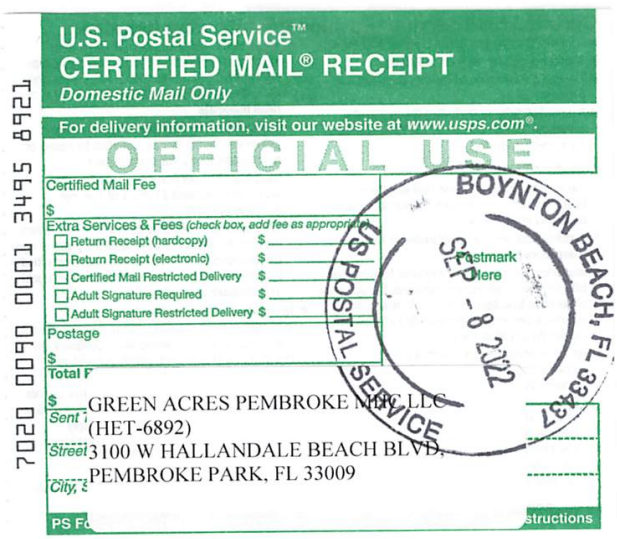




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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
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Total Postage and Fees
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Sent To CORPORATION SERVICE COMPANY
(HET-6892)
Street and Apt. 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
BOYNTON BEACH, FL 33437
US POSTAL SERVICE
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SEP - 8 2022
7020 0090 0001 3495 8945



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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 GREEN ACRES PEMBROKE MHC LLC
(HET-6892)
Street and Apt. No. 8800 N BRONX AVE 2 FL SKOKIE IL 60077
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
BOYNTON BEACH, FL 33437
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Total Postage and Fees
$
Sent To GREEN ACRES PEMBROKE MHC LLC
(HET-6892)
Street and Apt. No. 3100 W HALLANDALE BEACH BLVD,
City, State, ZIP+4® PEMBROKE PARK, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
BOYNTON BEACH, FL 33437
US POSTAL SERVICE
Postmark Here
SEP - 8 2022
7020 0090 0001 3495 8921

Sent To:	Case #:	Date:
GREEN ACRES PEMBROKE MHC LLC 8800 N BRONX AVE 2 FL SKOKIE, IL 60077	6892	09/08/2022

Property Owner:	Property Description:	Certified Mail #:
GREEN ACRES PEMBROKE MHC LLC 8800 N BRONX AVE 2 FL SKOKIE, IL 60077	514229000331	

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

include any appurtenance attached to any portion of any recreational vehicle, except portable awnings, and shall further include any expanded or pull-out portion of such recreational vehicle.

(Sec. 28-285.3.) - Minimum space between vehicles. There must be maintained a separation of at least ten (10) feet between all recreational vehicles parked or located within the Town either on permanent or nonpermanent sites.

CORRECTIVE ACTIONS:
(1) An RV tie down permit is required to be submitted to the Town of Pembroke Park. The permit will be approved and issued when an in-person inspection is done by a code enforcement officer for lots:
203,207,211,213,214,215,216,217,218,114,112,110,108,106,104,102,311,313,315,316,409,407,402,422,703,710,800,803,808,810,812,306,303,305,311,205,1003,1007

(2) Permanent location application and fee must be submitted for RV's
lots:
203,207,211,213,214,215,216,217,218,114,112,110,108,106,104,102,311,313,315,316,409,407,402,422,703,710,800,803,808,810,812,306,303,305,311,205,1003,1007

(3) All Recreational vehicle site dimensions must meet the town ordnance standard

(4) All Distances between structures must meet the town ordnance standard

(5) All Prohibited Attachments of structures, additions, appurtenances and recreational vehicles must meet the town ordnance standard

(6) All Size restrictions for parking on recreational vehicle lots must meet the town ordnance standard

(7) The Minimum space between vehicles must meet the town ordnance standard

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

GREEN ACRES
PEMBROKE MHC LLC

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

VIOLATIONS/CORRECTIVE ACTIONS:

GREEN ACRES MHC IS IN VIOLATION OF FLORIDA STATUTE- β20.8325) A mobile home or park trailer manufactured in accordance with the code standards and labeled "hurricane and windstorm resistive" shall be anchored to each anchor point provided on the mobile home or park trailer. A mobile home or park trailer which does not meet these standards must be anchored with anchor points spaced as required by the department starting at each end of the mobile home or park trailer.

GREEN ACRES MHC IS IN VIOLATION OF THE TOWN OF PEMBROKE PARK ORDNANCE-
(Sec. 28-285.5.) Tie-down requirements for permanent location status vehicles. Any recreational vehicle granted permanent location status shall be tied down in accordance with the standards applicable to mobile homes for such purposes. (Ord. No. 00-4-4, § 17, 4-26-00)
THE FOLLOWING LOTS ARE IN VIOLATION:
203,207,211,213,214,215,216,217,218,114,112,110,108,106,104,102,311,313,315,316,409,407,402,422,703,710,800,803,808,810,812,306,303,305,311,205,1003,1007

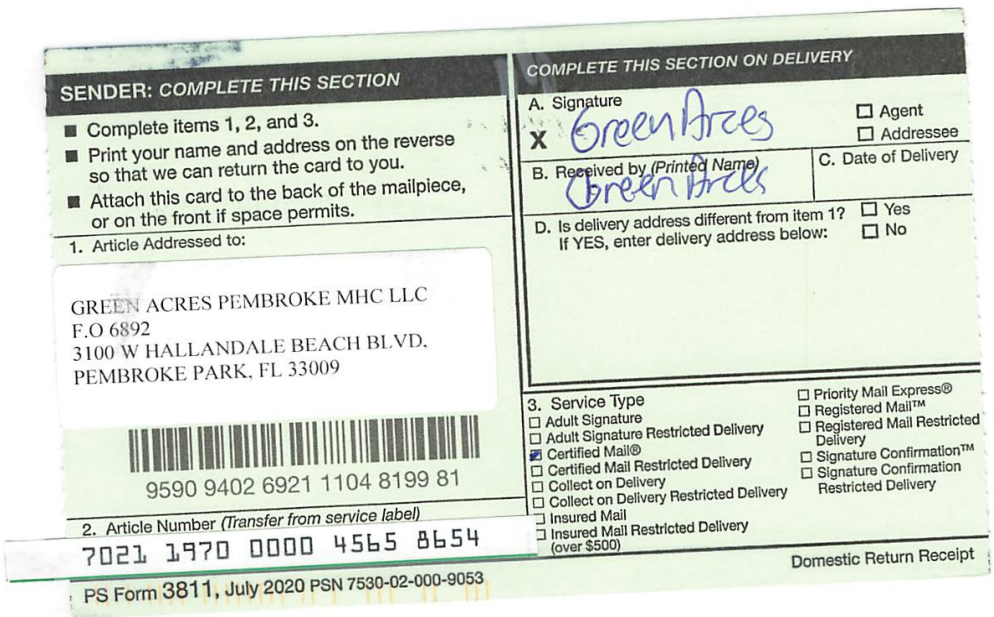
Sec. 28-285.4. - Permanent location application and fee. Any recreational vehicle owner desiring to obtain permanent location status may do so by filing an application on forms promulgated by the Town and pay an initial application and inspection fee as established by resolution of the Town Commission.
Every permanently located recreational vehicle will be inspected annually by the Town to verify it is in compliance with the requirements of the Town's Code of Ordinances. The owner of any permanently located recreational vehicle shall pay the Town an annual inspection fee as established by resolution of the Town Commission.

(Sec. 28-264.) - Recreational vehicle site dimensions. Every recreational vehicle site in an area designated in a mobile home park for occupation by recreational vehicles shall be not less than one thousand (1,000) square feet in area, and not less than thirty (30) feet in average width.

(Sec. 28-267). - Distance between structures. (a)No part of any living area within a mobile home or recreational vehicle may be placed, constructed or maintained within ten (10) feet of any other living area of an adjacent mobile home or recreational vehicle.
(b)No noncombustible accessory structure may be placed, constructed or maintained within three (3) feet of a mobile home, recreational vehicle or accessory structure located on an adjacent mobile home lot or recreational vehicle lot.
(c)No combustible accessory structure may be placed, constructed or maintained within five (5) feet of a mobile home, recreational vehicle, or accessory structure located on an adjacent mobile home lot or recreational vehicle lot.
(d)No part of any living area within a mobile home or recreational vehicle shall be located within ten (10) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.
(e)No noncombustible accessory structures shall be located within three (3) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.
(f)No combustible accessory structure shall be located within five (5) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.

(Sec. 28-285.) - Attachment of structures, additions, appurtenances to recreational vehicle prohibited. (a)It shall be unlawful to attach any structure, addition or appurtenance to any recreational vehicle located with the Town.
(b)There shall be no addition or attachment to recreational vehicles located on recreational vehicle lot or nonpermanent mobile home lots except for a demountable canvas awning.(c)The provisions of subsection (a) shall not apply to any recreational vehicle when said recreational vehicle is parked or located on a full size mobile home lot in a mobile home park and is tied down in the method required by this Code and Florida Statutes as same applies to mobile homes, and is attached to the water distribution system, wastewater collection system, and electrical distribution system as required for mobile homes under this Code and Florida Statutes.

(Sec. 28-285.1.) - Size restrictions for parking on recreational vehicle lot. (a)It shall be unlawful to park, cause to be parked, permit to be parked, locate cause to be located or permit to be located a recreational vehicle that exceeds the width of eight (8) feet or a length of forty (40) feet on a lot designated as a recreational vehicle lot.
(b)For purposes of this section, the measurement of the width or length of a recreational vehicle shall



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

GREEN ACRES PEMBROKE MHC LLC
F.O 6892
3100 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009

9590 9402 6921 1104 8199 81

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 8654

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Green Acres ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Green Acres C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CORPORATION SERVICE COMPANY
F.O 6892
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

9590 9402 6921 1104 8199 67

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 8678

COMPLETE THIS SECTION ON DELIVERY

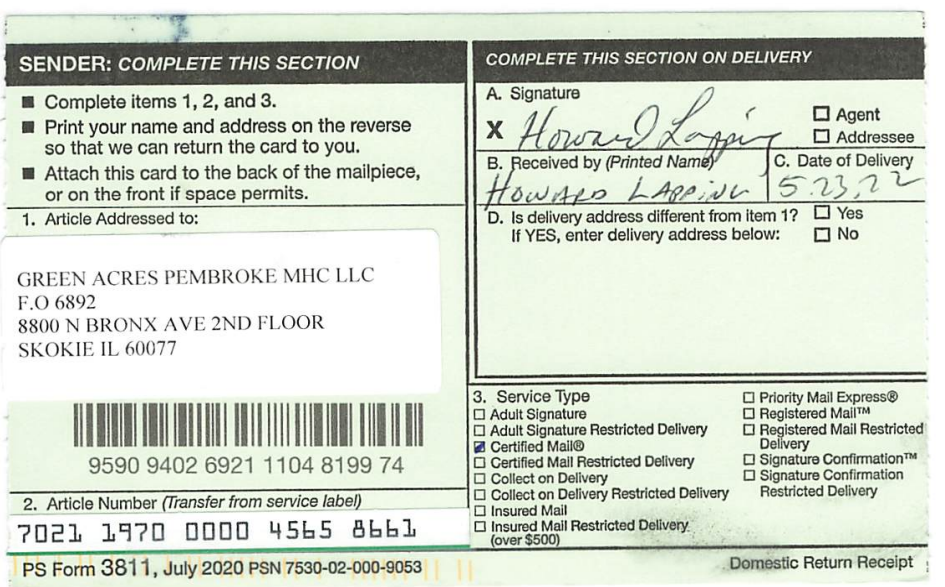
A. Signature
X Kaitlyn Mannix ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Kaitlyn Mannix
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
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☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GREEN ACRES PEMBROKE MHC LLC
F.O 6892
8800 N BRONX AVE 2ND FLOOR
SKOKIE IL 60077

9590 9402 6921 1104 8199 74

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 8661

COMPLETE THIS SECTION ON DELIVERY

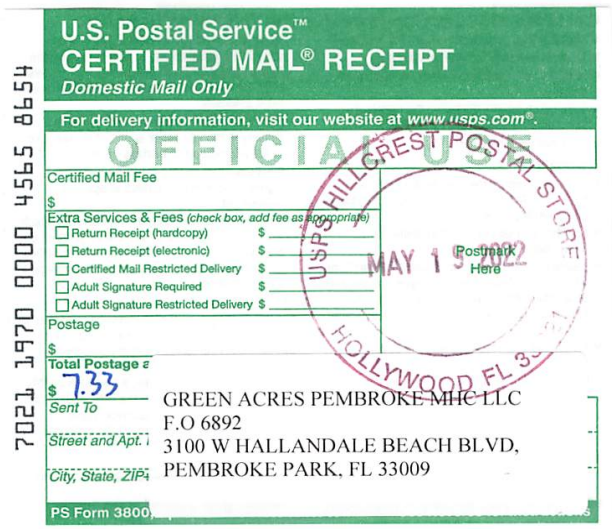
A. Signature
X Howard Lapin ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* HOWARD LAPIN
C. Date of Delivery 5.23.22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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Total Postage a
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F.O 6892
3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

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Postage
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Total Postage a
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GREEN ACRES PEMBROKE MHC LLC
F.O 6892
8800 N BRONX AVE 2ND FLOOR
SKOKIE IL 60077

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1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

PS Form 3800,

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MAY 19 2022
Postmark Here

7021 1970 0000 4565 8678

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. GREEN ACRES PEMBROKE MHC LLC Respondent(s)	)	Case No.: 6892

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ✓ NO ____

SUBJECT REAL PROPERTY: 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: GREEN ACRES PEMBROKE MHC LLC

FOLIO NO.: 514229000331

LEGAL DESCRIPTION: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 510.50, SLY 50 FOR POB, CONT SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, ELY 323.30, NLY 674.99, ELY 35.02, NLY 612.41, NWLY 250.64, WLY 244.81 TO POB

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 28-264, 28-267, 28-285, 28-285.1, 28-285.3, 28-285.4 and 28-285.5. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 28-264, 28-267, 28-285, 28-285.1, 28-285.3, 28-285.4 and 28-285.5 **WITHIN** 90 **DAYS OF THE NOTICE OF VIOLATION** issued on May 18, 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

There are seven(7) Separate violations (250x7)

A separate fine of 250.00 per day shall be assessed for each of the above listed violations

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes J No____

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of May, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
GREEN ACRES PEMBROKE MHC LLC	8800 N BRONX AVE 2 FL SKOKIE, IL 60077	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6892 **Date Next Inspection** 5/18/2022

Notes VIOLATIONS/CORRECTIVE ACTIONS:

GREEN ACRES MHC IS IN VIOLATION OF FLORIDA STATUTE- (320.8325) A mobile home or park trailer manufactured in accordance with the code standards and labeled "hurricane and windstorm resistive" shall be anchored to each anchor point provided on the mobile home or park trailer. A mobile home or park trailer which does not meet these standards must be anchored with anchor points spaced as required by the department starting at each end of the mobile home or park trailer.



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(Sec. 28-285.5.) Tie-down requirements for permanent location status vehicles. Any recreational vehicle granted permanent location status shall be tied down in accordance with the standards applicable to mobile homes for such purposes. (Ord. No. 00-4-4, § 17, 4-26-00)
THE FOLLOWING LOTS ARE IN VIOLATION:
203,207,211,213,214,215,216,217,218,114,112,110,108,106,104,102,311,313,315,316,409,407,402, 422,703,710,800,803,808,810,812,306,303,305,311,205,1003,1007 38

Sec. 28-285.4. - Permanent location application and fee. Any recreational vehicle owner desiring to obtain permanent location status may do so by filing an application on forms promulgated by the Town and pay an initial application and inspection fee as established by resolution of the Town Commission.
Every permanently located recreational vehicle will be inspected annually by the Town to verify it is in compliance with the requirements of the Town's Code of Ordinances. The owner of any permanently located recreational vehicle shall pay the Town an annual inspection fee as established by resolution of the Town Commission.

(Sec. 28-264.) - Recreational vehicle site dimensions. Every recreational vehicle site in an area designated in a mobile home park for occupation by recreational vehicles shall be not less than one thousand (1,000) square feet in area, and not less than thirty (30) feet in average width.

(Sec. 28-267). - Distance between structures. (a)No part of any living area within a mobile home or recreational vehicle may be placed, constructed or maintained within ten (10) feet of any other living area of an adjacent mobile home or recreational vehicle.
(b)No noncombustible accessory structure may be placed, constructed or maintained within three (3) feet of a mobile home, recreational vehicle or accessory structure located on an adjacent mobile home lot or recreational vehicle lot.
(c)No combustible accessory structure may be placed, constructed or maintained within five (5) feet of a mobile home, recreational vehicle, or accessory structure located on an adjacent mobile home lot or recreational vehicle lot.
(d)No part of any living area within a mobile home or recreational vehicle shall be located within ten (10) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.
(e)No noncombustible accessory structures shall be located within three (3) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.
(f)No combustible accessory structure shall be located within five (5) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.

Case Overview

(Sec. 28-285.) - Attachment of structures, additions, appurtenances to recreational vehicle prohibited. (a)It shall be unlawful to attach any structure, addition or appurtenance to any recreational vehicle located with the Town.
(b)There shall be no addition or attachment to recreational vehicles located on recreational vehicle lot or nonpermanent mobile home lots except for a demountable canvas awning.(c)The provisions of subsection (a) shall not apply to any recreational vehicle when said recreational vehicle is parked or located on a full size mobile home lot in a mobile home park and is tied down in the method required by this Code and Florida Statutes as same applies to mobile homes, and is attached to the water distribution system, wastewater collection system, and electrical distribution system as required for mobile homes under this Code and Florida Statutes.

(Sec. 28-285.1.) - Size restrictions for parking on recreational vehicle lot. (a)It shall be unlawful to park, cause to be parked, permit to be parked, locate cause to be located or permit to be located a recreational vehicle that exceeds the width of eight (8) feet or a length of forty (40) feet on a lot designated as a recreational vehicle lot.
(b)For purposes of this section, the measurement of the width or length of a recreational vehicle shall include any appurtenance attached to any portion of any recreational vehicle, except portable awnings, and shall further include any expanded or pull-out portion of such recreational vehicle.

(Sec. 28-285.3.) - Minimum space between vehicles. There must be maintained a separation of at least ten (10) feet between all recreational vehicles parked or located within the Town either on permanent or nonpermanent sites.

CORRECTIVE ACTIONS:
(1) An RV tie down permit is required to be submitted to the Town of Pembroke Park. The permit will be approved and issued when an in-person inspection is done by a code enforcement officer for lots:
203,207,211,213,214,215,216,217,218,114,112,110,108,106,104,102,311,313,315,316,409,407,402, 422,703,710,800,803,808,810,812,306,303,305,311,205,1003,1007

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lots:
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(3) All Recreational vehicle site dimensions must meet the town ordnance standard

(4) All Distances between structures must meet the town ordnance standard

(5) All Prohibited Attachments of structures, additions, appurtenances and recreational vehicles must meet the town ordnance standard

(6) All Size restrictions for parking on recreational vehicle lots must meet the town ordnance standard

(7) The Minimum space between vehicles must meet the town ordnance standard

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/30/2022		Notice of Violation	Certified Mail 3/31/22
3/30/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail 3/31/22

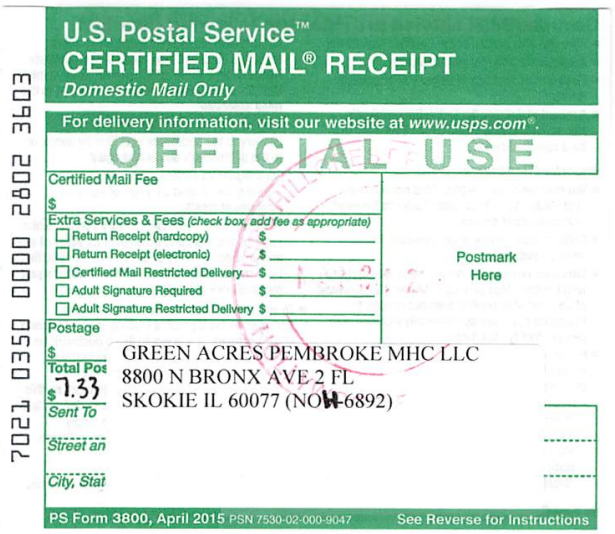
Violations

Case Overview

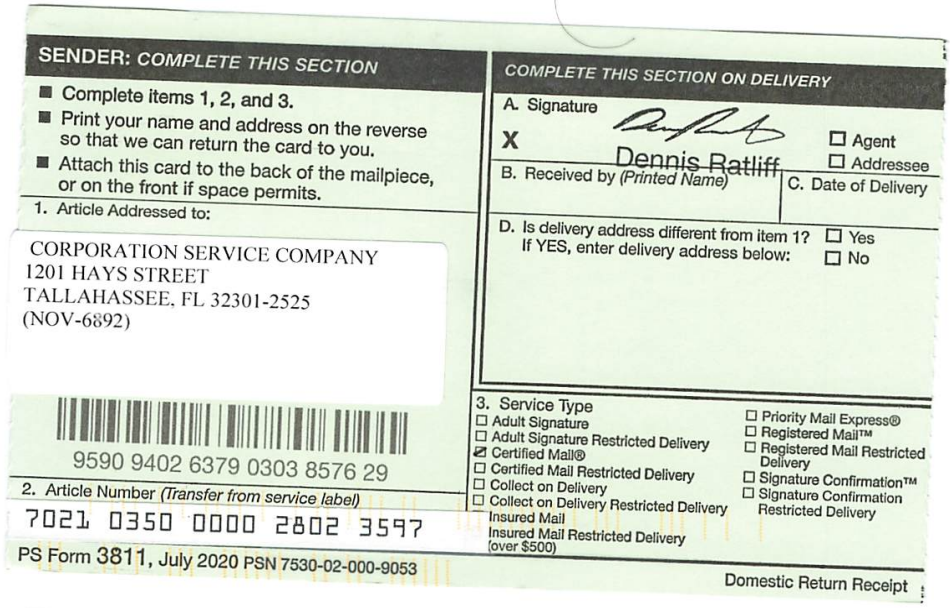
Ordinance/Regulation	Section	Description	Date Complied
ZONING	Sec. 28-264. - Recreational vehicle site dimensions.	Every recreational vehicle site in an area designated in a mobile home park for occupation by recreational vehicles shall be not less than one thousand (1,000) square feet in area, and not less than thirty (30) feet in average width.	Not in Compliance - Reinspection Date: 5/18/2022
ZONING	Sec. 28-267. - Distance between structures.	(a)No part of any living area within a mobile home or recreational vehicle may be placed, constructed or maintained within ten (10) feet of any other living area of an adjacent mobile home or recreational vehicle. (b)No noncombustible accessory structure may be placed, constructed or maintained within three (3) feet of a mobile home, recreational vehicle or accessory structure located on an adjacent mobile home lot or recreational vehicle lot. (c)No combustible accessory structure may be placed, constructed or maintained within five (5) feet of a mobile home, recreational vehicle, or accessory structure located on an adjacent mobile home lot or recreational vehicle lot. (d)No part of any living area within a mobile home or recreational vehicle shall be located within ten (10) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park. (e)No noncombustible accessory structures shall be located within three (3) feet of any ser...	Not in Compliance - Reinspection Date: 5/18/2022
ZONING	Sec. 28-285. - Attachment of structures, additions, appurtenances to recreational vehicle prohibited.	(a)It shall be unlawful to attach any structure, addition or appurtenance to any recreational vehicle located with the Town. (b)There shall be no addition or attachment to recreational vehicles located on recreational vehicle lot or nonpermanent mobile home lots except for a demountable canvas awning.(c)The provisions of subsection (a) shall not apply to any recreational vehicle when said recreational vehicle is parked or located on a full size mobile home lot in a mobile home park and is tied down in the method required by this Code and Florida Statutes as same applies to mobile homes, and is attached to the water distribution system, wastewater collection system, and electrical distribution system as required for mobile homes under this Code and Florida Statutes.	Not in Compliance - Reinspection Date: 5/18/2022
ZONING	Sec. 28-285.1. - Size restrictions for parking on recreational vehicle lot.	(a)It shall be unlawful to park, cause to be parked, permit to be parked, locate cause to be located or permit to be located a recreational vehicle that exceeds the width of eight (8) feet or a length of forty (40) feet on a lot designated as a recreational vehicle lot. (b)For purposes of this section, the measurement of the width or length of a recreational vehicle shall include any appurtenance attached to any portion of any recreational vehicle, except portable awnings, and shall further include any expanded or pull-out portion of such recreational vehicle.	Not in Compliance - Reinspection Date: 5/18/2022
ZONING	Sec. 28-285.3. - Minimum space between vehicles.	There must be maintained a separation of at least ten (10) feet between all recreational vehicles parked or located within the Town either on permanent or nonpermanent sites.	Not in Compliance - Reinspection Date: 5/18/2022
ZONING	Sec. 28-285.4. - Permanent location application and fee.	Any recreational vehicle owner desiring to obtain permanent location status may do so by filing an application on forms promulgated by the Town and pay an initial application and inspection fee as established by resolution of the Town Commission. Every permanently located recreational vehicle will be inspected annually by the Town to verify it is in compliance with the requirements of the Town's Code of Ordinances. The owner of any permanently located recreational vehicle shall pay the Town an annual inspection fee as established by resolution of the Town Commission.	Not in Compliance - Reinspection Date: 5/18/2022
ZONING	Sec. 28-285.5. - Tie-down requirements for permanent location status vehicles.	Any recreational vehicle granted permanent location status shall be tied down in accordance with the standards applicable to mobile homes for such purposes. (Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 5/18/2022


7021 0350 0000 2802 3610
U.S. Postal Service™
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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
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Adult Signature Restricted Delivery
Postage
Total Post
Sent To
Street and
City, State
PS Form
Postmark Here
GREEN ACRES PEMBROKE MHC LLC
8800 N BRONX AVE 2 FL
SKOKIE IL 60077 (NOV-6892)


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U.S. Postal Service™
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Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Posta
$ 7.33
Sent To
Street and
City, State,
Postmark Here
CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
(NOV-6892)
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


7021 0350 0000 2802 3603
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Pos
$ 7.33
Sent To
Street an
City, Stat
Postmark Here
GREEN ACRES PEMBROKE MHC LLC
8800 N BRONX AVE 2 FL
SKOKIE IL 60077 (NOH-6892)
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


7021 0350 0000 2802 3627
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 Pos
$ 7.33
Sent To
Street an
City, Stat
Postmark Here
CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
(NOH-6892)
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
(NOV-6892)

9590 9402 6379 0303 8576 29

2. Article Number *(Transfer from service label)*

7021 0350 0000 2802 3597

COMPLETE THIS SECTION ON DELIVERY

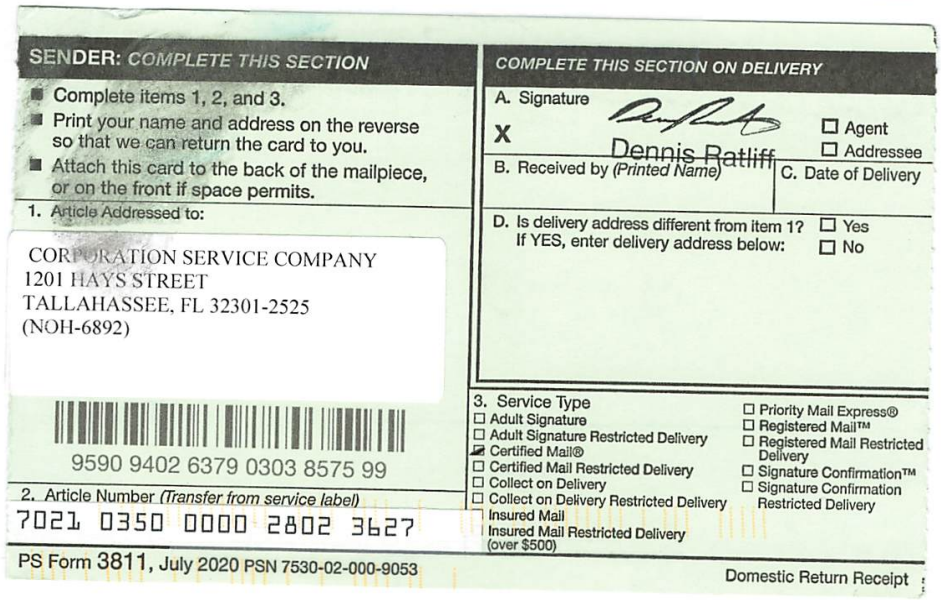
A. Signature
X Dennis Ratliff ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Insured Mail
Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
(NOH-6892)

9590 9402 6379 0303 8575 99

2. Article Number *(Transfer from service label)*

7021 0350 0000 2802 3627

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Dennis Ratliff ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Insured Mail
Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

GREEN ACRES PEMBROKE MHC LLC CASE NO. 6892.

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: GREEN ACRES PEMBROKE MHC LLC AT 8:50 A.M. ON THE 29 DAY OF APRIL 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

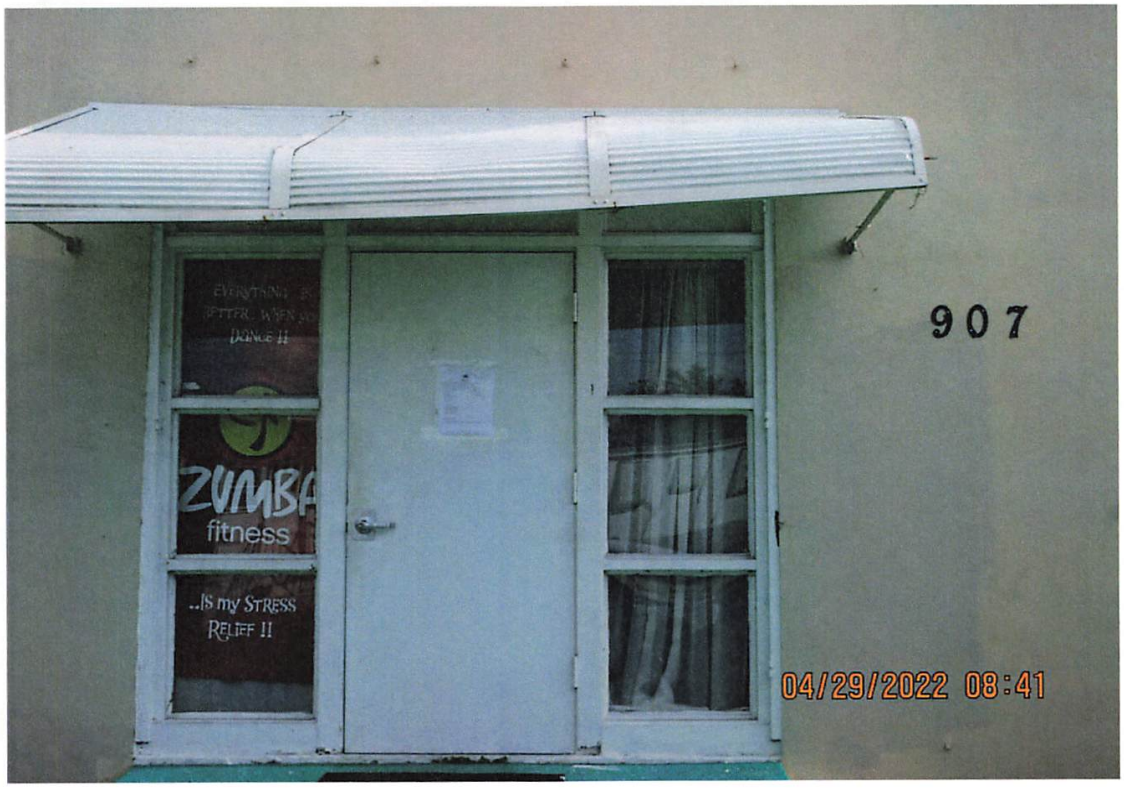
Erik Richwagen
_____
AFFIANT

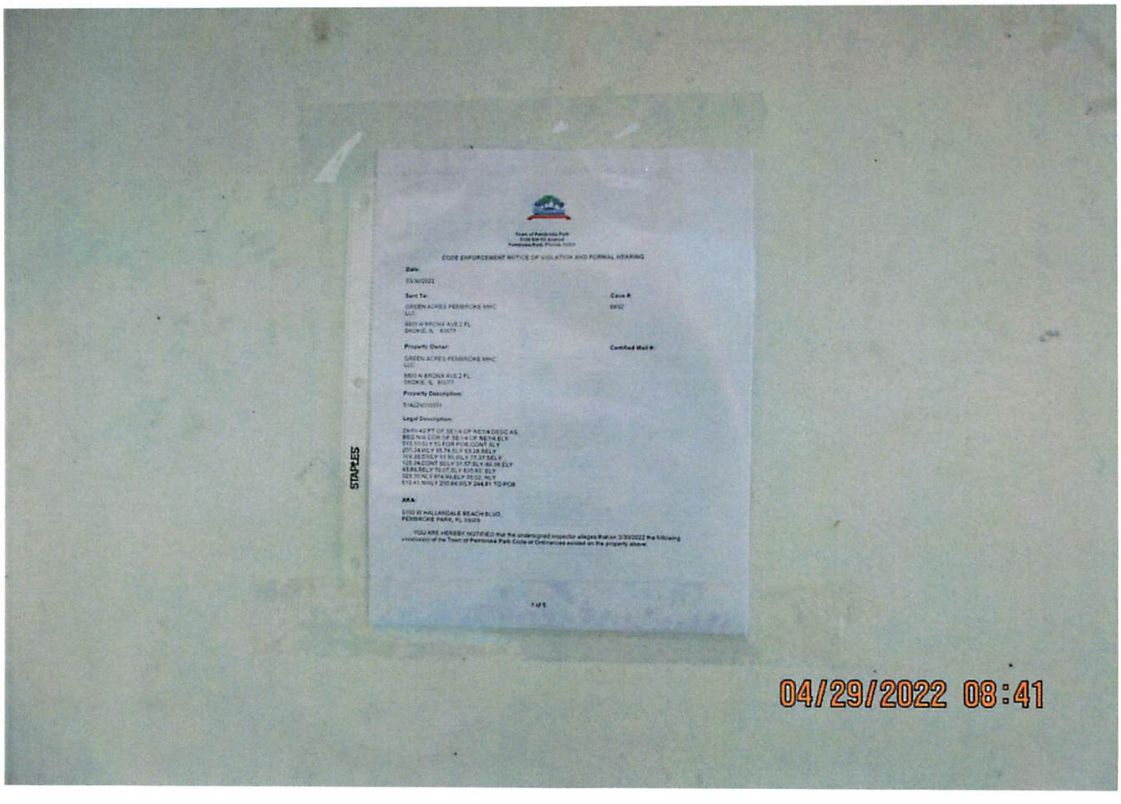
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 17 day of May, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


907
ZUMBA
fitness
...Is my STRESS
RELIEF !!
04/29/2022 08:41


CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
STAPLES
04/29/2022 08:41

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/30/2022

Sent To:

GREEN ACRES PEMBROKE MHC LLC

8800 N BRONX AVE 2 FL
SKOKIE, IL 60077

Case #:

6892

Property Owner:

GREEN ACRES PEMBROKE MHC LLC

8800 N BRONX AVE 2 FL
SKOKIE, IL 60077

Certified Mail #:

Property Description:

514229000331

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB

AKA:

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
ZONING	Sec. 28-264. - Recreational vehicle site dimensions.	Every recreational vehicle site in an area designated in a mobile home park for occupation by recreational vehicles shall be not less than one thousand (1,000) square feet in area, and not less than thirty (30) feet in average width.	49
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VIOLATIONS/CORRECTIVE ACTIONS:

GREEN ACRES MHC IS IN VIOLATION OF FLORIDA STATUTE- (320.8325) A mobile home or park trailer manufactured in accordance with the code standards and labeled "hurricane and windstorm resistive" shall be anchored to each anchor point provided on the mobile home or park trailer. A mobile home or park trailer which does not meet these standards must be anchored with anchor points spaced as required by the department starting at each end of the mobile home or park trailer.

GREEN ACRES MHC IS IN VIOLATION OF THE TOWN OF PEMBROKE PARK ORDNANCE-
(Sec. 28-285.5.) Tie-down requirements for permanent location status vehicles. Any recreational vehicle granted permanent location status shall be tied down in accordance with the standards applicable to mobile homes for such purposes. (Ord. No. 00-4-4, § 17, 4-26-00)
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CORRECTIVE ACTIONS:
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(6) All Size restrictions for parking on recreational vehicle lots must meet the town ordnance standard

(7) The Minimum space between vehicles must meet the town ordnance standard

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

3/30/2022



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3100 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	GREEN ACRES PEMBROKE MHC LLC
Mailing Address	8800 N BRONX AVE 2 FL SKOKIE IL 60077

ID #	5142 29 00 0331
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$3,274,850	$205,610	$3,480,460	$3,480,460	
2021	$3,001,950	$205,610	$3,207,560	$3,207,560	$68,977.29
2020	$2,729,050	$194,030	$2,923,080	$2,923,080	$63,085.33

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,480,460	$3,480,460	$3,480,460	$3,480,460
Portability	0	0	0	0
Assessed/SOH	$3,480,460	$3,480,460	$3,480,460	$3,480,460
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	$3,480,460	$3,480,460	$3,480,460	$3,480,460

Sales History

Date	Type	Price	Book/Page or CIN
1/30/2017	SW*-E	$4,938,000	114182283
10/1/1970	WD	$5,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.00	545,809	SF
Adj. Bldg. S.F. (Card, Sketch)		3136
Eff./Act. Year Built: 1978/1977		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Foreign Limited Liability Company
GREEN ACRES PEMBROKE MHC, LLC

Filing Information

Document Number	M17000000264
FEI/EIN Number	81-4775870
Date Filed	01/10/2017
State	DE
Status	ACTIVE

Principal Address

8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Changed: 04/30/2019

Mailing Address

8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Changed: 04/30/2019

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title Manager

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	05/04/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
05/04/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
07/04/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

Green Acres

Lot	203	1
Lot	207	2
Lot	211	3
	213	4
	214	5
	216	6
	215	7
	217	8
	218	9
	114	10
	112	11
	110	12
	108	13
	106	14
	104	15
	102	16
	311	17
	[illegible]	18
	313	
	315	19
	316	20
	409	21
	407	22
	402	23
	22	24
	703	25
	710	26

	800	27
	803	28
	808	29
	810	30
	812	31
9St /	306	32
	303	33
\	305	34
	311	35
8St	205	36
	1003	37
	1007	38

15+

~~13~~ RV's

In parking lot

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
GREEN ACRES PEMBROKE MHC LLC 8800 N BRONX AVE 2 FL SKOKIE, IL 60077	6892	03/30/2022

Property Owner:	Property Description:	Certified Mail #:
GREEN ACRES PEMBROKE MHC LLC 8800 N BRONX AVE 2 FL SKOKIE, IL 60077	514229000331	

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
ZONING	Sec. 28-264. - Recreational vehicle site dimensions.	Every recreational vehicle site in an area designated in a mobile home park for occupation by recreational vehicles shall be not less than one thousand (1,000) square feet in area, and not less than thirty (30) feet in average width.	49

ZONING	Sec. 28-267. - Distance between structures.	(a)No part of any living area within a mobile home or recreational vehicle may be placed, constructed or maintained within ten (10) feet of any other living area of an adjacent mobile home or recreational vehicle. (b)No noncombustible accessory structure may be placed, constructed or maintained within three (3) feet of a mobile home, recreational vehicle or accessory structure located on an adjacent mobile home lot or recreational vehicle lot. (c)No combustible accessory structure may be placed, constructed or maintained within five (5) feet of a mobile home, recreational vehicle, or accessory structure located on an adjacent mobile home lot or recreational vehicle lot. (d)No part of any living area within a mobile home or recreational vehicle shall be located within ten (10) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park. (e)No noncombustible accessory structures shall be located within three (3) feet of any ser...	49
ZONING	Sec. 28-285. - Attachment of structures, additions, appurtenances to recreational vehicle prohibited.	(a)It shall be unlawful to attach any structure, addition or appurtenance to any recreational vehicle located with the Town. (b)There shall be no addition or attachment to recreational vehicles located on recreational vehicle lot or nonpermanent mobile home lots except for a demountable canvas awning. (c)The provisions of subsection (a) shall not apply to any recreational vehicle when said recreational vehicle is parked or located on a full size mobile home lot in a mobile home park and is tied down in the method required by this Code and Florida Statutes as same applies to mobile homes, and is attached to the water distribution system, wastewater collection system, and electrical distribution system as required for mobile homes under this Code and Florida Statutes.	49
ZONING	Sec. 28-285.1. - Size restrictions for parking on recreational vehicle lot.	(a)It shall be unlawful to park, cause to be parked, permit to be parked, locate cause to be located or permit to be located a recreational vehicle that exceeds the width of eight (8) feet or a length of forty (40) feet on a lot designated as a recreational vehicle lot. (b)For purposes of this section, the measurement of the width or length of a recreational vehicle shall include any appurtenance attached to any portion of any recreational vehicle, except portable awnings, and shall further include any expanded or pull-out portion of such recreational vehicle.	49
ZONING	Sec. 28-285.3. - Minimum space between vehicles.	There must be maintained a separation of at least ten (10) feet between all recreational vehicles parked or located within the Town either on permanent or nonpermanent sites.	49
ZONING	Sec. 28-285.4. - Permanent location application and fee.	Any recreational vehicle owner desiring to obtain permanent location status may do so by filing an application on forms promulgated by the Town and pay an initial application and inspection fee as established by resolution of the Town Commission. Every permanently located recreational vehicle will be inspected annually by the Town to verify it is in compliance with the requirements of the Town's Code of Ordinances. The owner of any permanently located recreational vehicle shall pay the Town an annual inspection fee as established by resolution of the Town Commission.	49

ZONING	Sec. 28-285.4. - Permanent location application and fee.	Any recreational vehicle owner desiring to obtain permanent location status may do so by filing an application on forms promulgated by the Town and pay an initial application and inspection fee as established by resolution of the Town Commission. Every permanently located recreational vehicle will be inspected annually by the Town to verify it is in compliance with the requirements of the Town's Code of Ordinances. The owner of any permanently located recreational vehicle shall pay the Town an annual inspection fee as established by resolution of the Town Commission.	49
ZONING	Sec. 28-285.5. - Tie-down requirements for permanent location status vehicles.	Any recreational vehicle granted permanent location status shall be tied down in accordance with the standards applicable to mobile homes for such purposes. (Ord. No. 00-4-4, § 17, 4-26-00)	49

Notes/Means of Correction:

VIOLATIONS/CORRECTIVE ACTIONS:

GREEN ACRES MHC IS IN VIOLATION OF FLORIDA STATUTE- (320.8325) A mobile home or park trailer manufactured in accordance with the code standards and labeled "hurricane and windstorm resistive" shall be anchored to each anchor point provided on the mobile home or park trailer. A mobile home or park trailer which does not meet these standards must be anchored with anchor points spaced as required by the department starting at each end of the mobile home or park trailer.

GREEN ACRES MHC IS IN VIOLATION OF THE TOWN OF PEMBROKE PARK ORDNANCE-
(Sec. 28-285.5.) Tie-down requirements for permanent location status vehicles. Any recreational vehicle granted permanent location status shall be tied down in accordance with the standards applicable to mobile homes for such purposes. (Ord. No. 00-4-4, § 17, 4-26-00)
THE FOLLOWING LOTS ARE IN VIOLATION:
203,207,211,213,214,215,216,217,218,114,112,110,108,106,104,102,311,313,315,316,409,407,402,422,
703,710,800,803,808,810,812,306,303,305,311,205,1003,1007

Sec. 28-285.4. - Permanent location application and fee. Any recreational vehicle owner desiring to obtain permanent location status may do so by filing an application on forms promulgated by the Town and pay an initial application and inspection fee as established by resolution of the Town Commission.
Every permanently located recreational vehicle will be inspected annually by the Town to verify it is in compliance with the requirements of the Town's Code of Ordinances. The owner of any permanently located recreational vehicle shall pay the Town an annual inspection fee as established by resolution of the Town Commission.

(Sec. 28-264.) - Recreational vehicle site dimensions. Every recreational vehicle site in an area designated in a mobile home park for occupation by recreational vehicles shall be not less than one thousand (1,000) square feet in area, and not less than thirty (30) feet in average width.

(Sec. 28-267). - Distance between structures. (a)No part of any living area within a mobile home or recreational vehicle may be placed, constructed or maintained within ten (10) feet of any other living area of an adjacent mobile home or recreational vehicle.
(b)No noncombustible accessory structure may be placed, constructed or maintained within three (3) feet of a mobile home, recreational vehicle or accessory structure located on an adjacent mobile home lot or recreational vehicle lot.
(c)No combustible accessory structure may be placed, constructed or maintained within five (5) feet of a mobile home, recreational vehicle, or accessory structure located on an adjacent mobile home lot or recreational vehicle lot.
(d)No part of any living area within a mobile home or recreational vehicle shall be located within ten (10) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.
(e)No noncombustible accessory structures shall be located within three (3) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.
(f)No combustible accessory structure shall be located within five (5) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.

(Sec. 28-285.) - Attachment of structures, additions, appurtenances to recreational vehicle prohibited. (a)It shall be unlawful to attach any structure, addition or appurtenance to any recreational vehicle located with the Town.
(b)There shall be no addition or attachment to recreational vehicles located on recreational vehicle lot or nonpermanent mobile home lots except for a demountable canvas awning.(c)The provisions of subsection (a) shall not apply to any recreational vehicle when said recreational vehicle is parked or located on a full size mobile home lot in a mobile home park and is tied down in the method required by this Code and Florida Statutes as same applies to mobile homes, and is attached to the water distribution system, wastewater collection system, and electrical distribution system as required for mobile homes under this Code and Florida Statutes.

(Sec. 28-285.1.) - Size restrictions for parking on recreational vehicle lot. (a)It shall be unlawful to park, cause to be parked, permit to be parked, locate cause to be located or permit to be located a recreational vehicle that exceeds the width of eight (8) feet or a length of forty (40) feet on a lot designated as a recreational vehicle lot.
(b)For purposes of this section, the measurement of the width or length of a recreational vehicle shall include any appurtenance attached to any portion of any recreational vehicle, except portable awnings, and shall further include any expanded or pull-out portion of such recreational vehicle.

(Sec. 28-285.3.) - Minimum space between vehicles. There must be maintained a separation of at least ten (10) feet between all recreational vehicles parked or located within the Town either on permanent or nonpermanent sites.

CORRECTIVE ACTIONS:
(1) An RV tie down permit is required to be submitted to the Town of Pembroke Park. The permit will be approved and issued when an in-person inspection is done by a code enforcement officer for
lots:
203,207,211,213,214,215,216,217,218,114,112,110,108,106,104,102,311,313,315,316,409,407,402,422,
703,710,800,803,808,810,812,306,303,305,311,205,1003,1007

(2) Permanent location application and fee must be submitted for RV's
lots:
203,207,211,213,214,215,216,217,218,114,112,110,108,106,104,102,311,313,315,316,409,407,402,422,
703,710,800,803,808,810,812,306,303,305,311,205,1003,1007

(3) All Recreational vehicle site dimensions must meet the town ordnance standard

(4) All Distances between structures must meet the town ordnance standard

(5) All Prohibited Attachments of structures, additions, appurtenances and recreational vehicles must meet the town ordnance standard

(6) All Size restrictions for parking on recreational vehicle lots must meet the town ordnance standard

(7) The Minimum space between vehicles must meet the town ordnance standard

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer


PREMIER
03/29/2022 12:10


03/29/2022 12:10


03/29/2022 12:11


03/29/2022 12:11


Laredo
03/29/2022 12:12


10
03/29/2022 12:12


Jayco
03/29/2022 12:12


Passport
ULTRA LITE
ELITE
03/29/2022 12:12


203
03/29/2022 12:07


Jayco
CH404
03/29/2022 12:08


03/29/2022 12:09


03/29/2022 12:09


STARCRAFT
03/29/2022 12:09


SALEM
214
03/29/2022 12:10


MANON
CONRAD
316
03/29/2022 12:18


03/29/2022 12:19


03/29/2022 12:21


03/29/2022 12:22


8yd
REPUBLIC
03/29/2022 12:23


VOLTAGE
03/29/2022 12:23


SAVANNA
710
03/29/2022 12:24


03/29/2022 12:25


COUGAR
COUGAR
03/29/2022 12:25


Prowler
03/29/2022 12:26

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BNUMO INC CASE NO 5610
CMB GROCERY & FOOD STORE

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4480 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 4480 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: CMB GROCERY & FOOD STORE AT 11:36 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Sep, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

BNUMO INC
4420 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023 #4480

NOTICE OF HEARING TO CONFIRM FINE

Sent To: **Case #:** **Date:**
BNUMO INC 5610 08/30/2022
239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Property Owner: **Property Description:** **Certified Mail #:**
BNUMO INC 514230890681
239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Legal Description: **AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36;19A W19.36;20; 20A;21;21A;22;22A BLK 5) 4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4480

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING, SUCH 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 OR PRE-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


Sep 7, 2022 at 11:36:11 AM
TOP UP HERE
4480
KWIK STOP
STORE
UNI
TRANSFER
Ria
CIGARS / TABACCO PRODUCTS
DRINKS / CIGARETTES
CBM TAX
MULTI SERVICES
& MULTI SERVICES NOTARY PUBLIC


Sep 7, 2022 at 11:36:35 AM
Ria
ENVIOS
DE DINERO
ICE COLD!
Budweiser
BUD LIGHT
ULTRA
STELLA ARTOIS
BUSCH
PHONE RECHARGE
BOSS RECHARGE
PHONE CARD
INCOME TAX /
PUBLIC NOTARY
954-394-53-67
INCOMETAX
CBM GROCE
FOOD STORE

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

BNUMO INC

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4480

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
BNUMO INC	5610	08/30/2022
239 ATLANTIC ISLE NORTH MIAMI BEACH, FL 33160		

Property Owner:	**Property Description:**	**Certified Mail #:**
BNUMO INC	514230090681	
239 ATLANTIC ISLE NORTH MIAMI BEACH, FL 33160		

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4480

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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

7020 0090 0001 3495 8891

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(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 BOUGANIM, DAVID
(HCF-5610)
Street and Apt. No. 3582 NE 171 ST #305
City, State, ZIP+4® NORTH MIAMI BEACH FL 33160

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here
AUG 31 2022
USPS STORE CREST POSTAL STORE HOLLYWOOD FL 33021

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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To BNUMO INC
(HCF-5610)
Street and Apt. No. 3582 NE 171 ST #305
City, State, ZIP+4® NORTH MIAMI BEACH FL 33160

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BNUMO INC
(HCF-5610)
3582 NE 171 ST #305
NORTH MIAMI BEACH FL 33160

9590 9402 6921 1104 9951 35

2. Article Number *(Transfer from service label)*
7020 0090 0001 3495 8884

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

NORTH MIAMI BEACH FL 33160 SEP 10 2022

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

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:

BOUGANIM, DAVID
(HCF-5610)
3582 NE 171 ST #305
NORTH MIAMI BEACH FL 33160

9590 9402 6921 1104 9951 42

2. Article Number *(Transfer from service label)*
7020 0090 0001 3495 8891

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

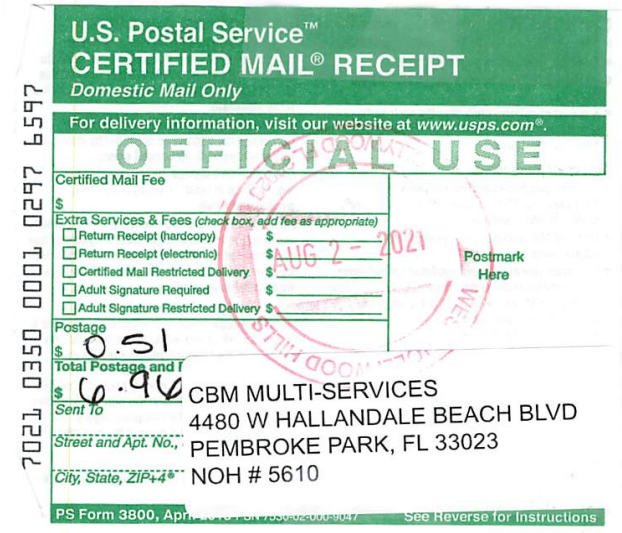
B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

NORTH MIAMI BEACH FL 33160 SEP 10 2022

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and Fee
$ 6.96

Sent To
CBM MULTI-SERVICES

Street and Apt. No.,
4480 W HALLANDALE BEACH BLVD

City, State, ZIP+4®
PEMBROKE PARK, FL 33023
NOH # 5610

Postmark Here
AUG 2 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and Fee
$ 6.96

Sent To
BNUMO INC

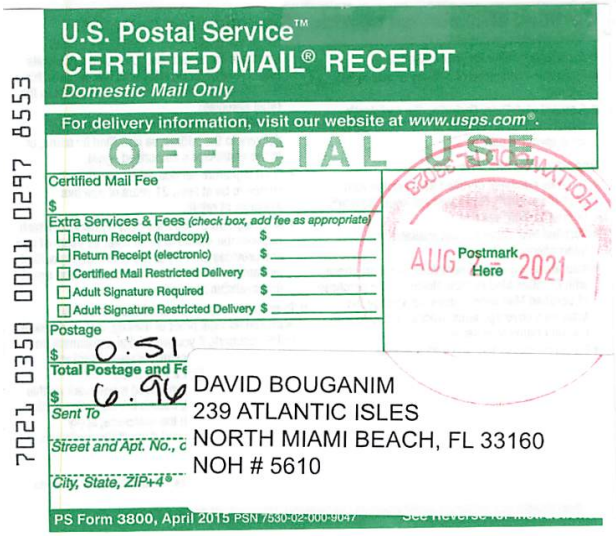
Street and Apt. No.,
4420 W HALLANDALE BEACH BLVD

City, State, ZIP+4®
PEMBROKE PARK, FL 33023
NOH # 5610

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PS Form 3800, April 2015 PSN 7530-02-000-9047

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and Fee
$ 6.96

Sent To
DAVID BOUGANIM

Street and Apt. No.,
239 ATLANTIC ISLES

City, State, ZIP+4®
NORTH MIAMI BEACH, FL 33160
NOH # 5610

Postmark Here
AUG 2 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047

7021 0350 0001 0297 8553



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DAVID BOUGANIM
239 ATLANTIC ISLES
NORTH MIAMI BEACH, FL 33160
FO # 5610
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7021 0350 0001 0297 8928



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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
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BNUMO INC
4420 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
FO # 5610
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7021 0350 0001 0297 8904



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☐ Return Receipt (hardcopy) $
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☐ Certified Mail Restricted Delivery $
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CBM MULTI-SERVICES
4480 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
FO # 5610
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7021 0350 0001 0297 8911

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:

CBM MULTI-SERVICES
4[illegible]30 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
FO # 5610

9590 9402 6610 1028 6996 73

2. Article Number *(Transfer from service label)*
]21 0350 0001 0297 8911

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DAVID BOUGANIM
239 ATLANTIC ISLES
NORTH MIAMI BEACH, FL 33160
FO # 5610

9590 9402 6610 1028 6996 80

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 8928

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
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- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: 2110910-0

Job Address: 4420 W HALLANDALE BEACH BLVD

Job Name: BNUMO INC

Permit Status: Expired

Permit Issued Date:4/21/2021 11:05:06 AM

Submitted Into Plan Review Date:4/14/2021 2:28:33 PM

Application Date: 4/14/2021 2:26:11 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 7 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	4/14/2021 7:57:18 PM

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. CBM MULTI-SERVICES / BNUMO INC Respondent(s)	Case No.: 5610

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 19, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4480 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33023

PROPERTY OWNER: BNUMO INC, 239 ATLANTIC ISLE, NORTH MIAMI BEACH, FL 33160

FOLIO NO.: 5142 30 09 0681

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-17; 21-21. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-17; 21-21 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 19th day of August 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 19TH day of August 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of August, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
BNUMO INC / CBM Multi-Services	239 ATLANTIC ISLE NORTH MIAMI BEACH, FL 33160	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4480

Legal Description

Case Status Open **Case #** 5610 **Date Next Inspection** 8/19/2021

Notes
1. CBM Multi-Services to obtain a permit for the cabinet sign (no permit on file). Obtain permit with plans and required inspections.
2. Window signs exceeds the maximum spacing allowed per Town Ordinance. All window signs shall not constitute an excess of twenty-five (25) percent of the window area. Window signs are only temporarily allowed not to exceed 14 days.
3. A double permit fee has been assessed.

Documents Issued

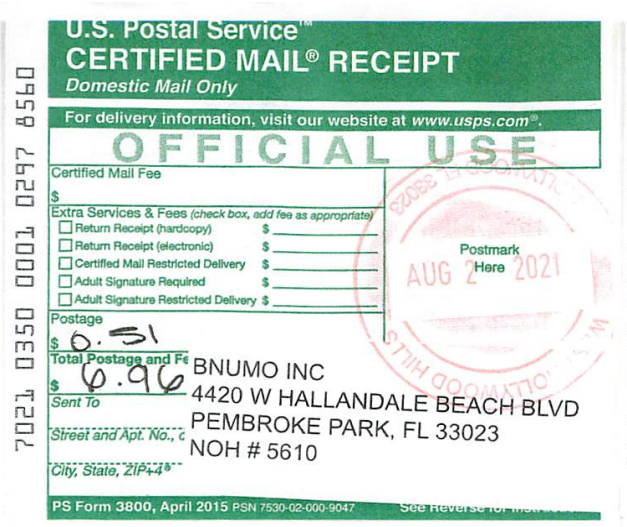
Date Issue	Hearing Date	Document Type	Delivery
3/15/2021		Notice of Violation	Regular Mail
7/30/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/19/2021
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	Not in Compliance - Reinspection Date: 8/19/2021

Case Overview

SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 8/19/2021



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Extra Services & Fees (check box, add fee as appropriate)
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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and Fe
$ 6.96

Sent To
BNUMO INC

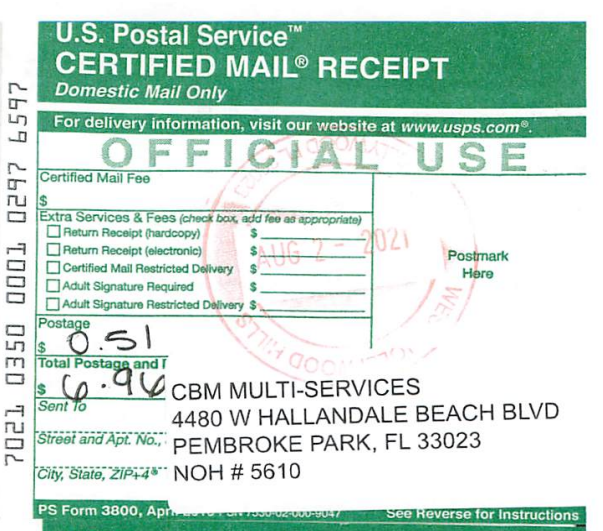
Street and Apt. No., c
4420 W HALLANDALE BEACH BLVD

City, State, ZIP+4®
PEMBROKE PARK, FL 33023
NOH # 5610

Postmark Here
AUG 2 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Total Postage and F
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City, State, ZIP+4®
PEMBROKE PARK, FL 33023
NOH # 5610

Postmark Here
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Total Postage and Fe
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Street and Apt. No., c
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City, State, ZIP+4®
NORTH MIAMI BEACH, FL 33160
NOH # 5610

Postmark Here
AUG 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047

7021 0350 0001 0297 8553

#5610

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
03/15/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Sent To:

BNUMO INC / CBM Multi-Services

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Case #:

5610

#5610

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
03/15/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

CBM - Multi-Services
4420 W Hallandale Beach
BLVD #4480

Pembroke Park
FL
33023

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
BNUMO, INC.

Filing Information

Document Number	P01000075786
FEI/EIN Number	65-1128688
Date Filed	08/01/2001
State	FL
Status	ACTIVE

Principal Address

4502 W. HALLENDALE BLVD
PEMBROKE PARK, FL 33023

Changed: 02/25/2004

Mailing Address

239 ATLANTIC ISLES
NORTH MIAMI BEACH, FL 33160

Registered Agent Name & Address

BOUGANIM, DAVID
239 ATLANTIC ISLE
SUNNY ISLES, FL 33160

Name Changed: 04/04/2006

Address Changed: 04/04/2006

Officer/Director Detail

Name & Address

Title PRESIDENT

BOUGANIM, DAVID
239 ATLANTIC ISLES
NORTH MIAMI BEACH, FL 33160

Title DIRECTOR

BOUGANIM, BENJAMIN
239 ATLANTIC ISLES
NORTH MIAMI BEACH. FL 33160

Annual Reports

Report Year	Filed Date
2019	03/27/2019
2020	05/12/2020
2021	04/12/2021

Document Images

04/12/2021 -- ANNUAL REPORT	View image in PDF format
05/12/2020 -- ANNUAL REPORT	View image in PDF format
03/27/2019 -- ANNUAL REPORT	View image in PDF format
04/10/2018 -- ANNUAL REPORT	View image in PDF format
04/19/2017 -- ANNUAL REPORT	View image in PDF format
04/14/2016 -- ANNUAL REPORT	View image in PDF format
04/20/2015 -- ANNUAL REPORT	View image in PDF format
04/21/2014 -- ANNUAL REPORT	View image in PDF format
04/18/2013 -- ANNUAL REPORT	View image in PDF format
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03/03/2008 -- ANNUAL REPORT	View image in PDF format
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04/04/2005 -- ANNUAL REPORT	View image in PDF format
02/25/2004 -- ANNUAL REPORT	View image in PDF format
02/10/2003 -- ANNUAL REPORT	View image in PDF format
03/19/2002 -- ANNUAL REPORT	View image in PDF format
08/01/2001 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4420-4502 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	BNUMO INC
Mailing Address	239 ATLANTIC ISLE NORTH MIAMI BEACH FL 33160

ID #	5142 30 09 0681
Millage	0613
Use	11

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$336,000	$603,020	$939,020	$939,020	
2020	$336,000	$599,330	$935,330	$935,330	$20,186.11
2019	$336,000	$552,450	$888,450	$888,450	$19,398.43

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$939,020	$939,020	$939,020	$939,020
Portability	0	0	0	0
Assessed/SOH	$939,020	$939,020	$939,020	$939,020
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$939,020	$939,020	$939,020	$939,020

Sales History

Date	Type	Price	Book/Page or CIN
8/9/2001	WD	$545,000	31987 / 1565
12/1/1986	WD	$100	14033 / 361
6/1/1986	QCD	$318,000	
7/1/1981	WD	$405,000	
4/1/1979	WD	$345,000	

Land Calculations

Price	Factor	Type
$11.00	30,545	SF
Adj. Bldg. S.F. (Card, Sketch)		11427
Eff./Act. Year Built: 1965/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/30/2021

Sent To:

BNUMO INC / CBM Multi-Services

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Case #:

5610

Property Owner:

BNUMO INC / CBM Multi-Services

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Certified Mail #:

Property Description:

514230090681

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 19 W 19.36,19A W 19.36,20,
20A,21,21A,22,22A,BLK 50

AKA:

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4480

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	30
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	30

1. CBM Multi-Services to obtain a permit for the cabinet sign (no permit on file). Obtain permit with plans and required inspections.
2. Window signs exceeds the maximum spacing allowed per Town Ordinance. All window signs shall not constitute an excess of twenty-five (25) percent of the window area. Window signs are only temporarily allowed not to exceed 14 days.
3. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of August, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer



7/30/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
CBM MULTI-SERVICES /BNUMO INC	)	CASE NO. 5610
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: CBM MULTI-SERVICES /BNUMO INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4480 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: CBM MULTI-SERVICES / BNUMO INC AT **9:20** **A.M.**/P.M. ON THE **2** DAY OF AUGUST 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of 8, 2021, by Teress Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/30/2021

Sent To:

BNUMO INC / CBM Multi-Services

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Case #:

5610

Property Owner:

BNUMO INC / CBM Multi-Services

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Certified Mail #:

Property Description:

514230090681

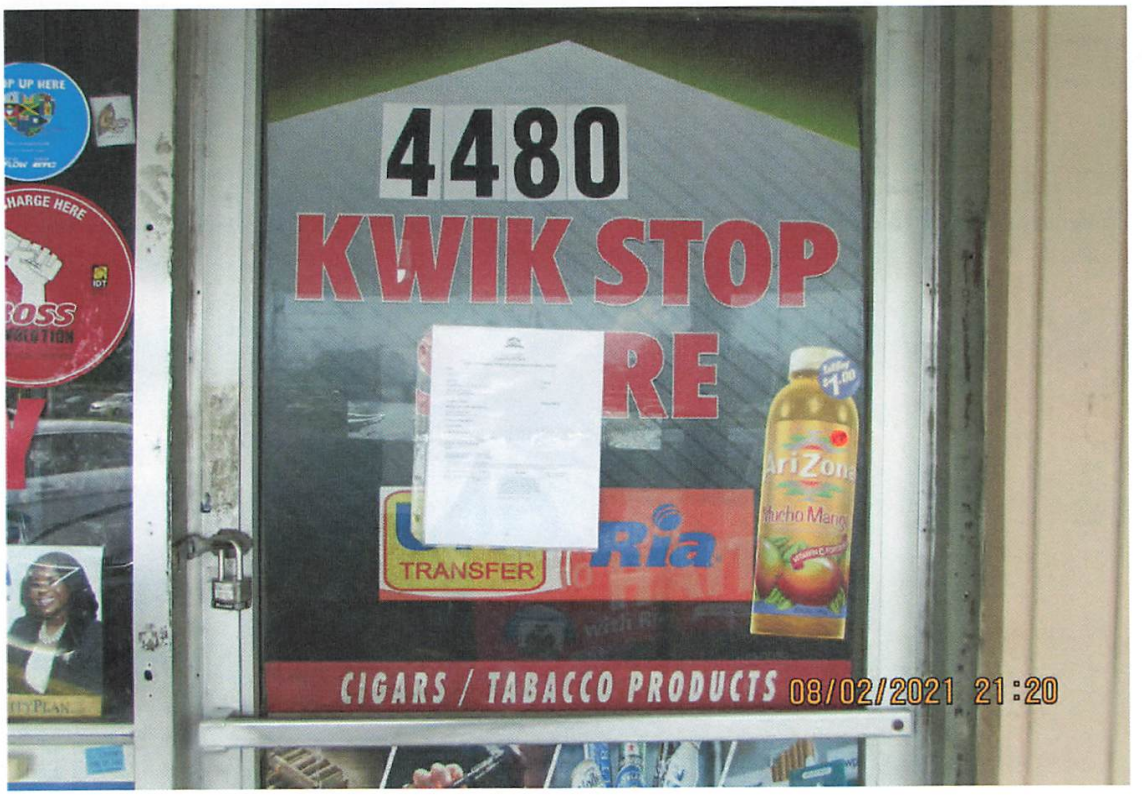
Legal Description:

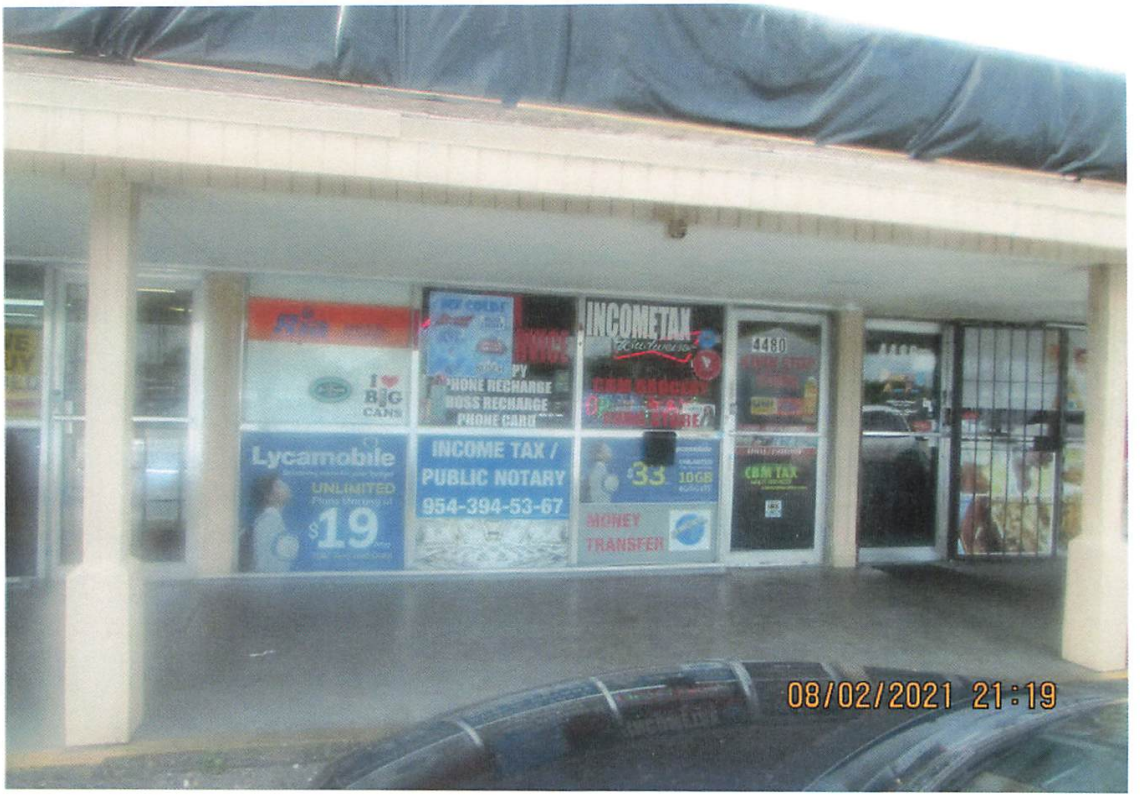
LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 19 W 19.36,19A W 19.36,20,
20A,21,21A,22,22A,BLK 50

AKA:

08/02/2021 21:20




4480
KWIK STOP
TRANSFER
Ria
CIGARS / TABACCO PRODUCTS
08/02/2021 21:20


INCOMETAX
INCOME TAX /
PUBLIC NOTARY
954-394-53-67
MONEY
TRANSFER
Lycamobile
UNLIMITED
$19
08/02/2021 21:19


Ria
ENVIOS DE DINERO
I ♥ BIG CANS
ICE COLD!
BUD LIGHT
ULTRA
STELLA ARTOIS
BUSCH
PHONE RECHARGE
BOSS RECHARGE
PHONE CARD
INCOMETAX
Budweiser
CBM GROCERY
FOOD STORE
4480
KWIK STOP STORE
Lycamobile
Breathing room for your budget
UNLIMITED
Plans starting at
$19/mo
Talk, Text and Data
INCOME TAX /
PUBLIC NOTARY
954-394-53-67
$33
10GB
4G/5G LTE
MONEY
TRANSFE
CBM TAX
MULTI SERVICES
08/02/2021 21:20


Ria
ENVIOS DE DINERO
ICE COLD!
BUD LIGHT
ULTRA
STELLA ARTOIS
BUSCH
PHONE RECHARGE
INCOMETAX
Budweiser
CBM GROCERY
4480
08/02/2021 21:20

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BNUMO INC / CBM Multi-Services 239 ATLANTIC ISLE NORTH MIAMI BEACH, FL 33160	5610	03/15/2021

Property Owner:	Property Description:	Certified Mail #:
BNUMO INC / CBM Multi-Services 239 ATLANTIC ISLE NORTH MIAMI BEACH, FL 33160	514230090681	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4480

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	30
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	30

Notes/Means of Correction:

1. CBM Multi-Services to obtain a permit for the cabinet sign (no permit on file). Obtain permit with plans and required inspections.
2. Window signs exceeds the maximum spacing allowed per Town Ordinance. All window signs shall not constitute an excess of twenty-five (25) percent of the window area. Window signs are only temporarily allowed not to exceed 14 days.
3. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer


CBM MULTI-SERVICES
INCOME TAX
RAPID REFUND ★ E-FILE
PUBLIC NOTARY · BILL PAYMENT
King Cash
PAWN & JEWELRY
CBM
INCOME TAX
FAST REFUND
INCOMETAX
ML 350
03/12/2021 15:40

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HOLIDAY HALLANDALE MHC LLC CASE NO 5996
YOBELVER HERNANNAY

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3140 W HALLANDALE BEACH BLVD #718, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3140 W HALLANDALE BEACH BLVD #718, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: YOBELVER HERNANNAY AT 11:28 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Sep, 2022, by Erik Richwage as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

YOBELVER HERNANNAY

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #718

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
YOBELVER HERNANNAY	5996	08/29/2022
3140 W HALLANDALE BEACH BLVD LOT 718 PEMBROKE PARK, FL 33009		

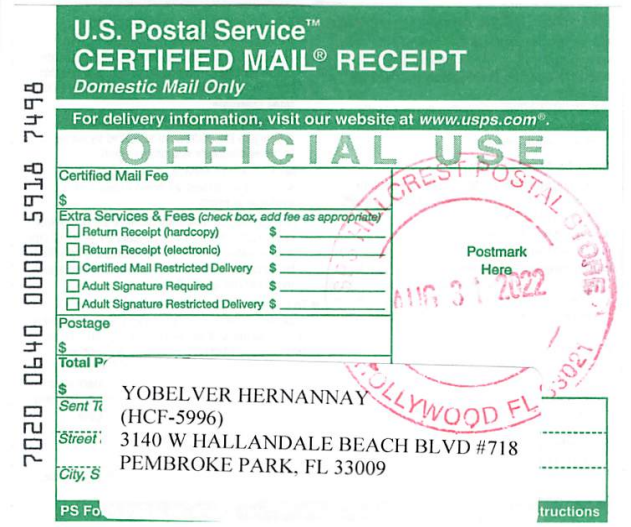
Property Owner:	**Property Description:**	**Certified Mail #:**
YOBELVER HERNANNAY	514229000300	
3140 W HALLANDALE BEACH BLVD LOT 718 PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #718

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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 P
$

Sent T
Street
City, S

YOBELVER HERNANNAY
(HCF-5996)
3140 W HALLANDALE BEACH BLVD #718
PEMBROKE PARK, FL 33009

PS Fo ...tructions

Postmark Here
AUG 31 2022
HOLLYWOOD FL 33021

7020 0640 0000 5918 7498



U.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 Pos
$

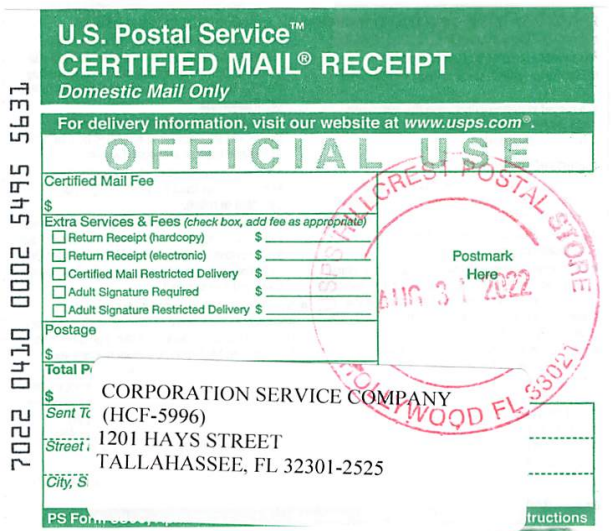
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Street an
City, Stat

HOLIDAY HALLANDALE MHC LLC
(HCF-5996)
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

PS Form ...uctions

Postmark Here
AUG 31 2022
HOLLYWOOD FL 33021

7020 0640 0000 5918 7504



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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 P
$

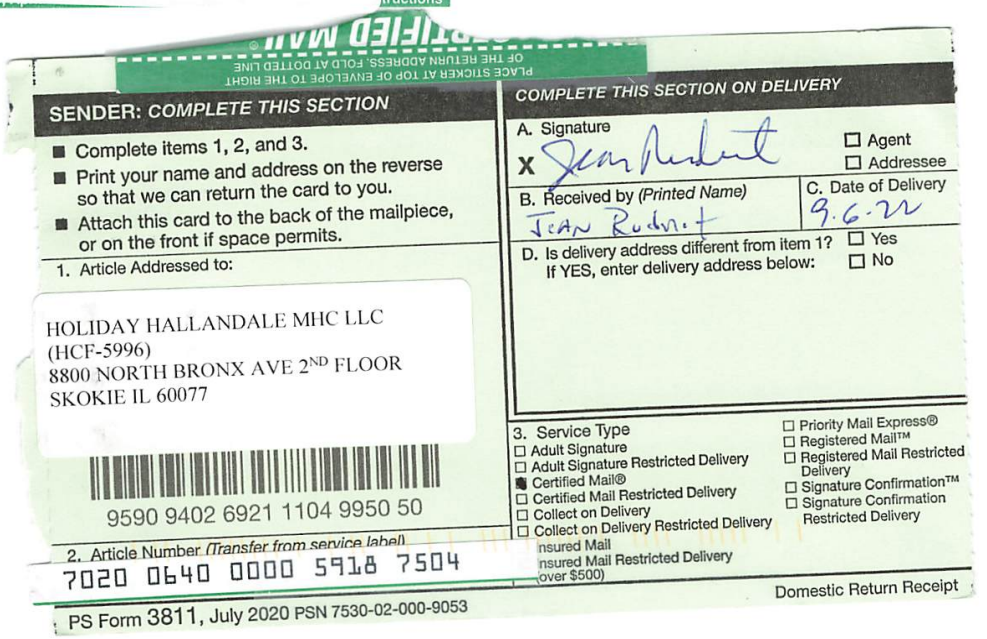
Sent To
Street
City, S

CORPORATION SERVICE COMPANY
(HCF-5996)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

PS Form ...tructions

Postmark Here
AUG 31 2022
HOLLYWOOD FL 33021

7022 0410 0002 5495 5631



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
(HCF-5996)
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

9590 9402 6921 1104 9950 50

2. Article Number (Transfer from service label)
7020 0640 0000 5918 7504

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Jean Rudnit
☐ Agent
☐ Addressee

B. Received by (Printed Name)
JEAN Rudnit

C. Date of Delivery
9.6.22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. YOBELVER HERNANNAY Respondent(s)	)	Case No.: 5996

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD, LOT 718, PEMBROKE PARK, FL 33009

PROPERTY OWNER: YOBELVER HERNANNAY 3140 W HALLANDALE BEACH BLVD LOT 718, PEMBROKE PARK, FL 33009

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. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17. **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of February 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of February 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of February, 2022.

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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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 $

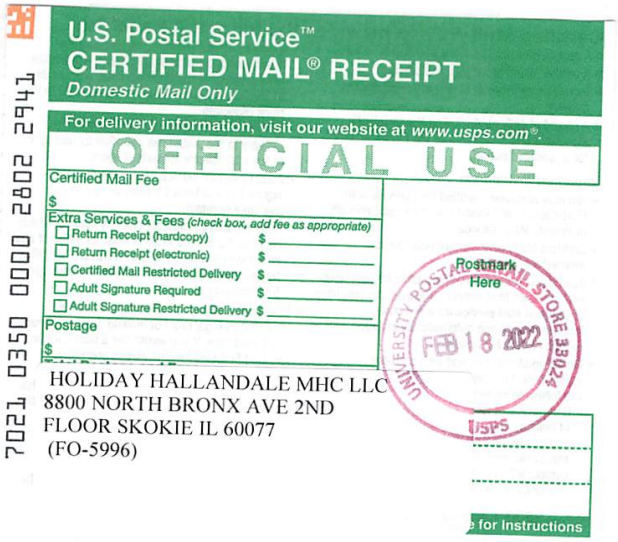
Postage
$

Postmark Here
UNIVERSITY POSTAL RETAIL STORE 33024
FEB 18 2022
USPS

7021 0350 0000 2802 2958

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
(FO-5996)

for instructions



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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 $

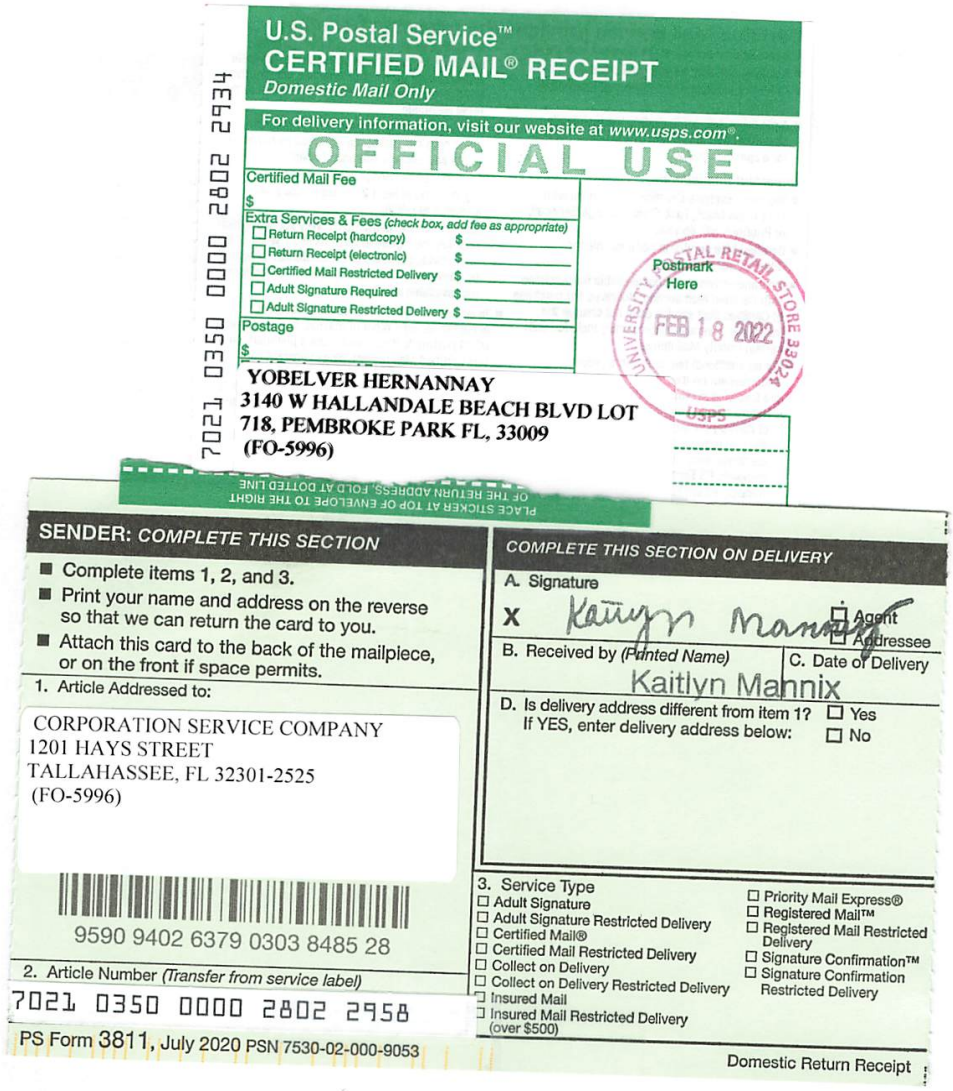
Postage
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UNIVERSITY POSTAL RETAIL STORE 33024
FEB 18 2022
USPS

7021 0350 0000 2802 2941

HOLIDAY HALLANDALE MHC LLC
8800 NORTH BRONX AVE 2ND
FLOOR SKOKIE IL 60077
(FO-5996)

for instructions



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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
$

Postmark Here
UNIVERSITY POSTAL RETAIL STORE 33024
FEB 18 2022
USPS

7021 0350 0000 2802 2934

YOBELVER HERNANNAY
3140 W HALLANDALE BEACH BLVD LOT
718, PEMBROKE PARK FL, 33009
(FO-5996)

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
(FO-5996)

9590 9402 6379 0303 8485 28

2. Article Number (Transfer from service label)
7021 0350 0000 2802 2958

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Kaitlyn Mannix ☐ Agent ☐ Addressee

B. Received by (Printed Name) Kaitlyn Mannix
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
YOBELVER HERNANNAY	3140 W HALLANDALE BEACH BLVD LOT 718 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #718

Legal Description

Case Status Open **Case #** 5996 **Date Next Inspection** 2/16/2022

Notes

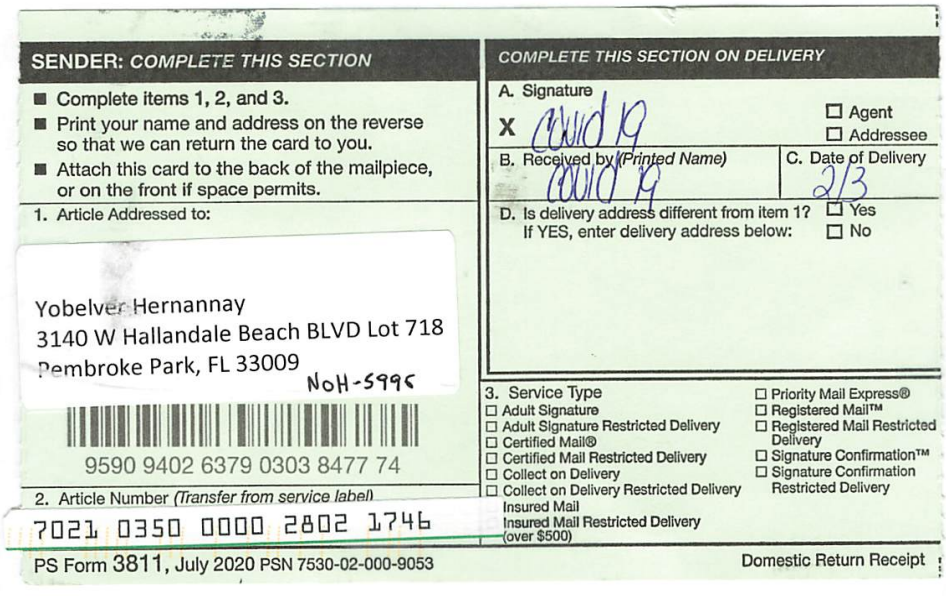
1. Water heater was replaced prior of obtaining a permit. Obtain a permit with plans and inspections for the water heater replacement.
2. Screen room was added to the m/h without a permit and then enclosed into an addition. Obtain a permit for the after the fact of the screen room addition and enclosed addition with plans and inspections including any electrical, mechanical, and/ or plumbing work.
3. Doors, windows, and roof over to the screen room and addition was done without a permit. Obtain a permit for the Doors, windows, and roof over to the screen room and addition with any plans and inspections.
4. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/2/2021		Notice of Violation	Posted to Property 7/2/21 Regular Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 2/4/22 Certified Mail 2/1/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/16/2022



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:

Yobelver Hernannay
3140 W Hallandale Beach BLVD Lot 718
Pembroke Park, FL 33009
NoH-5996

9590 9402 6379 0303 8477 74

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 1746

COMPLETE THIS SECTION ON DELIVERY

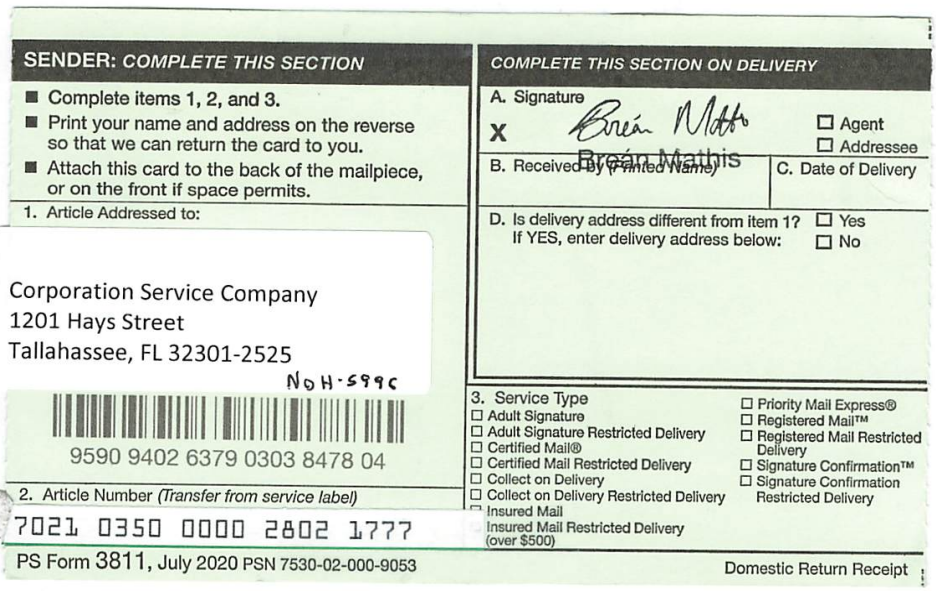
A. Signature
X covid 19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* covid 19 C. Date of Delivery 2/3

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301-2525

NoH-5996

9590 9402 6379 0303 8478 04

2. Article Number *(Transfer from service label)*

7021 0350 0000 2802 1777

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Brean Mathis ☐ Agent ☐ Addressee

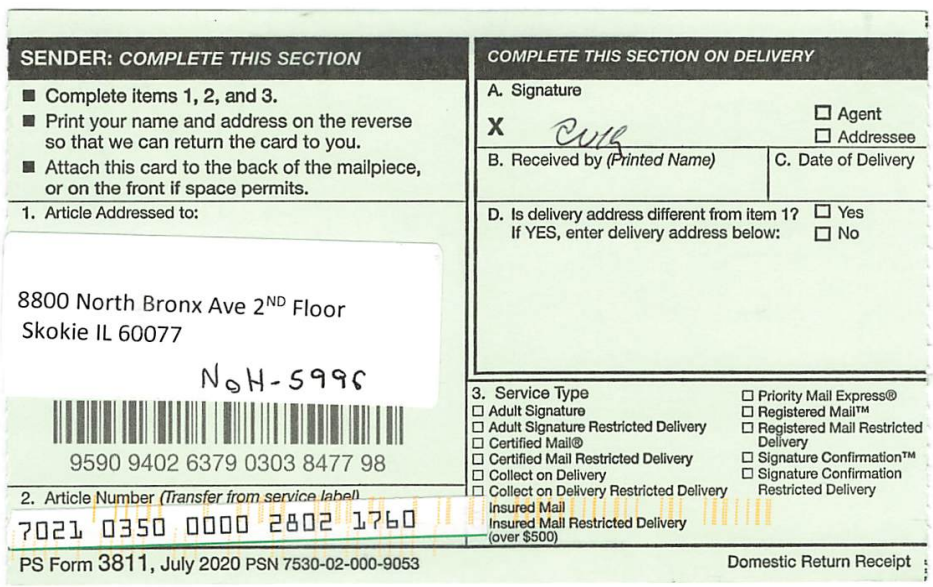
B. Received by ~~(Printed Name)~~ Brean Mathis C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



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:

8800 North Bronx Ave 2ND Floor
Skokie IL 60077

NoH-5996

9590 9402 6379 0303 8477 98

2. Article Number *(Transfer from service label)*

7021 0350 0000 2802 1760

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Craig ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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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
$

Postmark Here

7021 0350 0000 2802 1746

Yobelver Hernannay
3140 W Hallandale Beach BLVD Lot 718
Pembroke Park, FL 33009

NoH-599c

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here

7021 0350 0000 2802 1753

3140 W Hallandale Beach BLVD
Pembroke Park, FL 33009

NoH-599c

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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
$

Postmark Here

7021 0350 0000 2802 1760

8800 North Bronx Ave 2ND Floor
Skokie IL 60077

NoH-599c

U.S. Postal Service™
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Domestic Mail Only

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Extra Services & Fees (check box, add fee as appropriate)
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here

7021 0350 0000 2802 1777

Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301-2525

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:

3140 W Hallandale Beach BLVD
Pembroke Park, FL 33009

NoH-599c

9590 9402 6379 0303 8477 81

2. Article Number (Transfer from service label)
7021 0350 0000 2802 1753

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [illegible] C. Date of Delivery 2/3

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

#5996

N OF PEMBROKE PARK

2ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
07/02/2021
US POSTAGE $000.51º

ZIP 33023
011D10656696

YOBELVER HERNANNAY 5996

3140 W HALLANDALE BEACH BLVD LOT 718
PEMBROKE PARK, FL 33009

Property Owner: **Property De**

NOV # 5996

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
07/02/2021
US POSTAGE $1

Holiday Hallandale MHC LLC
8800 N Bronx Ave
2nd Flr
Skokie, IL
60077

NOV # 5996

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
07/02/2021
US POSTAGE $

Holiday Hallandale MHC LL
3140 W Hallandale
Beach Blvd
Pembroke Park
FL
33009



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	HOLIDAY HALLANDALE MHC LLC
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077

ID #	5142 29 00 0300
Millage	0613
Use	28

Abbr Legal Description	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$5,226,240	$220,080	$5,446,320	$4,796,080	
2021	$5,226,240	$220,080	$5,446,320	$4,360,080	$100,781.16
2020	$3,733,030	$325,730	$4,058,760	$4,058,760	$87,595.34

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,446,320	$5,446,320	$5,446,320	$5,446,320
Portability	0	0	0	0
Assessed/SOH	$4,796,080	$5,446,320	$4,796,080	$4,796,080
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,796,080	$5,446,320	$4,796,080	$4,796,080

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		112430220
7/7/2014	SWD-D	$5,035,000	112397766
7/14/2006	QC*	$100	42486 / 1671

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number	M14000003856
FEI/EIN Number	47-1194906
Date Filed	06/04/2014
State	DE
Status	ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MANAGER

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Title SIGNATORY

BUELTMANN, TOM

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/22/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2014 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

YOBELVER HERNANNAY CASE NO. 5996

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: YOBELVER HERNANNAY

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #718

I, Erik M. Richwagen HEREBY CERTIFY that I SERVED: YOBELVER HERNANNAY AT 3:39 P.M.. ON THE 3 DAY OF February 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

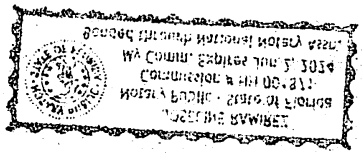
Erik Richwagen
AFFIANT

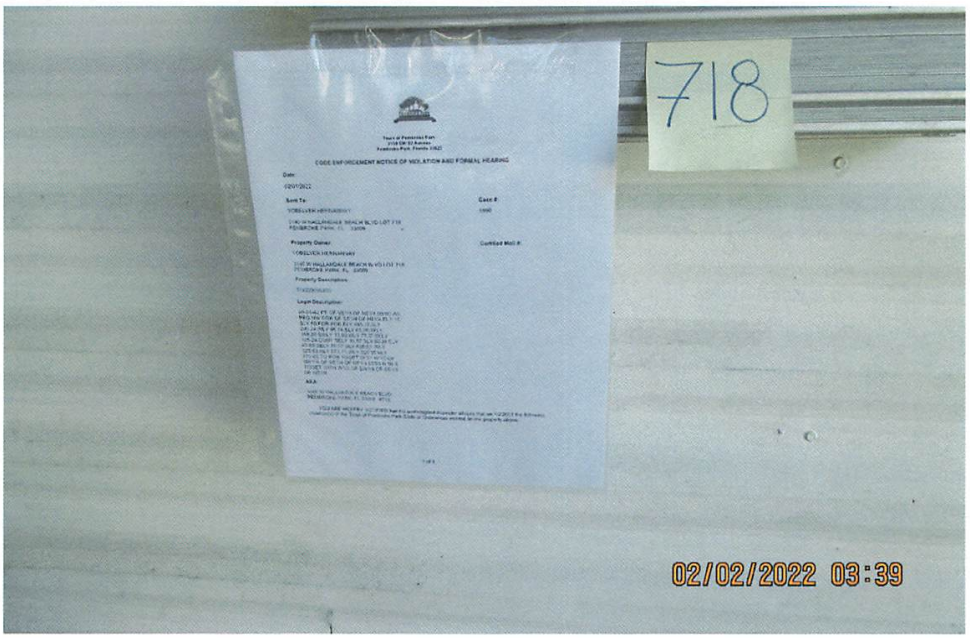
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 4 day of 2, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____




718
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
02/02/2022 03:39


02/02/2022 03:39

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/01/2022

Sent To:

YOBELVER HERNANNAY

3140 W HALLANDALE BEACH BLVD LOT 718
PEMBROKE PARK, FL 33009

Case #:

5996

Property Owner:

YOBELVER HERNANNAY

3140 W HALLANDALE BEACH BLVD LOT 718
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #718

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Water heater was replaced prior of obtaining a permit. Obtain a permit with plans and inspections for the water heater replacement.
2. Screen room was added to the m/h without a permit and then enclosed into an addition. Obtain a permit for the after the fact of the screen room addition and enclosed addition with plans and inspections including any electrical, mechanical, and/ or plumbing work.
3. Doors, windows, and roof over to the screen room and addition was done without a permit. Obtain a permit for the Doors, windows, and roof over to the screen room and addition with any plans and inspections.
4. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of February, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

2/1/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
YOBELVER HERNANNAY	5996	07/02/2021
3140 W HALLANDALE BEACH BLVD LOT 718 PEMBROKE PARK, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
YOBELVER HERNANNAY	514229000300	
3140 W HALLANDALE BEACH BLVD LOT 718 PEMBROKE PARK, FL 33009		

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #718

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1. Water heater was replaced prior of obtaining a permit. Obtain a permit with plans and inspections for the water heater replacement.
2. Screen room was added to the m/h without a permit and then enclosed into an addition. Obtain a permit for the after the fact of the screen room addition and enclosed addition with plans and inspections including any electrical, mechanical, and/ or plumbing work.
3. Doors, windows, and roof over to the screen room and addition was done without a permit. Obtain a permit for the Doors, windows, and roof over to the screen room and addition with any plans and inspections.
4. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name YOBelver Hernanny Date 6.25.2021

Site Address 3140 W HBB Case # _____

Lot 718 Sub/Park Holiday

~~Permit #~~ Pembroke Park FL 33009

☐ *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)

Water Heater Replacement done without a permit.
verify Screenroom addition with Roofover.
New light fixture at entrance

Corrective Action(s)

obtain permits with plans + inspections.
for water heater Replacement, addition on the mobile home including doors, windows, Roofover, screenroom permit if none on file, with new light fixture.

☒ Structural ☒ Code Enforcement ☐ Plumbing ☒ Zoning ☐ Mechanical ☐ Business Tax Receipt ☐ Electrical ☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☒ Code Enforcement Ext.215 ☐ Business Tax Receipt Ext. 214 ☒ Building Dept. Ext. 211/227 ☐ Public Works Ext. 238

T. Malcolm
Code Enforcement Officer

posted
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Yobelver Hernanmy

Date 6.25.2021

Site Address 3140 W HBB

Case # _____

Lot 718

Sub/Park Holiday

Permit # Pembroke Park FL 33009

☐ *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)

Water Heater Replacement done without a permit.
Verify screenroom addition with enclosure.
New light fixture on entrance

Corrective Action(s)

4 inspections.
Obtain permits with plans for water heater replacement, addition on the rear of the home including doors, windows, enclosure, screenroom permit if none on file, with new light fixture.

☐ 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.

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Code Enforcement Officer

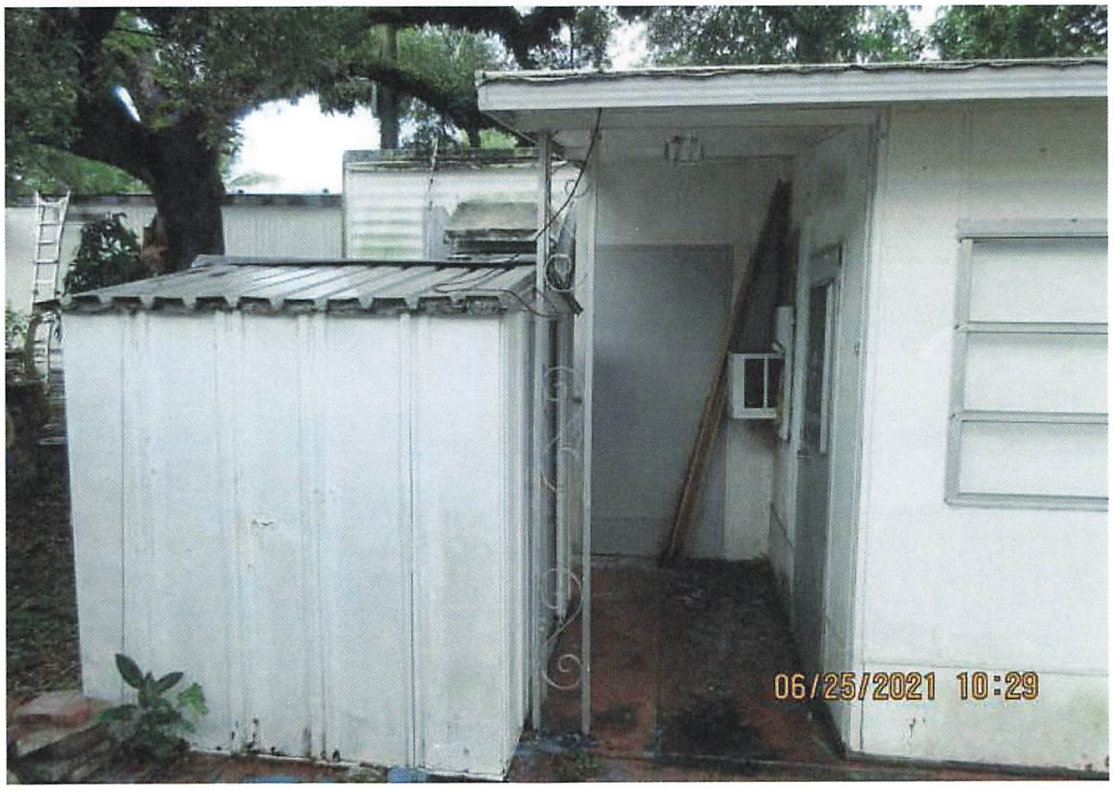
Received by Posted

White: Officer's Copy Yellow: Office Copy Cardstock: Violator


718
06/25/2021 10:42


06/25/2021 10:29

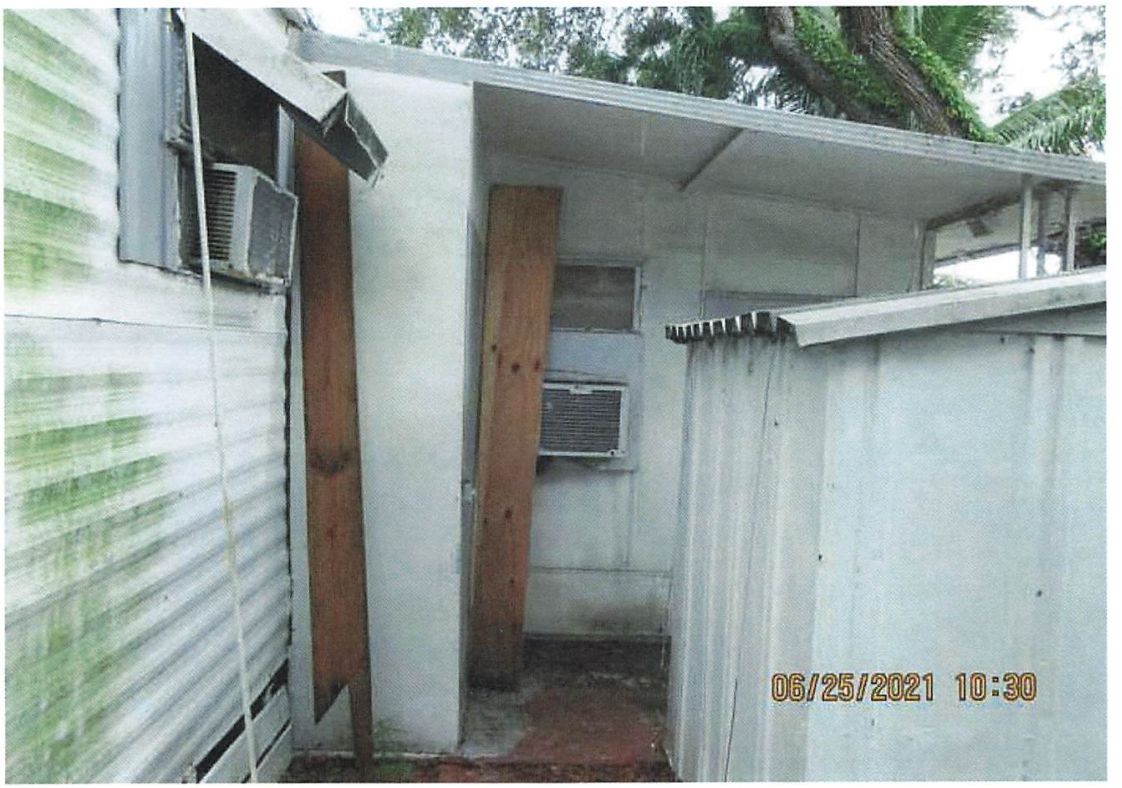

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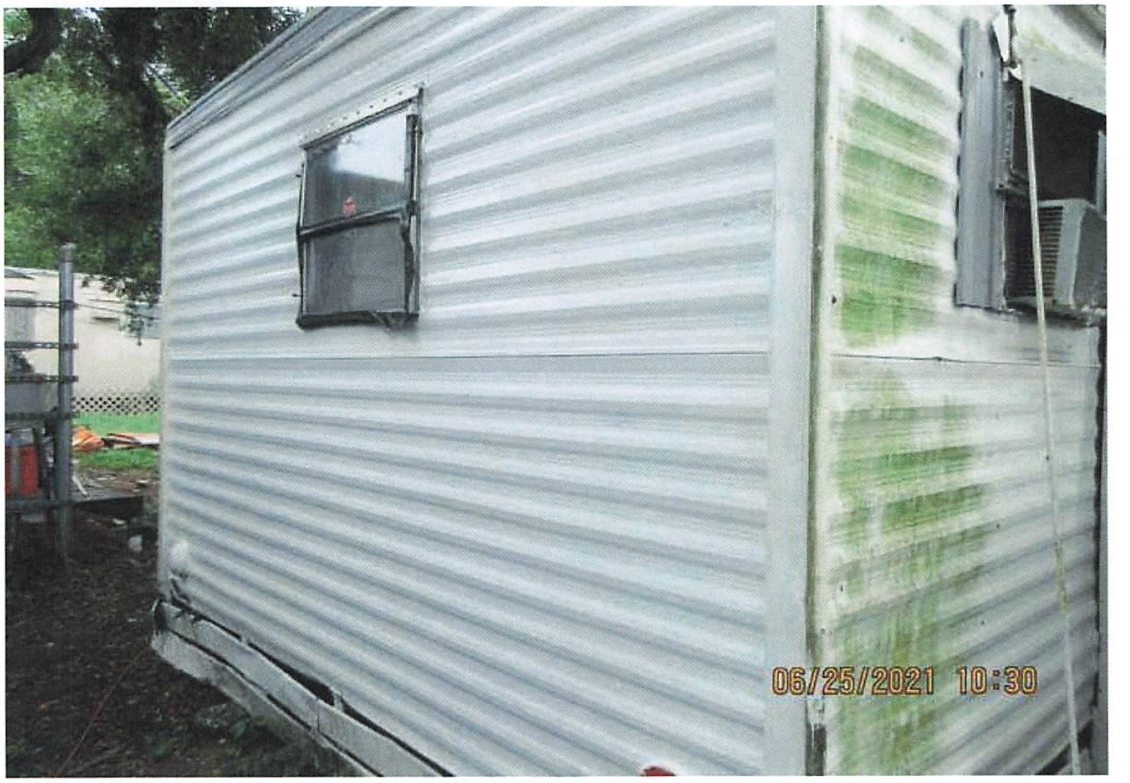

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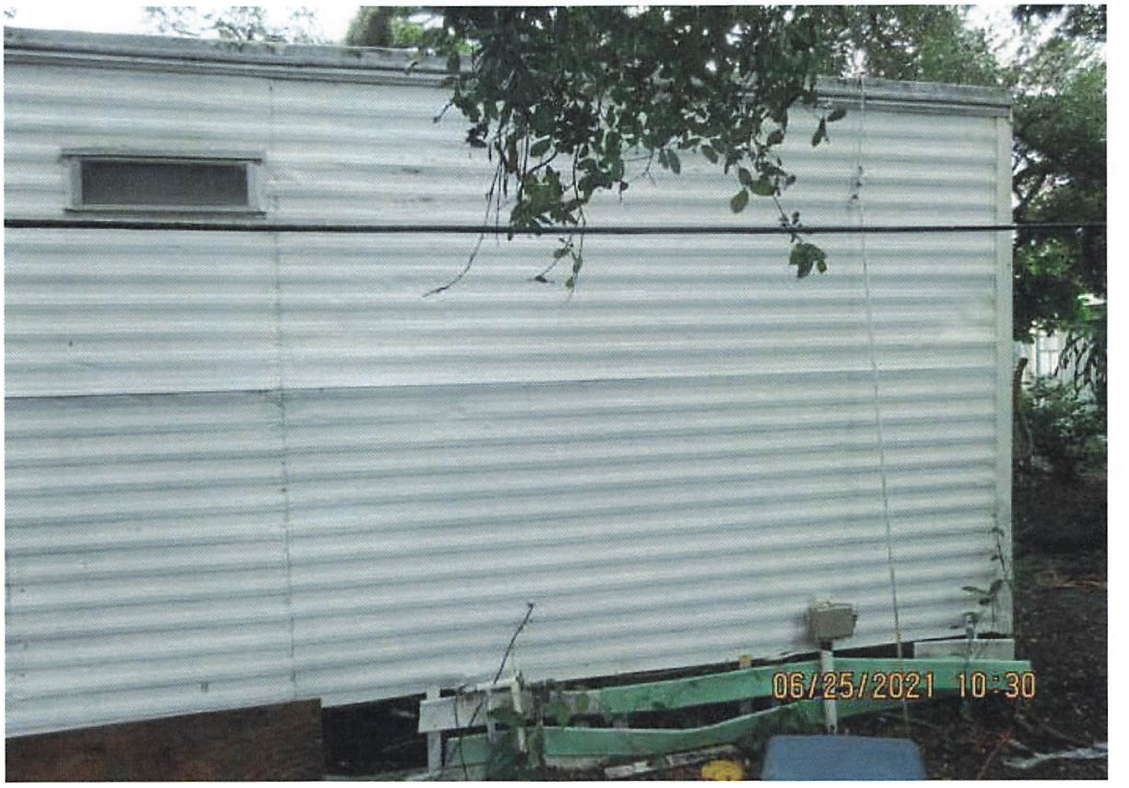

06/25/2021 10:29


ENERGYGUIDE
06/25/2021 10:29


06/25/2021 10:29


06/25/2021 10:30


06/25/2021 10:30

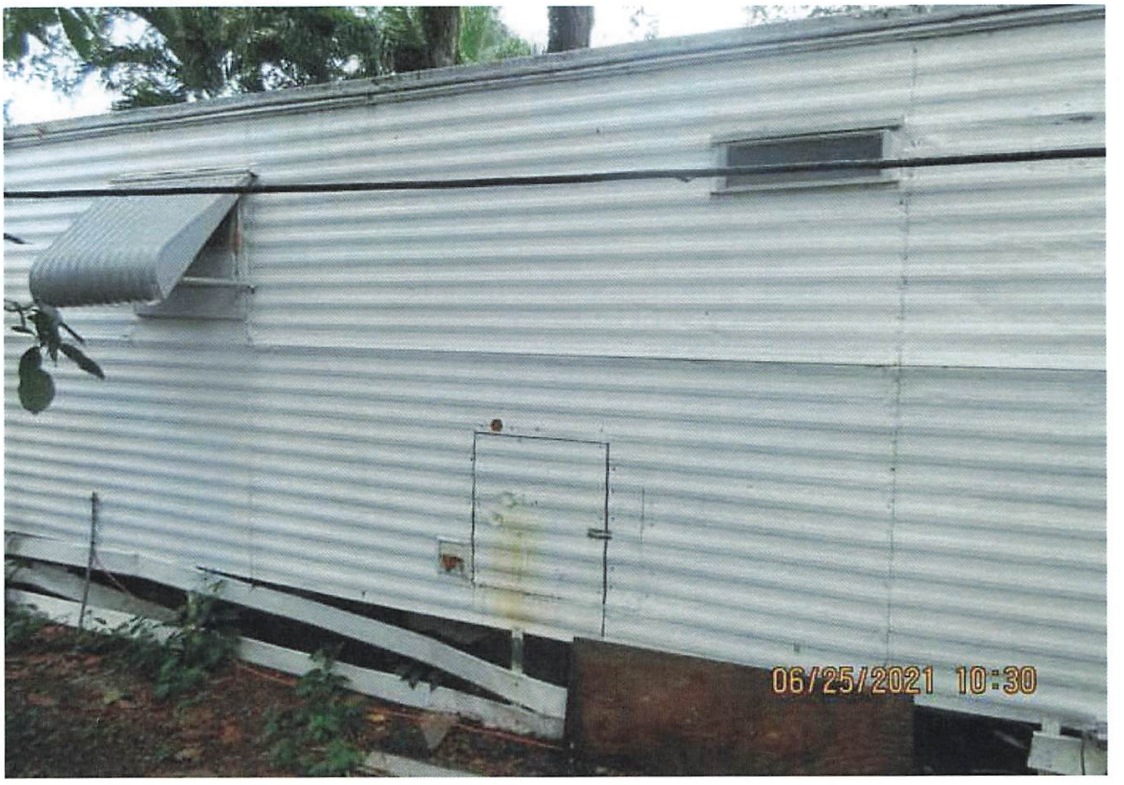

06/25/2021 10:30


718
06/25/2021 10:31


06/25/2021 10:31


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718
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718
06/25/2021 10:30


RYOBI
06/25/2021 10:31


718
06/25/2021 10:30


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06/25/2021 10:29


06/25/2021 10:29


06/25/2021 10:29


ENERGYGUIDE
DO NOT RETURN
NO REGRESE
06/25/2021 10:29


06/25/2021 10:29


06/25/2021 10:29


718
06/25/2021 10:42


06/25/2021 10:31


718
06/25/2021 10:31


RYOBI
06/25/2021 10:31

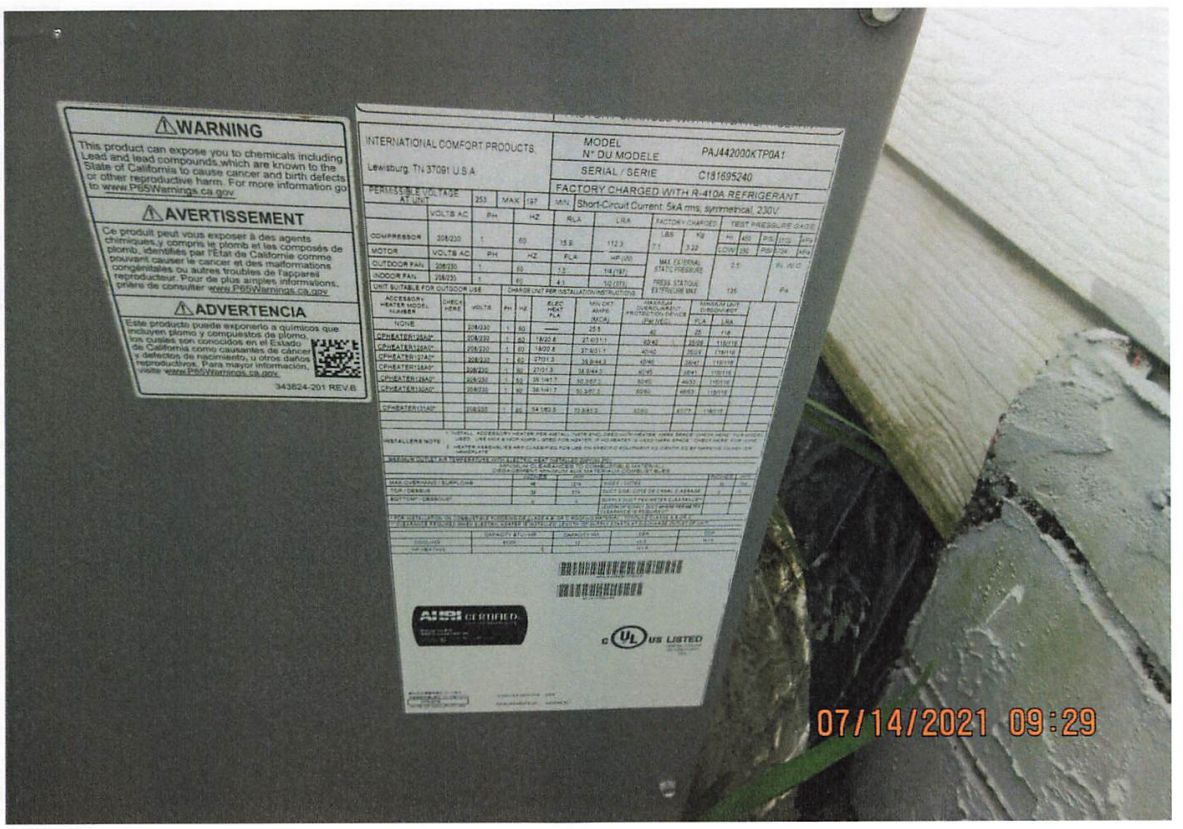

718
06/25/2021 10:30


07/14/2021 09:29


3114
07/14/2021 09:29


07/14/2021 09:30


07/14/2021 09:30


WARNING
This product can expose you to chemicals including Lead and lead compounds,which are known to the State of California to cause cancer and birth defects or other reproductive harm. For more information go to www.P65Warnings.ca.gov
AVERTISSEMENT
Ce produit peut vous exposer à des agents chimiques, y compris le plomb et les composés de plomb, identifiés par l'Etat de Californie comme pouvant causer le cancer et des malformations congénitales ou autres troubles de l'appareil reproducteur. Pour de plus amples informations, prière de consulter www.P65Warnings.ca.gov
ADVERTENCIA
Este producto puede exponerlo a químicos que incluyen plomo y compuestos de plomo, los cuales son conocidos en el Estado de California como causantes de cáncer y defectos de nacimiento, u otros daños reproductivos. Para mayor información, visite www.P65Warnings.ca.gov
343624-201 REV.B
INTERNATIONAL COMFORT PRODUCTS
Lewisburg, TN 37091 U.S.A
MODEL
N° DU MODELE
PAJ442000KTP0A1
SERIAL / SERIE
C181695240
FACTORY CHARGED WITH R-410A REFRIGERANT
Short-Circuit Current 5kArms symmetrical, 230V
07/14/2021 09:29


07/14/2021 09:29


07/14/2021 09:28


07/14/2021 09:29


07/14/2021 09:30


07/14/2021 09:30

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HANLEX PROPERTIES LLC CASE NO 6288

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: HANLEX PROPERTIES LLC AT 11:48 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

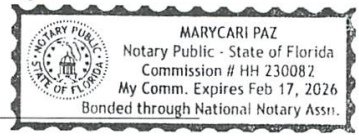
AFFIANT

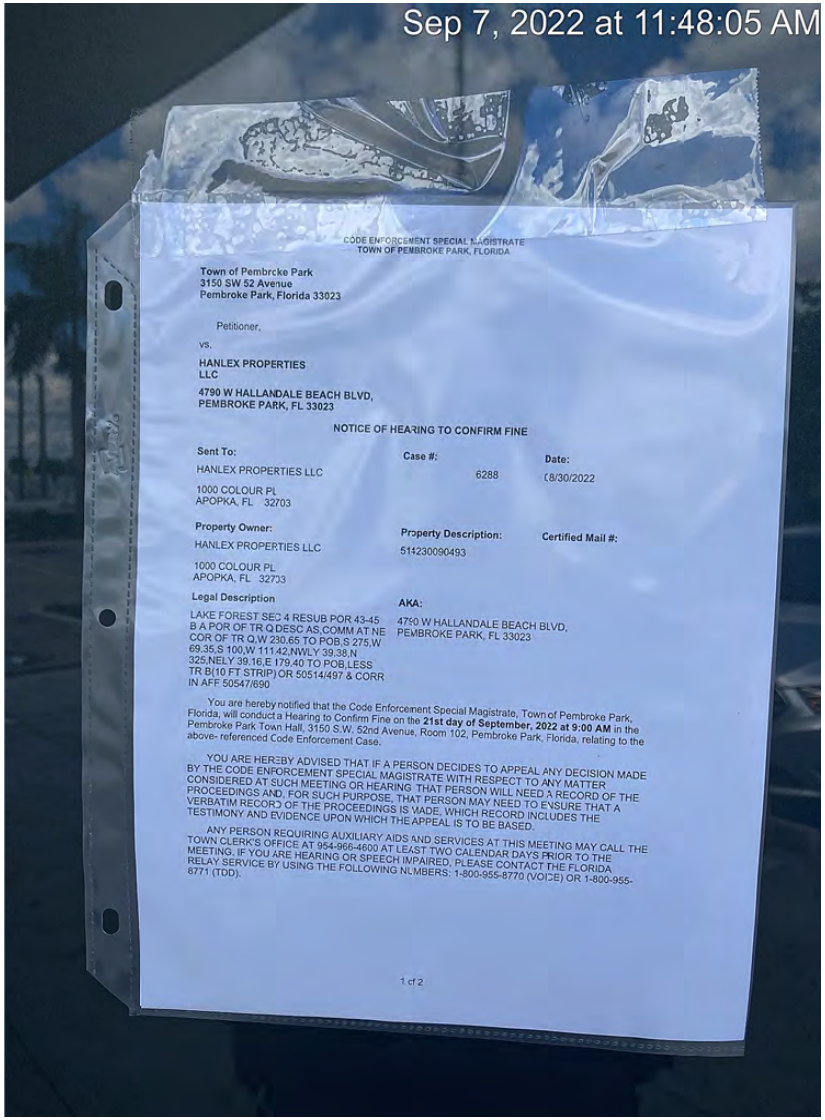
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Sep, 2022, by Erik Richwagen 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.

HANLEX PROPERTIES LLC

4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
HANLEX PROPERTIES LLC 1000 COLOUR PL APOPKA, FL 32703	6288	8/30/2022
Property Owner:	**Property Description:**	**Certified Mail #:**
HANLEX PROPERTIES LLC 1000 COLOUR PL APOPKA, FL 32703	514230090493	
Legal Description	**AKA:**	
LAKE FOREST SEC 4 RESUB POR 43-45 B A,POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 230.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690	4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

1 of 2




Sep 7, 2022 at 11:48:20 AM


Sep 7, 2022 at 11:48:58 AM


Sep 7, 2022 at 11:49:07 AM


Sep 7, 2022 at 11:49:13 AM


Sep 7, 2022 at 11:49:33 AM

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

HANLEX PROPERTIES LLC

4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
HANLEX PROPERTIES LLC	6288	08/30/2022
1000 COLOUR PL APOPKA, FL 32703		

Property Owner:	**Property Description:**	**Certified Mail #:**
HANLEX PROPERTIES LLC	514230090493	
1000 COLOUR PL APOPKA, FL 32703		

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690	4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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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



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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
PISTOR, HANS B
(HCF-6288)

Street and Apt. No., or PO Box No.
1000 COLOR PLACE STE 200

City, State, ZIP+4®
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(HCF-6288)

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1000 COLOUR PL APOPKA FL 32703-7753

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PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PISTOR, HANS B
(HCF-6288)
1000 COLOR PLACE STE 200
APOPKA, FL 32703

9590 9402 6921 1104 9951 11

2. Article Number (Transfer from service label)
7020 0090 0001 3495 8860

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☑ Agent ☐ Addressee

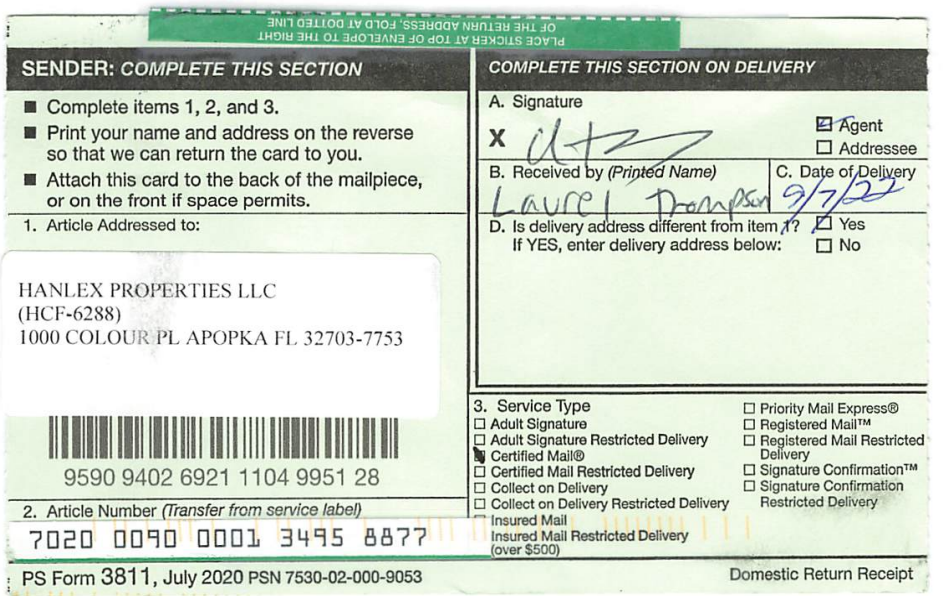
B. Received by (Printed Name)
Laurel Thompson

C. Date of Delivery
9/7/22

D. Is delivery address different from item 1? ☑ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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(HCF-6288)
1000 COLOUR PL APOPKA FL 32703-7753

9590 9402 6921 1104 9951 28

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Laurel Thompson

C. Date of Delivery
9/7/22

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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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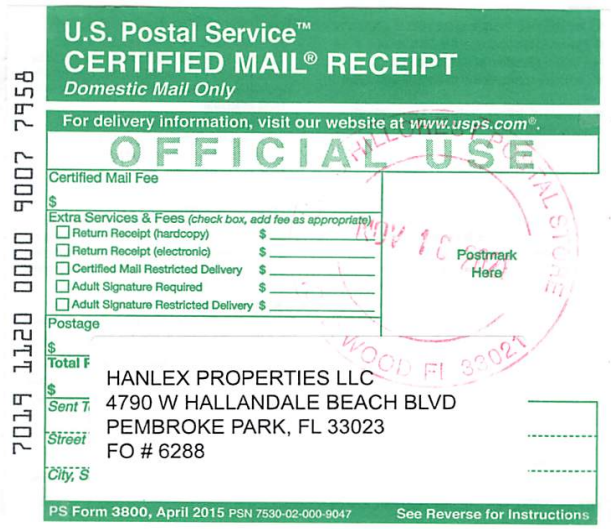
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HANLEX PROPERTIES LLC
4790 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
FO # 6288

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. HANLEX PROPERTIES LLC / DOLLAR GENERAL Respondent(s)	)	Case No.: 6288

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17th, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: HANLEX PROPERTIES LLC /DOLLAR GENERAL, 1000 COLOUR PL, APOPKA, FL 32703-7753

FOLIO NO.: 5142 30 09 0493

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b)(c)(e)(h)(i)(j)(l)(m)(n)(o); 5-2(a); 5-105; 5-17; 5-207; 12-41; 12-43; 12-76(b); 28-330. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(c)(e)(h)(i)(j)(l)(m)(n)(o); 5-2(a); 5-105; 5-17; 5-207; 12-41; 12-43; 12-76(b); 28-330 **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of November 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17TH day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of 11, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

repeat NOV
refer to
case
4766 (1st)
#6147 (2nd)
[redacted]

Property/Incident Information

Owner	Addr
HANLEX PROPERTIES LLC	1000 EACH BLVD, FL 3 3023

Legal Description

Case Status Open **ection** 11/17/2021

Notes

1. Property walls nee concrete walls alongside the property line including the walls at the back of the store by the dumpsters and the walls front and back on SW 31 st Drive to also remove the graffiti tags on that back wall.
2. Racking shelves are loose and scattered alongside the back of the store with cardboard boxes and excess debris. Those racking needs a designated area to be stored due to us being currently in Hurricane Season, See the Building Department for options on storage for the racking shelves.
3. Missing hedges in the gap in front of the concrete wall on SW 31st Drive. Replace the hedges in between that gap. Refer back to the landscaping plans for original build out. (See building Department or contact the Town's Planner ext 401).
4. Concrete columns on the concrete walls are damaged with the mesh exposed and requires a permit for concrete restoration. Obtain a permit with plans and inspections for concrete restoration.
5. The dumpster provided by waste management is damaged and needs a replacement dumpster ASAP. Property has a trash nuisance that's ongoing. Contact waste management at (305) 471-4444 or (954) 974-7500 and schedule a change out for a new dumpster or consider obtaining a larger dumpster for trash control. Remove all the crates from inside of the dumpster enclosure since they are loose and not tied down to anything, (Hurricane Season is current at this time). Dumpsters and enclosure area needs to be maintained on a regular.
6. Property has a trash nuisance which needs to be maintained including trash and debris in the landscaping throughout the property lines, Town's swales (which is prohibited to illegally dumping), trash in the shut off valve at the front of the property's entrance door, parking lot area etc, remove all trash and debris from the property and keep it maintained.
7. Parking lot area has oil stains and dirt build up with cracks in the concrete curbs, damaged parking lot boulders which needs repairs or replacement. Obtain a permit for parking lot striping and paving including the parking curbs concrete restoration and parking boulders with plans and inspections.
8. Remove the illegal donation box completely from the property. (contact the Building Dept for more information).
9. Property has damaged and fallen sign (right turn only) which needs to be fixed and re-installed belonging to the entrance/exit path on SW 48 Ave.
10. Concrete blocks by the field drain needs to be pressure wash from all the dirt build up (Blight to the corridor on SW 48 Ave).
11. Remove the weeds growing in the black screens on side of the building.
12. Partial damaged panel needs repairs on the top trim of the building.
13. Damaged mansard needs a permit for repairs and replacement. Obtain a permit for mansard repairs with plans and inspections.
14. Cut and trim hedges, trees, and remove the weeds on the black chain link fence alongside the property line at the back on the property and keep it maintained.
15. Entrance door and sidewalk(pathway to store) needs to be pressure washed or use a treatment to remove the rust from that area.
16. Front of the property has electrical outlets which are currently damaged and/or missing. Obtain a permit for a safety check with the Electrical inspector with plans and inspections.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/16/2021		Notice of Violation	Regular Mail

Case Overview

10/22/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	Not in Compliance - Reinspection Date: 11/17/2021
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: 11/17/2021
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: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 11/17/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(n). - Exterior maintenance of structures and premises	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(o). - Exterior maintenance of structures and premises	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	Not in Compliance - Reinspection Date: 11/17/2021
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: 11/17/2021
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: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 11/17/2021
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 11/17/2021

Case Overview

HEALTH AND SANITATION	Sec. 12-43. - Notice to remove accumulations—To be sent to property owner.	Whenever any owner or owners of any lot, tract or parcel of land within the Town shall permit the accumulation thereon of garbage, trash, rubbish or other debris, including but not limited to, untended piles of sand, dirt, and rocks, as provided in section 12-41, it shall be the duty of the Code Inspector to notify the owner or owners of such lot, tract or parcel of land as hereinafter provided to remove such garbage, trash, rubbish or other debris from such lot, tract or parcel of land. (Ord. No. 83-8-1, § 3, 8-17-83; Ord. No. 18-10-02, § 2, 9-12-18)	Not in Compliance - Reinspection Date: 11/17/2021
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: 11/17/2021
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: 11/17/2021
ZONING	Sec. 28-330 - Minimum standards for fences, walls and hedges	The installation of any fence or wall shall require the application and receipt of a permit from the Town authorizing said installation prior to its installation. No permit is required for a hedge, but the placement and height of a hedge must comply with the criteria stated herein. These regulations are in addition to any requirements within individual zoning districts, or as related to screening, incompatible land uses or parking lots set forth in section 28-286. The more stringent requirements shall apply in the case of any conflict between the requirements. The design, height and location of any fence, wall or hedge shall comply, at a minimum, with the standards set forth in this division. (Ord. No. 11-12-01, § 3, 12-7-11)	Not in Compliance - Reinspection Date: 11/17/2021



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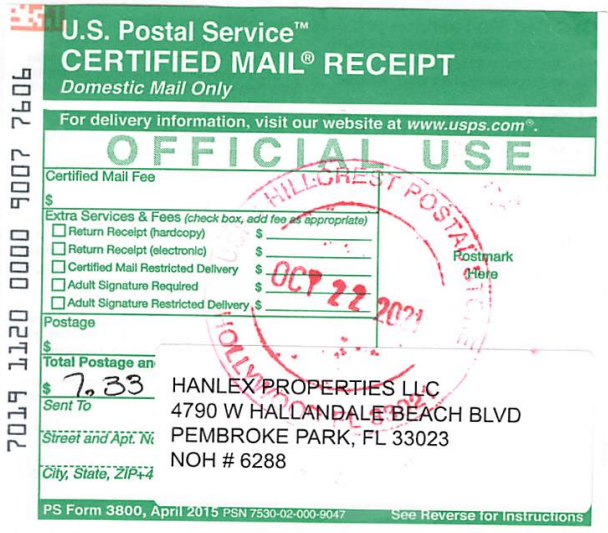
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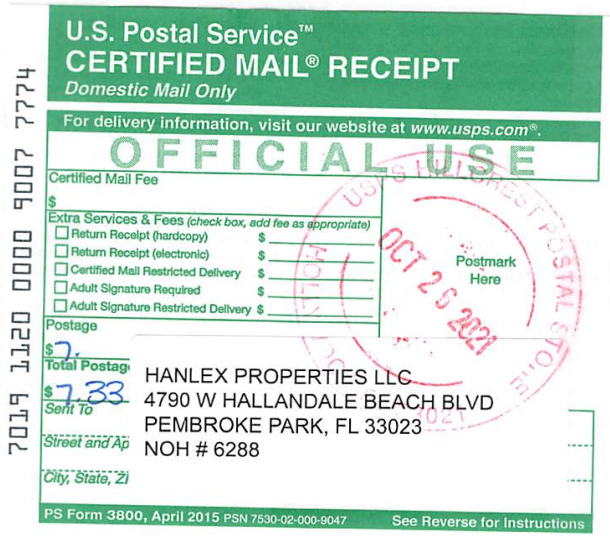
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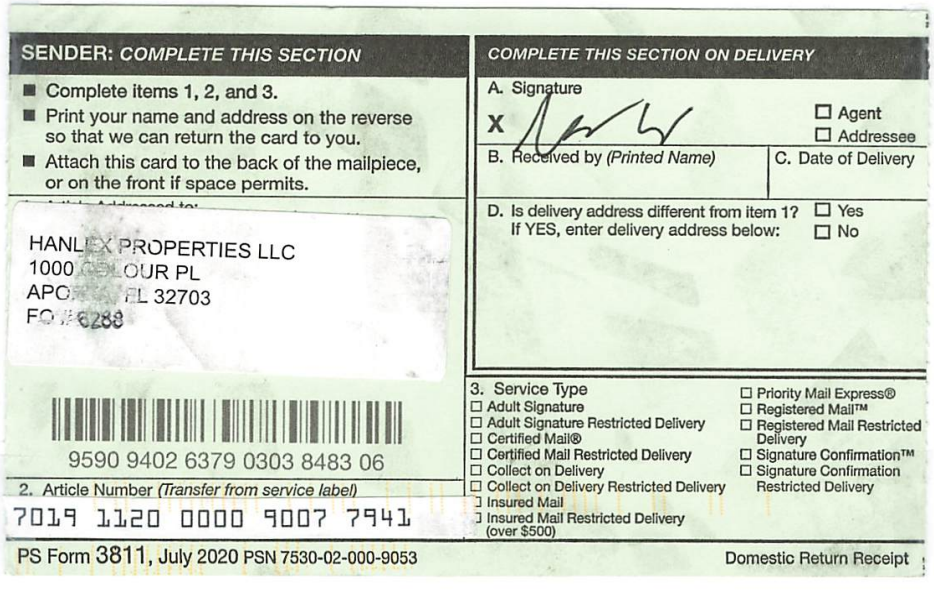
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 7774



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.

HANLEX PROPERTIES LLC
1000 COLOUR PL
APO FL 32703
FO 6288

9590 9402 6379 0303 8483 06

2. Article Number (Transfer from service label)
7019 1120 0000 9007 7941

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
09/16/2021
US POSTAG

Hanlex Properties LLC/
Dollar General Store
4790 N Hallandale Beach
Blvd
Pembroke Park
FL
33023

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
09/16/2021
US POSTAG

Sent To:
HANLEX PROPERTIES LLC
1000 COLOUR PL
APOPKA, FL 32703

Case #:
6288



Detail by Entity Name

Florida Limited Liability Company
HANLEX PROPERTIES, LLC

Filing Information

Document Number	L13000052197
FEI/EIN Number	46-2494319
Date Filed	04/09/2013
State	FL
Status	ACTIVE

Principal Address

1000 COLOR PLACE
APOPKA, FL 32703

Changed: 10/07/2015

Mailing Address

1000 COLOR PLACE
APOPKA, FL 32703

Changed: 10/29/2015

Registered Agent Name & Address

PISTOR, HANS B
1000 COLOR PLACE
APOPKA, FL 32703

Address Changed: 04/13/2016

Authorized Person(s) Detail

Name & Address

Title MANAGER

Pistor, Hans
1000 COLOR PLACE
APOPKA, FL 32703

Annual Reports

Report Year	Filed Date
2019	04/29/2019
2020	04/21/2020

2021	04/15/2021

Document Images

04/15/2021 -- ANNUAL REPORT	View image in PDF format
04/21/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
04/25/2018 -- ANNUAL REPORT	View image in PDF format
04/24/2017 -- ANNUAL REPORT	View image in PDF format
04/13/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
01/13/2014 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4790 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	HANLEX PROPERTIES LLC
Mailing Address	1000 COLOUR PL APOPKA FL 32703-7753

ID #	5142 30 09 0493
Millage	0613
Use	11

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$769,700	$1,634,840	$2,404,540	$2,404,540	
2021	$769,700	$1,634,840	$2,404,540	$2,404,540	
2020	$769,700	$1,637,190	$2,406,890	$2,406,890	$51,945.02

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,404,540	$2,404,540	$2,404,540	$2,404,540
Portability	0	0	0	0
Assessed/SOH	$2,404,540	$2,404,540	$2,404,540	$2,404,540
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,404,540	$2,404,540	$2,404,540	$2,404,540

Sales History

Date	Type	Price	Book/Page or CIN
2/8/2014	AF*-T		112099165
1/27/2014	WD*-E	$500,000	112072788

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.25	68,418	SF
Adj. Bldg. S.F. (Card, Sketch)		9785
Eff./Act. Year Built: 2015/2014		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

HANLEX PROPERTIES LLC) CASE NO. 6288

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HANLEX PROPERTIES LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: HANLEX PROPERTIES LLC

AT **12:45** A.M./**P.M.** ON THE **4** DAY OF **NOVEMBER** 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

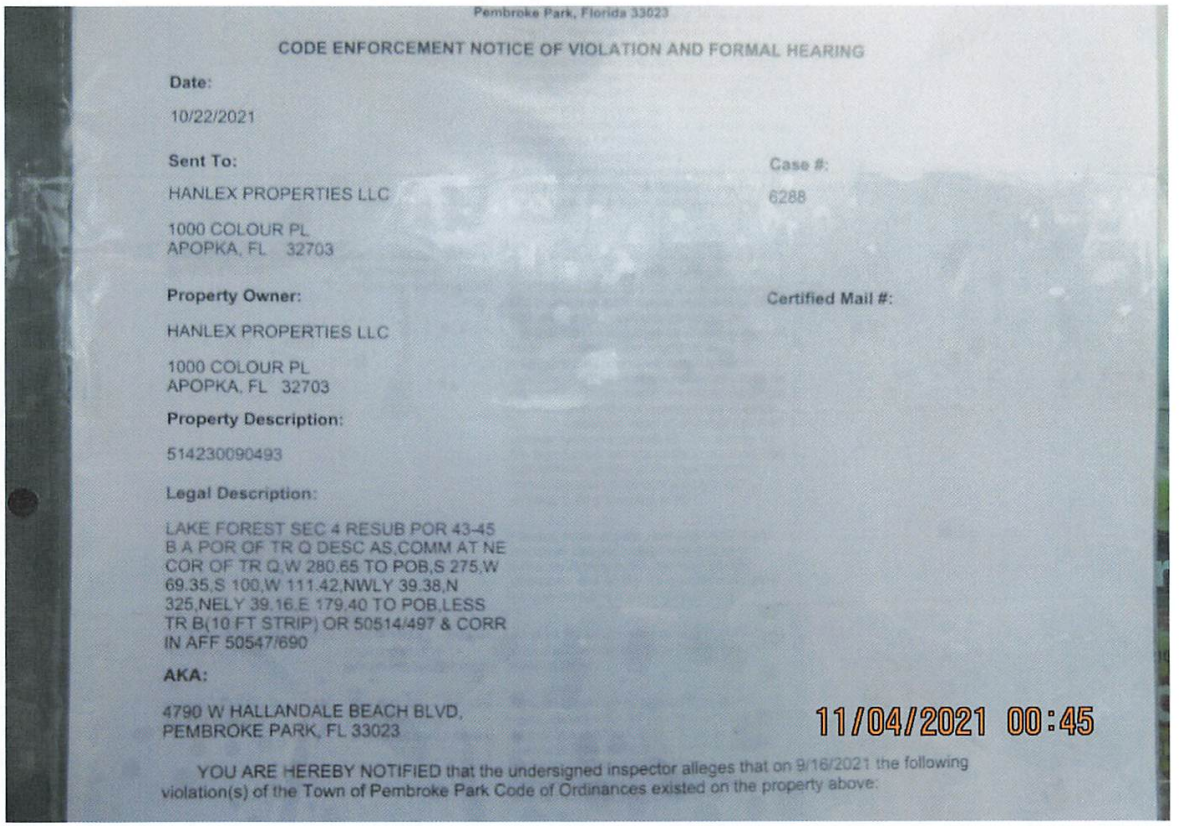
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced _____



Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/22/2021

Sent To:

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

Case #:

6288

Property Owner:

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

Certified Mail #:

Property Description:

514230090493

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B A POR OF TR Q DESC AS,COMM AT NE
COR OF TR Q,W 280.65 TO POB,S 275,W
69.35,S 100,W 111.42,NWLY 39.38,N
325,NELY 39.16,E 179.40 TO POB,LESS
TR B(10 FT STRIP) OR 50514/497 & CORR
IN AFF 50547/690

AKA:

4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

11/04/2021 00:45

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/16/2021 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:

10/22/2021

Sent To:

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

Case #:

6288

Property Owner:

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

Certified Mail #:

Property Description:

514230090493

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690

AKA:

4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/16/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(n). - Exterior maintenance of structures and premises	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(o). - Exterior maintenance of structures and premises	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	30
HEALTH AND SANITATION	Sec. 12-43. - Notice to remove accumulations—To be sent to property owner.	Whenever any owner or owners of any lot, tract or parcel of land within the Town shall permit the accumulation thereon of garbage, trash, rubbish or other debris, including but not limited to, untended piles of sand, dirt, and rocks, as provided in section 12-41, it shall be the duty of the Code Inspector to notify the owner or owners of such lot, tract or parcel of land as hereinafter provided to remove such garbage, trash, rubbish or other debris from such lot, tract or parcel of land. (Ord. No. 83-8-1, § 3, 8-17-83; Ord. No. 18-10-02, § 2, 9-12-18)	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. 12-76. (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.	30
ZONING	Sec. 28-330 - Minimum standards for fences, walls and hedges	The installation of any fence or wall shall require the application and receipt of a permit from the Town authorizing said installation prior to its installation. No permit is required for a hedge, but the placement and height of a hedge must comply with the criteria stated herein. These regulations are in addition to any requirements within individual zoning districts, or as related to screening, incompatible land uses or parking lots set forth in section 28-286. The more stringent requirements shall apply in the case of any conflict between the requirements. The design, height and location of any fence, wall or hedge shall comply, at a minimum, with the standards set forth in this division. (Ord. No. 11-12-01, § 3, 12-7-11)	30

1. Property walls need to be pressure washed and painted. Pressure the concrete walls alongside the property line including the walls at the back of the store by the dumpsters and the walls front and back on SW 31 st Drive to also remove the graffiti tags on that back wall.
2. Racking shelves are loose and scattered alongside the back of the store with cardboard boxes and excess debris. Those racking needs a designated area to be stored due to us being currently in Hurricane Season, See the Building Department for options on storage for the racking shelves.
3. Missing hedges in the gap in front of the concrete wall on SW 31st Drive. Replace the hedges in between that gap. Refer back to the landscaping plans for original build out. (See building Department or contact the Town's Planner ext 401).
4. Concrete columns on the concrete walls are damaged with the mesh exposed and requires a permit for concrete restoration. Obtain a permit with plans and inspections for concrete restoration.
5. The dumpster provided by waste management is damaged and needs a replacement dumpster ASAP. Property has a trash nuisance that's ongoing. Contact waste management at (305) 471-4444 or (954) 974-7500 and schedule a change out for a new dumpster or consider obtaining a larger dumpster for trash control. Remove all the crates from inside of the dumpster enclosure since they are loose and not tied down to anything, (Hurricane Season is current at this time). Dumpsters and enclosure area needs to be maintained on a regular.
6. Property has a trash nuisance which needs to be maintained including trash and debris in the landscaping throughout the property lines, Town's swales (which is prohibited to illegally dumping), trash in the shut off valve at the front of the property's entrance door, parking lot area etc, remove all trash and debris from the property and keep it maintained.
7. Parking lot area has oil stains and dirt build up with cracks in the concrete curbs, damaged parking lot boulders which needs repairs or replacement. Obtain a permit for parking lot striping and paving including the parking curbs concrete restoration and parking boulders with plans and inspections.
8. Remove the illegal donation box completely from the property. (contact the Building Dept for more information).
9. Property has damaged and fallen sign (right turn only) which needs to be fixed and re-installed belonging to the entrance/exit path on SW 48 Ave.
10. Concrete blocks by the field drain needs to be pressure wash from all the dirt build up (Blight to the corridor on SW 48 Ave).
11. Remove the weeds growing in the black screens on side of the building.
12. Partial damaged panel needs repairs on the top trim of the building.
13. Damaged mansard needs a permit for repairs and replacement. Obtain a permit for mansard repairs with plans and inspections.
14. Cut and trim hedges, trees, and remove the weeds on the black chain link fence alongside the property line at the back on the property and keep it maintained.
15. Entrance door and sidewalk(pathway to store) needs to be pressure washed or use a treatment to remove the rust from that area.
16. Front of the property has electrical outlets which are currently damaged and/or missing. Obtain a permit for a safety check with the Electrical inspector with plans and inspections.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of November, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

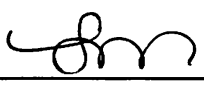
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer



10/22/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
HANLEX PROPERTIES LLC 1000 COLOUR PL APOPKA, FL 32703	6288	09/16/2021

Property Owner:	Property Description:	Certified Mail #:
HANLEX PROPERTIES LLC 1000 COLOUR PL APOPKA, FL 32703	514230090493	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690	4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/16/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(n). - Exterior maintenance of structures and premises	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(o). - Exterior maintenance of structures and premises	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30

HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	30
HEALTH AND SANITATION	Sec. 12-43. - Notice to remove accumulations—To be sent to property owner.	Whenever any owner or owners of any lot, tract or parcel of land within the Town shall permit the accumulation thereon of garbage, trash, rubbish or other debris, including but not limited to, untended piles of sand, dirt, and rocks, as provided in section 12-41, it shall be the duty of the Code Inspector to notify the owner or owners of such lot, tract or parcel of land as hereinafter provided to remove such garbage, trash, rubbish or other debris from such lot, tract or parcel of land. (Ord. No. 83-8-1, § 3, 8-17-83; Ord. No. 18-10-02, § 2, 9-12-18)	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. 12-76. (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.	30

ZONING	Sec. 28-330 - Minimum standards for fences, walls and hedges	The installation of any fence or wall shall require the application and receipt of a permit from the Town authorizing said installation prior to its installation. No permit is required for a hedge, but the placement and height of a hedge must comply with the criteria stated herein. These regulations are in addition to any requirements within individual zoning districts, or as related to screening, incompatible land uses or parking lots set forth in section 28-286. The more stringent requirements shall apply in the case of any conflict between the requirements. The design, height and location of any fence, wall or hedge shall comply, at a minimum, with the standards set forth in this division. (Ord. No. 11-12-01, § 3, 12-7-11)	30

Notes/Means of Correction:

1. Property walls need to be pressure washed and painted. Pressure the concrete walls alongside the property line including the walls at the back of the store by the dumpsters and the walls front and back on SW 31 st Drive to also remove the graffiti tags on that back wall.
2. Racking shelves are loose and scattered alongside the back of the store with cardboard boxes and excess debris. Those racking needs a designated area to be stored due to us being currently in Hurricane Season, See the Building Department for options on storage for the racking shelves.
3. Missing hedges in the gap in front of the concrete wall on SW 31st Drive. Replace the hedges in between that gap. Refer back to the landscaping plans for original build out. (See building Department or contact the Town's Planner ext 401).
4. Concrete columns on the concrete walls are damaged with the mesh exposed and requires a permit for concrete restoration. Obtain a permit with plans and inspections for concrete restoration.
5. The dumpster provided by waste management is damaged and needs a replacement dumpster ASAP. Property has a trash nuisance that's ongoing. Contact waste management at (305) 471-4444 or (954) 974 -7500 and schedule a change out for a new dumpster or consider obtaining a larger dumpster for trash control. Remove all the crates from inside of the dumpster enclosure since they are loose and not tied down to anything, (Hurricane Season is current at this time). Dumpsters and enclosure area needs to be maintained on a regular.
6. Property has a trash nuisance which needs to be maintained including trash and debris in the landscaping throughout the property lines, Town's swales (which is prohibited to illegally dumping), trash in the shut off valve at the front of the property's entrance door, parking lot area etc, remove all trash and debris from the property and keep it maintained.
7. Parking lot area has oil stains and dirt build up with cracks in the concrete curbs, damaged parking lot boulders which needs repairs or replacement. Obtain a permit for parking lot striping and paving including the parking curbs concrete restoration and parking boulders with plans and inspections.
8. Remove the illegal donation box completely from the property. (contact the Building Dept for more information).
9. Property has damaged and fallen sign (right turn only) which needs to be fixed and re-installed belonging to the entrance/exit path on SW 48 Ave.
10. Concrete blocks by the field drain needs to be pressure wash from all the dirt build up (Blight to the corridor on SW 48 Ave).
11. Remove the weeds growing in the black screens on side of the building.
12. Partial damaged panel needs repairs on the top trim of the building.
13. Damaged mansard needs a permit for repairs and replacement. Obtain a permit for mansard repairs with plans and inspections.
14. Cut and trim hedges, trees, and remove the weeds on the black chain link fence alongside the property line at the back on the property and keep it maintained.
15. Entrance door and sidewalk(pathway to store) needs to be pressure washed or use a treatment to remove the rust from that area.
16. Front of the property has electrical outlets which are currently damaged and/or missing. Obtain a permit for a safety check with the Electrical inspector with plans and inspections.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teresa Malcolm
Code Enforcement Officer


09/08/2021 00:32


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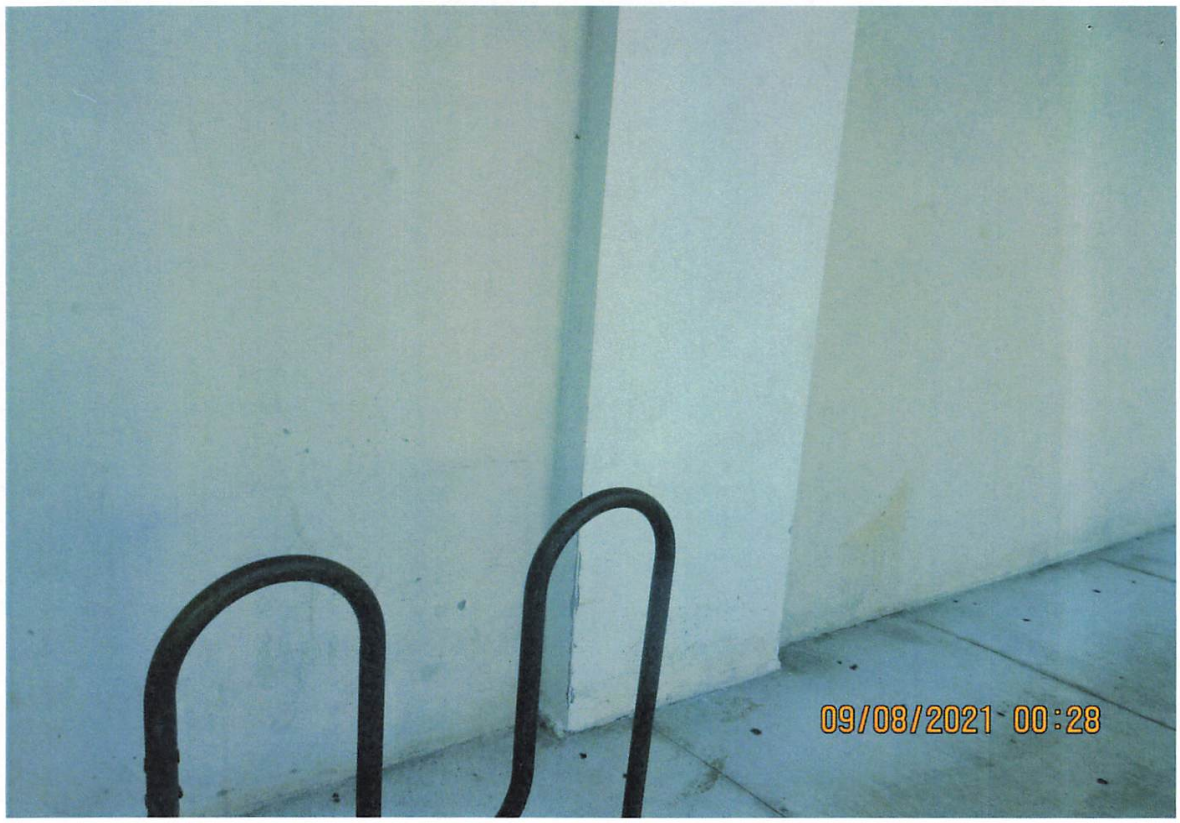

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DO YOUR PART.
FACE COVERING
REQUIRED
09/08/2021 00:27

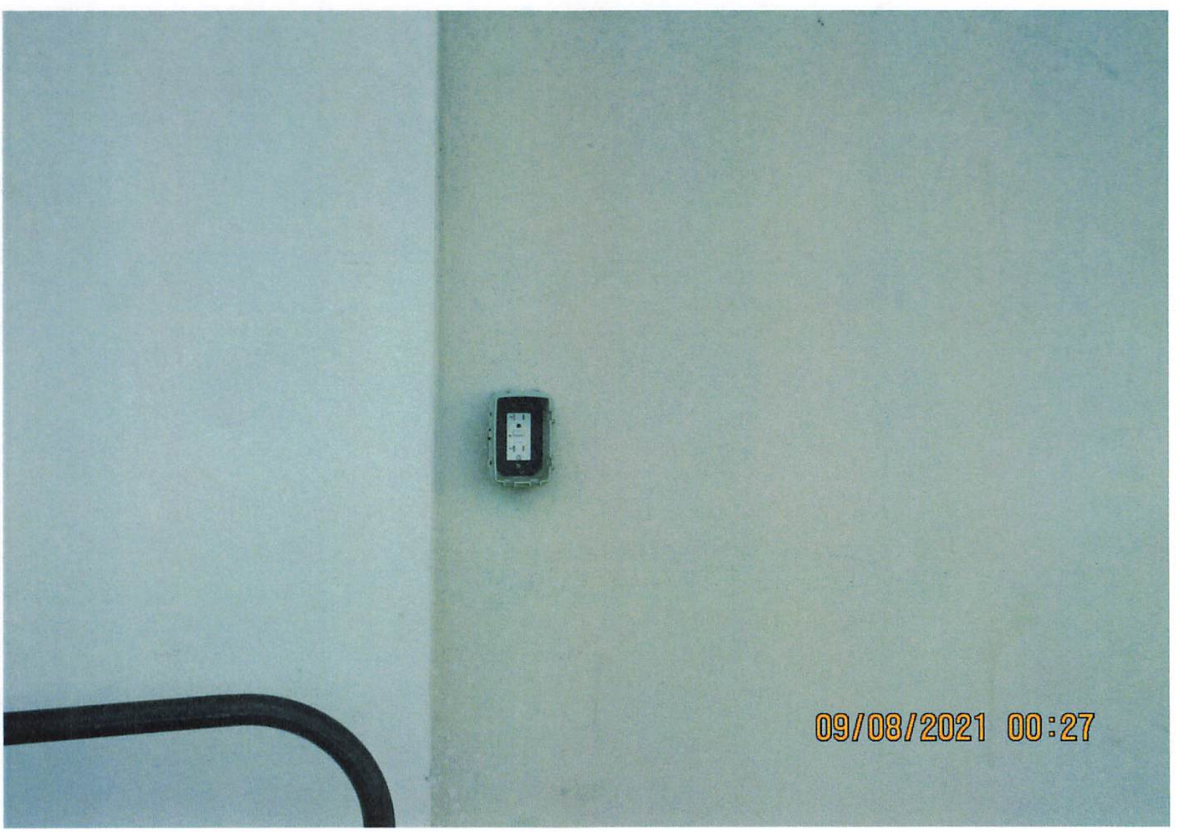

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4790
Save Time. Save Money. Every Day!
COPY KEYS HERE
DO YOUR PART
FACE COVERING REQUIRED
09/08/2021 00:27


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DOLLAR GENERAL
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AHEAD
CLOTHES & SHOES
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CLOTHES & SHOES
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CLOTHING & SHOE RECYCLING
ITEMS NEEDED:
WOMEN, MEN, AND CHILDREN'S CLOTHING, SHOES, LINEN, SMALL HOUSEHOLD ITEMS
ALL ITEMS MUST FIT IN BOX!
09/08/2021 00:22


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BUS STOP
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EAST
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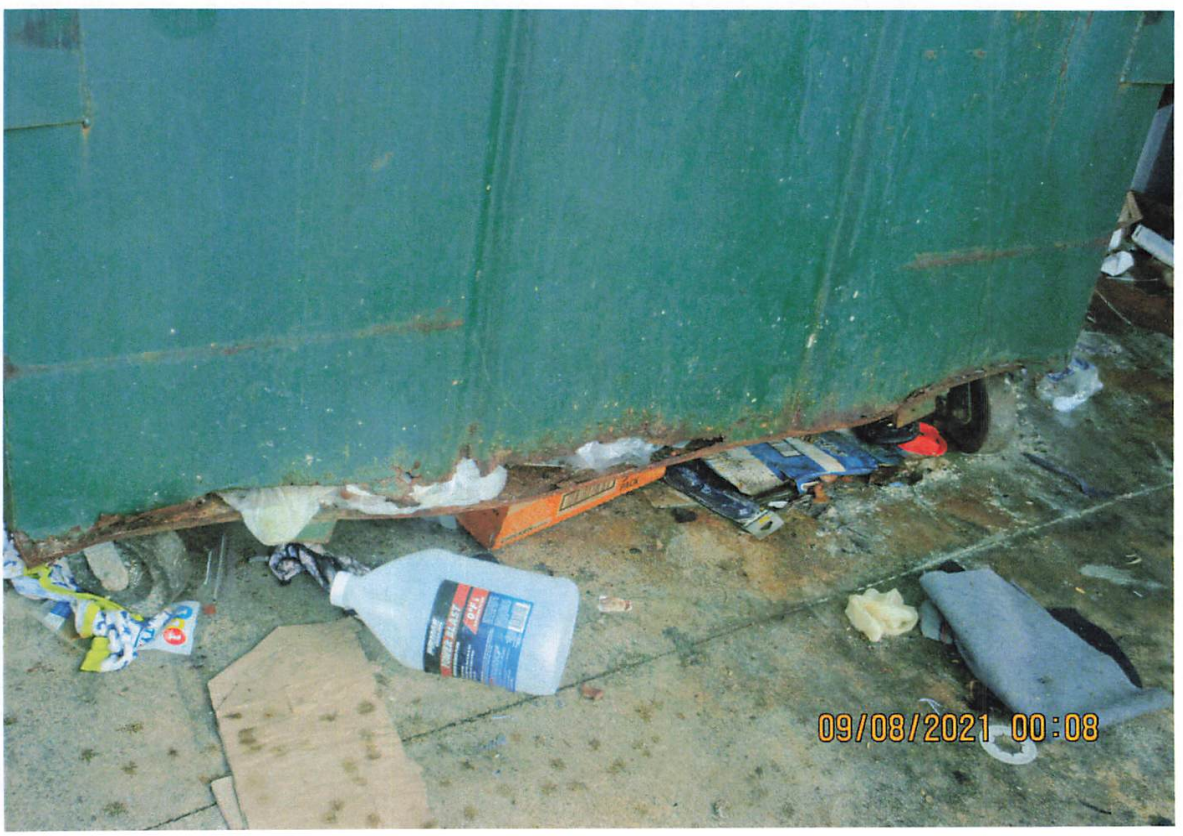

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MILO'S
09/08/2021 00:09


S is for Steven
09/08/2021 00:09


09/08/2021 00:09


DO NOT PARK
CAUTION CAUTION
WM
WASTE MANAGEMENT
305 471 4444
954 974 7500
09/08/2021 00:08


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CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DUQUETTE, MARC ROCHON, LYNDA ETAL CASE NO 6639

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 112 MARINE CT # 502, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 112 MARINE CT # 502, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: DUQUETTE, MARC ROCHON, LYNDA ETAL AT 11:13 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

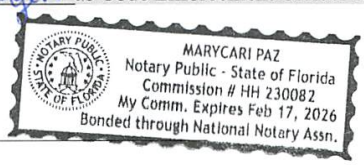
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [V] physical presence or [_] online notarization this 13 day of Sep, 2022, by Erik Puchwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____





U.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
$ 7.33

Sent To
Street and Apt.
City, State, ZIP

DUQUETTE, MARC/ROCHON, LYNDA ETAL
112 MARINE CT #502
PEMBROKE PARK
FL 33009-6036
(NOH-6639)

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

MAR 23 2022
Postmark Here
HOLLYWOOD FL 33023

7021 0350 0000 2802 3405



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:

DUQUETTE, MARC/ROCHON, LYNDA ETAL
112 MARINE CT #502
PEMBROKE PARK
FL 33009-6036
(NOH-6639)

9590 9402 4839 9032 6967 24

2. Article Number (Transfer from service label)
7021 0350 0000 2802 3405

COMPLETE THIS SECTION ON DELIVERY

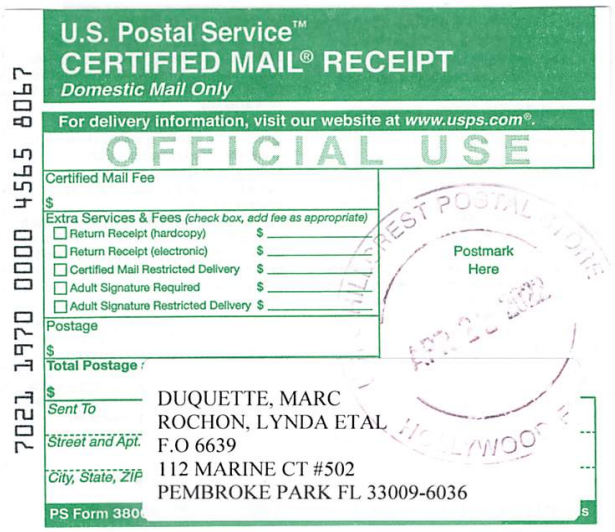
A. Signature
X
☐ Agent
☑ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

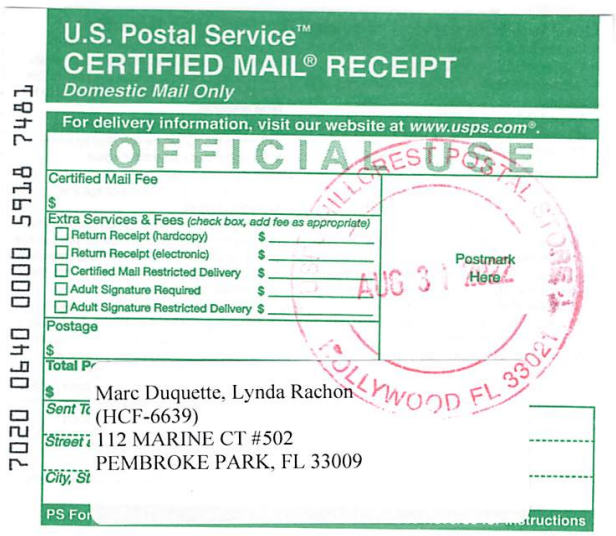
Total Postage
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Postmark Here

Sent To DUQUETTE, MARC
ROCHON, LYNDA ETAL
Street and Apt. F.O 6639
City, State, ZIP 112 MARINE CT #502
PEMBROKE PARK FL 33009-6036

PS Form 380

7021 1970 0000 4565 8067



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
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Postage
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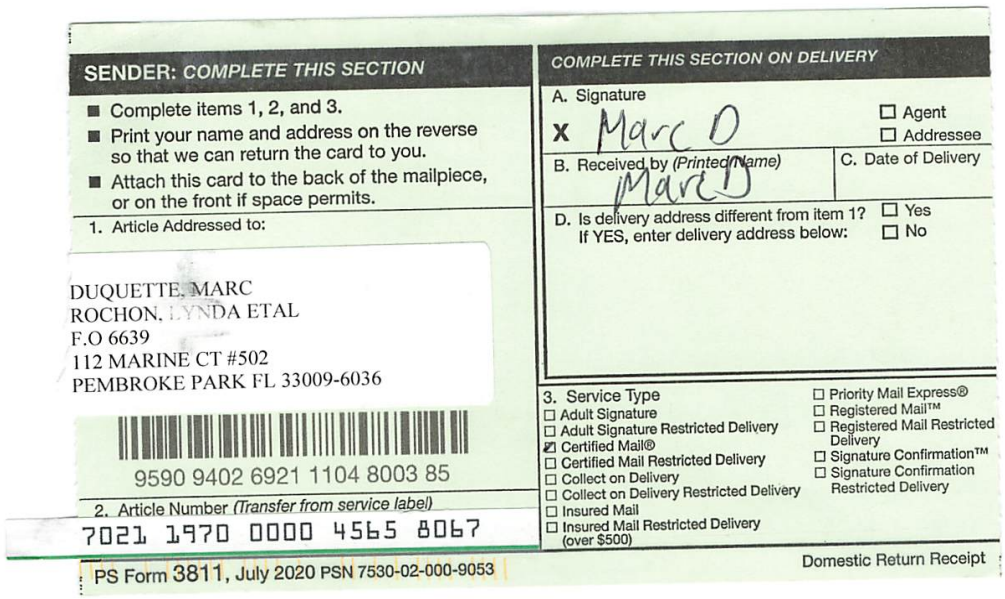
Total Pr
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Sent To Marc Duquette, Lynda Rachon
(HCF-6639)
Street a 112 MARINE CT #502
PEMBROKE PARK, FL 33009
City, St

PS Fo ...structions

Postmark Here
AUG 31
HOLLYWOOD FL 33021

7020 0640 0000 5918 7481



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:

DUQUETTE, MARC
ROCHON, LYNDA ETAL
F.O 6639
112 MARINE CT #502
PEMBROKE PARK FL 33009-6036

9590 9402 6921 1104 8003 85

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 8067

COMPLETE THIS SECTION ON DELIVERY

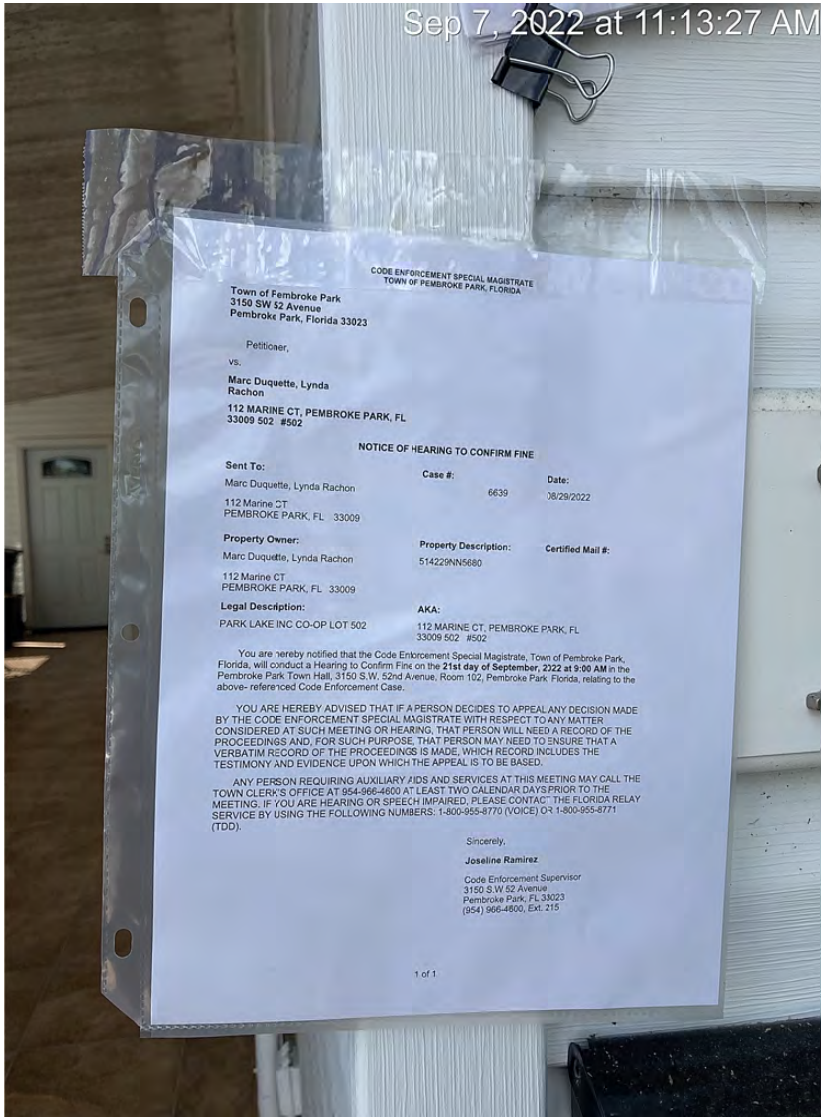
A. Signature
X Marc D ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Marc D | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Marc Duquette, Lynda Rachon

112 MARINE CT, PEMBROKE PARK, FL 33009 502 #502

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
Marc Duquette, Lynda Rachon 112 Marine CT PEMBROKE PARK, FL 33009	6639	08/29/2022
Property Owner:	**Property Description:**	**Certified Mail #:**
Marc Duquette, Lynda Rachon 112 Marine CT PEMBROKE PARK, FL 33009	514229NN5680	
Legal Description:	**AKA:**	
PARK LAKE INC CO-OP LOT 502	112 MARINE CT, PEMBROKE PARK, FL 33009 502 #502	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of September, 2222 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




Sep 7, 2022 at 11:13:44 AM
112
112

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Marc Duquette, Lynda Rachon

112 MARINE CT, PEMBROKE PARK, FL 33009 502 #502

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
Marc Duquette, Lynda Rachon	6639	08/29/2022
112 Marine CT PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
Marc Duquette, Lynda Rachon	514229NN5680	
112 Marine CT PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
PARK LAKE INC CO-OP LOT 502	112 MARINE CT, PEMBROKE PARK, FL 33009 502 #502

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. DUQUETTE, MARC ROCHON, LYNDA ETAL Respondent(s)	)	Case No.: 6639

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 112 MARINE CT #502 PEMBROKE PARK FL 33009-6036

PROPERTY OWNER: DUQUETTE, MARC ROCHON, LYNDA ETAL

FOLIO NO.: 514229NN5680

LEGAL DESCRIPTION: PARK LAKE INC CO-OP LOT 502

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN** 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of April 2022. If the Respondent(s) does/do not comply within the

time specified, the Respondent(s) shall pay $ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of April 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of April, 2022.

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
Marc Duquette, Lynda Rachon	112 Marine CT PEMBROKE PARK, 33009	112 MARINE CT, PEMBROKE PARK, FL 33009 502 #502

Legal Description

Case Status Open **Case #** 6639 **Date Next Inspection** 4/20/2022

Notes There is a shed being worked on without a permit on this property/ There are lights in the back of the property that have been removed without a permit
To comply with this violation please take the following action:
1) Obtain a building permit through contacting the building department (954)966-4600 EXT 182)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/25/2022		Notice of Violation	Regular Mail 1/25/22
3/23/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail 3/23/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/20/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DUQUETTE, MARC
ROCHON, LYNDA ETAL. CASE NO. 6639

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 112 MARINE CT #502 PEMBROKE PARK FL 33009-60369

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 112 MARINE CT #502 PEMBROKE PARK FL 33009-6036

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: DUQUETTE, MARC ROCHON, LYNDA ETAL.AT 10:17 A.M. ON THE 6 DAY OF APRIL 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen
AFFIANT

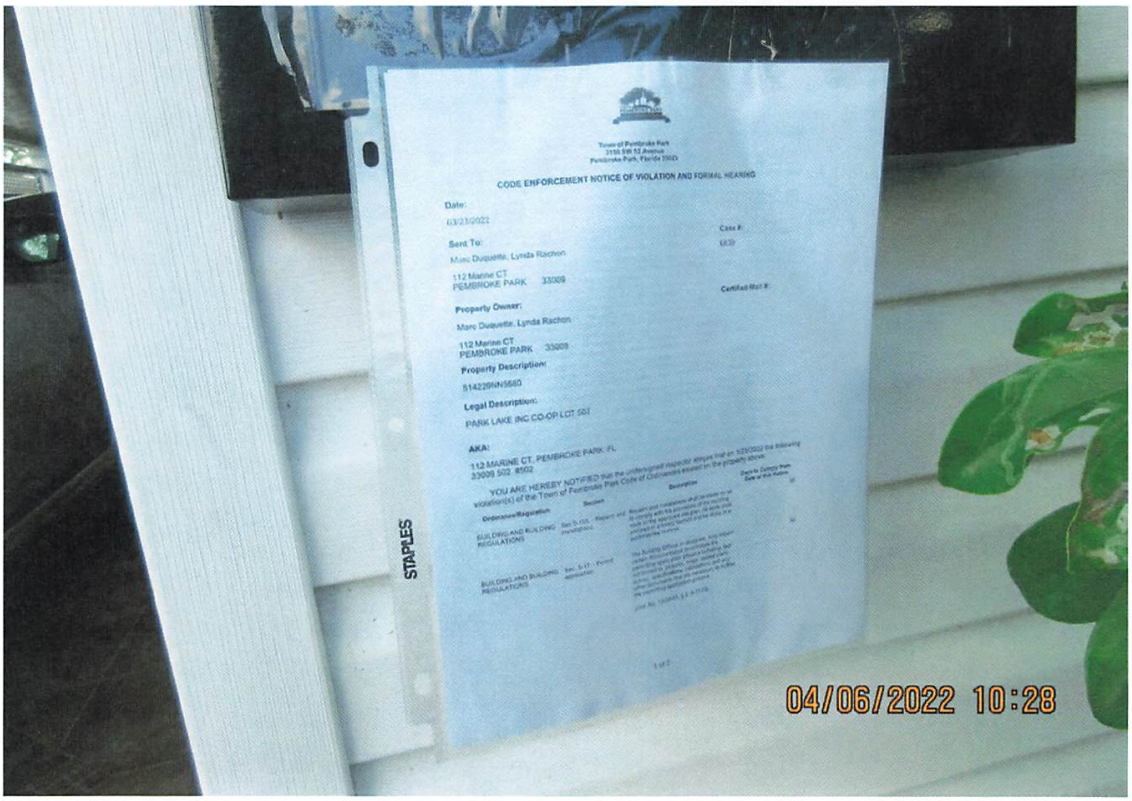
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6th day of April, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public – State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


112
04/06/2022 10:28


CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
Sent To:
Marc Duquette, Lynda Rachon
112 Marine CT
PEMBROKE PARK 33009
Property Owner:
Marc Duquette, Lynda Rachon
112 Marine CT
PEMBROKE PARK 33009
Property Description:
514228NN5560
Legal Description:
PARK LAKE INC CO-OP LOT 502
AKA:
112 MARINE CT, PEMBROKE PARK, FL
33009 502 8502
STAPLES
04/06/2022 10:28

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/23/2022

Sent To:

Marc Duquette, Lynda Rachon

112 Marine CT
PEMBROKE PARK 33009

Case #:

6639

Property Owner:

Marc Duquette, Lynda Rachon

112 Marine CT
PEMBROKE PARK 33009

Certified Mail #:

Property Description:

514229NN5680

Legal Description:

PARK LAKE INC CO-OP LOT 502

AKA:

112 MARINE CT, PEMBROKE PARK, FL
33009 502 #502

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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

There is a shed being worked on without a permit on this property/ There are lights in the back of the property that have been removed without a permit
To comply with this violation please take the following action:
1) Obtain a building permit through contacting the building department (954)966-4600 EXT 182)

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of April, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

3/23/2022



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	112 MARINE COURT #502, PEMBROKE PARK FL 33009-6036
Property Owner	DUQUETTE, MARC ROCHON, LYNDA ETAL
Mailing Address	112 MARINE CT #502 PEMBROKE PARK FL 33009-6036

ID #	5142 29 NN 5680
Millage	0613
Use	05

Abbr Legal Description	PARK LAKE INC CO-OP LOT 502

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$60,000	$185,520	$245,520	$245,520	
2021	$60,000	$185,520	$245,520	$245,520	$5,279.82
2020	$60,000	$164,320	$224,320	$224,320	$4,841.23

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$245,520	$245,520	$245,520	$245,520
Portability	0	0	0	0
Assessed/SOH	$245,520	$245,520	$245,520	$245,520
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$245,520	$245,520	$245,520	$245,520

Sales History

Date	Type	Price	Book/Page or CIN
11/1/2021	CPT-D	$260,000	117709918
1/10/2013	CPT-T	$100	111251293
4/20/2010	CPT-Q	$230,000	47026 / 948
4/15/1996	CPT		24783 / 462

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		1488
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1988/1987		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Marc Duquette, Lynda Rachon 112 Marine CT PEMBROKE PARK 33009	6639	01/25/2022

Property Owner:	Property Description:	Certified Mail #:
Marc Duquette, Lynda Rachon 112 Marine CT PEMBROKE PARK 33009	514229NN5680	

Legal Description:	AKA:
PARK LAKE INC CO-OP LOT 502	112 MARINE CT, PEMBROKE PARK, FL 33009 502 #502

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

There is a shed being worked on without a permit on this property/ There are lights in the back of the property that have been removed without a permit
To comply with this violation please take the following action:
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Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Marc DuQuette, Lynda Rochon

Date 01/25/2022

Site Address 112 Marine Court

Case # _____

Sub/Park Park lake estates

Permit # _____

☒ *STOP ALL WORK
☒ No Building Permit
☐ Violation of Florida Building Code # _____
☒ Violation of Town Ordinance # 5-105, 5-17
☐ NFPA # _____

☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Violation (s)
Building/Repairing a shed without a permit
Exposed electrical wires in columns on rear of property

Corrective Action(s)
Obtain Plans for Permit and inspections

☒ 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

E. Richwagen
Code Enforcement Officer

Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
01/26/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Mustari, Ronald
290 Cocoanut Ave.
Sarasota FL 34236

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
01/26/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:
Marc Duquette, Lynda Rachon
112 Marine CT

Case #:
6639


01/25/2022 00:05


01/25/2022 00:05


01/25/2022 00:05


01/25/2022 00:06


01/25/2022 00:06


01/25/2022 00:06


01/25/2022 00:02


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01/25/2022 00:03

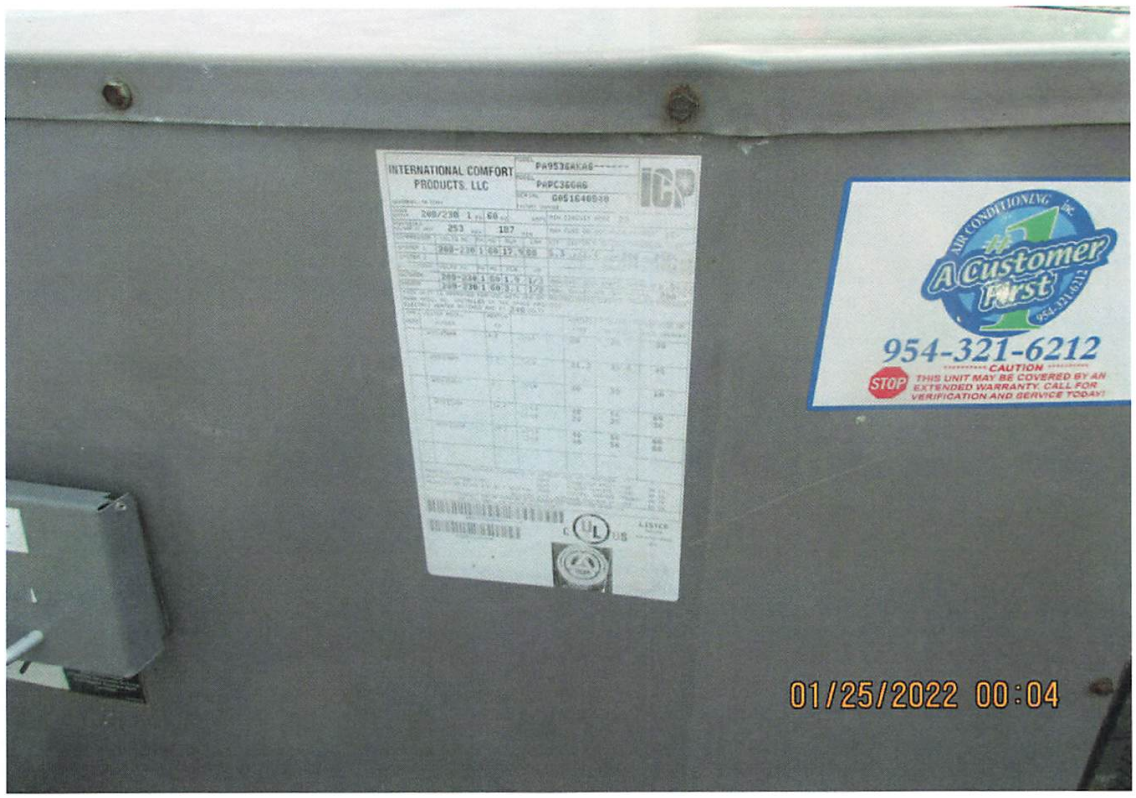

THE HOME DEPOT
How doers get more done
01/25/2022 00:03


01/25/2022 00:03


01/25/2022 00:03


ARINE COURT
01/25/2022 00:04


01/25/2022 00:04


INTERNATIONAL COMFORT PRODUCTS, LLC
ICP
A Customer First
954-321-6212
CAUTION
STOP
THIS UNIT MAY BE COVERED BY AN EXTENDED WARRANTY. CALL FOR VERIFICATION AND SERVICE TODAY!
01/25/2022 00:04


01/25/2022 00:04

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HOLIDAY HALLANDALE MHC LLC CASE NO 6429
BERTILDA ARCHINOLD

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3140 W HALLANDALE BEACH BLVD #903, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3140 W HALLANDALE BEACH BLVD #903, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: BERTILDA ARCHINOLD AT 11:23 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

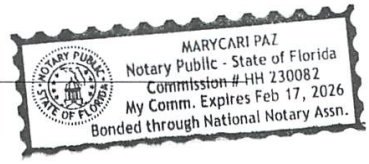
Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 15 day of Sep, 2022, by Erik Puchwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____





U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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 Po
$

Sent To
Street a
City, Sta

BERTILDA ARCHINOLD
(HCF-6429)
3140 W HALLANDALE BEACH BLVD #903
PEMBROKE PARK, FL 33009

PS For ...uctions

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HOLLYWOOD FL 33021

7020 0090 0001 3495 8839



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- ☐ Return Receipt (hardcopy) $
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Por
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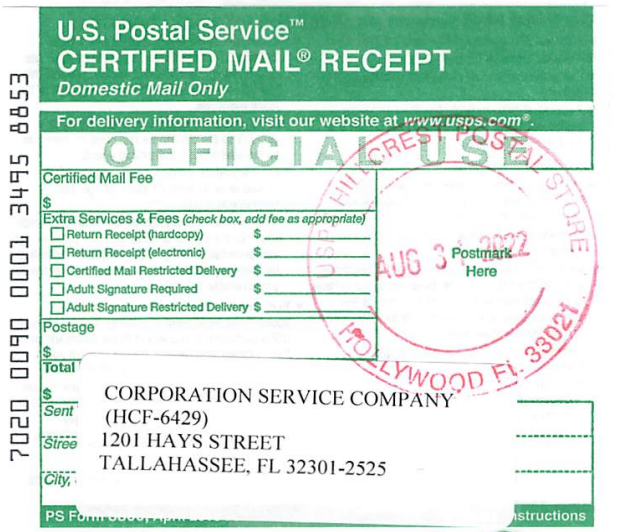
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Street ar
City, Sta

HOLIDAY HALLANDALE MHC LLC
(HCF-6429)
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

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HOLLYWOOD FL 33021

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total
$

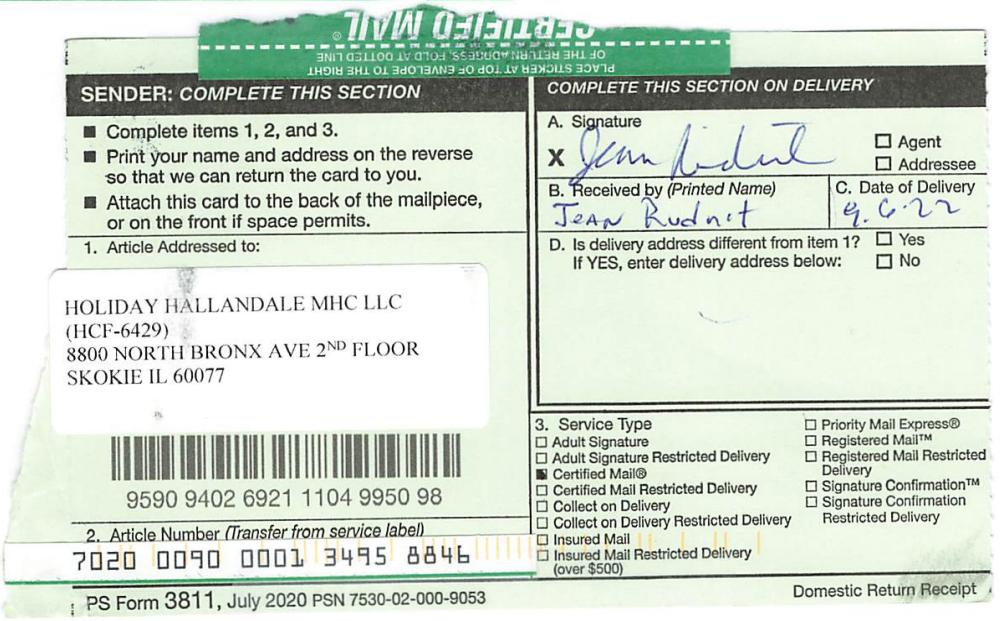
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Stree
City,

CORPORATION SERVICE COMPANY
(HCF-6429)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

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AUG 31 2022
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HOLLYWOOD FL 33021

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CERTIFIED MAIL®

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
(HCF-6429)
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

9590 9402 6921 1104 9950 98

2. Article Number (Transfer from service label)
7020 0090 0001 3495 8846

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Jean Rudnet
☐ Agent
☐ Addressee

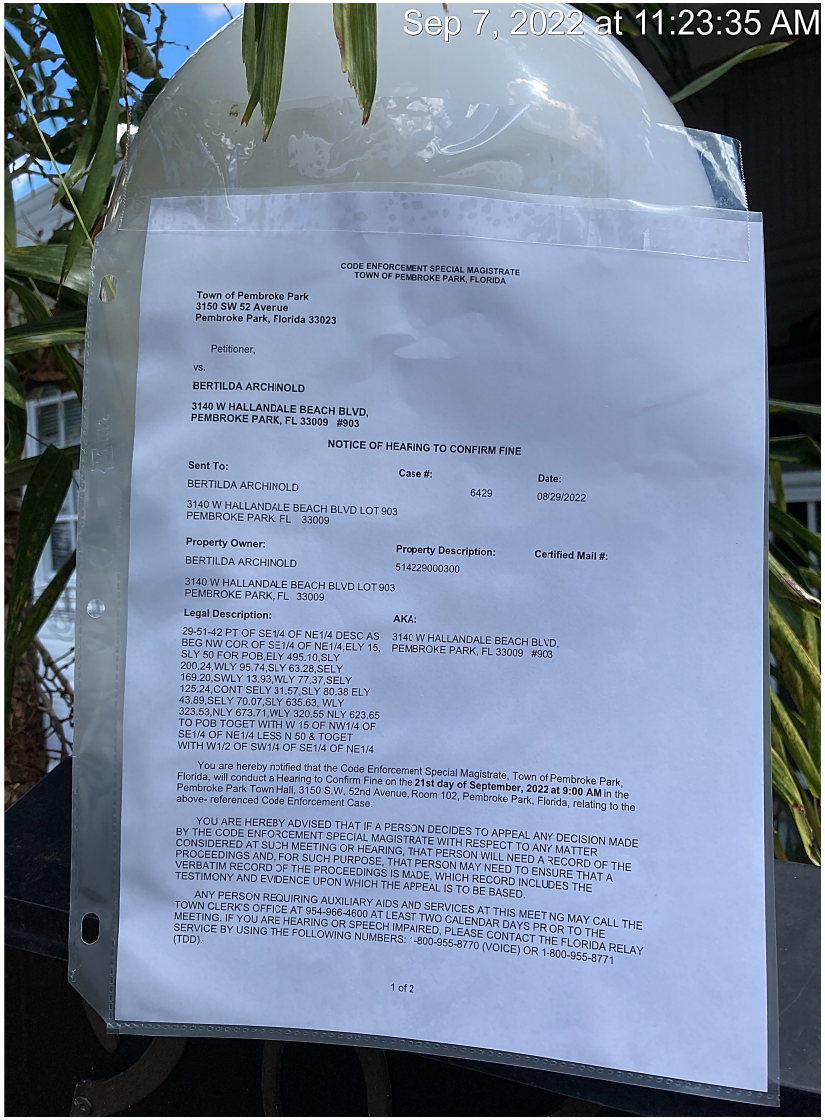
B. Received by (Printed Name)
Jean Rudnet

C. Date of Delivery
9.6.22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Averue
Pembroke Park, Florida 33023

Petitioner,

vs.

BERTILDA ARCHINOLD

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #903

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
BERTILDA ARCHINOLD	6429	08/29/2022
3140 W HALLANDALE BEACH BLVD LOT 903 PEMBROKE PARK FL 33009		

Property Owner:	Property Description:	Certified Mail #:
BERTILDA ARCHINOLD	514229000300	
3140 W HALLANDALE BEACH BLVD LOT 903 PEMBROKE PARK, FL 33009		

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #903

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

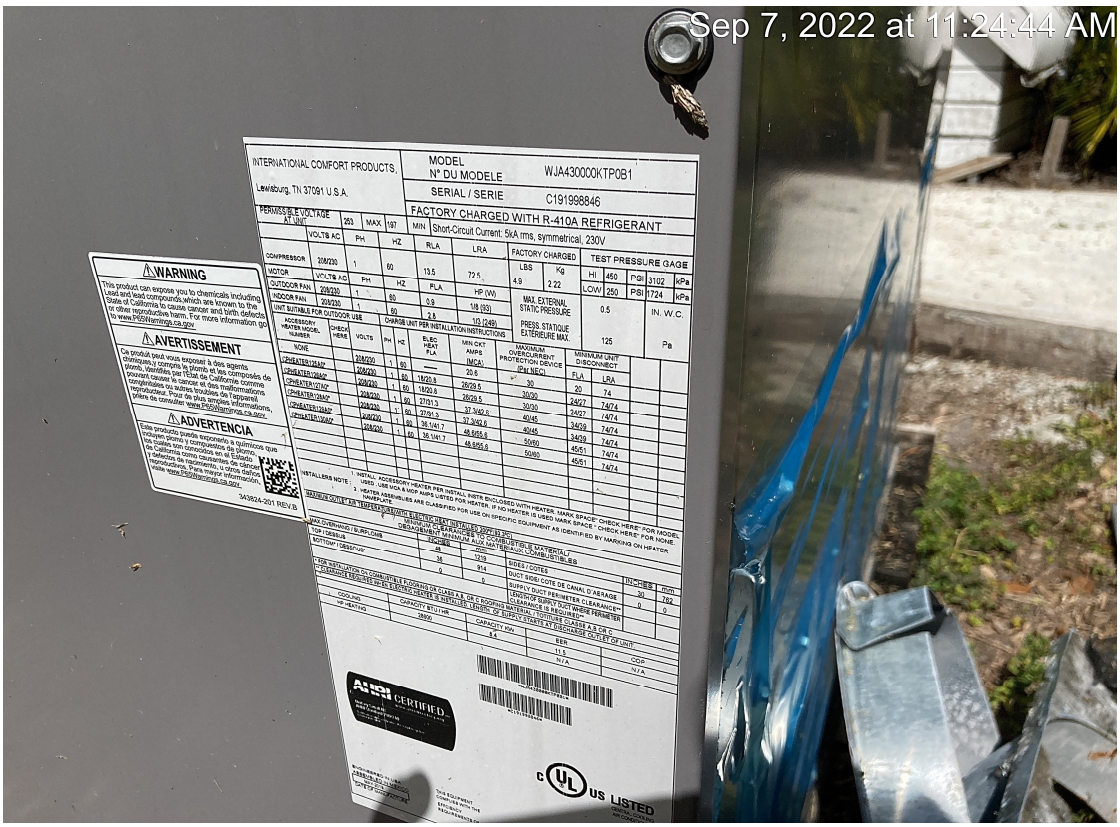
1 of 2




Sep 7, 2022 at 11:23:50 AM


Sep 7, 2022 at 11:24:05 AM


Sep 7, 2022 at 11:24:37 AM


Sep 7, 2022 at 11:24:44 AM
INTERNATIONAL COMFORT PRODUCTS,
Lewisburg, TN 37091 U.S.A.
MODEL
N° DU MODELE
WJA430000KTP0B1
SERIAL / SERIE
C191998846
FACTORY CHARGED WITH R-410A REFRIGERANT
Short-Circuit Current: 5kA rms, symmetrical, 230V
WARNING
AVERTISSEMENT
ADVERTENCIA
ASHRAE CERTIFIED
c UL us LISTED

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

BERTILDA ARCHINOLD

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #903

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
BERTILDA ARCHINOLD	6429	08/29/2022
3140 W HALLANDALE BEACH BLVD LOT 903 PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
BERTILDA ARCHINOLD	514229000300	
3140 W HALLANDALE BEACH BLVD LOT 903 PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #903

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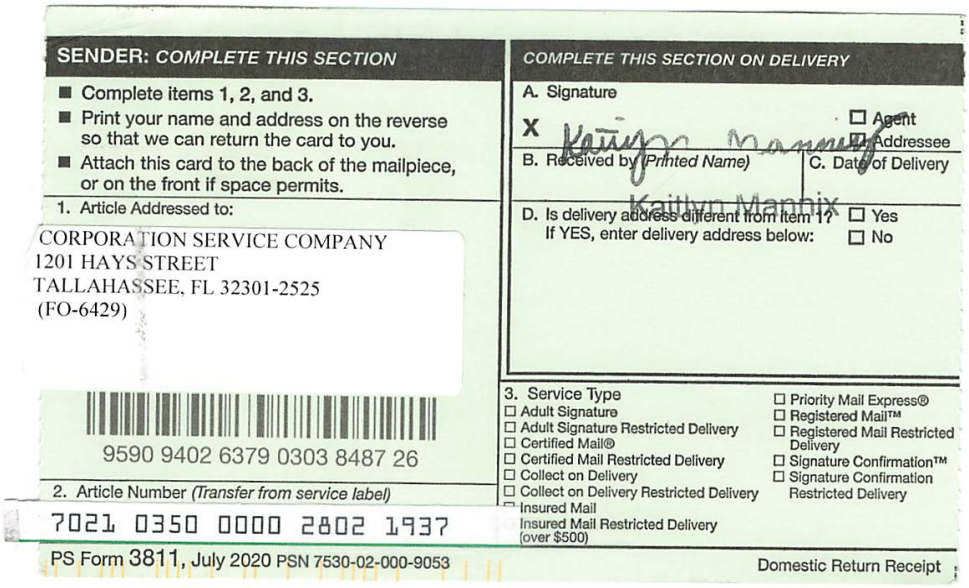
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Return Receipt (hardcopy)
Return Receipt (electronic)
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Adult Signature Restricted Delivery
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FEB 18 2022
UNIVERSITY POST RETAIL STORE 33024
USPS
7021 0350 0000 2802 1937
CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
(FO-6429)
for Instructions


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Adult Signature Restricted Delivery
Postage
Postmark Here
FEB 18 2022
UNIVERSITY POST RETAIL STORE 33024
USPS
7021 0350 0000 2802 3014
HOLIDAY HALLANDALE MHC LLC
8800 NORTH BRONX AVE 2ND
FLOOR SKOKIE IL 60077
(FO-6429)
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Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
FEB 18 2022
UNIVERSITY POST RETAIL STORE 33024
USPS
7021 0350 0000 2802 3009
BERTILDA ARCHINOLD
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #903
(FO-6429)
for Instructions



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
(FO-6429)

9590 9402 6379 0303 8487 26

2. Article Number *(Transfer from service label)*

7021 0350 0000 2802 1937

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Kaitlyn Mannix ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Kaitlyn Mannix C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
BERTILDA ARCHINOLD	3140 W HALLANDALE BEACH BLVD LOT 903 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #903

Legal Description

Case Status Open **Case #** 6429 **Date Next Inspection** 2/16/2022

Notes 1. A/c removed prior of obtaining a permit the weather was bad so the new unit (WJA430000KTP0B1) was on the floor next to the mobile home. Obtain a permit for the a/c removal with plans and inspections.
2. A double permit fee has been assessed.
REPEAT VIOLATION - REFER CASE # 6130

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/18/2021		Notice of Violation	Regular Mail 10/19/21
1/31/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 2/4/22 Certified Mail 2/1/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/16/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. BERTILDA ARCHINOLD Respondent(s)	)	Case No.: 6429

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #903

PROPERTY OWNER: BERTILDA ARCHINOLD, 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #903

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. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17. **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of February 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of February 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

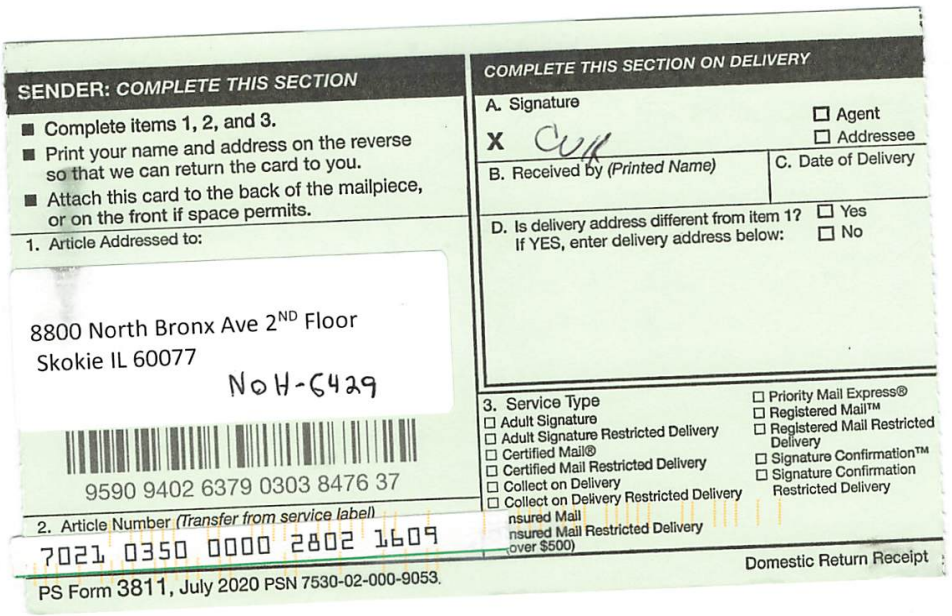
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of February, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

8800 North Bronx Ave 2ND Floor
Skokie IL 60077
NoH-6429

9590 9402 6379 0303 8476 37

2. Article Number (Transfer from service label)
7021 0350 0000 2802 1609

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Cuk
☐ 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
☐ nsured Mail
☐ nsured Mail Restricted Delivery
over $500)
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1. Article Addressed to:

Corporation Servicie Company
1201 Hays Street
Tallahassee, FL 32301-2525
NoH-6429

9590 9402 6379 0303 8476 44

2. Article Number (Transfer from service label)
7021 0350 0000 2802 1616

COMPLETE THIS SECTION ON DELIVERY

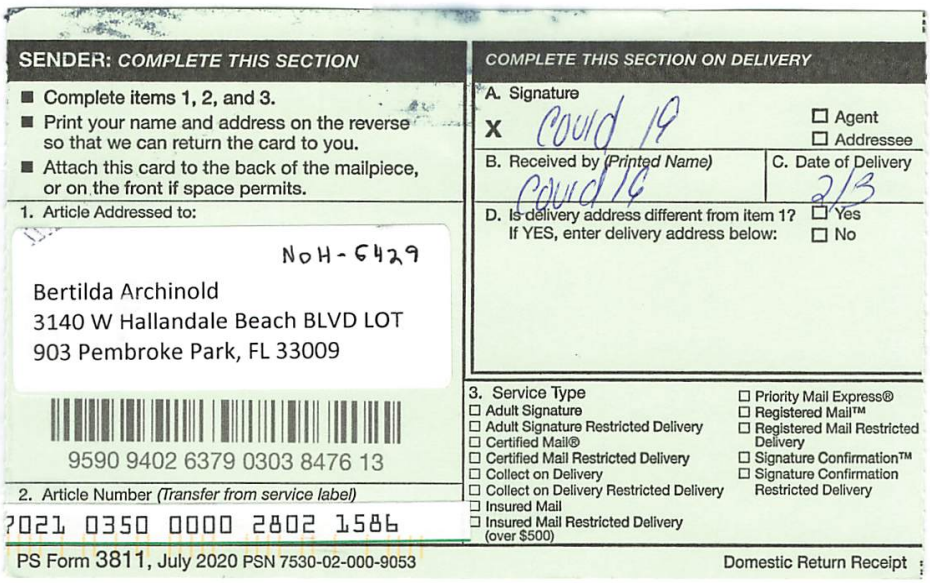
A. Signature
X Sara Lea
☐ Agent
☐ Addressee

B. Received by (Printed Name) Sara Lea | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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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:

NoH-6429

Bertilda Archinold
3140 W Hallandale Beach BLVD LOT
903 Pembroke Park, FL 33009

9590 9402 6379 0303 8476 13

2. Article Number *(Transfer from service label)*

7021 0350 0000 2802 1586

COMPLETE THIS SECTION ON DELIVERY

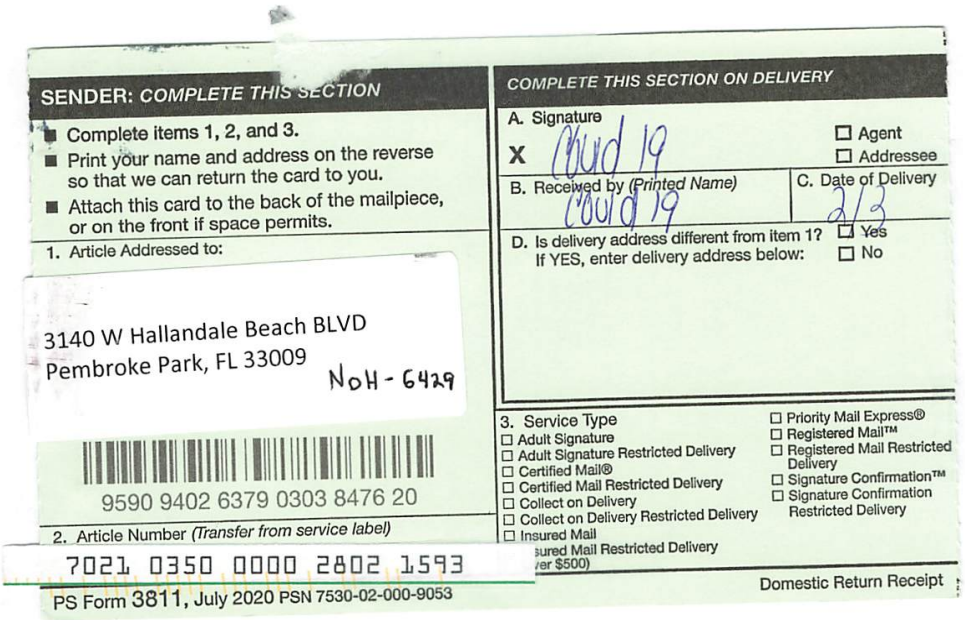
A. Signature
X Covid 19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Covid 19 | C. Date of Delivery 2/3

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®
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☐ Signature Confirmation™
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3140 W Hallandale Beach BLVD
Pembroke Park, FL 33009
NoH-6429

9590 9402 6379 0303 8476 20

2. Article Number *(Transfer from service label)*

7021 0350 0000 2802 1593

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Covid 19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Covid 19 | C. Date of Delivery 2/3

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
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☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
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☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

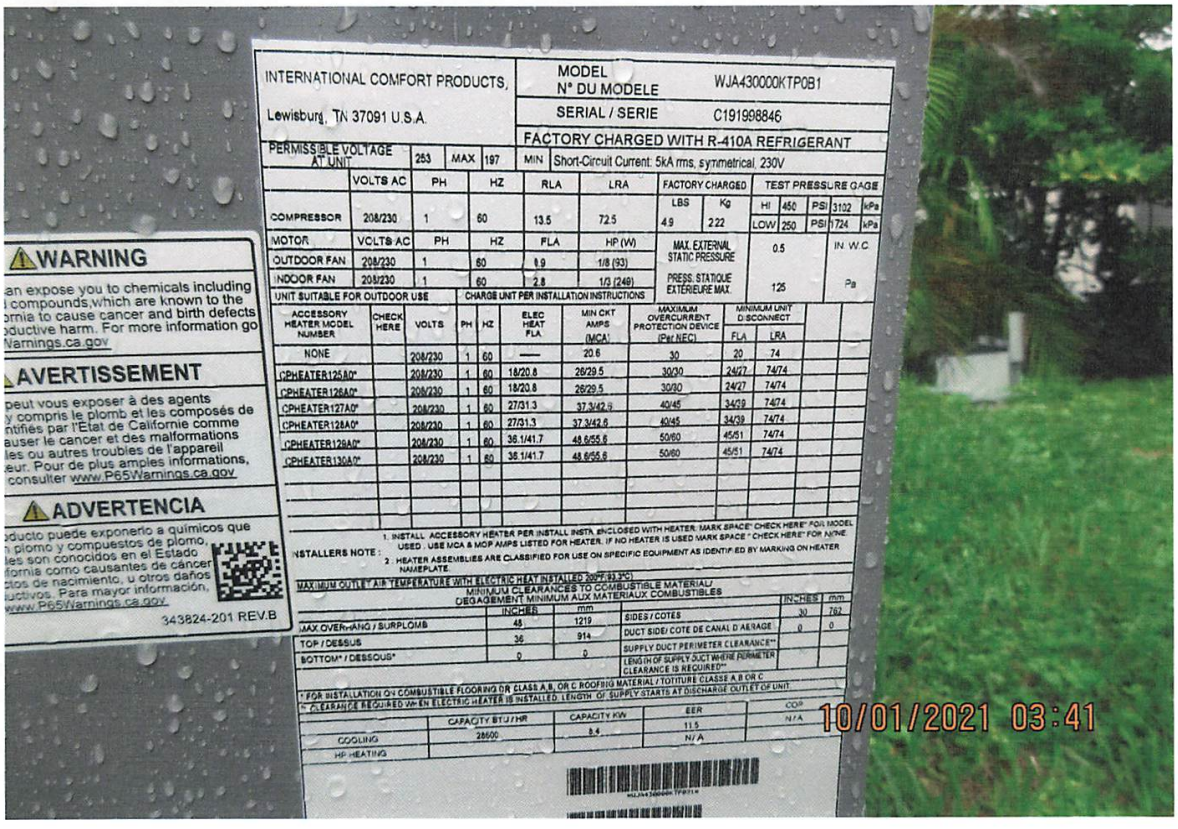
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt


10/01/2021 03:41


10/01/2021 03:41


02/02/2022 03:42


02/02/2022 03:43


INTERNATIONAL COMFORT PRODUCTS,
Lewisburg, TN 37091 U.S.A.
MODEL
N° DU MODELE
WJA430000KTP0B1
SERIAL / SERIE
C191998846
FACTORY CHARGED WITH R-410A REFRIGERANT
PERMISSIBLE VOLTAGE AT UNIT
253
MAX
197
MIN
Short-Circuit Current: 5kA rms, symmetrical, 230V
VOLTS AC
PH
HZ
RLA
LRA
FACTORY CHARGED
TEST PRESSURE GAGE
COMPRESSOR
208/230
1
60
13.5
72.5
LBS
4.9
Kg
2.22
HI
450
PSI
3102
kPa
LOW
250
PSI
1724
kPa
MOTOR
VOLTS AC
PH
HZ
FLA
HP (W)
OUTDOOR FAN
208/230
1
60
0.9
1/8 (93)
INDOOR FAN
208/230
1
60
2.8
1/3 (249)
MAX. EXTERNAL STATIC PRESSURE
0.5
IN. W.C
PRESS. STATIQUE EXTÉRIEURE MAX.
125
Pa
UNIT SUITABLE FOR OUTDOOR USE
CHARGE UNIT PER INSTALLATION INSTRUCTIONS
ACCESSORY HEATER MODEL NUMBER
CHECK HERE
VOLTS
PH
HZ
ELEC HEAT FLA
MIN CKT AMPS (MCA)
MAXIMUM OVERCURRENT PROTECTION DEVICE (Per NEC)
MINIMUM UNIT DISCONNECT
FLA
LRA
NONE
208/230
1
60
20.6
30
20
74
CPHEATER125A0*
208/230
1
60
18/20.8
26/29.5
30/30
24/27
74/74
CPHEATER126A0*
208/230
1
60
18/20.8
26/29.5
30/30
24/27
74/74
CPHEATER127A0*
208/230
1
60
27/31.3
37.3/42.6
40/45
34/39
74/74
CPHEATER128A0*
208/230
1
60
27/31.3
37.3/42.6
40/45
34/39
74/74
CPHEATER129A0*
208/230
1
60
36.1/41.7
48.6/55.6
50/60
45/51
74/74
CPHEATER130A0*
208/230
1
60
36.1/41.7
48.6/55.6
50/60
45/51
74/74
1. INSTALL ACCESSORY HEATER PER INSTALL INSTR. ENCLOSED WITH HEATER. MARK SPACE " CHECK HERE" FOR MODEL USED . USE MCA & MOP AMPS LISTED FOR HEATER. IF NO HEATER IS USED MARK SPACE " CHECK HERE" FOR NONE.
INSTALLERS NOTE :
2. HEATER ASSEMBLIES ARE CLASSIFIED FOR USE ON SPECIFIC EQUIPMENT AS IDENTIFIED BY MARKING ON HEATER NAMEPLATE.
MAXIMUM OUTLET AIR TEMPERATURE WITH ELECTRIC HEAT INSTALLED 200°F (93.3°C)
MINIMUM CLEARANCES TO COMBUSTIBLE MATERIAL/
DEGAGEMENT MINIMUM AUX MATERIAUX COMBUSTIBLES
INCHES
mm
MAX OVERHANG / SURPLOMB
48
1219
TOP / DESSUS
36
914
BOTTOM* / DESSOUS*
0
0
SIDES / COTES
30
762
DUCT SIDE/ COTE DE CANAL D'AERAGE
0
0
SUPPLY DUCT PERIMETER CLEARANCE**
LENGTH OF SUPPLY DUCT WHERE PERIMETER CLEARANCE IS REQUIRED**
* FOR INSTALLATION ON COMBUSTIBLE FLOORING OR CLASS A,B, OR C ROOFING MATERIAL / TOITURE CLASSE A,B OR C.
** CLEARANCE REQUIRED WHEN ELECTRIC HEATER IS INSTALLED. LENGTH OF SUPPLY STARTS AT DISCHARGE OUTLET OF UNIT.
CAPACITY BTU / HR
CAPACITY KW
EER
COP
COOLING
26000
8.4
11.5
N/A
HP HEATING
N/A
WARNING
an expose you to chemicals including
l compounds,which are known to the
rnia to cause cancer and birth defects
oductive harm. For more information go
Warnings.ca.gov
AVERTISSEMENT
peut vous exposer à des agents
y compris le plomb et les composés de
ntifiés par l'Etat de Californie comme
auser le cancer et des malformations
les ou autres troubles de l'appareil
eur. Pour de plus amples informations,
consulter www.P65Warnings.ca.gov
ADVERTENCIA
oducto puede exponerlo a químicos que
plomo y compuestos de plomo,
les son conocidos en el Estado
fornia como causantes de cáncer
tos de nacimiento, u otros daños
uctivos. Para mayor información,
www.P65Warnings.ca.gov
343824-201 REV.B
10/01/2021 03:41

NOV # 6429

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
10/18/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Corporation Service Company
1201 Hays Street
Tallahassee
FL
32301

OF PEMBROKE PARK

AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
10/18/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

BERTILDA ARCHINOLD

3140 W HALLANDALE BEACH BLVD LOT 903
PEMBROKE PARK, FL 33009

Case #:

6429

Property Owner:

JOV #6929
OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
10/18/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Holiday Hallandale MHC
8800 N Bronx Ave
2nd Floor
Skokie
IL
60077

JV #6929
OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
10/18/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Holiday Hallandale MHC
3140 W Hallandale
Beach Blvd
Pembroke Park
FL
33009



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	HOLIDAY HALLANDALE MHC LLC
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077

ID #	5142 29 00 0300
Millage	0613
Use	28

Abbr Legal Description	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$5,226,240	$220,080	$5,446,320	$4,796,080	
2021	$5,226,240	$220,080	$5,446,320	$4,360,080	$100,781.16
2020	$3,733,030	$325,730	$4,058,760	$4,058,760	$87,595.34

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,446,320	$5,446,320	$5,446,320	$5,446,320
Portability	0	0	0	0
Assessed/SOH	$4,796,080	$5,446,320	$4,796,080	$4,796,080
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,796,080	$5,446,320	$4,796,080	$4,796,080

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		112430220
7/7/2014	SWD-D	$5,035,000	112397766
7/14/2006	QC*	$100	42486 / 1671

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number	M14000003856
FEI/EIN Number	47-1194906
Date Filed	06/04/2014
State	DE
Status	ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MANAGER

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Title SIGNATORY

BUELTMANN, TOM

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/22/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2014 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BERTILDA ARCHINOLD CASE NO. 6429

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: BERTILDA ARCHINOLD

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #903

I, Erik M, Richwagen HEREBY CERTIFY that I SERVED: BERTILDA ARCHINOLD AT 3:42PM. ON THE 3 DAY OF February 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

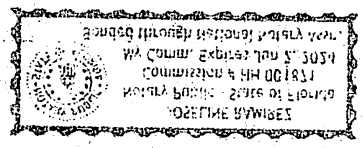
Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 4 day of 2, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

01/31/2022

Sent To:

BERTILDA ARCHINOLD

3140 W HALLANDALE BEACH BLVD LOT 903
PEMBROKE PARK, FL 33009

Case #:

6429

Property Owner:

BERTILDA ARCHINOLD

3140 W HALLANDALE BEACH BLVD LOT 903
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #903

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/18/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. A/c removed prior of obtaining a permit the weather was bad so the new unit (WJA430000KTP0B1) was on the floor next to the mobile home. Obtain a permit for the a/c removal with plans and inspections.
2. A double permit fee has been assessed.
REPEAT VIOLATION - REFER CASE # 6130

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of February, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

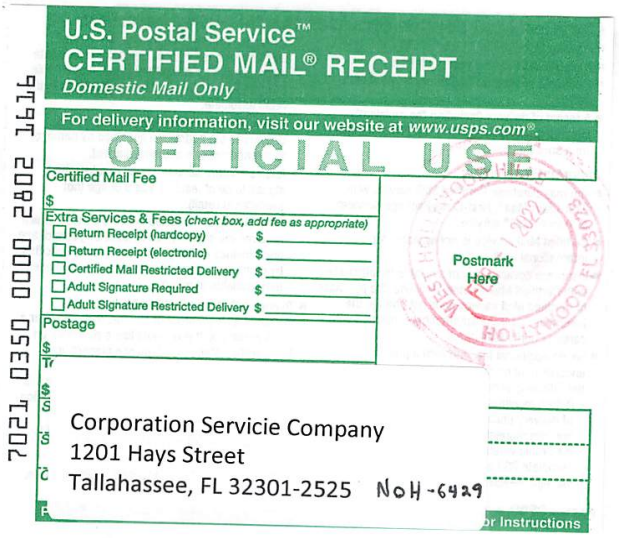
For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

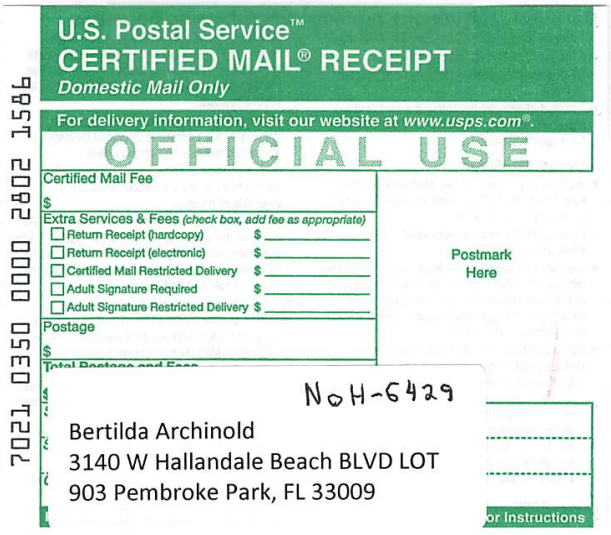
Code Enforcement Officer

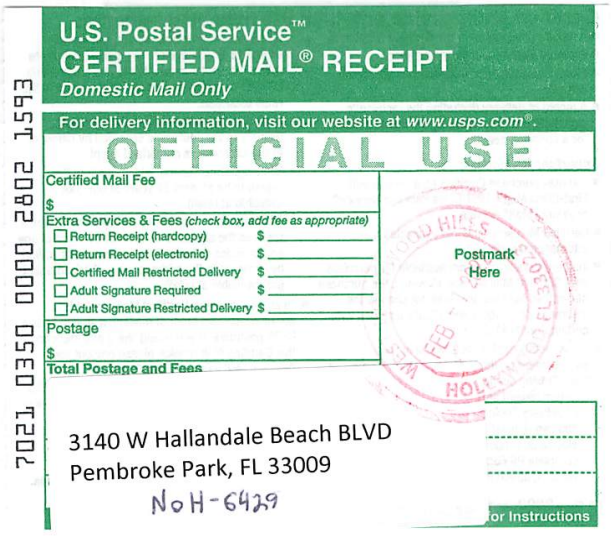
Erik Richwagen

1/31/2022


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Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
7021 0350 0000 2802 1616
Corporation Servicie Company
1201 Hays Street
Tallahassee, FL 32301-2525
NoH-6429


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7021 0350 0000 2802 1609
8800 North Bronx Ave 2ND Floor
Skokie IL 60077
NoH-6429


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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
Postmark Here
7021 0350 0000 2802 1586
NoH-6429
Bertilda Archinold
3140 W Hallandale Beach BLVD LOT
903 Pembroke Park, FL 33009


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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 Fees
Postmark Here
7021 0350 0000 2802 1593
3140 W Hallandale Beach BLVD
Pembroke Park, FL 33009
NoH-6429

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
BERTILDA ARCHINOLD 3140 W HALLANDALE BEACH BLVD LOT 903 PEMBROKE PARK, FL 33009	6429	10/18/2021

Property Owner:	Property Description:	Certified Mail #:
BERTILDA ARCHINOLD 3140 W HALLANDALE BEACH BLVD LOT 903 PEMBROKE PARK, FL 33009	514229000300	

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #903

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/18/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1. A/c removed prior of obtaining a permit the weather was bad so the new unit (WJA430000KTP0B1) was on the floor next to the mobile home. Obtain a permit for the a/c removal with plans and inspections.
2. A double permit fee has been assessed.
REPEAT VIOLATION - REFER CASE # 6130

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

V & A MIAMI LLC CASE NO 6722

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: V & A MIAMI LLC AT 10:33 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of Sep, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Sep 7, 2022 at 10:33:28 AM
STOP
ONLY
boost mobile

Sep 7, 2022 at 10:33:28 AM
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
V & A MIAMI LLC
4400 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33023
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
V & A MIAMI LLC
14000 KENNETH LOOP
PARKER, CO 80134
Case #: 6722
Date: 08/29/2022
Property Owner:
V & A MIAMI LLC
14000 KENNETH LOOP
PARKER, CO 80134
Property Description: 514230092660
Certified Mail #:
Legal Description:
LAKE FOREST SEC-A RESUB POR 43-45
B LOT 17 W 55.17A N 55.18 18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50
AKA:
4400 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33023
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing on the 21st day of September, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO (2) WORKING 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


Sep 7, 2022 at 10:33:40 AM
boostmobile
4400
1
PARKING BY DISABLED
PERMIT ONLY
TOW-AWAY ZONE
FINE UP TO $250
SMILE!
25
DOMINICAN REPUBLIC
boost mobile
FACE MASK
REQUIRED
MASCARA
REQUERIDA

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

V & A MIAMI LLC

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
V & A MIAMI LLC	6722	08/29/2022
14000 KENNETH LOOP PARKER, CO 80134		

Property Owner:	**Property Description:**	**Certified Mail #:**
V & A MIAMI LLC	514230090680	
14000 KENNETH LOOP PARKER, CO 80134		

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

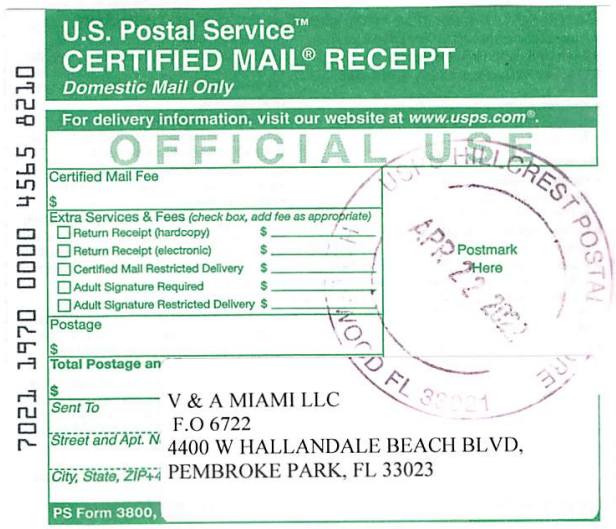
Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215


7020 0640 0000 5918 7467
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OFFICIAL USE
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
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Total Po
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Sent To
Street a
City, St
PS For
ructions
Postmark Here
AUG 3 1 2022
HOLLYWOOD FL 33021
V & A MIAMI LLC
(HCF-6722)
14000 KENNETH LOOP PARKER CO 80134


7020 0640 0000 5918 7474
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Return Receipt (hardcopy) $
Return Receipt (electronic) $
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Postmark Here
AUG 3 1 2022
HOLLYWOOD FL 33021
Salzano, Bertina
(HCF-6722)
7480 BIRD RD SUITE 810
MIAMI, FL 33155



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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage an
$

Sent To V & A MIAMI LLC
F.O 6722
Street and Apt. N 4400 W HALLANDALE BEACH BLVD,
City, State, ZIP+4 PEMBROKE PARK, FL 33023

PS Form 3800,

Postmark Here
APR 22 2022

7021 1970 0000 4565 8210



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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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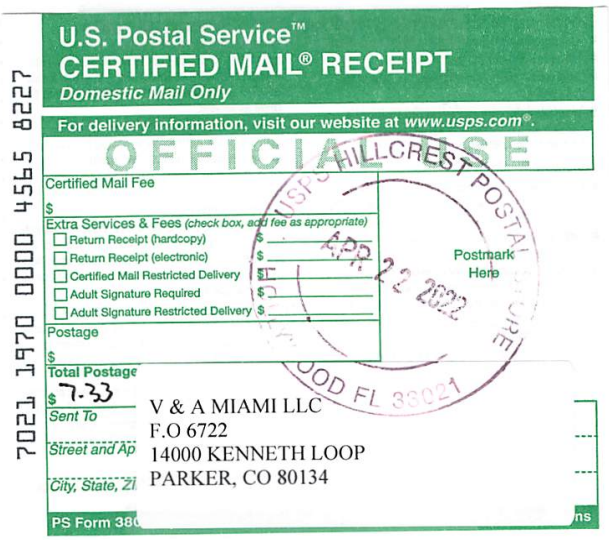
Total Postage a
$ 7.33

Sent To Salzano, Bertina
F.O 6722
Street and Apt. 7480 BIRD RD, SUITE 810
City, State, ZIP+ MIAMI, FL 33155

PS Form 3800,

Postmark Here
APR 22 2022

7021 1970 0000 4565 8234



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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
$ 7.33

Sent To V & A MIAMI LLC
F.O 6722
Street and Ap 14000 KENNETH LOOP
City, State, Zi PARKER, CO 80134

PS Form 380

Postmark Here
APR 22 2022

7021 1970 0000 4565 8227

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. V & A MIAMI LLC Respondent(s)	Case No.: 6722

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: V & A MIAMI LLC

FOLIO NO.: 514230090680

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 21-19 and 21-21(7). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 21-19 and 21-21(7)**WITHIN 5 DAYS OF THE NOTICE OF VIOLATION** issued on February 07, 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of April 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of April, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
V & A MIAMI LLC	14000 KENNETH LOOP PARKER, CO 80134	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6722 **Date Next Inspection** 4/20/2022

Notes
1. Prohibited outdoor Banner sign is being displayed at Boost Mobile
To comply with this violation please take the following action:
2. Remove all outdoor banner signs from boost mobile

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/7/2022		Notice of Violation	Regular Mail 2/7/22
3/22/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail 3/23/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 4/20/2022
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	Not in Compliance - Reinspection Date: 4/20/2022



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- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage
$ 7.33

Postmark Here

7021 0350 0000 2802 3542

Sent To
Street and
City, State,

V & A MIAMI LLC
14000 KENNETH LOOP,
PARKER CO 80134
(NOH-6722)

PS Form

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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
$ 7.33

Postmark Here

7021 0350 0000 2802 3535

Sent To
Street and A
City, State, Z

GREENLIGHT FINANCIAL LLC
7480 BIRD RD SUITE 810
MIAMI, FL 33155
(NOH-6722)

PS Form 38

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

V & A MIAMI LLC CASE NO. 6722.

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: V & A MIAMI LLC AT 11:30 A.M. ON THE 6 DAY OF APRIL 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

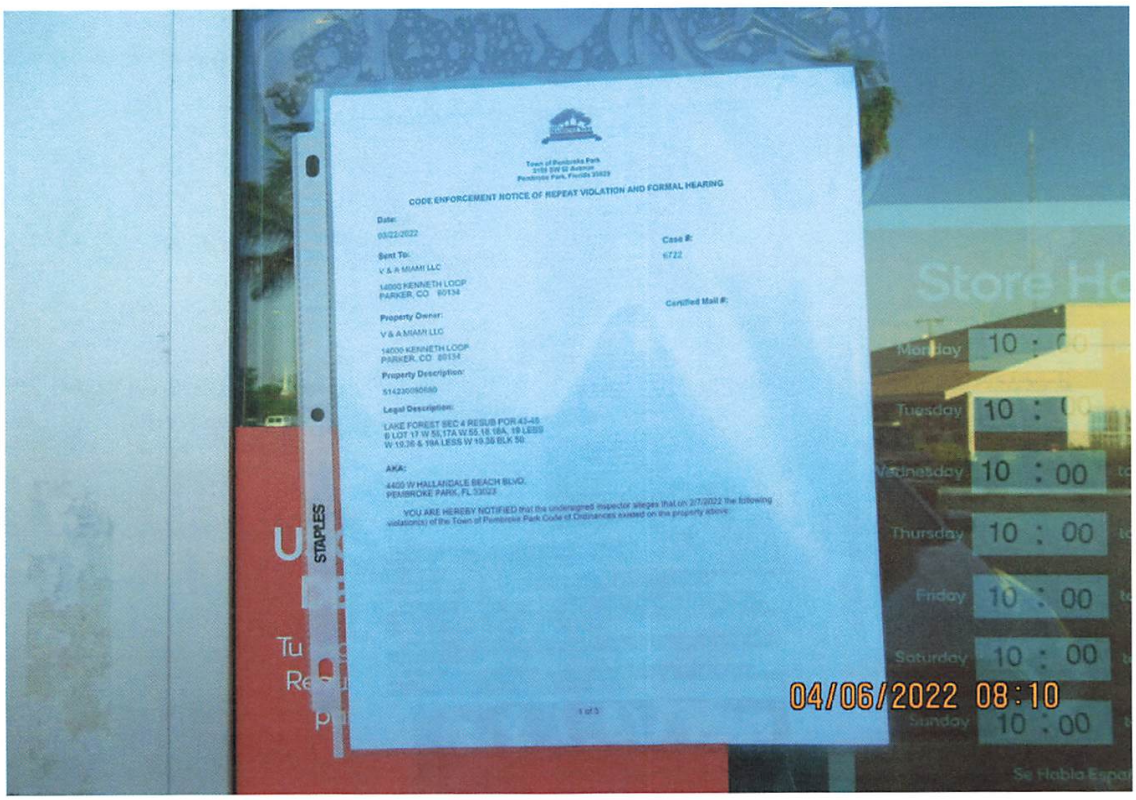
Erik Richwagen
AFFIANT

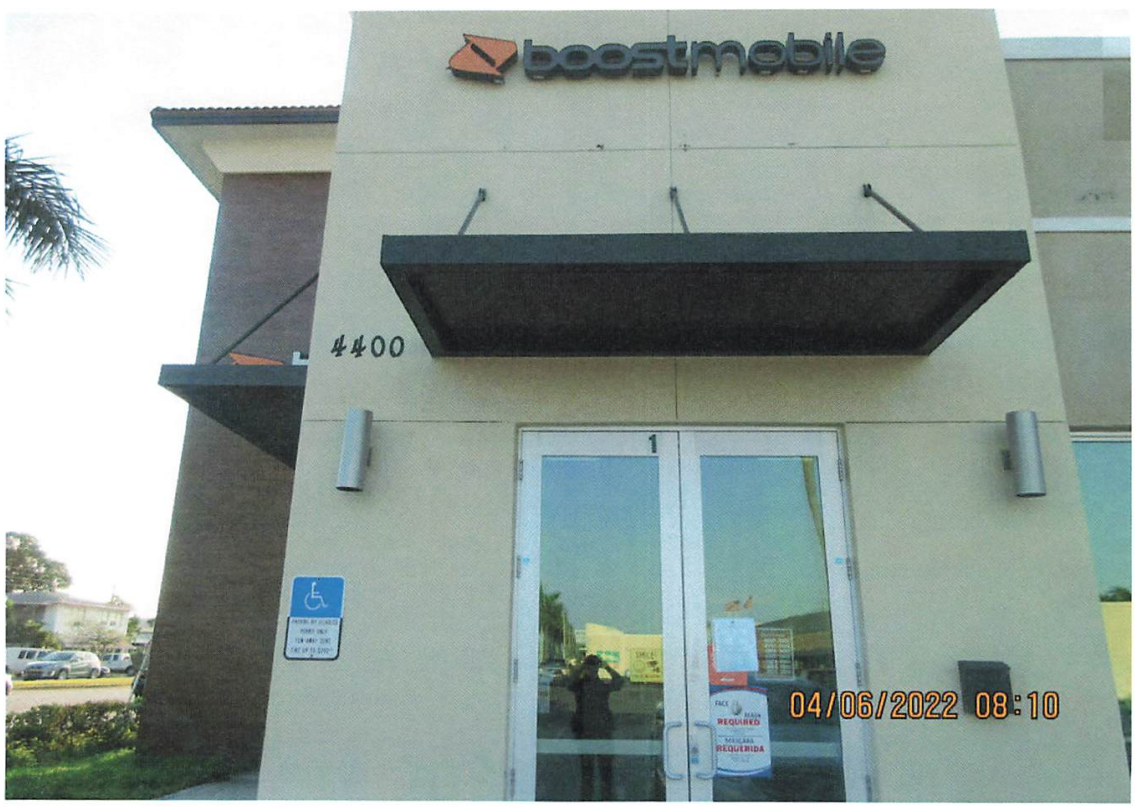
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6th day of April, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
03/22/2022
Case #:
6722
Sent To:
V & A MIAMI LLC
14000 KENNETH LOOP
PARKER, CO 80134
Certified Mail #:
Property Owner:
V & A MIAMI LLC
14000 KENNETH LOOP
PARKER, CO 80134
Property Description:
514230050580
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55.17A W 55.18 18A, 19 LESS
W 10.36 & 19A LESS W 10.36 BLK 50
AKA:
4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/7/2022 the following
violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
1 of 3
STAPLES
Monday 10 : 00
Tuesday 10 : 00
Wednesday 10 : 00
Thursday 10 : 00
Friday 10 : 00
Saturday 10 : 00
Sunday 10 : 00
04/06/2022 08:10


boostmobile
4400
1
FACE MASK REQUIRED
MASCARA REQUERIDA
04/06/2022 08:10


boostmobile
4400
04/06/2022 12:02


STOP
ONLY
04/06/2022 12:02

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

03/22/2022

Sent To:

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Case #:

6722

Property Owner:

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Certified Mail #:

Property Description:

514230090680

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55,17A W 55,18,18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/7/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	7
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	7

1. Prohibited outdoor Banner sign is being displayed at Boost Mobile
To comply with this violation please take the following action:
2. Remove all outdoor banner signs from boost mobile

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of April, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

3/22/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. V & A MIAMI LLC / COAST TO COAST DBA BOOST MOBILE Respondent(s)	Case No.: 6060

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4400 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL, 33023

PROPERTY OWNER V & A MIAMI LLC / COAST TO COAST DBA BOOST MOBILE, 14000 KENNETH LOOP PARKER CO 80134

FOLIO NO.: 5142 30 09 0680

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 21-19; 21-21(7). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) violated with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 21-19; 21-21(7) but complied by the hearing date held on 17th day of November 2021. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of November, 2021.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4400 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	V & A MIAMI LLC
Mailing Address	14000 KENNETH LOOP PARKER CO 80134

ID #	5142 30 09 0680
Millage	0613
Use	11

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$255,260	$1,719,160	$1,974,420	$1,974,420	
2021	$255,260	$1,719,160	$1,974,420	$1,974,420	$42,459.12
2020	$255,260	$1,778,510	$2,033,770	$2,033,770	$43,892.42

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,974,420	$1,974,420	$1,974,420	$1,974,420
Portability	0	0	0	0
Assessed/SOH	$1,974,420	$1,974,420	$1,974,420	$1,974,420
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	$1,974,420	$1,974,420	$1,974,420	$1,974,420

Sales History

Date	Type	Price	Book/Page or CIN
5/15/2019	WD-Q	$2,600,000	115809055
3/24/2017	WD-D	$736,000	114292476
6/24/2015	ACT-T		113175274
6/24/2015	CET-D	$749,900	113141014
6/21/2007	WD-Q	$1,100,000	44237 / 356

Land Calculations

Price	Factor	Type
$11.00	23,205	SF
Adj. Bldg. S.F. (Card, Sketch)		6456
Eff./Act. Year Built: 1975/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
V & A MIAMI LLC

Filing Information

Document Number	L19000070201
FEI/EIN Number	16-8017808
Date Filed	03/12/2019
Effective Date	03/12/2019
State	FL
Status	ACTIVE

Principal Address

14000 KENNETH LOOP
PARKER, CO 80134

Mailing Address

14000 KENNETH LOOP
PARKER, CO 80134

Registered Agent Name & Address

GREENLIGHT FINANCIAL LLC
7480 BIRD RD
SUITE 810
MIAMI, FL 33155

Authorized Person(s) Detail

Name & Address

Title AMBR

SALZANO, VINCENT
14000 KENNETH LOOP
PARKER, CO 80134

Annual Reports

Report Year	Filed Date
2020	02/14/2020
2021	01/04/2021
2022	01/18/2022

Document Images

01/18/2022 -- ANNUAL REPORT	View image in PDF format
01/04/2021 -- ANNUAL REPORT	View image in PDF format
02/14/2020 -- ANNUAL REPORT	View image in PDF format
03/12/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV-6722

Hasler FIRST-CLASS MAIL
02/07/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Case #:

6722

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
V & A MIAMI LLC 14000 KENNETH LOOP PARKER, CO 80134	6722	02/07/2022

Property Owner:	Property Description:	Certified Mail #:
V & A MIAMI LLC 14000 KENNETH LOOP PARKER, CO 80134	514230090680	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/7/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	7

SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	7

Notes/Means of Correction:

1. Prohibited outdoor Banner sign is being displayed at Boost Mobile
To comply with this violation please take the following action:
2. Remove all outdoor banner signs from boost mobile

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer


boostmobile
boost
mobile
4400
02/03/2022 10:33


TOP
NLY
boost
mobile
02/03/2022 10:33

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC CASE NO 6743

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3898 PEMBROKE RD, PEMBROKE PARK, FL 33021

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 3898 PEMBROKE RD, PEMBROKE PARK, FL 33021

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC AT 10:52 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

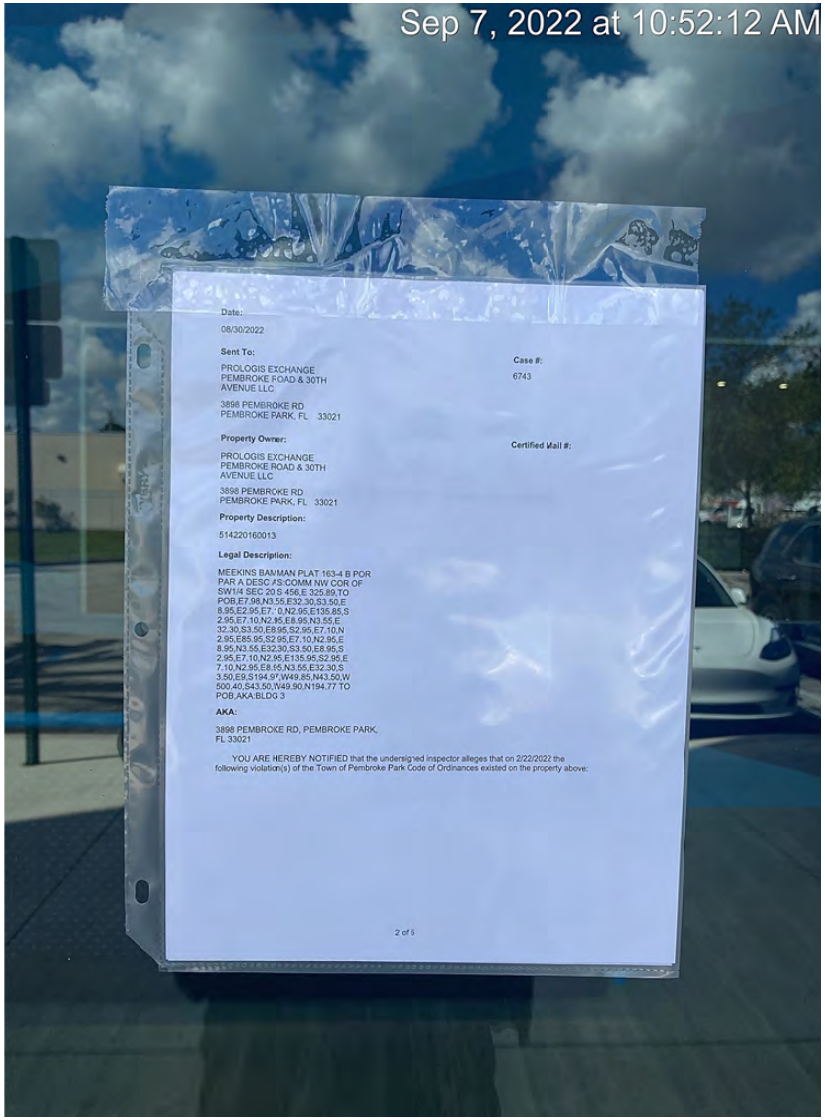
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of Sep, 2022, by Erik Michaelsen as Code Enforcement Officer for the Town of Pembroke Park.

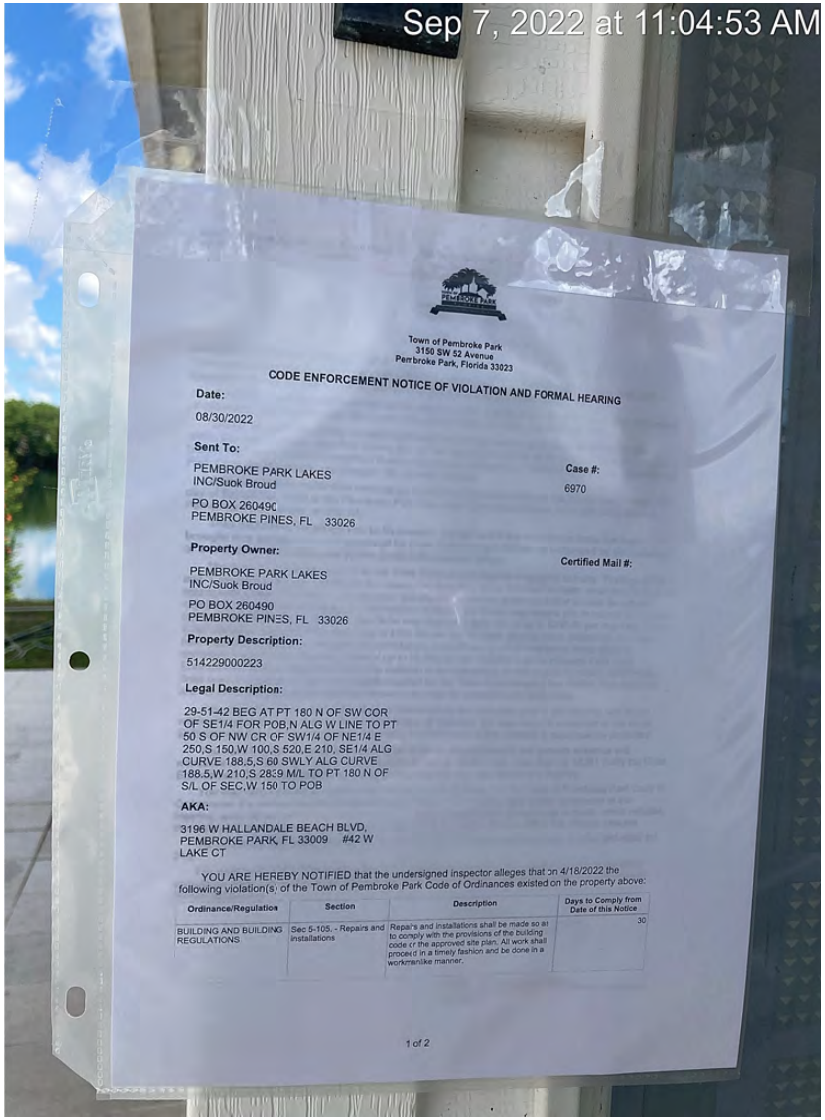
_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


Sep 7, 2022 at 10:52:12 AM
Date:
08/30/2022
Sent To:
PROLOGIS EXCHANGE
PEMBROKE FOAD & 30TH
AVENUE LLC
3898 PEMBROKE RD
PEMBROKE PARK, FL 33021
Case #:
6743
Property Owner:
PROLOGIS EXCHANGE
PEMBROKE ROAD & 30TH
AVENUE LLC
3898 PEMBROKE RD
PEMBROKE PARK, FL 33021
Certified Mail #:
Property Description:
514220160013
Legal Description:
MEEKINS BAUMAN PLAT 163-4 B POR
PAR A DESC AS:COMM NW COR OF
SW1/4 SEC 20 S 456,E 325.89,TO
POB,E7.98,N3.55,E32.30,S3.50,E
8.95,E2.95,E7.10,N2.95,E135.85,S
2.95,E7.10,N2.95,E8.95,N3.55,E
32.30,S3.50,E8.95,S2.95,E7.10,N
2.95,E85.95,S2.95,E7.10,N2.95,E
8.95,N3.55,E32.30,S3.50,E8.95,S
2.95,E7.10,N2.95,E135.95,S2.95,E
7.10,N2.95,E8.95,N3.55,E32.30,S
3.50,E9,S194.9°,W49.85,N43.50,W
500.40,S43.50,W49.90,N194.77 TO
POB,AKA:BLDG 3
AKA:
3898 PEMBROKE RD, PEMBROKE PARK,
FL 33021
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/22/2022 the
following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
2 of 5


Sep 7, 2022 at 10:52:18 AM
3898



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2022

Sent To:

PEMBROKE PARK LAKES
INC/Suok Broud

PO BOX 260490
PEMBROKE PINES, FL 33026

Case #:

6970

Property Owner:

PEMBROKE PARK LAKES
INC/Suok Broud

PO BOX 260490
PEMBROKE PINES, FL 33026

Certified Mail #:

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 283.9 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #42 W
LAKE CT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/18/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

1 of 2

Date:

08/30/2022

Sent To:

PROLOGIS EXCHANGE
PEMBROKE ROAD & 30TH
AVENUE LLC

3898 PEMBROKE RD
PEMBROKE PARK, FL 33021

Case #:

6743

Property Owner:

PROLOGIS EXCHANGE
PEMBROKE ROAD & 30TH
AVENUE LLC

3898 PEMBROKE RD
PEMBROKE PARK, FL 33021

Certified Mail #:

Property Description:

514220160013

Legal Description:

MEEKINS BAMMAN PLAT 163-4 B POR
PAR A DESC AS:COMM NW COR OF
SW1/4 SEC 20,S 456,E 325.89,TO
POB,E7.98,N3.55,E32.30,S3.50,E
8.95,E2.95,E7.10,N2.95,E135.85,S
2.95,E7.10,N2.95,E8.95,N3.55,E
32.30,S3.50,E8.95,S2.95,E7.10,N
2.95,E85.95,S2.95,E7.10,N2.95,E
8.95,N3.55,E32.30,S3.50,E8.95,S
2.95,E7.10,N2.95,E135.95,S2.95,E
7.10,N2.95,E8.95,N3.55,E32.30,S
3.50,E9,S194.97,W49.85,N43.50,W
500.40,S43.50,W49.90,N194.77 TO
POB,AKA:BLDG 3

AKA:

3898 PEMBROKE RD, PEMBROKE PARK,
FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/22/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(p). - Exterior maintenance of structures and premises	Building design. A relatively wide variety of architectural designs and materials shall be permitted. However, it is intended that a basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall environment. Within nonresidential zoning districts (commercial and industrial) , box-like buildings will be strongly discouraged. Sloped rooflines are strongly encouraged such as gable, hip or mansard. Sloped roof surfaces visible from off site shall be covered with architectural materials such as flat or standing seam metal panels, shingles or roof tiles. If flat roofs are provided, all mechanical equipment such as air-conditioner compressors, vents, stacks, etc. and associated ductwork shall be screened from surrounding properties by the use of parapets, cornices or other architectural features constructed of concrete, stucco, glass or pre-cast concrete or other materials as may be approved by the Town.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-23. - Separate business tax receipt for each business location, for each business advertised publicly.	No person or business entity shall engage in or manage any business, profession or occupation in this Town without first obtaining from the Town a business tax receipt for each separate location in the Town. A business tax receipt shall be required for each business advertising its location in the Town by sign, newspaper, magazine or otherwise, and any such sign, newspaper, magazine or other advertisement shall be considered evidence of conducting the business in the Town. The business tax receipt shall be issued to cover one (1) location. (Ord. No. 58-2-1(#7), § 5, 2-4-58; Ord. No. 14-06-04, § 7, 6-11-14)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-25. - Separate violation for each day of business without business tax receipt.	Each day that a person or business entity engages in, conducts or manages any business, occupation or profession without having first obtained a business tax receipt shall constitute a separate and distinct violation of this Article. (Ord. No. 58-2-1(#7), § 9, 2-4-58; Ord. No. 14-06-04, § 9, 6-11-14)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-26. - Duties of officers, agents of corporations.	It shall be the duty of all officers and agents of any corporation to see that such corporation complies with the provisions of this article. All officers or agents of any corporation required to obtain a business tax receipt which conducts business without having paid the business tax receipt, shall be subject to penalties imposed by this Article upon persons and members of firms and corporations violating this Article. (Ord. No. 58-2-1(#7), § 7, 2-4-58; Ord. No. 14-06-04, § 10, 6-11-14)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	211

This business is currently operating without a business tax receipt
A commercial racking system has been installed without a permit
To comply with these violations please take the following actions:
1)Obtain a business tax receipt and contact (Michelle Grooms in the BTR department)
2)Obtain plans and inspections for permits and contact the building department (954 966-4600)

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

8/30/2022



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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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Pc
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Sent To PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC (NOH-6743)

Street a 1800 WAZEE ST DENVER CO 80202

City, St

PS For ructions

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AUG 31 2022
HOLLYWOOD FL 33021

7020 0640 0000 5918 7382



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- ☐ Adult Signature Restricted Delivery $

Postage
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Total P
$

Sent T CORPORATION SERVICE COMPANY (NOH-6743)

Street 1201 HAYS STREET TALLAHASSEE, FL 32301-2525

City, Si

PS Fo tructions

Postmark Here
AUG 31 2022
HOLLYWOOD FL 33021

7020 0640 0000 5918 7399

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Zhyno Inc 3898 PEMBROKE RD PEMBROKE PARK, FL 33021	6743	02/22/2022

Property Owner:	Property Description:	Certified Mail #:
Zhyno Inc 3898 PEMBROKE RD PEMBROKE PARK, FL 33021	514220160013	

Legal Description:	AKA:
MEEKINS BAMMAN PLAT 163-4 B POR PAR A DESC AS:COMM NW COR OF SW1/4 SEC 20,S 456,E 325.89,TO POB,E7.98,N3.55,E32.30,S3.50,E 8.95,E2.95,E7.10,N2.95,E135.85,S 2.95,E7.10,N2.95,E8.95,N3.55,E 32.30,S3.50,E8.95,S2.95,E7.10,N 2.95,E85.95,S2.95,E7.10,N2.95,E 8.95,N3.55,E32.30,S3.50,E8.95,S 2.95,E7.10,N2.95,E135.95,S2.95,E 7.10,N2.95,E8.95,N3.55,E32.30,S 3.50,E9,S194.97,W49.85,N43.50,W 500.40,S43.50,W49.90,N194.77 TO POB,AKA:BLDG 3	3898 PEMBROKE RD, PEMBROKE PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/22/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(p). - Exterior maintenance of structures and premises	Building design. A relatively wide variety of architectural designs and materials shall be permitted. However, it is intended that a basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall environment. Within nonresidential zoning districts (commercial and industrial) , box-like buildings will be strongly discouraged. Sloped rooflines are strongly encouraged such as gable, hip or mansard. Sloped roof surfaces visible from off site shall be covered with architectural materials such as flat or standing seam metal panels, shingles or roof tiles. If flat roofs are provided, all mechanical equipment such as air-conditioner compressors, vents, stacks, etc. and associated ductwork shall be screened from surrounding properties by the use of parapets, cornices or other architectural features constructed of concrete, stucco, glass or pre-cast concrete or other materials as may be approved by the Town.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-23. - Separate business tax receipt for each business location, for each business advertised publicly.	No person or business entity shall engage in or manage any business, profession or occupation in this Town without first obtaining from the Town a business tax receipt for each separate location in the Town. A business tax receipt shall be required for each business advertising its location in the Town by sign, newspaper, magazine or otherwise, and any such sign, newspaper, magazine or other advertisement shall be considered evidence of conducting the business in the Town. The business tax receipt shall be issued to cover one (1) location. (Ord. No. 58-2-1(#7), § 5, 2-4-58; Ord. No. 14-06-04, § 7, 6-11-14)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-25. - Separate violation for each day of business without business tax receipt.	Each day that a person or business entity engages in, conducts or manages any business, occupation or profession without having first obtained a business tax receipt shall constitute a separate and distinct violation of this Article. (Ord. No. 58-2-1(#7), § 9, 2-4-58; Ord. No. 14-06-04, § 9, 6-11-14)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-26. - Duties of officers, agents of corporations.	It shall be the duty of all officers and agents of any corporation to see that such corporation complies with the provisions of this article. All officers or agents of any corporation required to obtain a business tax receipt which conducts business without having paid the business tax receipt, shall be subject to penalties imposed by this Article upon persons and members of firms and corporations violating this Article. (Ord. No. 58-2-1(#7), § 7, 2-4-58; Ord. No. 14-06-04, § 10, 6-11-14)	30

Notes/Means of Correction:

This business is currently operating without a business tax receipt
A commercial racking system has been installed without a permit
To comply with these violations please take the following actions:
1)Obtain a business tax receipt and contact (Michelle Grooms in the BTR department)
2)Obtain plans and inspections for permits and contact the building department (954 966-4600)

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer


EXIT
02/22/2022 10:28


PARKING BY DISABLED PERMIT ONLY
38 98
02/22/2022 10:29


02/22/2022 10:31


02/22/2022 10:32


Honeywell
Honeywell
02/22/2022 10:32


CROWN
CROWN
02/22/2022 10:33


3898
02/22/2022 10:28



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3898-3922 PEMBROKE ROAD, PEMBROKE PARK FL 33021
Property Owner	PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC
Mailing Address	1800 WAZEE ST DENVER CO 80202

ID #	5142 20 16 0013
Millage	0613
Use	48

Abbr Legal Description	MEEKINS BAMMAN PLAT 163-4 B POR PAR A DESC AS:COMM NW COR OF SW1/4 SEC 20,S 456,E 325.89,TO POB,E7.98,N3.55,E32.30,S3.50,E 8.95,E2.95,E7.10,N2.95,E135.85,S 2.95,E7.10,N2.95,E8.95,N3.55,E 32.30,S3.50,E8.95,S2.95,E7.10,N 2.95,E85.95,S2.95,E7.10,N2.95,E 8.95,N3.55,E32.30,S3.50,E8.95,S 2.95,E7.10,N2.95,E135.95,S2.95,E 7.10,N2.95,E8.95,N3.55,E32.30,S 3.50,E9,S194.97,W49.85,N43.50,W 500.40,S43.50,W49.90,N194.77 TO POB,AKA:BLDG 3

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$859,680	$9,015,680	$9,875,360	$9,875,360	
2021	$859,680	$9,015,680	$9,875,360	$9,875,360	$212,365.68
2020	$859,680	$9,015,680	$9,875,360	$9,516,110	$207,711.77

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$9,875,360	$9,875,360	$9,875,360	$9,875,360
Portability	0	0	0	0
Assessed/SOH	$9,875,360	$9,875,360	$9,875,360	$9,875,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$9,875,360	$9,875,360	$9,875,360	$9,875,360

Sales History

Date	Type	Price	Book/Page or CIN
3/30/2015	SWD-D	$10,865,500	**112903798**
6/14/2005	DRR	$100	**39878 / 2000**
6/14/2005	QCD	$100	**39878 / 1991**
3/28/2000	WD	$330,600	**30398 / 539**

Land Calculations

Price	Factor	Type
$9.00	95,520	SF
Adj. Bldg. S.F. (Card, Sketch)		94326
Eff./Act. Year Built: 2004/2003		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV-6743

Hasler FIRST CLASS MAIL
02/22/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

Zhyno Inc

3898 PEMBROKE RD
PEMBROKE PARK, FL 33021

Case #:

6743

Lucie Manzerolle

From: Broward Sheriffs Office Fire Rescue <fire-inspection-reports@slinspections.com>
Sent: Monday, February 21, 2022 1:38 PM
To: Lucie Manzerolle
Subject: Referral for possible unpermitted construction - Zhyno Inc



Report

Zhyno Inc
3898 Pembroke Rd
Pembroke Park,FL 33021-8108
Occupancy ID:156621

Pembroke Park - Construction or work without permit.

Commercial rack system (s) installed without plan/ permit in warehouse to store commodities.

The occupancy referenced above appears to have unpermitted construction. Please have a building inspector follow