



AGENDA

CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, October 18, 2023

Council Chambers - 3150 SW 52 AVE, PEMBROKE
PARK, FL 33023

Page

1. CALL TO ORDER

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

4. ADOPTION OF MINUTES

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 - CODE OFFICER JEAN GUSTIN

6 - 26

- 7.1. **CASE 7443-** AMITA DEVELOPMENT LLC - 2350 SW 30 AVE,
PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-
105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION
- **FIRST OFFENSE**
[Case Overview 7443](#)

- 27 - 58 7.2. **CASE 8610** - ELLA KOGAN - 148 LONE PINE DRIVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8610](#)
- 59 - 88 7.3. **CASE 8678** - IRENE DEL CARMEN MARTINEZ - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 # LOT 611, PEMBROKE PARK, FL 33009 - FORMAL HEARING - REPAIRS AND INSTALLATIONS; 5-17- PERMIT APPLICATION; 5-87 - PERMIT REQUIRED; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-76(a) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT; 12-76(b) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT - **FIRST OFFENSE**
[Case Overview 8678](#)
- 89 - 110 7.4. **CASE 8711** - CHRISTIAN JOSE PENA PUJOIS - 127 JANIS BLVD, 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**
[Case Overview 8711](#)
- 111 - 131 7.5. **CASE 8712**- ARNALDO E NAVAS - 106 DAVID DRIVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a)(I) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-17- PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8712](#)
- 132 - 149 7.6. **CASE 8713** - GILDA GRACIELA NIEVA - 121 DAVID DRIVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(c) EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8713](#)
- 150 - 170 7.7. **CASE 8756** - PEMBROKE PARK WAREHOUSES HOLDING - 3120 SW 19 ST # 92 - # 1160, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8756](#)
- 171 - 189 7.8. **CASE 8773** - HALLANDALE RETAIL LLC - 2900 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
[Case Overview 8773](#)

- 190 - 211 7.9. **CASE 8774-** YULIAN LLERENA QUINTERO 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 # LOT 1423 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8774](#)
- 212 - 228 7.10. **CASE 8787** - BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS - CAROLINA ST, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(h)(i) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 12-61 - EXCESSIVE UNTENDED GROWTH DEEMED PUBLIC NUISANCE; 22-29 - RESPONSIBILITY FOR MAINTENANCE - **FIRST OFFENSE**
[Case Overview 8787](#)
- 229 - 249 7.11. **CASE 8788** - FILMORE INVESTORS CORP - CAROLINA ST, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(h)(i) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 12-61 - EXCESSIVE UNTENDED GROWTH DEEMED PUBLIC NUISANCE; 22-29 - RESPONSIBILITY FOR MAINTENANCE - **FIRST OFFENSE**
[Case Overview 8788](#)
- 7.12. **CASE 8821-** BACKBONE HALLANDALE INVESTMENTS CORP - 2801 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 11-42(a) DISPOSAL OF SOLID WASTE RESTRICTED - **FIRST OFFENSE**
- 250 - 266 7.13. **CASE 8823-** 2250 WAREHOUSE LLC - 2250 SW 30 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 - **FIRST OFFENSE**
[Case Overview 8823](#)

8. HEARING TO CONFIRM FINE - CODE OFFICER JEAN GUSTIN

- 267 - 323 8.1. **CASE 5049** - 2400 SW 30 LLC - 2400 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-2(a) NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**
[Case Overview 5049](#)

324 - 364 8.2. **CASE 5831** - ELIZABETH BELAUNDE - 108 LORI LANE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 28-272 - NUMBER OF OCCUPANTS PER MOBILE HOME OR RECREATIONAL VEHICLE - **FIRST OFFENSE**

[Case Overview 5831](#)

9. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

365 - 400 9.1. **CASE 8760** - INFINITY AZURE LLC - 5216 SW 32 ST PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(b)(h)(k)(l) EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-104 - DETERMINATION OF NEED FOR CORRECTION; 5-17 - PERMIT APPLICATION; 12-76(b) NUISANCES DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT - **FIRST OFFENSE**

[Case Overview 8760](#)

401 - 422 9.2. **CASE 8980** - INFINITY AZURE LLC - 3214 SW 52 AVE, Pembroke Park, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(a)(b) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**

[Case Overview 8980](#)

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

423 - 483 10.1. **CASE 5014** - YVAN ROLEAU - 134 W LAKE DRIVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**

[Case Overview 5014](#)

484 - 554 10.2. **CASE 5640** - YVAN ROLEAU - 134 W LAKE DRIVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 REPAIRS AND INSTALLATIONS - **REPEAT OFFENSE**

[Case Overview 5640](#)

555 - 603 10.3. **CASE 6771** - 1730 PR LLC - 1730 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 21-19 - PROHIBITED SIGNS; 28-346(a)(f) - PORTABLE STORAGE UNITS - **FIRST OFFENSE**

[Case Overview 6771](#)

- 604 - 641 10.4. **CASE 6909** - 1730 PR LLC - 1730 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 15-17 - BUSINESS TAX RECEIPT
- 28-346(a)(f) - PORTABLE STORAGE UNITS; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-176 - ANNUAL RENEWAL AND DELINQUENT RENEWAL PENALTIES; 15-177 - INITIAL CERTIFICATE OF USE; 22-85(a) - OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY; 28-215 - RESTRICTED AREA OF USE - **REPEAT OFFENSE**
- [Case Overview 6909](#)

11. 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.

Case Overview

Property/Incident Information

Owner	Address	Site Address
AMITA DEVELOPMENT LLC	1100 KANE CONCOURSE BAY HARBOR ISLANDS, FL 33154	2350 SW 30 AVE, PEMBROKE PARK, FL 33009

Folio

514221010108

Legal Description

SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13

Case Status	Open	Case #	7443	Date Next Inspection	10/18/2023
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Notes The entire parking lot is in blight condition and requires repair. CORRECTIVE ACTION: Obtain plans and inspections for required permits and once permit is issued re-black top the parking lot
The entire parking lot has faded parking stripes. CORRECTIVE ACTION: Obtain plans and inspections for required permits and once permit is issued re-stripe the parking lot

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/25/2022		Notice of Violation	Regular Mail
9/27/2023		Affidavit of Non-Compliance	Regular Mail
9/27/2023	10/18/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/18/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/18/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

AMITA DEVELOPMENT LLC)

CASE NO. 7443

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: AMITA DEVELOPMENT LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2350 SW 30 AVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: AMITA DEVELOPMENT LLC AT 03:18 P.M. ON THE 02 DAY OF October 2023.

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

TYPE OF SERVICE

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

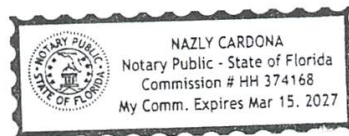
Jean Gustin 10-4-23
AFFIANT

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 Oct, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

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



[illegible]

2350

Aug 31, 2023 at 11:16:07 AM



Aug 31, 2023 at 11:16:37 AM





Aug 31, 2023 at 11:18:10 AM



Aug 31, 2023 at 11:18:22 AM







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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/27/2023

Sent To:

AMITA DEVELOPMENT LLC

1100 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154

Case #:

7443

Property Owner:

AMITA DEVELOPMENT LLC

1100 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154

Certified Mail #:

Property Description:

514221010108

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 100 OF
N 614.60 LESS E 40 LYING W OF ST RD 9
TOGETHER WITH LOT 2 LYING W OF ST
RD 9 R/W LESS N 430 & LESS S 162 OF N
676.59 EXCEPT E 40, BLK 13

AKA:

2350 SW 30 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	36
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - 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)	36

The entire parking lot is in blight condition and requires repair. CORRECTIVE ACTION: Obtain plans and inspections for required permits and once permit is issued re-black top the parking lot
The entire parking lot has faded parking stripes. CORRECTIVE ACTION: Obtain plans and inspections for required permits and once permit is issued re-stripe the parking lot

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of October, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

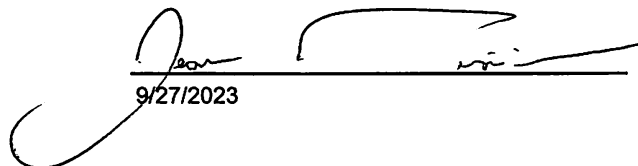
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



9/27/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
7443

Petitioner,

vs.

AMITA DEVELOPMENT
LLC
2350 SW 30 AVE, PEMBROKE PARK, FL
33009

Respondent(s)

On 9/27/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: AMITA DEVELOPMENT LLC
Address: 1100 KANE CONCOURSE BAY HARBOR ISLANDS, FL 33154
Folio: 514221010108
Site Address: 2350 SW 30 AVE, PEMBROKE PARK, FL 33009
Legal Description: SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/18/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/18/2023

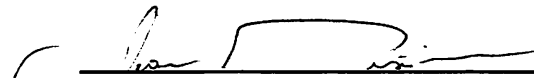
Notes/Mean of Correction:

The entire parking lot is in blight condition and requires repair. No permit has been obtained.
The entire parking lot has faded parking stripes. Incomplete.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

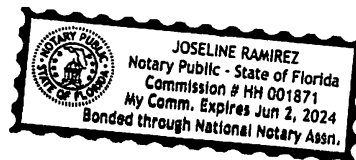


Code Enforcement Officer Signature

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 9/27/2023



NOTARY PUBLIC, STATE OF FLORIDA





Site Address	2350 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0108
Property Owner	AMITA DEVELOPMENT LLC	Millage	0613
Mailing Address	1100 KANE CONCOURSE BAY HARBOR ISLANDS FL 33154	Use	48-01
Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$265,130	\$1,845,620	\$2,110,750	\$2,110,750	
2022	\$265,130	\$1,678,900	\$1,944,030	\$1,944,030	\$41,058.69
2021	\$265,130	\$1,527,620	\$1,792,750	\$1,792,750	\$38,552.39

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$2,110,750	\$2,110,750	\$2,110,750	\$2,110,750
Portability	0	0	0	0
Assessed/SOH	\$2,110,750	\$2,110,750	\$2,110,750	\$2,110,750
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	\$2,110,750	\$2,110,750	\$2,110,750	\$2,110,750

Sales History

Date	Type	Price	Book/Page or CIN
9/23/2020	SWD-D	\$2,200,000	116754500
6/25/2008	CET-T		45535 / 169

Land Calculations

Price	Factor	Type
\$9.00	29,459	SF
Adj. Bldg. S.F. (Card, Sketch)		18900
Eff./Act. Year Built: 1995/1970		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
18900								



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

Detail by Entity Name

Foreign Limited Liability Company
AMITA DEVELOPMENT LLC

Filing Information

Document Number M23000002094
FEI/EIN Number 85-2725637
Date Filed 02/06/2023
State DE
Status ACTIVE

Principal Address

1100 KANE CONCOURSE
BAY HARBOR ISLAND, FL 33154

Mailing Address

1100 KANE CONCOURSE
BAY HARBOR ISLAND, FL 33154

Registered Agent Name & Address

ITALIA, RICHMOND
1100 KANE CONCOURSE
BAY HARBOR ISLAND, FL 33154

Authorized Person(s) Detail

Name & Address

Title M

ITALIA, RICHMOND
1100 KANE CONCOURSE
BAY HARBOR ISLAND, FL 33154

Annual Reports

No Annual Reports Filed

Document Images

02/06/2023 – Foreign Limited [View image in PDF format](#)



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: AMITA DEVELOPMENT LLC
1100 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154

Case #: 7443

Date: 08/25/2022

Property Owner: AMITA DEVELOPMENT LLC
1100 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154

Property Description: 514221010108

Certified Mail #:

Legal Description: SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40, BLK 13

AKA: 2350 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

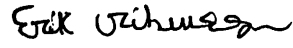
Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	36
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - 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)	36

Notes/Mean of Correction:

The entire parking lot is in blight condition and requires repair. **CORRECTIVE ACTION:** Obtain plans and inspections for required permits and once permit is issued re-black top the parking lot
The entire parking lot has faded parking stripes. **CORRECTIVE ACTION:** Obtain plans and inspections for required permits and once permit is issued re-stripe the parking lot

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.

A handwritten signature in black ink, appearing to read "Erik Richwagen".

Erik Richwagen
Code Enforcement Officer



Site Address	2350 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0108
Property Owner	AMITA DEVELOPMENT LLC	Millage	0613
Mailing Address	1100 KANE CONCOURSE BAY HARBOR ISLANDS FL 33154	Use	48-01
Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$265,130	\$1,678,900	\$1,944,030	\$1,944,030	
2021	\$265,130	\$1,527,620	\$1,792,750	\$1,792,750	\$38,552.39
2020	\$265,130	\$1,434,230	\$1,699,360	\$1,699,360	\$36,675.24

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,944,030	\$1,944,030	\$1,944,030	\$1,944,030
Portability	0	0	0	0
Assessed/SOH	\$1,944,030	\$1,944,030	\$1,944,030	\$1,944,030
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	\$1,944,030	\$1,944,030	\$1,944,030	\$1,944,030

Sales History

Date	Type	Price	Book/Page or CIN
9/23/2020	SWD-D	\$2,200,000	116754500
6/25/2008	CET-T		45535 / 169

Land Calculations

Price	Factor	Type
\$9.00	29,459	SF
Adj. Bldg. S.F. (Card, Sketch)		18900
Eff./Act. Year Built: 1995/1970		

Special Assessments

[illegible]



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

Detail by Entity Name

Florida Limited Liability Company
AMITA LLC

Filing Information

Document Number	L18000099607
FEI/EIN Number	37-1897051
Date Filed	04/19/2018
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/15/2018
Event Effective Date	NONE

Principal Address

10295 COLLINS AVE
425
BAL HARBOUR, FL 33154

Changed: 04/05/2021

Mailing Address

8900 NW 107TH CT
211
DORAL, FL 33178

Changed: 04/05/2021

Registered Agent Name & Address

MALDONADO, SUSANA
8900 NW 107CT
211
DORAL, FL 33178

Name Changed: 04/05/2021

Address Changed: 04/05/2021

Authorized Person(s) Detail

Name & Address

Title MGR

GIUANGON LLC
919 N MARKET ST
SUITE 950
WILMINGTON, FL 19801

Annual Reports

Report Year	Filed Date
2021	01/15/2021
2021	04/05/2021
2022	04/20/2022

Document Images

04/20/2022 -- ANNUAL REPORT	View image in PDF format
04/05/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
01/15/2021 -- ANNUAL REPORT	View image in PDF format
06/04/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
08/15/2018 -- LC Amendment	View image in PDF format
04/19/2018 -- Florida Limited Liability	View image in PDF format

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

NOV-7443

Hasler

FIRST CLASS MAIL

08/26/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Sent To:

AMITA DEVELOPMENT LLC

1100 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154

Case #:

7443

TOWN OF PEMBROKE PARK

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

Nov-7443

AMITA DEVELOPMENT LLC
1100 KANE CONCOURSE BAY
HARBOR ISLANDS, FL 33154

Hasler

FIRST CLASS MAIL

08/26/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK

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

Nov-7443

MALDONADO SUSANA
8900 NW 107 CT #211
DORAL, FL 33178

Hasler

FIRST CLASS MAIL

08/26/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

7022 2410 0001 1497 2130

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **8.53**

Total Postage and
 \$

Sent To
 AMITA DEVELOPMENT, LLC
 NOH #7443

Street and Apt. No.,
 2350 SW 30 AVE,

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

Postmark
 Here
 SEP 27 2023

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

7022 2410 0001 1497 2130

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **8.53**

Total Postage and
 \$

Sent To
 AMITA DEVELOPMENT, LLC / ITALIA,
 RICHMOND
 NOH #7443

Street and Apt. No.,
 1100 KANE CONCOURSE BAY

City, State, Zip+4®
 HARBOR ISLANDS FL 33154

Postmark
 Here
 SEP 21 2023

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
ELLA KOGAN	148 Lone Pine Drive PEMBROKE PARK, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148 Lone Pine Drive

Folio

514229000480

Legal Description

29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

Case Status	Open	Case #	8610	Date Next Inspection	10/18/2023
--------------------	------	---------------	------	-----------------------------	------------

Notes

1. Stop all work order.
2. Interior renovations sub-flooring and bathroom tub demo done without a permit. Obtain plans for permit and inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.
3. Exterior maintenance surface of the mobile home vinyl skirt reveals damaged cracks and holes. Repair and replace the vinyl skirt and maintain.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/14/2023		Notice of Violation	Hand Regular Mail
9/21/2023		Affidavit of Non-Compliance	Regular Mail
9/21/2023	10/18/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/18/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/18/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/18/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
ELLA KOGAN) CASE NO. 8610
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ELLA KOGAN

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

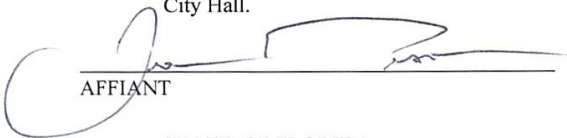
ADDRESS: 148 LONE PINE DRIVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: ELLA KOGAN AT 03:34 P.M. ON THE 02 DAY OF October 2023.

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

TYPE OF SERVICE

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


AFFIANT

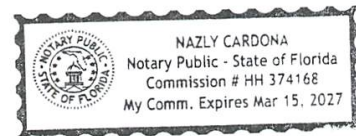
10-4-23

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of Oct, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona CA
Signature

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



Oct 2, 2023 at 3:34:12 PM



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/21/2023

Sent To:

Ella Kogan

148 Lone Pine Drive
PEMBROKE PARK, FL 33009

Case #:

8810

Property Owner:

Ella Kogan

148 Lone Pine Drive
PEMBROKE PARK, FL 33009

Property Description:

514229000480

Certified Mail #:

Legal Description:

29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS
SAL R/W AND LESS PT IN OR 3741/99

AKA:

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #148
Lone Pine Drive

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

1 of 3



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/21/2023

Sent To:

Ella Kogan
148 Lone Pine Drive
PEMBROKE PARK, FL 33009

Case #:

8610

Property Owner:

Ella Kogan
148 Lone Pine Drive
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000480

Legal Description:

29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS
SAL R/W AND LESS PT IN OR 3741/ 99

AKA:

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #148
Lone Pine Drive

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30

(Ord. No. 13-09-01, § 2, 9-11-13)

1. Stop all work order.
2. Interior renovations sub-flooring and bathroom tub demo done without a permit. Obtain plans for permit and inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.
3. Exterior maintenance surface of the mobile home vinyl skirt reveals damaged cracks and holes. Repair and replace the vinyl skirt and maintain.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of October, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

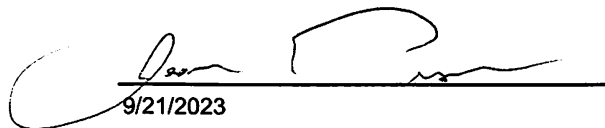
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



9/21/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8610

Petitioner,

vs.

Ella Kogan
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #148 Lone
Pine Drive

Respondent(s)

On 9/21/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Ella Kogan
Address: 148 Lone Pine Drive PEMBROKE PARK, FL 33009
Folio: 514229000480
Site Address: 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148 Lone Pine Drive
Legal Description: 29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/18/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/18/2023
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Notes/Mean of Correction:

1. Interior renovations sub-flooring and bathroom tub demo done without a permit. Not Corrected.
2. Exterior maintenance surface of the mobile home vinyl skirt reveals damaged cracks and holes. Not Corrected.

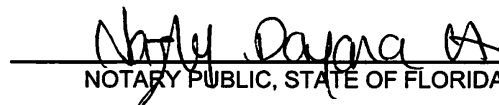
Further, Affiant sayeth naught

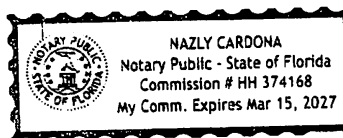
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/21/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: Ella Kogan
148 Lone Pine Drive
PEMBROKE PARK, FL 33009

Case #: 8610

Date: 06/14/2023

Property Owner: Ella Kogan
148 Lone Pine Drive
PEMBROKE PARK, FL 33009

Property Description: 514229000480

Certified Mail #:

Legal Description: 29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

AKA: 3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #148
Lone Pine Drive

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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(Ord. No. 13-09-01, § 2, 9-11-13)

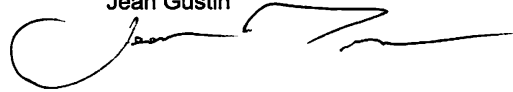
Notes/Mean of Correction:

1. Stop all work order.
2. Interior renovations sub-flooring and bathroom tub demo done without a permit. Obtain plans for permit and inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.
3. Exterior maintenance surface of the mobile home vinyl skirt reveals damaged cracks and holes. Repair and replace the vinyl skirt and maintain.

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

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

Jean Gustin





Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0480
Property Owner	PARKER LONE PINE WEST LLC	Millage	0613
Mailing Address	8800 N BRONX AVE 2ND FL SKOKIE IL 60077	Use	28-03
Abbr Legal Description	29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99		

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

* 2023 values are considered "working values" and are subject to change.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$6,146,540	\$312,980	\$6,459,520	\$6,071,830	
2022	\$6,146,540	\$312,980	\$6,459,520	\$5,519,850	\$122,349.42
2021	\$5,378,220	\$312,980	\$5,691,200	\$5,018,050	\$112,261.13
2023* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$6,459,520	\$6,459,520	\$6,459,520	\$6,459,520	
Portability	0	0	0	0	
Assessed/SOH	\$6,071,830	\$6,459,520	\$6,071,830	\$6,071,830	
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	\$6,071,830	\$6,459,520	\$6,071,830	\$6,071,830	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor
5/25/2006	SW*	\$9,900,000	42102 / 869	\$8.00	768,317
4/19/2005	QC*	\$100	39524 / 162		
4/19/2005	SW*	\$8,600,000	39524 / 157		
1/8/1981	WD	\$249,750	9343 / 996		
				Adj. Bldg. S.F. (Card, Sketch) 4217	
				Eff./Act. Year Built: 2001/2000	

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
218								



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

Detail by Entity Name

Foreign Limited Liability Company
PARKER LONE PINE WEST, LLC

Filing Information

Document Number	M06000002678
FEI/EIN Number	20-4844877
Date Filed	05/10/2006
State	DE
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/10/2015

Principal Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Mailing Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Registered Agent Name & Address

Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301-2525

Name Changed: 04/10/2015

Address Changed: 04/10/2015

Authorized Person(s) Detail

Name & Address

Title Manager

LONE PINE MANAGER, LLC
8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Title SIGNATORY

BUELTMANN, TOM
8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Annual Reports

Report Year	Filed Date
2021	04/09/2021
2022	04/23/2022
2023	02/22/2023

Document Images

02/22/2023 -- ANNUAL REPORT	View image in PDF format
04/23/2022 -- ANNUAL REPORT	View image in PDF format
04/09/2021 -- ANNUAL REPORT	View image in PDF format
04/21/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/03/2018 -- ANNUAL REPORT	View image in PDF format
04/15/2017 -- ANNUAL REPORT	View image in PDF format
04/30/2016 -- ANNUAL REPORT	View image in PDF format
04/10/2015 -- REINSTATEMENT	View image in PDF format
03/12/2014 -- LC Amendment	View image in PDF format
03/20/2013 -- ANNUAL REPORT	View image in PDF format
03/20/2012 -- ANNUAL REPORT	View image in PDF format
03/17/2011 -- ANNUAL REPORT	View image in PDF format
02/19/2010 -- ANNUAL REPORT	View image in PDF format
03/11/2009 -- ANNUAL REPORT	View image in PDF format
02/18/2008 -- ANNUAL REPORT	View image in PDF format
03/27/2007 -- ANNUAL REPORT	View image in PDF format
05/12/2006 -- Foreign Limited	View image in PDF format



















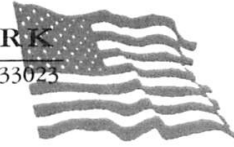
Jun 14, 2023 at 9:16:13 AM





TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL
IMI

\$000.60⁰

06/14/2023 ZIP 33023
043M30245597

US POSTAGE

Nov

Sent To:

Case #:

Ella Kogan

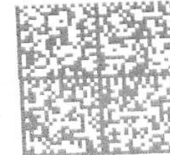
8610

148 Lone Pine Drive
PEMBROKE PARK, FL 33009



TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL
IMI

\$000.60⁰

06/14/2023 ZIP 33023
043M30245597

US POSTAGE

Corporation Service Company

Nov #8610.

1201 Hays street,
Tallahassee, Fl 32301.

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: CORPORATION SERVICE COMPANY NOH #8678, #8774, #8610 1201 HAYS STREET TALLAHASSEE, FL 32301		A. Signature X Muna Lisa Hart ☐ Agent ☐ Addressee B. Received by (Printed Name) Muna Lisa Hart C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 7022 2410 0002 7328 0633		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (0)	

9590 9402 7581 2098 7770 69

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC NOH #8678, #8774, #8610 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077		A. Signature X B Andrusic ☐ Agent ☐ Addressee B. Received by (Printed Name) B Andrusic C. Date of Delivery 9-26-23 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 7022 2410 0002 7328 0640		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (0)	

9590 9402 7581 2098 7770 76

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: ELLA KOGAN NOV #8610 148 LONE PINE DRIVE PEMBROKE PARK FL 33009		A. Signature X V K ☐ Agent ☐ Addressee B. Received by (Printed Name) V K C. Date of Delivery 9-25-23 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 7022 2410 0002 7328 0626		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (0)	

9590 9402 7581 2098 7770 45

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



quadiënt

FIRST-CLASS MAIL
IMI

\$000.60⁹

06/14/2023 ZIP 33023
043M30245597

US POSTAGE

Parker Lone Pine West LLC

Nov #8610.

3030 W Hallandale Beach Blvd,
Pembroke Park, FL 33009.



TOWN OF PEMBROKE PARK

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



quadiënt

FIRST-CLASS MAIL
IMI

\$000.60⁹

06/14/2023 ZIP 33023
043M30245597

US POSTAGE

Parker Lone Pine West LLC

Nov #8610.

2800 N BRONX AVE, 2nd Floor,
SKOKIE, IL 60077.

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

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

OFFICIAL USE

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

Postage \$ 8.77
 Total Postage and Fees \$ 8.77
 Sent To **HOLIDAY HALLANDALE MHC LLC**
NOH #8678, #8774, #8610
8800 NORTH BRONX AVE 2ND
FLOOR SKOKIE IL 60077
 Street and Apt. No.
 City, State, ZIP+4

Postmark Here **SEP 22 2023**

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

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

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

OFFICIAL USE

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

Postage \$ 1.11
 Total Postage and Fees \$ 9.01
 Sent To **CORPORATION SERVICE COMPANY**
NOH #8678, #8774, 8610
1201 HAYS STREET
TALLAHASSEE, FL 32301
 Street and Apt. No.
 City, State, ZIP+4

Postmark Here **SEP 22 2023**

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

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

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

OFFICIAL USE

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

Postage \$ 6.33
 Total Postage and Fees \$ 8.53
 Sent To **PARKER LONE PINE WEST LLC**
NOH #8610
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009
 Street and Apt. No.
 City, State, ZIP+4

Postmark Here **SEP 22 2023**

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

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

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

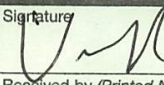
OFFICIAL USE

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

Postage \$ 8.77
 Total Postage and Fees \$ 8.77
 Sent To **ELLA KOGAN**
NOH #8610
148 LONE PINE DRIVE
PEMBROKE PARK FL 33009
 Street and Apt. No.
 City, State, ZIP+4

Postmark Here **SEP 22 2023**

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: PARKER LONE PINE WEST LLC NOH #8610 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33009 9590 9402 7581 2098 7770 52 2. Article Number (Transfer from service label) 7022 2410 0002 7328 0510	A. Signature X  B. Received by (Printed Name) 9/26/23 C. Date of Delivery 9/26/23 D. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below: 3. Service Type ☐ Adult Signature ☒ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

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



Town of Pembroke Park Notice of Violation Notice

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

Name ELLA KUGAN
FRANCIS ST LAURENT JR
Site Address 148 LONE PINE DRIVE (148D)
PEMBROKE PARK, FL 33009

Date 6/14/2023
Case # 261
8608-0610
Sub/Park PARKER LONE PINE

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)

1. SEC 5-105; 5-17 WORK WITHOUT PERMIT: ORDINANCE
INTERIOR RENOVATIONS DONE WITHOUT PERMIT, FLOORING PLYWOOD Sub floor
AND BATHROOM (TUB) 2. 5-103-EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES.

Corrective Action(s)

1. OBTAIN PLANS FOR PERMIT AND INSPECTIONS. DOUBLE PERMIT FEE ASSESSED.
CONTACT THE BUILDING DEPT AT 1-954-966-4600 EXT 182 FOR PERMIT INQUIRY.
2. EXTERIOR SURFACE OF MOBILE HOME VINYL SKIAT SHALL BE MAINTAINED IN
A GOOD STATE OF REPAIR ALSO FREE FROM HOLES AND CRACKS.

☒ Structural

☒ Plumbing

☐ Mechanical

☒ Electrical

☒ Code Enforcement

☐ Zoning

☐ Business Tax Receipt

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

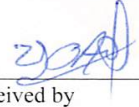
Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☒ Code Enforcement Ext. 215

☐ Business Tax Receipt Ext. 214

☒ Building Dept. Ext. 211/227 182

☐ 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 ELLA KUGAN
~~FRANCIS ST. LORENT 20~~
Site Address 148 LONG PINE DRIVE (148D)
PEMBROKE PARK, FL 33009
Permit # _____

Date 6/14/2023
Case # 8608 8610
Sub/Park PARKER LONG PINE

☒ ***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)

1. SEC 5-105, 5-17 WORK WITHOUT PERMIT: ORDINANCE
INTERIOR RENOVATIONS DONE WITHOUT PERMIT, FLOORING REMOVED
AND BATHROOM (10B) 2. 5-105-EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES

Corrective Action(s)

1. OBTAIN PLANS FOR PERMIT AND INSPECTIONS. DOUBLE PERMIT FEE ASSESSED.
CONTACT THE BUILDING DEPT AT 954-966-4600 EXT. 215 FOR PERMIT INQUIRY.
2. EXTERIOR SURFACE OF MOBILE HOME VINYL SKIRT SHALL BE MAINTAINED IN
A GOOD STATE OF REPAIR ALSO FREE FROM HOLES AND CRACKS.

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

☒ **DOUBLE PERMIT FEE**

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

Code Enforcement Officer _____

Received by _____

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator



Reading, PA
D/S AUTH 2E-339



US POSTAGE PAID PITNEY BOWES



ZIP 19808 \$ 000.5
02 4W
0000375724 JUN 28

Case #8610

RECEIVED JUL 03 2023

DADHSMB 33023



251 Little Falls Drive
Wilmington, DE 19808-1674



Transmittal Number: 27175192 null

Response to Service of Process

Sender Information:

Town Of Pembroke Park null
Town Of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023

Date:	06/26/2023
Party Served:	Corporation Service Company
Title of Action:	Town Of Pembroke Park vs. 3030 W Hallandale Beach Blvd Pembroke Park, FL 33009
Case/Reference No:	8610

You recently sent our company a "Notice of Violation" in error. Our company does not own and has no involvement with the property in question; therefore, we cannot take any action with respect to this property.

Our company provides registered agent services. As registered agent, we have no involvement with the daily business activities of our customers. Please remove our name from this matter.

Thank you for your cooperation in this matter.

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
IRENE DEL CARMEN MARTINEZ	3140 W HALLANDALE BEACH BLVD, #Lot 611 PEMBROKE PARK,, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 ##Lot 611

Folio

514229000300

Legal Description

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

Case Status	Open	Case #	8678	Date Next Inspection	10/18/2023
--------------------	------	---------------	------	-----------------------------	------------

Notes

1. Paver installed without permits. Obtain plans for an after-the-fact permit and complete all inspections.
 2. Paver is damaged and needs repair. Obtain a permit for paver restoration with plans and inspections.
 3. Exterior maintenance of mobile home required. Pressure wash and paint all four sides.
 4. Installed three (3) A/C mini splits without a building permit. Obtain an after the fact permit and complete inspections.
 5. Illegal structure added at the rear of mobile home including a washer and dryer. Obtain an after the fact permit and complete inspections.
 6. Excessive outdoor storage at premise, remove miscellaneous items and store them inside.
 7. Electrical exposed wires at the meter box (hazard) pose an immediate health and safety concern. Eliminate health and safety concerns and secure the meter box.
 8. Electrical hook-up alterations to the meter boxes and the installation are observed to be done without permits. Obtain a permit for electrical repairs with plans and inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/26/2023		Notice of Violation	Regular Mail
9/21/2023		Affidavit of Non-Compliance	Regular Mail
9/21/2023	10/18/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/18/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/18/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 10/18/2023
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: 10/18/2023
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)	Not in Compliance - Reinspection Date: 10/18/2023
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: 10/18/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

IRENE DEL CARMEN MARTINEZ)

CASE NO. 8678

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: IRENE DEL CARMEN MARTINEZ

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

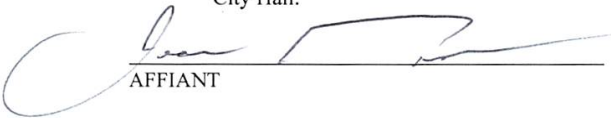
ADDRESS: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 # LOT 611

I, Jean Gustin HEREBY CERTIFY that I SERVED: IRENE DEL CARMEN MARTINEZ AT 03:41 P.M. ON THE 02 DAY OF October 2023.

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

TYPE OF SERVICE

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


AFFIANT

10-4-23

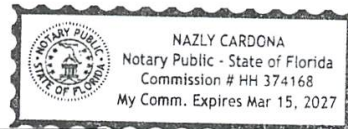
STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of Oct, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

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



611

[illegible]



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/21/2023

Sent To:

Irene Del Carmen Martinez

3140 W HALLANDALE BEACH BLVD, #Lot 611
PEMBROKE PARK,, FL 33009

Case #:

8678

Property Owner:

Irene Del Carmen Martinez

3140 W HALLANDALE BEACH BLVD, #Lot 611
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
611

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/26/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
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)	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. Paver installed without permits. Obtain plans for an after-the-fact permit and complete all inspections.
 2. Paver is damaged and needs repair. Obtain a permit for paver restoration with plans and inspections.
 3. Exterior maintenance of mobile home required. Pressure wash and paint all four sides.
 4. Installed three (3) A/C mini splits without a building permit. Obtain an after the fact permit and complete inspections.
 5. Illegal structure added at the rear of mobile home including a washer and dryer. Obtain an after the fact permit and complete inspections.
 6. Excessive outdoor storage at premise, remove miscellaneous items and store them inside.
 7. Electrical exposed wires at the meter box (hazard) pose an immediate health and safety concern. Eliminate health and safety concerns and secure the meter box.
 8. Electrical hook-up alterations to the meter boxes and the installation are observed to be done without permits. Obtain a permit for electrical repairs with plans and inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of October, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

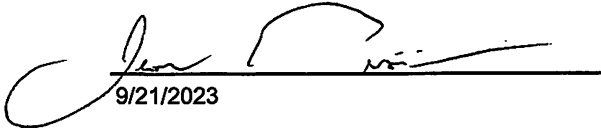
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin


9/21/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8678

Petitioner,

vs.

Irene Del Carmen Martinez
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 ##Lot 611
Respondent(s)

On 9/21/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Irene Del Carmen Martinez

Address: 3140 W HALLANDALE BEACH BLVD, #Lot 611 PEMBROKE PARK,, FL 33009

Folio: 514229000300

Site Address: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 ##Lot 611

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

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/18/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/18/2023
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: 10/18/2023
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: 10/18/2023
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)	Not in Compliance - Reinspection Date: 10/18/2023
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: 10/18/2023

Notes/Mean of Correction:

1. Paver installed without permits. Not Corrected.
2. Paver is damaged and needs repair. Not Corrected.
3. Exterior maintenance of mobile home required. Not Corrected.
4. Installed three (3) A/C mini splits without a building permit. Not Corrected.
5. Illegal structure added at the rear of mobile home including a washer and dryer. Not Corrected.
6. Excessive outdoor storage at premise. Not Corrected.
7. Electrical exposed wires at the meter box (hazard) pose an immediate health and safety concern. Not Corrected.
8. Electrical hook-up alterations to the meter boxes and the installation are observed to be done without permits. Not Corrected.

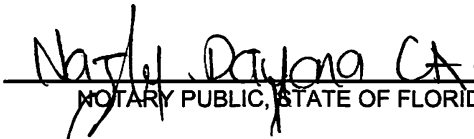
Further, Affiant sayeth naught

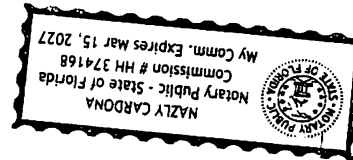
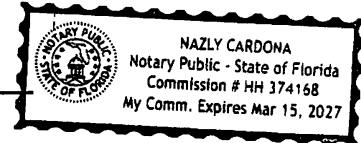
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/21/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: Irene Del Carmen Martinez
Case #: 8678
Date: 06/26/2023
3140 W HALLANDALE BEACH BLVD, #Lot 611
PEMBROKE PARK,, FL 33009

Property Owner: Irene Del Carmen Martinez
Property Description: 514229000300
Certified Mail #:
3140 W HALLANDALE BEACH BLVD, #Lot 611
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 ##Lot 611

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/26/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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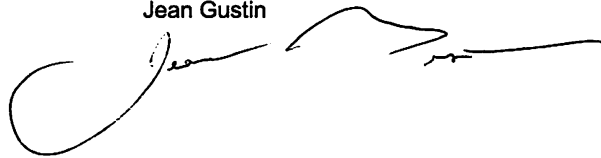
Notes/Mean of Correction:

1. Paver installed without permits. Obtain plans for an after-the-fact permit and complete all inspections.
 2. Paver is damaged and needs repair. Obtain a permit for paver restoration with plans and inspections.
 3. Shed was attached to the mobile home without a permit. Obtain plans for an after the fact permit and complete all inspections.
 4. Exterior maintenance of mobile home required. Pressure wash and paint all four sides.
 5. Installed three (3) A/C mini splits without a building permit. Obtain an after the fact permit and complete inspections.
 6. Illegal structure added at the rear of mobile home including a washer and dryer. Obtain an after the fact permit and complete inspections.
 7. Excessive outdoor storage at premise, remove miscellaneous items and store them inside.
 8. Electrical exposed wires at the meter box (hazard) pose an immediate health and safety concern. Eliminate health and safety concerns and secure the meter box.
 9. Electrical hook-up alterations to the meter boxes and the installation are observed to be done without permits. Obtain a permit for electrical repairs with plans and inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

Jean Gustin

A handwritten signature in black ink, appearing to read 'Jean Gustin', with a large, stylized loop on the left side and a horizontal line extending to the right.



TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁰

06/29/2023 ZIP 33023
043M30245597

US POSTAGE

Sent to:

Case #:

Nov

Irene Del Carmen Martinez

8678

3140 W HALLANDALE BEACH BLVD, #Lot 611
PEMBROKE PARK,, FL 33009

Property Owner:

Property Desc:

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁰

06/29/2023 ZIP 33023
043M30245597

US POSTAGE

Holiday Hallandale MHC LLC

Nov #8678.

3140 W Hallandale Beach Blvd,
Pembroke Park, FL 33009.

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 8.77

Total Postage and Fees
\$ 8.77

Sent To
HOLIDAY HALLANDALE MHC LLC
NOH #8678, #8774, #8610
8800 NORTH BRONX AVE 2ND
FLOOR SKOKIE IL 60077

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

PS Form 3800, April 2014

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 9.01

Total Postage and Fees
\$ 9.01

Sent To
CORPORATION SERVICE COMPANY
NOH #8678, #8774, 8610
1201 HAYS STREET
TALLAHASSEE, FL 32301

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

PS Form 3800, April 2014

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 8.77

Total Postage and Fees
\$ 8.77

Sent To
HOLIDAY HALLANDALE MHC LLC
NOH #8678, #8774
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

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

PS Form 3800, April 2014

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 8.77

Total Postage and Fees
\$ 8.77

Sent To
IRENE DEL CARMEN MARTINEZ
NOV #8678
3140 W HALLANDALE BEACH BLVD
LOT #611,
PEMBROKE PARK, FL 33009

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

PS Form 3800, April 2014

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery <i>9/26/23</i> D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:
1. Article Addressed to: IRENE DEL CARMEN MARTINEZ NOV #8678 3140 W HALLANDALE BEACH BLVD LOT #611, PEMBROKE PARK, FL 33009	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery (0) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
2. Article Number (Transfer from service label) 7022 2410 0002 7328 0527	
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



Corporation Service Company

Nov #8678.

1201 Hays Street
Tallahassee, FL 32301.



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁹

06/29/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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



Holiday Hallandale MHC LLC

Nov #8678

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



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁹

06/29/2023 ZIP 33023
043M30245597

US POSTAGE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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
 NOH #8678, #8774
 3140 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK FL 33009



9590 9402 7581 2098 7769 87

2. Article Number (Transfer from service label)

7022 2410 0002 7328 0565

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

9/25/23

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

3. Service Type

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
 NOH #8678, #8774, #8610
 8800 NORTH BRONX AVE 2ND
 FLOOR SKOKIE IL 60077



9590 9402 7581 2098 7770 76

2. Article Number (Transfer from service label)

7022 2410 0002 7328 0640

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

9-26-23

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

3. Service Type

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
 NOH #8678, #8774, 8610
 1201 HAYS STREET
 TALLAHASSEE, FL 32301



9590 9402 7581 2098 7770 69

2. Article Number (Transfer from service label)

7022 2410 0002 7328 0633

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*☐ Agent☐ Addressee

B. Received by (Printed Name)

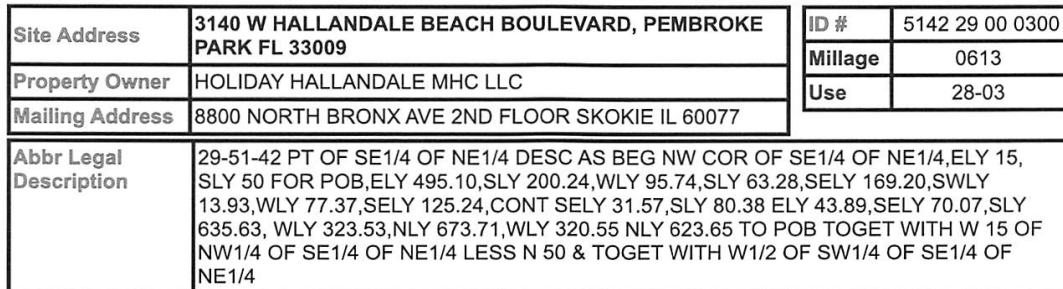
C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt



* 2023 values are considered "working values" and are subject to change.						
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2023*	\$5,972,850	\$220,080	\$6,192,930	\$5,275,680		
2022	\$5,972,850	\$220,080	\$6,192,930	\$4,796,080	\$109,869.41	
2021	\$5,226,240	\$220,080	\$5,446,320	\$4,360,080	\$100,781.16	
2023* Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$6,192,930	\$6,192,930	\$6,192,930	\$6,192,930		
Portability	0	0	0	0		
Assessed/SOH	\$5,275,680	\$6,192,930	\$5,275,680	\$5,275,680		
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	\$5,275,680	\$6,192,930	\$5,275,680	\$5,275,680		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/25/2014	DRR-T		112430220	\$8.00	746,606	SF
7/7/2014	SWD-D	\$5,035,000	112397766			
7/14/2006	QC*	\$100	42486 / 1671			
				Adj. Bldg. S.F. (Card, Sketch)		4655
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 1978/1969		

Page 77 of 641



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

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number M14000003856
FEI/EIN Number 47-1194906
Date Filed 06/04/2014
State DE
Status ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 02/22/2023

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

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

Title SIGNATORY





















Case Overview

Property/Incident Information

Owner	Address	Site Address
Christian Jose Pena Pujois	127 Janis Blvd Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #127 Janis Blvd

Folio

514229000030

Legal Description

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

Case Status Open	Case # 8711	Date Next Inspection 9/21/2023
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Notes

1. Outdoor storage prohibited. Remove all outdoor storage and store inside the baby chair, ice cooler, plastic tarp, broken furniture, boxes, and miscellaneous items.
2. Exterior maintenance of building required. Pressure wash and paint all four walls.
3. A/C mini split done without a permit. Obtain plans for an after the fact permit and inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/30/2023		Notice of Violation	Regular Mail
9/21/2023		Affidavit of Non-Compliance	Regular Mail
9/21/2023	10/18/2023	Notice of Formal Hearing - Notice w/ NOV	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: 9/21/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/21/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/21/2023

Case Overview

HEALTH AND
SANITATION

Sec. 12-48. - Outdoor
storage prohibited

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

9/21/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
CHRISTIAN JOSE PENA PUJOIS) CASE NO. 8711
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: CHRISTIAN JOSE PENA PUJOIS

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

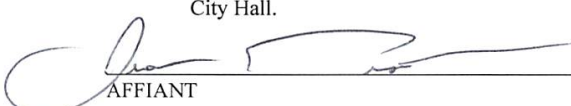
ADDRESS: 127 JANIS BLVD, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: CHRISTIAN JOSE PENA PUJOIS AT 01:04 P.M. ON THE
02 DAY OF SEPTEMBER 2023.

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

TYPE OF SERVICE

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


AFFIANT

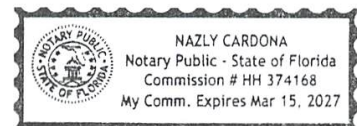
10-1-23

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 4 day of Oct, 2023, by Jean Gustin as Code Enforcement Officer for the
Town of Pembroke Park.

Nazly Dayana A.
Signature

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



1
2
7

[illegible]



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/21/2023

Sent To:

Christian Jose Pena Pujols
127 Janis Blvd
Pembroke Park, FL 33009

Case #:

8711

Property Owner:

Christian Jose Pena Pujols
127 Janis Blvd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #127 Janis Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/30/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

1. Outdoor storage prohibited. Remove all outdoor storage and store inside the baby chair, ice cooler, plastic tarp, broken furniture, boxes, and miscellaneous items.
2. Exterior maintenance of building required. Pressure wash and paint all four walls.
3. A/C mini split done without a permit. Obtain plans for an after the fact permit and inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of October, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

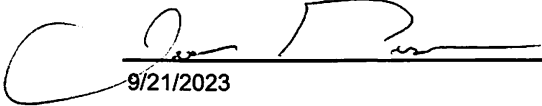
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin


9/21/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

8711

Petitioner,

vs.

Christian Jose Pena Pujois
2701 S PARK RD, PEMBROKE PARK, FL
33009 #127 Janis Blvd

Respondent(s)

On 9/21/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Christian Jose Pena Pujois
Address:	127 Janis Blvd Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #127 Janis Blvd
Legal Description:	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

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: 9/21/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/21/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/21/2023
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)	9/21/2023

Notes/Mean of Correction:

1. Outdoor storage prohibited. Corrected.
2. Exterior maintenance of building required. Not Corrected.
3. A/C mini split done without a permit. Not Corrected.

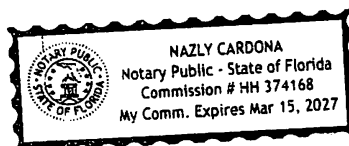
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/21/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: Christian Jose Pena Pujois
127 Janis Blvd
Pembroke Park, FL 33009

Case #: 8711

Date: 06/30/2023

Property Owner: Christian Jose Pena Pujois
127 Janis Blvd
Pembroke Park, FL 33009

Property Description: 514229000030

Certified Mail #:

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

AKA: 2701 S PARK RD, PEMBROKE PARK, FL 33009 #127 Janis Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/30/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Outdoor storage prohibited. Remove all outdoor storage and store inside the baby chair, ice cooler, plastic tarp, broken furniture, boxes, and miscellaneous items.
2. Exterior maintenance of building required. Pressure wash and paint all four walls.
3. A/C mini split done without a permit. Obtain plans for an after the fact permit and inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

Jean Gustin





Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0030
Property Owner	LAKESHORE MOBILE HOME PARK LLC	Millage	0613
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301	Use	28-03
Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF NW1/4 OF NE1/4 OF NE1/4		

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

* 2023 values are considered "working values" and are subject to change.						
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2023*	\$3,565,990	\$217,900	\$3,783,890	\$2,891,220		
2022	\$2,765,790	\$217,900	\$2,983,690	\$2,628,390	\$57,693.60	
2021	\$2,499,060	\$217,900	\$2,716,960	\$2,389,450	\$53,500.56	
2023* Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$3,783,890	\$3,783,890	\$3,783,890	\$3,783,890		
Portability	0	0	0	0		
Assessed/SOH	\$2,891,220	\$3,783,890	\$2,891,220	\$2,891,220		
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	\$2,891,220	\$3,783,890	\$2,891,220	\$2,891,220		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/2/2002	SW*	\$220,000	33474 / 1458	\$10.00	355,645	SF
9/10/2001	CE*	\$1,100,000	32122 / 1108	\$0.10	95,400	SF
8/20/1997	WD*	\$3,262,200	26945 / 137			
2/22/1989	CP*	\$100	16299 / 977			
				Adj. Bldg. S.F. (Card, Sketch)		550
				Eff./Act. Year Built: 1973/1972		
* Denotes Multi-Parcel Sale (See Deed)						



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

Detail by Entity Name

Florida Limited Liability Company

LAKE SHORE MOBILE HOME PARK, LLC

Filing Information

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

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

VCORP SERVICES, LLC
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 08/19/2014

Address Changed: 01/20/2022

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC
 6400 TELEGRAPH ROAD,
 SUITE 2000
 BLOOMFIELD TWP., MI 48301

Annual Reports

Report Year	Filed Date
2021	01/11/2021
2022	01/25/2022
2023	05/01/2023

Document Images

<u>05/01/2023 – ANNUAL REPORT</u>	View image in PDF format
<u>01/25/2022 – ANNUAL REPORT</u>	View image in PDF format
<u>01/11/2021 – ANNUAL REPORT</u>	View image in PDF format
<u>01/23/2020 – ANNUAL REPORT</u>	View image in PDF format
<u>03/21/2019 – ANNUAL REPORT</u>	View image in PDF format
<u>03/13/2018 – ANNUAL REPORT</u>	View image in PDF format
<u>02/09/2017 – ANNUAL REPORT</u>	View image in PDF format
<u>02/17/2016 – ANNUAL REPORT</u>	View image in PDF format
<u>01/08/2015 – ANNUAL REPORT</u>	View image in PDF format
<u>08/19/2014 – LC Amendment</u>	View image in PDF format
<u>02/17/2014 – ANNUAL REPORT</u>	View image in PDF format
<u>02/13/2013 – ANNUAL REPORT</u>	View image in PDF format
<u>12/12/2012 – LC Amendment</u>	View image in PDF format
<u>02/10/2012 – ANNUAL REPORT</u>	View image in PDF format
<u>02/16/2011 – ANNUAL REPORT</u>	View image in PDF format
<u>01/06/2010 – ANNUAL REPORT</u>	View image in PDF format
<u>04/24/2009 – ANNUAL REPORT</u>	View image in PDF format
<u>01/21/2008 – ANNUAL REPORT</u>	View image in PDF format
<u>04/27/2007 – ANNUAL REPORT</u>	View image in PDF format
<u>03/23/2006 – ANNUAL REPORT</u>	View image in PDF format
<u>04/15/2005 – ANNUAL REPORT</u>	View image in PDF format
<u>04/13/2004 – ANNUAL REPORT</u>	View image in PDF format
<u>03/31/2003 – ANNUAL REPORT</u>	View image in PDF format
<u>06/07/2002 – Florida Limited Liabilities</u>	View image in PDF format

TOWN OF PEMBROKE PARK

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

Lakeshore Mobile Home
Park LLC



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁰

07/11/2023 ZIP 33023
043M30245597

US POSTAGE

Now #8714, #8713, #8712, #8711

2701 S Park Road,
Pembroke Park, FL 33009.

TOWN OF PEMBROKE PARK

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

VCORP SERVICES, LLC



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁰

07/11/2023 ZIP 33023
043M30245597

US POSTAGE

Now #8714, #8713, #8712, #8711

1200 S Pine Island Road,
Plantation, FL 33324.

7022 2410 0002 7328 0602

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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

Postage
 \$.87

Total Postage and
 \$ 8.77

Sent To
 VCORP SERVICES, LLC
 NO#8712, #8711
 1200 S PINE ISLAND ROAD
 PLANTATION, FL 33324

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

7022 2410 0001 1497 1959

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
 \$

Total Postage and
 \$ 8.77

Sent To
 LAKESHORE MOBILE HOME PARK LLC
 NO#8712, #8711
 6400 TELEGRAPH RD #2000
 BLOOMFIELD TOWNSHIP MI 48301

PS Form 3800, A

7022 2410 0002 7328 0596

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$.87

Total Postage and
 \$ 8.77

Sent To
 LAKESHORE MOBILE HOME PARK
 LLC
 NO#8712, #8711
 2701 S PARK ROAD,
 PEMBROKE PARK FL 33009

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

7022 2410 0002 7328 0619

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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

Postage
 \$.87

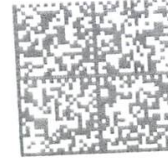
Total Postage and
 \$ 8.77

Sent To
 CHRISTIAN JOSE PENA PUJOIS
 NO#8711
 127 JANIS BLVD
 PEMBROKE PARK FL 33009

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

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁰
07/11/2023 ZIP 33023
043M30245597

US POSTAGE

Sent To:

Christian Jose Pena Pujois

127 Janis Blvd
Pembroke Park, FL 33009

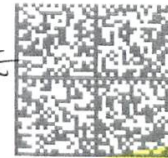
Case

8711

Nov

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁰
07/11/2023 ZIP 33023
043M30245597

US POSTAGE

LAKE SHORE MOBILE HOME
PARK LLC.

Nov #8714, #8713, #8712, #8711

6400 Telegraph Road, Ste 2000,
Bloomfield Hills, MI 48301.

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature RECEIVED B. Received by (Printed Name) C. Date of Delivery SEP 25 2023 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
1. Article Addressed to: VCORP SERVICES, LLC NO# #8712, #8711 1200 S PINE ISLAND ROAD PLANTATION, FL 33324		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
2. Article Number (Transfer from service label) 9590 9402 7581 2098 7770 21 7022 2410 0002 7328 0602		PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X B. Received by (Printed Name) C. Date of Delivery 9/25/23 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
1. Article Addressed to: LAKESHORE MOBILE HOME PARK LLC NO# #8712, #8711 2701 S PARK ROAD, PEMBROKE PARK FL 33009		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
2. Article Number (Transfer from service label) 9590 9402 7581 2098 7770 14 7022 2410 0002 7328 0596		PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature x B. Received by (Printed Name) C. Date of Delivery 9/25/23 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
1. Article Addressed to: CHRISTIAN JOSE PENA PUJOIS NO# #8711 127 JANIS BLVD PEMBROKE PARK FL 33009		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
2. Article Number (Transfer from service label) 9590 9402 7581 2098 7770 38 7022 2410 0002 7328 0619		PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	









Case Overview

Property/Incident Information

Owner	Address	Site Address
ARNALDO E NAVAS	106 David Drive Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #106 David Drive

Folio

514229000030

Legal Description

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

Case Status Open	Case # 8712	Date Next Inspection 9/21/2023
-------------------------	--------------------	---------------------------------------

Notes 1. One enclosed addition, a roof over, steps, one metal shed, and one wooden accessory structure located at the rear side of the premises done without a permit. Obtain plans for an after the fact permit and inspections. 2. Damaged garden bed. Repair/Replace broken brick slot of the garden bed. 3. Missing panel skirt. Replace the missing panel skirting on the mobile home 4. There are bare spots on the lawn of this property. Re-sod all bare spots-. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/30/2023		Notice of Violation	Regular Mail
9/21/2023		Affidavit of Non-Compliance	Regular Mail
9/21/2023	10/18/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
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: 9/21/2023
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: 9/21/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/21/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
ARNALDO E NAVAS)
Respondent)
CASE NO. 8712

AFFIDAVIT OF SERVICE

TO BE SERVED: ARNALDO E NAVAS

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 106 DAVID DRIVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: ARNALDO E NAVAS AT 01:22 P.M. ON THE 29 DAY OF SEPTEMBER 2023.

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

TYPE OF SERVICE

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

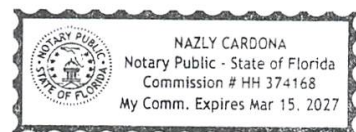
10-4-23
AFFIANT

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 oct, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

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



Sep 29, 2023 at 1:22:16 PM

[illegible]



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/21/2023

Sent To:

Arnaldo E Navas
106 David Drive
Pembroke Park, FL 33009

Case #:

8712

Property Owner:

Arnaldo E Navas
106 David Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #106 David Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/30/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103(I). - 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. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30

(Ord. No. 13-09-01, § 2, 9-11-13)

1. One enclosed addition, a roof over, steps, one metal shed, and one wooden accessory structure located at the rear side of the premises done without a permit. Obtain plans for an after the fact permit and inspections. 2. Damaged garden bed. Repair/Replace broken brick slot of the garden bed. 3. Missing panel skirt. Replace the missing panel skirting on the mobile home 4. There are bare spots on the lawn of this property. Re-sod all bare spots-. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of October, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

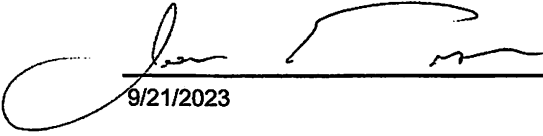
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



9/21/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8712

Petitioner,

vs.

Arnaldo E Navas

2701 S PARK RD, PEMBROKE PARK, FL
33009 #106 David Drive

Respondent(s)

On 9/21/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Arnaldo E Navas
Address:	106 David Drive Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #106 David Drive
Legal Description:	29-51-42 W1/2 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

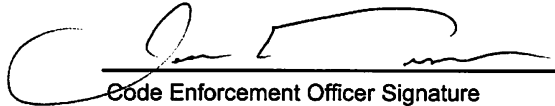
Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/18/2023
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: 10/18/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/18/2023

Notes/Mean of Correction:

1. One enclosed addition, a roof over, steps, one metal shed, and one wooden accessory structure located at the rear side of the premises done without a permit. Not Corrected.
2. Damaged garden bed. Not Corrected.
3. Missing panel skirt. Not Corrected.
4. There are bare spots on the lawn of this property. Not Corrected.

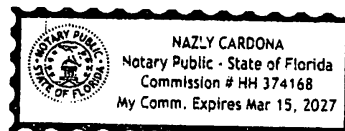
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/21/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: Arnaldo E Navas
106 David Drive
Pembroke Park, FL 33009

Case #: 8712

Date: 06/30/2023

Property Owner: Arnaldo E Navas
106 David Drive
Pembroke Park, FL 33009

Property Description: 514229000030

Certified Mail #:

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

AKA: 2701 S PARK RD, PEMBROKE PARK, FL
33009 #106 David Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/30/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

The Building Official or designee, may require certain documentation to complete the permitting application process including, 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)

Notes/Mean of Correction:

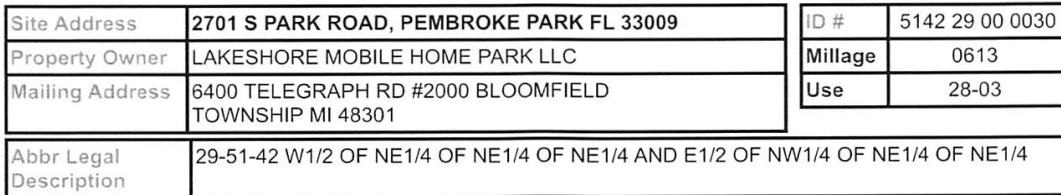
1. One enclosed addition, a roof over, steps, one metal shed, and one wooden accessory structure located at the rear side of the premises done without a permit. Obtain plans for an after the fact permit and inspections. 2. Damaged garden bed. Repair/Replace broken brick slot of the garden bed. 3. Missing panel skirt. Replace the missing panel skirting on the mobile home 4. There are bare spots on the lawn of this property. Re-sod all bare spots-. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

Jean Gustin

A handwritten signature in black ink, appearing to read 'Jean Gustin', with a large, stylized initial 'J' and a horizontal line extending to the right.



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

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$3,783,890	\$3,783,890	\$3,783,890	\$3,783,890
Portability	0	0	0	0
Assessed/SOH	\$2,891,220	\$3,783,890	\$2,891,220	\$2,891,220
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	\$2,891,220	\$3,783,890	\$2,891,220	\$2,891,220

* Denotes Multi-Parcel Sale (See Deed)

1/1



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

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

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

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

VCORP SERVICES, LLC
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 08/19/2014

Address Changed: 01/20/2022

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC
 6400 TELEGRAPH ROAD,
 SUITE 2000
 BLOOMFIELD TWP., MI 48301

Annual Reports

Report Year	Filed Date
2021	01/11/2021
2022	01/25/2022
2023	05/01/2023

Document Images

<u>05/01/2023 – ANNUAL REPORT</u>	View image in PDF format
<u>01/25/2022 – ANNUAL REPORT</u>	View image in PDF format
<u>01/11/2021 – ANNUAL REPORT</u>	View image in PDF format
<u>01/23/2020 – ANNUAL REPORT</u>	View image in PDF format
<u>03/21/2019 – ANNUAL REPORT</u>	View image in PDF format
<u>03/13/2018 – ANNUAL REPORT</u>	View image in PDF format
<u>02/09/2017 – ANNUAL REPORT</u>	View image in PDF format
<u>02/17/2016 – ANNUAL REPORT</u>	View image in PDF format
<u>01/08/2015 – ANNUAL REPORT</u>	View image in PDF format
<u>08/19/2014 – LC Amendment</u>	View image in PDF format
<u>02/17/2014 – ANNUAL REPORT</u>	View image in PDF format
<u>02/13/2013 – ANNUAL REPORT</u>	View image in PDF format
<u>12/12/2012 – LC Amendment</u>	View image in PDF format
<u>02/10/2012 – ANNUAL REPORT</u>	View image in PDF format
<u>02/16/2011 – ANNUAL REPORT</u>	View image in PDF format
<u>01/06/2010 – ANNUAL REPORT</u>	View image in PDF format
<u>04/24/2009 – ANNUAL REPORT</u>	View image in PDF format
<u>01/21/2008 – ANNUAL REPORT</u>	View image in PDF format
<u>04/27/2007 – ANNUAL REPORT</u>	View image in PDF format
<u>03/23/2006 – ANNUAL REPORT</u>	View image in PDF format
<u>04/15/2005 – ANNUAL REPORT</u>	View image in PDF format
<u>04/13/2004 – ANNUAL REPORT</u>	View image in PDF format
<u>03/31/2003 – ANNUAL REPORT</u>	View image in PDF format
<u>06/07/2002 – Florida Limited Liabilities</u>	View image in PDF format



TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁰

07/11/2023 ZIP 33023

043M30245597

US POSTAGE

Sent To:

Arnaldo E Navas

106 David Drive
Pembroke Park, FL 33009

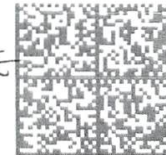
Case #:

8712

Nov

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁰

07/11/2023 ZIP 33023

043M30245597

US POSTAGE

LAKE SHORE MOBILE HOME
PARK LLC.

Nov #8714, #8713, #8712, #8711

6400 Telegraph Road, Ste 2000,
Bloomfield Hills, MI 48301.

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

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

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (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
\$ 8.77

Sent To LAKEHORE MOBILE HOME PARK LLC
NO# #8712, #8711
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

City, State, ZIP+4®
BLOOMFIELD TOWNSHIP MI 48301

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

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 8.77

Total Postage and
\$ 8.77

Sent To LAKEHORE MOBILE HOME PARK LLC
NO# #8712, #8711
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

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

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

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 8.77

Total Postage and
\$ 8.77

Sent To VCORP SERVICES, LLC
NO# #8712, #8711
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

City, State, ZIP+4®
PLANTATION, FL 33324

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

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 8.77

Total Postage and
\$ 8.77

Sent To ARNALDO E NAVAS
NO# #8712
106 DAVID DRIVE
PEMBROKE PARK, FL 33009

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

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: LAKEHORE MOBILE HOME PARK LLC NO# #8712, #8711 2701 S PARK ROAD, PEMBROKE PARK FL 33009 2. Article Number (Transfer from service label) 7022 2410 0002 7328 0596	A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Carly Adams</i> C. Date of Delivery <i>9/25/23</i> D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery

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

Lakeshore Mobile Home
Park LLC



Nov #8714, #8713, #8712, #8711

2701 S Park Road,
Pembroke Park, FL 33009.



quadiant

FIRST-CLASS MAIL
IMI

\$000.60⁰

07/11/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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

VCORP SERVICES, LLC



Nov #8714, #8713, #8712, #8711

1200 S Pine Island Road,
Plantation, FL 33324.



quadiant

FIRST-CLASS MAIL
IMI

\$000.60⁰

07/11/2023 ZIP 33023
043M30245597

US POSTAGE

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

VCORP SERVICES, LLC
 NO#8712, #8711
 1200 S PINE ISLAND ROAD
 PLANTATION, FL 33324



9590 9402 7581 2098 7770 21

2. Article Number (Transfer from service label)

7022 2410 0002 7328 0602

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent

☐ Addressee

RECEIVED
 B. Received by (Printed Name)

C. Date of Delivery

SEP 25 2023

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

☐ Insured Mail
☐ Mail Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ARNALDO E NAVAS
 NO#8712
 106 DAVID DRIVE
 PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7769 94

2. Article Number (Transfer from service label)

7022 2410 0002 7328 0572

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

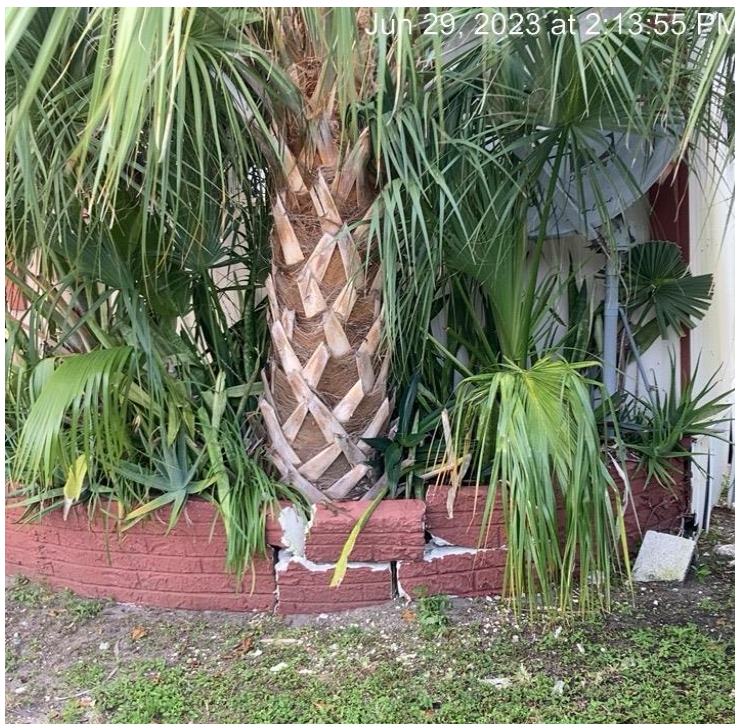
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

☐ Insured Mail
☐ Mail Restricted Delivery

Domestic Return Receipt









Case Overview

Property/Incident Information

Owner	Address	Site Address
GILDA GRACIELA NIEVA	121 David Drive Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #121 David Drive

Folio

514229000030

Legal Description

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

Case Status	Open	Case #	8713	Date Next Inspection	9/21/2023
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Exterior maintenance of shed. Pressure wash and paint all four walls of the shed. Per property manager the shed belongs to them and they will paint the shed.
2. A/C unit installation, rails, and steps done without a permit. Obtain plans for an after the fact permit and complete all inspections. Obtain plans for an after the fact permit and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/30/2023		Notice of Violation	Regular Mail
9/21/2023		Affidavit of Non-Compliance	Regular Mail
9/21/2023	10/18/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

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.	9/21/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/21/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
GILDA GRACIELA NIEVA) CASE NO. 8713
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: GILDA GRACIELA NIEVA

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 121 DAVID DRIVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: GILDA GRACIELA NIEVA AT 01:17 P.M. ON THE 29
DAY OF SEPTEMBER 2023.

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

TYPE OF SERVICE

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

Jean Gustin
AFFIANT

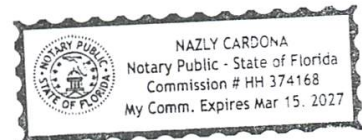
10-4-23

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 4 day of oct, 2023, by Jean Gustin as Code Enforcement Officer for the
Town of Pembroke Park.

Nazly Dayana CA
Signature

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



[illegible][illegible]



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/26/2023

Sent To:

Gilda Graciela Nieva

121 David Drive
Pembroke Park, FL 33009

Case #:

8713

Property Owner:

Gilda Graciela Nieva

121 David Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #121 David Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/30/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30

(Ord. No. 13-09-01, § 2, 9-11-13)

1. Exterior maintenance of shed. Pressure wash and paint all four walls of the shed. Per property manager the shed belongs to them and they will paint the shed.
2. A/C unit installation, rails, and steps done without a permit. Obtain plans for an after the fact permit and complete all inspections. Obtain plans for an after the fact permit and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of October, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

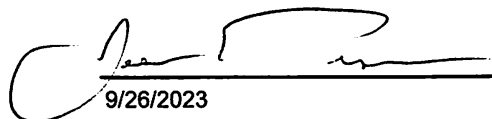
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



9/26/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8713

Petitioner,
vs.
Gilda Graciela Nieva
2701 S PARK RD, PEMBROKE PARK, FL
33009 #121 David Drive
Respondent(s)

On 9/21/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Gilda Graciela Nieva
Address: 121 David Drive Pembroke Park, FL 33009
Folio: 514229000030
Site Address: 2701 S PARK RD, PEMBROKE PARK, FL 33009 #121 David Drive
Legal Description: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

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.	9/21/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/21/2023

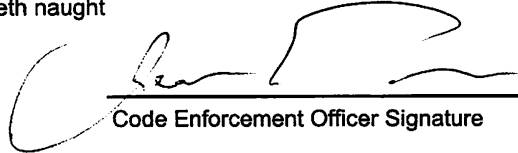
Notes/Mean of Correction:

1. Exterior maintenance of shed. Corrected.
2. According to BCPA time line no evident support of modification done to the rails, and steps. Corrected.
3. A/C unit installation done without a permit. Not Corrected.

Further, Affiant sayeth naught

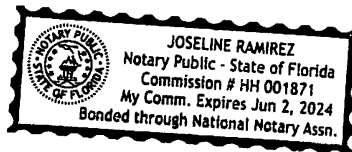
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/21/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: Gilda Graciela Nieva
121 David Drive
Pembroke Park, FL 33009

Case #: 8713

Date: 06/30/2023

Property Owner: Gilda Graciela Nieva
121 David Drive
Pembroke Park, FL 33009

Property Description: 514229000030

Certified Mail #:

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

AKA: 2701 S PARK RD, PEMBROKE PARK, FL 33009 #121 David Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/30/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30

(Ord. No. 13-09-01, § 2, 9-11-13)

Notes/Mean of Correction:

1. Exterior maintenance of shed. Pressure wash and paint all four walls of the shed. Per property manager the shed belongs to them and they will paint the shed.
2. A/C unit installation, rails, and steps done without a permit. Obtain plans for an after the fact permit and complete all inspections. Obtain plans for an after the fact permit and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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



Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0030
Property Owner	LAKE SHORE MOBILE HOME PARK LLC	Millage	0613
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301	Use	28-03
Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF NW1/4 OF NE1/4 OF NE1/4		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$3,565,990	\$217,900	\$3,783,890	\$2,891,220	
2022	\$2,765,790	\$217,900	\$2,983,690	\$2,628,390	\$57,693.60
2021	\$2,499,060	\$217,900	\$2,716,960	\$2,389,450	\$53,500.56

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$3,783,890	\$3,783,890	\$3,783,890	\$3,783,890
Portability	0	0	0	0
Assessed/SOH	\$2,891,220	\$3,783,890	\$2,891,220	\$2,891,220
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	\$2,891,220	\$3,783,890	\$2,891,220	\$2,891,220

Sales History

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

Land Calculations

Price	Factor	Type
\$10.00	355,645	SF
\$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
100								



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

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

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

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

VCORP SERVICES, LLC
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 08/19/2014

Address Changed: 01/20/2022

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC
 6400 TELEGRAPH ROAD,
 SUITE 2000
 BLOOMFIELD TWP., MI 48301

Annual Reports

Report Year	Filed Date
2021	01/11/2021
2022	01/25/2022
2023	05/01/2023

Document Images

<u>05/01/2023 – ANNUAL REPORT</u>	View image in PDF format
<u>01/25/2022 – ANNUAL REPORT</u>	View image in PDF format
<u>01/11/2021 – ANNUAL REPORT</u>	View image in PDF format
<u>01/23/2020 – ANNUAL REPORT</u>	View image in PDF format
<u>03/21/2019 – ANNUAL REPORT</u>	View image in PDF format
<u>03/13/2018 – ANNUAL REPORT</u>	View image in PDF format
<u>02/09/2017 – ANNUAL REPORT</u>	View image in PDF format
<u>02/17/2016 – ANNUAL REPORT</u>	View image in PDF format
<u>01/08/2015 – ANNUAL REPORT</u>	View image in PDF format
<u>08/19/2014 – LC Amendment</u>	View image in PDF format
<u>02/17/2014 – ANNUAL REPORT</u>	View image in PDF format
<u>02/13/2013 – ANNUAL REPORT</u>	View image in PDF format
<u>12/12/2012 – LC Amendment</u>	View image in PDF format
<u>02/10/2012 – ANNUAL REPORT</u>	View image in PDF format
<u>02/16/2011 – ANNUAL REPORT</u>	View image in PDF format
<u>01/06/2010 – ANNUAL REPORT</u>	View image in PDF format
<u>04/24/2009 – ANNUAL REPORT</u>	View image in PDF format
<u>01/21/2008 – ANNUAL REPORT</u>	View image in PDF format
<u>04/27/2007 – ANNUAL REPORT</u>	View image in PDF format
<u>03/23/2006 – ANNUAL REPORT</u>	View image in PDF format
<u>04/15/2005 – ANNUAL REPORT</u>	View image in PDF format
<u>04/13/2004 – ANNUAL REPORT</u>	View image in PDF format
<u>03/31/2003 – ANNUAL REPORT</u>	View image in PDF format
<u>06/07/2002 – Florida Limited Liabilities</u>	View image in PDF format

TOWN OF PEMBROKE PARK

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

Lakeshore Mobile Home
Park LLC



Now #8714, #8713, #8712, #8711

2701 S Park Road,
Pembroke Park, FL 33009.



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁹

07/11/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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

VCORP SERVICES, LLC



Now #8714, #8713, #8712, #8711

1200 S Pine Island Road,
Plantation, FL 33324.



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁹

07/11/2023 ZIP 33023
043M30245597

US POSTAGE

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>[Signature]</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: LAKESHORE MOBILE HOME PARK LLC NOH #8713 HCF #5831 2701 S PARK ROAD, PEMBROKE PARK FL 33009		B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery <i>9-29-23</i>	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 2185		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁹
07/11/2023 ZIP 33023
043M30245597

US POSTAGE

Sent to:

Gilda Graciela Nieva
121 David Drive
Pembroke Park, FL 33009

8713

Nov

Property Owner:

Property Descript

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁹
07/11/2023 ZIP 33023
043M30245597

US POSTAGE

LAKE SHORE MOBILE HOME
PARK LLC.

Nov #8714, #8713, #8712, #8711
6400 Telegraph Road, ste 2000,
Bloomfield Hills, MI 48301.

7022 2410 0001 1497 2178

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

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

OFFICIAL USE

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

Postage \$ **8.53**
 Total Postage and Fee \$

Sent To **LAKESHORE MOBILE HOME PARK LLC**
NOH #8713 HCF #5831
 Street and Apt. No. **6400 TELEGRAPH RD #2000**
 City, State, ZIP+4® **BLOOMFIELD TOWNSHIP MI 48301**

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

7022 2410 0001 1497 2161

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

Postage \$ **8.53**
 Total Postage and Fee \$

Sent To **VCORP SERVICES, LLC**
NOH #8713 HCF #5831
 Street and Apt. No. **1200 S PINE ISLAND ROAD**
 City, State, ZIP+4® **PLANTATION, FL 33324**

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

7022 2410 0001 1497 2185

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

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OFFICIAL USE

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

Postage \$ **8.53**
 Total Postage and Fee \$

Sent To **LAKESHORE MOBILE HOME PARK LLC**
NOH #8713 HCF #5831
 Street and Apt. No. **2701 S PARK ROAD,**
 City, State, ZIP+4® **PEMBROKE PARK FL 33009**

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

7022 2410 0001 1497 2147

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

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

OFFICIAL USE

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

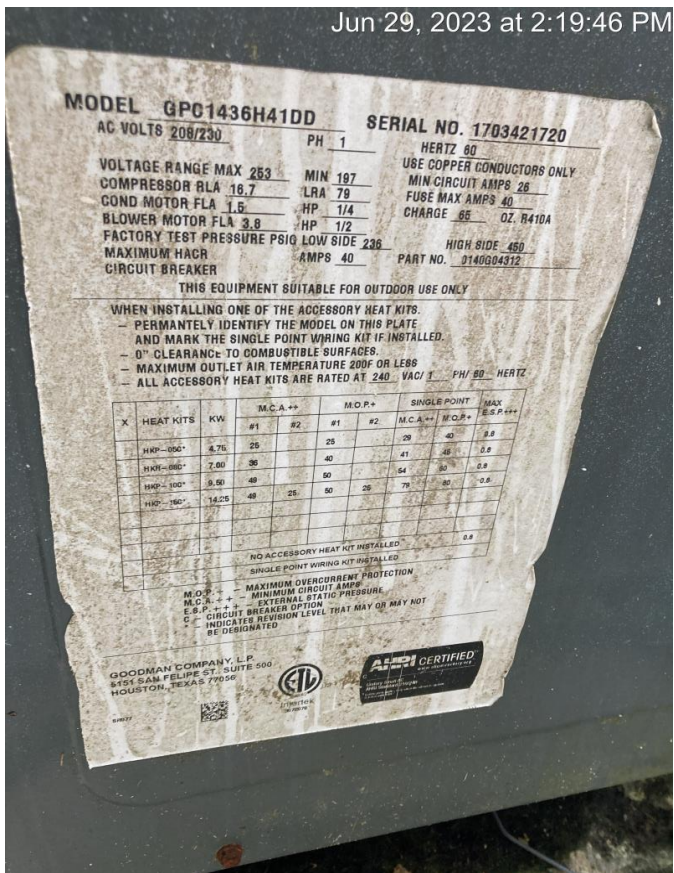
Postage \$ **8.53**
 Total Postage and Fee \$

Sent To **GILDA GRACIELA NIEVA**
NOH #8713
 Street and Apt. No. **121 DAVID DRIVE**
 City, State, ZIP+4® **PEMBROKE PARK, FL 33009**

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







Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	3120 SW 19 ST, PEMBROKE PARK, FL 33009 ##92 - #1160

Folio

514220000441

Legal Description

20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

Case Status	Open	Case #	8756	Date Next Inspection	10/18/2023
--------------------	------	---------------	------	-----------------------------	------------

Notes 1. Plumbing work done without a permit at the rear side of the storage bay between #92 - #1160. Plumbing is illegally draining on to the alley way swale area. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/19/2023		Notice of Violation	Regular Mail
9/26/2023		Affidavit of Non-Compliance	Regular Mail
9/26/2023	10/18/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/18/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/18/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
PEMBROKE PARK WAREHOUSES HOLDING) CASE NO. 8756
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

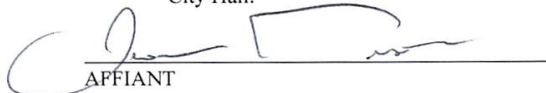
ADDRESS: 3120 SW 19 ST # 92 - # 1160, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING AT 03:09
P.M. ON THE 02 DAY OF October 2023.

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

TYPE OF SERVICE

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

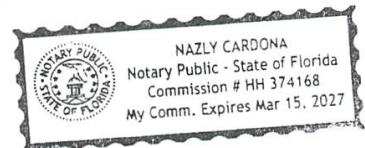

AFFIANT 10-4-23

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of oct, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona CA
Signature

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



Oct 2, 2023 at 3:09:16 PM

3150
OFFICE HOURS

MON - THUR
9AM - 5:00 PM

FRIDAY
9AM - 5:00 PM

SATURDAY
9AM - 12:00 PM



3150

1000 COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

DATE: 09/28/2023

SENT TO: PEMBROKE PARK WAREHOUSES HOLDING

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING

PROPERTY DESCRIPTION: 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021

LEGAL DESCRIPTION: 20-61-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

AKA: 3120 SW 19 ST, PEMBROKE PARK, FL 33009 8902 - 81180

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 7/19/2023 the following violation(s) of the Town of Pembroke Park, Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec. 5-105 - Repairs and Insulations	Repairs and Insulations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall be done in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17 - Permit Application	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, street plans, heavy equipment, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-06-01, § 2, 6-11-13)	30

1 of 2

PM

Oct 2, 2023 at 3:09:21 PM



CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
09/28/2023

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

Case #:
8756

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

Certified Mail #:

Property Description:
514220000441

Legal Description:
20-61-42 E1/2 OF SW1/4 OF NE1/4 OF
SE1/4 LESS S 225 THEREOF

AKA:
3120 SW 19 ST, PEMBROKE PARK, FL
33009 8902 - 81180

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 7/19/2023 the following violation(s) of the Town of Pembroke Park, Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec. 5-105 - Repairs and Insulations	Repairs and Insulations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall be done in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17 - Permit Application	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, street plans, heavy equipment, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-06-01, § 2, 6-11-13)	30

1 of 2



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/26/2023

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

8756

Property Owner:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000441

Legal Description:

20-51-42 E1/2 OF SW1/4 OF NE1/4 OF
SE1/4 LESS S 225 THEREOF

AKA:

3120 SW 19 ST, PEMBROKE PARK, FL
33009 ##92 - #1160

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/19/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Plumbing work done without a permit at the rear side of the storage bay between #92 - #1160. Plumbing is illegally draining on to the alley way swale area. Obtain plans for an after the fact permit and complete all inspections.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of October, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin



9/26/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

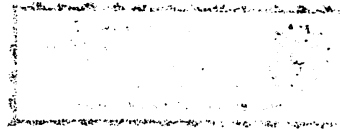
Case #:
8756

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING
3120 SW 19 ST, PEMBROKE PARK, FL
33009 ##92 - #1160

Respondent(s)



On 9/26/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PEMBROKE PARK WAREHOUSES HOLDING
Address: 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021
Folio: 514220000441
Site Address: 3120 SW 19 ST, PEMBROKE PARK, FL 33009 ##92 - #1160
Legal Description: 20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

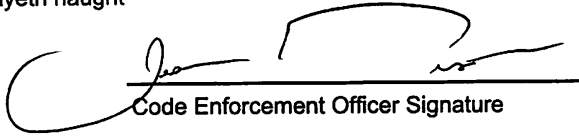
Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/18/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/18/2023

Notes/Mean of Correction:

1. Plumbing work done without a permit at the rear side of the storage bay between #92 - #1160. No permit has been obtained.

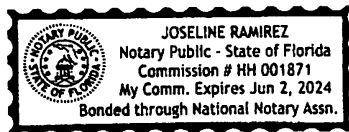
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/26/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

8756

Date:

07/19/2023

Property Owner:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Property Description:

514220000441

Certified Mail #:**Legal Description:**

20-51-42 E1/2 OF SW1/4 OF NE1/4 OF
SE1/4 LESS S 225 THEREOF

AKA:

3120 SW 19 ST, PEMBROKE PARK, FL
33009 ##92 - #1160

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/19/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Mean of Correction:

1. Plumbing work done without a permit at the rear side of the storage bay between #92 - #1160. Plumbing is illegally draining on to the alley way swale area. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

Jean Gustin





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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK WAREHOUSES HOLDING COMPANY

Filing Information

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

Principal Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Mailing Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Registered Agent Name & Address

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

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title PSD

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

Annual Reports

Report Year	Filed Date
-------------	------------



Site Address	3120-3140 SW 19 STREET, PEMBROKE PARK FL 33009	ID #	5142 20 00 0441
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING	Millage	0613
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746	Use	48-01
Abbr Legal Description	20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$299,310	\$1,070,190	\$1,369,500	\$1,369,500	
2022	\$299,310	\$1,070,190	\$1,369,500	\$1,369,500	\$28,924.40
2021	\$299,310	\$1,070,190	\$1,369,500	\$1,369,500	\$29,450.54

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,369,500	\$1,369,500	\$1,369,500	\$1,369,500
Portability	0	0	0	0
Assessed/SOH	\$1,369,500	\$1,369,500	\$1,369,500	\$1,369,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,369,500	\$1,369,500	\$1,369,500	\$1,369,500

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/1/1992	TD*	\$100	20656 / 146	\$2.00	149,653	SF
8/1/1990	TD*	\$100				
3/1/1978	WD	\$850,000				
				Adj. Bldg. S.F. (Card, Sketch)		71346
* Boulder Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 1975/1968		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
71346								

TOWN OF PEMBROKE PARK

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

Pembroke Park
warehouses Holding

NOV #8756.

3120 SW 19 ST, #92,
Pembroke Park, FL 33009.



quadiant

FIRST-CLASS MAIL
IMI

\$000.60⁹

07/20/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP

NOV #8756.

200 EAST LAS OLAS BLVD,
STE 1000,
FORT LAUDERDALE, FL 33301.



quadiant

FIRST-CLASS MAIL
IMI

\$000.60⁹

07/20/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁹

07/20/2023 ZIP 33023
043M30245597

US POSTAGE

Nov.

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

8756

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL

IMI

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07/20/2023 ZIP 33023
043M30245597

US POSTAGE

PEMBROKE PARK WAREHOUSES HOLDING

NOV #8756

3120 SW 19 ST,
Pembroke Park, FL 33009.

TOWN OF PEMBROKE PARK

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

MIAMI FL 330

21 JUL 2023 PM 4 L

Pembroke Park
Holding



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FIRST-CLASS MAIL
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07/20/2023 ZIP 33023
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US POSTAGE

NOV #8756.

3120 SW 19 SW #1160;
Pembroke Park, FL 33009.

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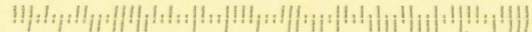
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

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BC: 33023541350

*2938-05394-21-45



TOWN OF PEMBROKE PARK

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

MIAMI FL 330

21 JUL 2023 PM 4 L

PEMBROKE PARK WAREHOUSES HOLDING

NOV #8756

3120 SW 19 ST,
Pembroke Park, FL 33009.



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0008/02/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350

*2938-04949-21-45



33009-200059
33023>5413

TOWN OF PEMBROKE PARK

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

MIAMI FL 330

21 JUL 2023 PM 4:11

Pembroke Park
warehouses holding.

Nov #8756.

3120 SW 19 St, #92,
Pembroke Park, FL 33009.



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FIRST-CLASS MAIL
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\$000.60

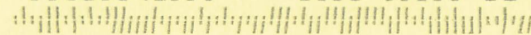
07/20/2023 ZIP 33023
043M30245597

US POSTAGE

NIXIE 331 DE 1 0008/02/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350 *2938-05255-21-45



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33009-200095
330235413

TOWN OF PEMBROKE PARK

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

Pembroke Park
Holding



NOV #8756.

3120 SW 19 SW #1160;
Pembroke Park, FL 33009.



quadiant

FIRST-CLASS MAIL
IMI

\$000.60⁹

07/20/2023 ZIP 33023
043M30245597

US POSTAGE

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **8.53**

Total Postage and Fee
 \$

Sent To
 ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR
 LLP
 NOH #8756
 200 EAST LAS OLAS BLVD, STE 1000
 FORT LAUDERDALE, FL 33301

City, State, ZIP+4®
 FORT LAUDERDALE, FL 33301

PS Form 3800, April 2019

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **8.53**

Total Postage and Fee
 \$

Sent To
 PEMBROKE PARK WAREHOUSES HOLDING
 NOH #8756
 3850 HOLLYWOOD BLVD STE 400
 HOLLYWOOD FL 33021

City, State, ZIP+4®
 HOLLYWOOD FL 33021

PS Form 3800, April 2019

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **8.53**

Total Postage and Fee
 \$

Sent To
 PEMBROKE PARK WAREHOUSES HOLDING
 NOH #8756
 3120 SW 19 ST #92,
 PEMBROKE PARK, FL 33009

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

PS Form 3800, April 2019

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **8.53**

Total Postage and Fee
 \$

Sent To
 PEMBROKE PARK WAREHOUSES HOLDING
 NOH #8756
 3120 SW 19 ST #1160,
 PEMBROKE PARK, FL 33009

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

PS Form 3800, April 2019

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR
 LLP
 NOH #8756
 200 EAST LAS OLAS BLVD, STE 1000
 FORT LAUDERDALE, FL 33301



9590 9402 7581 2098 7772 98

2. Article Number (Transfer from service label)

7022 2410 0001 1497 2109

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

USPS IN BOX

C. Date of Delivery

9-28-23

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

3. Service Type

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

all Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE PARK WAREHOUSES HOLDING
NOH #8756
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021



9590 9402 7581 2098 7772 74

2. Article Number (Transfer from service label)

7022 2410 0001 1497 2116

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

Jul 19, 2023 at 12:18:12 PM



Jul 19, 2023 at 12:20:00 PM





Case Overview

Property/Incident Information

Owner	Address	Site Address
HALLANDALE RETAIL LLC	8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #2900 COUNTRY CLUB LN

Folio

514229000312

Legal Description

29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

Case Status	Open	Case #	8773	Date Next Inspection	10/18/2023
--------------------	------	---------------	------	-----------------------------	------------

Notes

1. In reference to case #7157, the case is a repeat.
2. Installed "Cura Leaf" illuminated wall signage without a permit. Obtain plans, permit and inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/24/2023		Notice of Violation	Regular Mail
9/26/2023		Affidavit of Non-Compliance	Regular Mail
9/26/2023	10/18/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/18/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/18/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
HALLANDALE RETAIL LLC) CASE NO.8773
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HALLANDALE RETAIL LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

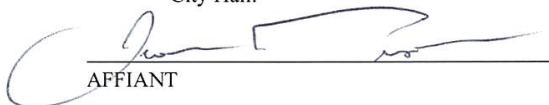
ADDRESS: 2900 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: HALLANDALE RETAIL LLC AT 03:28 P.M. ON THE
02 DAY OF October 2023.

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

TYPE OF SERVICE

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

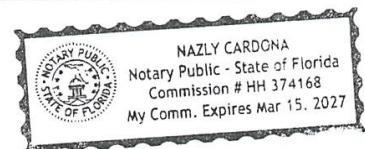

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 4 day of Oct, 2023, by Jean Gustin as Code Enforcement Officer for the
Town of Pembroke Park.

Nazly Dayana GA
Signature

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



2900

 State of California Department of Industrial Relations CORPORATE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING															
Date:		Case #:													
06/01/2023		8773													
Sent To:															
HALLANDALE RETAIL LLC															
8800 N BROWNE AVE 2ND FLOOR															
SUNGOLD, FL 33067															
Property Owner:		Certified Mail #:													
HALLANDALE RETAIL LLC															
8800 N BROWNE AVE 2ND FLOOR															
SUNGOLD, FL 33067															
Property Description:															
LGL429000312															
Legal Description:															
TR-11-42 W 100 OF E 228 OF E1/2 OF N1/4 OF S1/4 OF NE 1/4 LING & CO PARCELS 102 OF CA 89-18278-A(2)(1) BSW FOR HALLANDALE BEACH (EVD)															
Address:															
2840 COUNTRY CLUB LN, PEMBROKE PARK, FL 33008 #2900 COUNTRY CLUB LN															
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/4/2023 the following violation(s) occurred at the referenced Premises Code Ordinance existed on the property's location: <table border="1"> <thead> <tr> <th>Code Section(s)</th> <th>Section</th> <th>Reasons and explanation as to why it meets or does not meet the provisions of the building code or the regulatory code after due notice has been given.</th> <th>Days for County from Date of this Notice</th> </tr> </thead> <tbody> <tr> <td>Bldg 10000 and BUILDING REGULATIONS</td> <td>Act 10-1, -Exterior and Foundation</td> <td>Roofing and foundation shall be made so as to comply with the provisions of the building code or the regulatory code after due notice has been given.</td> <td>15</td> </tr> <tr> <td>BUILDING AND BUILDING REGULATIONS</td> <td>Act 10-1, -Found Inspection</td> <td>The building owner or designee may require one or more inspections to determine if the work complies with the plans, maps, orders, permits, permits, specifications, conditions and other documents that constitute the basis for permitting application process.</td> <td>15</td> </tr> </tbody> </table>				Code Section(s)	Section	Reasons and explanation as to why it meets or does not meet the provisions of the building code or the regulatory code after due notice has been given.	Days for County from Date of this Notice	Bldg 10000 and BUILDING REGULATIONS	Act 10-1, -Exterior and Foundation	Roofing and foundation shall be made so as to comply with the provisions of the building code or the regulatory code after due notice has been given.	15	BUILDING AND BUILDING REGULATIONS	Act 10-1, -Found Inspection	The building owner or designee may require one or more inspections to determine if the work complies with the plans, maps, orders, permits, permits, specifications, conditions and other documents that constitute the basis for permitting application process.	15
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(Ref. Sec. 14-48-01, § 14-9-15-10)															

1 of 2



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/26/2023

Sent To:

HALLANDALE RETAIL LLC

8800 N BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Case #:

8773

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 #2900 COUNTRY CLUB
LN

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/24/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	31
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - 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)	31

1. In reference to case #7157, the case is a repeat.
2. Installed "Cura Leaf" illuminated wall signage without a permit. Obtain plans, permit and inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of October, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

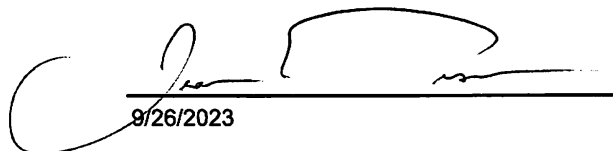
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



9/26/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8773

Petitioner,

vs.

HALLANDALE RETAIL LLC
2940 COUNTRY CLUB LN, PEMBROKE
PARK, FL 33009 #2900 COUNTRY CLUB
LN

Respondent(s)

On 9/26/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: HALLANDALE RETAIL LLC
Address: 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077
Folio: 514229000312
Site Address: 2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 #2900 COUNTRY CLUB LN
Legal Description: 29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/18/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/18/2023

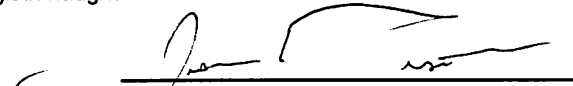
Notes/Mean of Correction:

1. In reference to case #7157, the case is a repeat.
2. Installed "Cura Leaf" illuminated wall signage without a permit. Incomplete.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

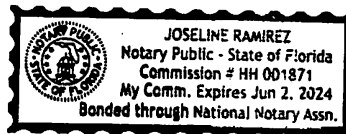


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/26/2023



NOTARY PUBLIC, STATE OF FLORIDA



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7157
Petitioner,)
)
vs.)
)
HALLANDALE RETAIL LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 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 COUNTRY CLUB LN, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: HALLANDALE RETAIL LLC

FOLIO NO.: 5142 29 00 0312

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

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)(g)(h)(k)(l)(m)(n); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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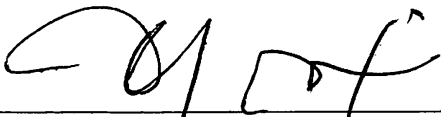
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(g)(h)(k)(l)(m)(n); 5-105 and 5-17 WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 21st day of September 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 21st day of September 2022.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

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

Certificate of Service

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

Yes ☒ No ☐

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Sept, 2022.



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



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: HALLANDALE RETAIL LLC
8800 N BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Case #: 8773

Date: 07/24/2023

Property Owner: HALLANDALE RETAIL LLC
8800 N BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Property Description: 514229000312

Certified Mail #:

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 #2900 COUNTRY CLUB
LN

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/24/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	31
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(Ord. No. 13-09-01, § 2, 9-11-13)			

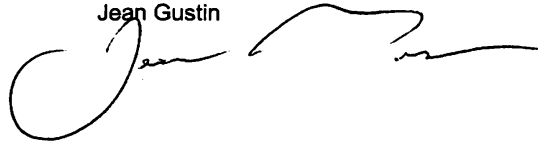
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If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

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

Jean Gustin

A handwritten signature in black ink, appearing to read 'Jean Gustin', with a large, stylized initial 'J' and a long, sweeping horizontal stroke extending to the right.



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

Detail by Entity Name

Foreign Limited Liability Company
HALLANDALE RETAIL, LLC

Filing Information

Document Number	M18000001029
FEI/EIN Number	82-4141082
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
2021	04/07/2021
2022	09/15/2022
2023	04/25/2023

Document Images

[04/25/2023 -- ANNUAL REPORT](#) [View image in PDF format](#)



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 E 1/2 OF NE 1/4 OF SE 1/4 OF NE 1/4 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)**.

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$417,680	\$2,156,120	\$2,573,800	\$2,573,800	
2022	\$417,680	\$2,027,150	\$2,444,830	\$2,444,830	\$51,635.79
2021	\$417,680	\$1,869,520	\$2,287,200	\$2,287,200	\$49,185.33

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$2,573,800	\$2,573,800	\$2,573,800	\$2,573,800
Portability	0	0	0	0
Assessed/SOH	\$2,573,800	\$2,573,800	\$2,573,800	\$2,573,800
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	\$2,573,800	\$2,573,800	\$2,573,800	\$2,573,800

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	

Land Calculations

Price	Factor	Type
\$7.00	59,669	SF
Adj. Bldg. S.F. (Card, Sketch)		18139
Eff./Act. Year Built: 1978/1977		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
18139								

* Denotes Multi-Parcel Sale (See Deed)

TOWN OF PEMBROKE PARK

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

Hallandale Retail LLC

Nov # 8773.

2900 County Club Lane,
Pembroke Park, FL 33009.



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁰

07/25/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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

Hallandale Retail LLC

Nov # 8773.

3800 N Bronx Ave 2nd Floor,
Skokie, IL 60077.



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁰

07/25/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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

Hallandale Retail LLC

Nov #8778

2940 Canty Club Lane,
Pembroke Park, FL 33009.



quadiant

FIRST-CLASS MAIL
IMI

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07/25/2023 ZIP 33023
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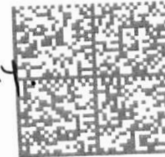
TOWN OF PEMBROKE PARK

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

Corporation Service Company

Nov #8778

1201 Hays Street,
Tallahassee, FL 32301.



quadiant

FIRST-CLASS MAIL
IMI

\$000.63

07/25/2023 ZIP 33023
043M30245597

TOWN OF PEMBROKE PARK

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

MIAMI FL 330

26 JUL 2023 PM 21

Hallandale Retail LLC
Nov #8773.



quadiant

FIRST-CLASS MAIL
IMI

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07/25/2023 ZIP 33023
043M30245597

US POSTAGE

2900 Canty club lane,
Pembroke Park, Fl 33009.

EXIE

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0008/05/23

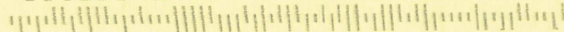
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC:

33023541350

*2106-05829-26-41



.. 9400921587215140

33009-510400

TOWN OF PEMBROKE PARK

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

MIAMI FL 330

26 JUL 2023 PM 2 L

Hallandale Retail LLC

Nov #8773

2940 Canty Club Lane,
Pembroke Park, FL 33009.

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FIRST-CLASS MAIL

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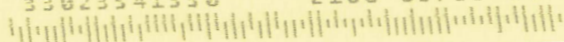
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RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350

*2106-05753-26-41



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UNC

33009-510440

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: HALLANDALE RETAIL LLC NOH #8773 2900 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009		A. Signature X <u>Duncan's</u> B. Received by (Printed Name) C. Date of Delivery 9/29/23 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 2079		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

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

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

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

OFFICIAL USE

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

Postage
\$8.53
Total Postage and
\$
Sent To
Street and Apt. No.
City, State, ZIP+4®

HALLANDALE RETAIL LLC
NOH #8773
2900 COUNTRY CLUB LN,
PEMBROKE PARK, FL 33009

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

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

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

OFFICIAL USE

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

Postage
\$8.53
Total Postage and
\$
Sent To
Street and Apt. No.
City, State, ZIP+4®

HALLANDALE RETAIL LLC
NOH #8773
2940 COUNTRY CLUB LN,
PEMBROKE PARK, FL 33009

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

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

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OFFICIAL USE

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

Postage
\$8.53
Total Postage and
\$
Sent To
Street and Apt. No.
City, State, ZIP+4®

CORPORATION SERVICE COMPANY
NOH #8773
1201 HAYS STREET
TALLAHASSEE, FL 32301

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

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

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

OFFICIAL USE

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

Postage
\$8.53
Total Postage and
\$
Sent To
Street and Apt. No.
City, State, ZIP+4®

HALLANDALE RETAIL LLC
NOH #8773
8800 N BRONX AVE 2ND FLOOR
SKOKIE IL 60077

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

Jul 21, 2023 at 12:08:11 PM



Case Overview

Property/Incident Information

Owner	Address	Site Address
Yulian Llerena Quintero	3140 W HALLANDALE BEACH BLVD #Lot 1423 PEMBROKE , FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 1423

Folio

514229000300

Legal Description

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

Case Status	Open	Case #	8774	Date Next Inspection	9/21/2023
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Notes

1. Exterior renovations done without a permit. Obtain plans for an after the fact permit and inspections.
 2. Installed addition without a permit. Obtain plans for an after the fact permit and inspections.
 3. Installed doors without a permit. Obtain plans for an after the fact permit and inspections.
 4. Installed windows without a permit. Obtain plans for an after the fact permit and inspections.
 5. Installed vinyl siding without a permit. Obtain plans for an after the fact permit and inspections.
- Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/24/2023		Notice of Violation	Regular Mail
9/21/2023		Affidavit of Non-Compliance	Regular Mail
9/21/2023	10/18/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/21/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/21/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
YULIAN LLERENA QUINTERO) CASE NO. 8774
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: YULIAN LLERENA QUINTERO

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 # LOT 1423

I, Jean Gustin HEREBY CERTIFY that I SERVED: YULIAN LLERENA QUINTERO AT 03:45 P.M. ON THE 02
DAY OF October 2023.

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

TYPE OF SERVICE

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

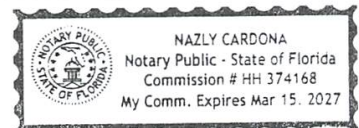

AFFIANT

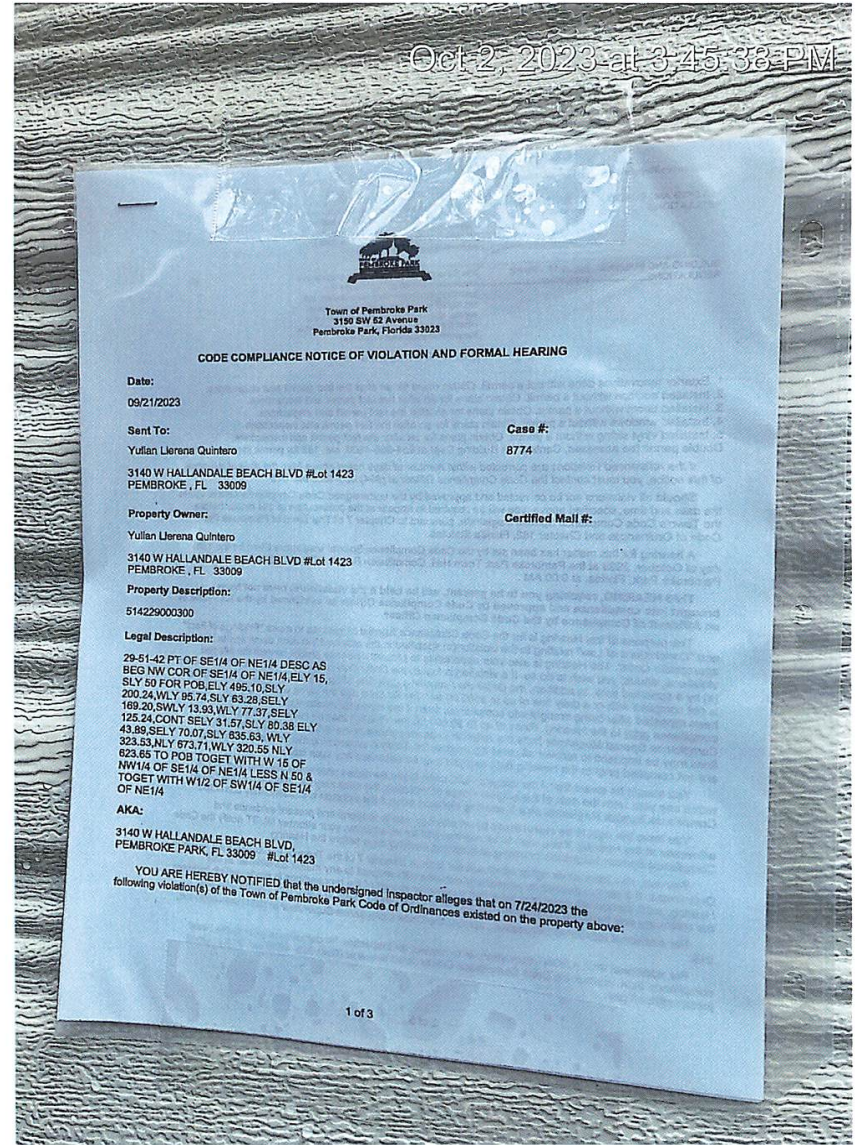
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 4 day of Oct, 2023, by Jean Gustin as Code Enforcement Officer for the
Town of Pembroke Park.

Nazly Dayana GA
Signature

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







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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/21/2023

Sent To:

Yulian Llerena Quintero

Case #:

8774

3140 W HALLANDALE BEACH BLVD #Lot 1423
PEMBROKE , FL 33009

Property Owner:

Yulian Llerena Quintero

Certified Mail #:

3140 W HALLANDALE BEACH BLVD #Lot 1423
PEMBROKE , FL 33009

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 1423

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/24/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30

(Ord. No. 13-09-01, § 2, 9-11-13)

1. Exterior renovations done without a permit. Obtain plans for an after the fact permit and inspections.
 2. Installed addition without a permit. Obtain plans for an after the fact permit and inspections.
 3. Installed doors without a permit. Obtain plans for an after the fact permit and inspections.
 4. Installed windows without a permit. Obtain plans for an after the fact permit and inspections.
 5. Installed vinyl siding without a permit. Obtain plans for an after the fact permit and inspections.
- Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of October, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

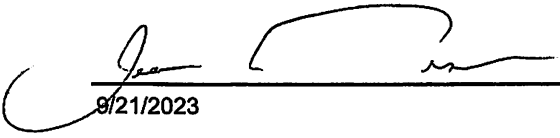
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



9/21/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8774

Petitioner,

vs.

Yulian Llerena Quintero
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 1423
Respondent(s)

On 9/21/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Yulian Llerena Quintero

Address: 3140 W HALLANDALE BEACH BLVD #Lot 1423 PEMBROKE , FL 33009

Folio: 514229000300

Site Address: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 1423

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

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/21/2023
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Notes/Mean of Correction:

1. Exterior renovations done without a permit. Not Corrected.
2. Installed addition without a permit. Not Corrected.
3. Installed doors without a permit. Not Corrected.
4. Installed windows without a permit. Not Corrected.
5. Installed vinyl siding without a permit. Not Corrected.

Further, Affiant sayeth naught

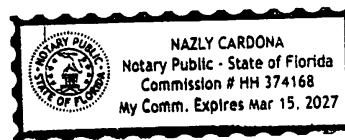
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/21/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: Yulian Llerena Quintero
Case #: 8774
Date: 07/24/2023
3140 W HALLANDALE BEACH BLVD #Lot 1423
PEMBROKE , FL 33009

Property Owner: Yulian Llerena Quintero
Property Description: 514229000300
Certified Mail #:
3140 W HALLANDALE BEACH BLVD #Lot 1423
PEMBROKE , 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, SLY
169.20, SWLY 13.93, WLY 77.37, SLY
125.24, CONT SLY 31.57, SLY 80.38 ELY
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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 1423

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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(Ord. No. 13-09-01, § 2, 9-11-13)

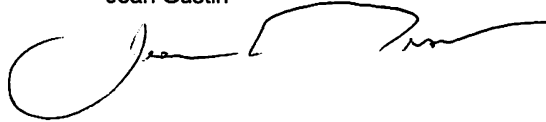
Notes/Mean of Correction:

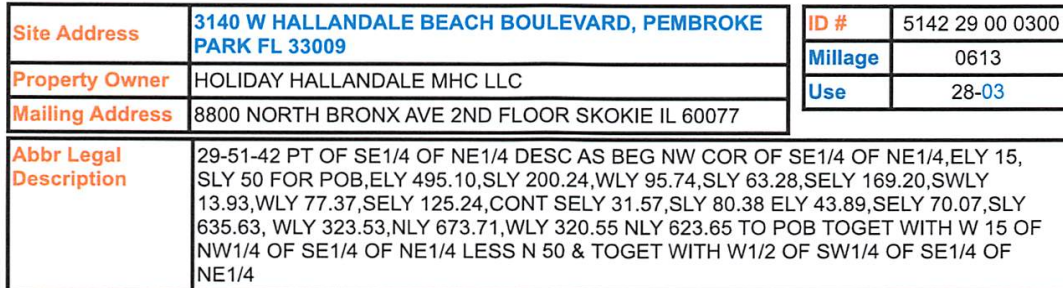
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Jean Gustin





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

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$6,192,930	\$6,192,930	\$6,192,930	\$6,192,930
Portability	0	0	0	0
Assessed/SOH	\$5,275,680	\$6,192,930	\$5,275,680	\$5,275,680
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	\$5,275,680	\$6,192,930	\$5,275,680	\$5,275,680

* Denotes Multi-Parcel Sale (See Deed)	Eff./Act. Year Built: 1978/1969
--	---------------------------------

https://bcpa.net/RecInfo.asp?URL_Folio=514229000300



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

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number M14000003856
FEI/EIN Number 47-1194906
Date Filed 06/04/2014
State DE
Status ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 02/22/2023

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

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

Title SIGNATORY

BUELTMANN, TOM
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2021	04/07/2021
2022	04/23/2022
2023	02/22/2023

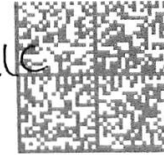
Document Images

02/22/2023 -- ANNUAL REPORT	View image in PDF format
04/23/2022 -- ANNUAL REPORT	View image in PDF format
04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2014 -- Foreign Limited	View image in PDF format

TOWN OF PEMBROKE PARK

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

Holiday Hallandale MHC LLC
Nov #8774.



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁹
07/25/2023 ZIP 33023
043M30245597

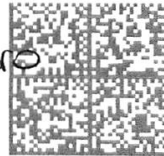
US POSTAGE

3140 W Hallandale Beach Blvd,
Pembroke Park, FL 33009.

TOWN OF PEMBROKE PARK

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

Julian Llerena Montero
Nov #8774.



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁹
07/25/2023 ZIP 33023
043M30245597

US POSTAGE

3140 W Hallandale Beach Blvd.
lot #1423;
Pembroke Park, FL 33009.

TOWN OF PEMBROKE PARK

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

Corporation Service Company.

Nov # 8774.

1201 Hays Street,
Tallahassee, FL 32301.



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

07/25/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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

Holiday Hallandale

MHC LLC.

Nov # 8774.

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



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

07/25/2023 ZIP 33023
043M30245597

US POSTAGE



JWG
Transmittal Number: 27420037

Rejection of Service of Process

Return to Sender Information:

Jean Gustin null
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, FL 33023

Date:	08/07/2023
Party Served:	Yulian Llerena Quintero
Jurisdiction Served:	FL
Method Served:	Regular Mail
Title of Action:	Town Of Pembroke Park vs. 3140 W Hallandale Beach Blvd #Lot 1423 Pembroke, FL 33009
Case/Reference No:	8774

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

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

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

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

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

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

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

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

7022 2410 0002 7328 0633

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 1.11

Total Postage and Fee
\$ 9.01

Sent To
CORPORATION SERVICE COMPANY
NOH #8678, #8774, #8610
1201 HAYS STREET
TALLAHASSEE, FL 32301

City, State, ZIP+4®
Tallahassee, FL 32301

PS Form 3800, April 2012 Edition

7022 2410 0002 7328 0640

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 8.77

Total Postage and Fee
\$ 8.77

Sent To
HOLIDAY HALLANDALE MHC LLC
NOH #8678, #8774, #8610
8800 NORTH BRONX AVE 2ND
FLOOR SKOKIE IL 60077

City, State, ZIP+4®
Skokie, IL 60077

PS Form 3800, April 2012 Edition

7022 2410 0002 7328 0565

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 8.77

Total Postage and Fee
\$ 8.77

Sent To
HOLIDAY HALLANDALE MHC LLC
NOH #8678, #8774
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

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

PS Form 3800, April 2012 Edition

7022 2410 0002 7328 0558

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 8.77

Total Postage and Fee
\$ 8.77

Sent To
YULIAN LLERENA QUINTERO
NOV #8774
3140 W HALLANDALE BEACH BLVD
LOT #1423,
PEMBROKE PARK, FL 33009

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

PS Form 3800, April 2012 Edition

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: YULIAN LLERENA QUINTERO NOV #8774 3140 W HALLANDALE BEACH BLVD LOT #1423, PEMBROKE PARK, FL 33009 2. Article Number (Transfer from service label) 7022 2410 0002 7328 0558		A. Signature X B. Received by (Printed Name) YULIAN LLERENA QUINTERO C. Date of Delivery 9/25/23 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

9590 9402 7581 2098 7725 38

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>B. Andruski</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC NOH #8678, #8774, #8610 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077		B. Received by (Printed Name) <i>B. Andruski</i>	C. Date of Delivery 9-26-23
2. Article Number (Transfer from service label) 7022 2410 0002 7328 0640		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>[Signature]</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC NOH #8678, #8774 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33009		B. Received by (Printed Name) <i>[Signature]</i>	C. Date of Delivery 9/25/23
2. Article Number (Transfer from service label) 7022 2410 0002 7328 0565		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>Mona Lisa Hart</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: CORPORATION SERVICE COMPANY NOH #8678, #8774, 8610 1201 HAYS STREET TALLAHASSEE, FL 32301		B. Received by (Printed Name) <i>Mona Lisa Hart</i>	C. Date of Delivery 9/25/23
2. Article Number (Transfer from service label) 7022 2410 0002 7328 0633		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ 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
BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP FORT LAUDERDALE, FL 33301	CAROLINA ST, PEMBROKE PARK, FL 33009

Folio

514220000440

Legal Description

20-51-42 N 200 OF S 225 OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS W 175 THEREFROM

Case Status	Open	Case #	8787	Date Next Inspection	9/18/2023
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Notes 1. Excessive overgrowth of grass, shrubs, and weeds growing throughout the premises. Prune trim and continue to maintain the entire landscape area of overgrowth vegetation of lawn and swale area.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/7/2023		Notice of Violation	Regular Mail
9/18/2023		Affidavit of Non-Compliance	Regular Mail
9/18/2023	10/18/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
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: 9/18/2023
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: 9/18/2023
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 9/18/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF- WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 9/18/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS) CASE NO. 8787
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: CAROLINA ST. PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS AT 02:38 P.M. ON THE 02 DAY OF October 2023.

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

TYPE OF SERVICE

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

Jean Gustin
AFFIANT

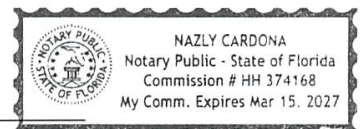
10-4-23

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of oct, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona GA
Signature

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



EPA ID
Oct 2, 2023 at 2:38:16 PM

IN CASE OF EM



CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 09/18/2023
Sent To: BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
115 S ANDREWS AVE RM 501-RP
FORT LAUDERDALE, FL 33301
Property Owner: BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
115 S ANDREWS AVE RM 501-RP
FORT LAUDERDALE, FL 33301
Property Description: 51422000440
Legal Description: 20-51-42 N 200 OF S 225 OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS W 175 THEREFROM
AKA: CAROLINA ST, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/7/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 8-122(b) - Exterior maintenance of structures and premises	Porches, balconies, stairs, ramps, walkways, etc. shall be maintained in good repair and shall not be permitted on any premises. This subsection shall not apply to porches, ramps and stairs which are constructed in approved materials for appropriate collection and removal.	7
BUILDING AND BUILDING REGULATIONS	Sec 8-122(c) - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a hazard or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a hazard or safety hazard.	7

Oct 2, 2023 at 2:38:56 PM
Petroleum Products Corp. Superfund
EPA ID# FLD980798698

IN CASE OF EMERGENCY CONT



CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 09/18/2023
Sent To: BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
115 S ANDREWS AVE RM 501-RP
FORT LAUDERDALE, FL 33301
Property Owner: BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
115 S ANDREWS AVE RM 501-RP
FORT LAUDERDALE, FL 33301
Property Description: 51422000440
Legal Description: 20-51-42 N 200 OF S 225 OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS W 175 THEREFROM
AKA: CAROLINA ST, PEMBROKE PARK, FL 33009

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CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 09/18/2023
Sent To: FLORIDA INVESTORS CORP
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021
Property Owner: FLORIDA INVESTORS CORP
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021
Property Description: 51422000440
Legal Description: 20-51-42 N 200 OF S 225 OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS W 175 THEREFROM
AKA: CAROLINA ST, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/7/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 8-122(b) - Exterior maintenance of structures and premises	Porches, balconies, stairs, ramps, walkways, etc. shall be maintained in good repair and shall not be permitted on any premises. This subsection shall not apply to porches, ramps and stairs which are constructed in approved materials for appropriate collection and removal.	7
BUILDING AND BUILDING REGULATIONS	Sec 8-122(c) - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a hazard or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a hazard or safety hazard.	7



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/18/2023

Sent To:

BROWARD COUNTY BOARD OF
COUNTY COMMISSIONERS

115 S ANDREWS AVE RM 501-RP
FORT LAUDERDALE, FL 33301

Case #:

8787

Property Owner:

BROWARD COUNTY BOARD OF
COUNTY COMMISSIONERS

115 S ANDREWS AVE RM 501-RP
FORT LAUDERDALE, FL 33301

Certified Mail #:

Property Description:

514220000440

Legal Description:

20-51-42 N 200 OF S 225 OF E1/2 OF
SW1/4 OF NE1/4 LESS W 175
THEREFROM

AKA:

CAROLINA ST, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/7/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	7
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	7

HEALTH AND
SANITATION

Sec. 12-61 - Excessive,
untended growth
deemed public nuisance

The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance.

(Ord. No. 81-10-3, § 1, 10-28-81)

Cross reference - Vegetation, Ch. 27.

7

OBSTRUCTIONS OF
PUBLIC RIGHTS-OF-WAY

Sec. 22-29. -
Responsibility for
maintenance.

It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public.

(Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)

7

1. Excessive overgrowth of grass, shrubs, and weeds growing throughout the premises. Prune trim and continue to maintain the entire landscape area of overgrowth vegetation of lawn and swale area.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of October, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM.

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

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

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

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

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

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

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

Jean Gustin



9/18/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8787

Petitioner,

vs.

BROWARD COUNTY
BOARD OF COUNTY
COMMISSIONERS
CAROLINA ST, PEMBROKE PARK, FL 33009

Respondent(s)

On 9/18/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
Address:	115 S ANDREWS AVE RM 501-RP FORT LAUDERDALE, FL 33301
Folio:	514220000440
Site Address:	CAROLINA ST, PEMBROKE PARK, FL 33009
Legal Description:	20-51-42 N 200 OF S 225 OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS W 175 THEREFROM

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 10/18/2023
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: 10/18/2023
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 10/18/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 10/18/2023

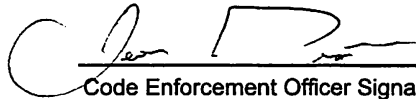
Notes/Mean of Correction:

Excessive overgrowth of grass, shrubs, and weeds growing throughout the premises. Not Corrected.

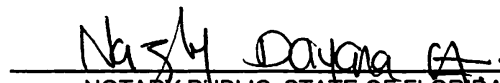
Further, Affiant sayeth naught

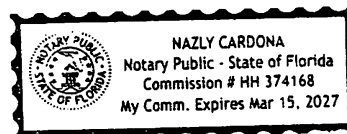
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/18/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

BROWARD COUNTY BOARD OF
COUNTY COMMISSIONERS

115 S ANDREWS AVE RM 501-RP
FORT LAUDERDALE, FL 33301

Case #:

8787

Date:

08/07/2023

Property Owner:

BROWARD COUNTY BOARD OF
COUNTY COMMISSIONERS

115 S ANDREWS AVE RM 501-RP
FORT LAUDERDALE, FL 33301

Property Description:

514220000440

Certified Mail #:**Legal Description:**

20-51-42 N 200 OF S 225 OF E1/2 OF
SW1/4 OF NE1/4 OF SE1/4 LESS W 175
THEREFROM

AKA:

CAROLINA ST, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/7/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	7
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	7

HEALTH AND
SANITATION

Sec. 12-61 - Excessive,
untended growth
deemed public nuisance

The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance.

(Ord. No. 81-10-3, § 1, 10-28-81)

7

OBSTRUCTIONS OF
PUBLIC RIGHTS-OF-WAY

Sec. 22-29. -
Responsibility for
maintenance.

Cross reference - Vegetation, Ch. 27.

It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public.

(Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)

7

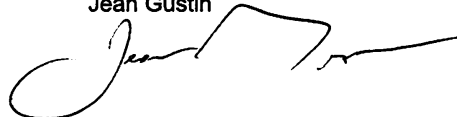
Notes/Mean of Correction:

1. Excessive overgrowth of grass, shrubs, and weeds growing throughout the premises. Prune trim and continue to maintain the entire landscape area of overgrowth vegetation of lawn and swale area.

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

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

Jean Gustin





TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE · PEMBROKE PARK, FLORIDA 33023 · OFFICE (954) 966-4600 ·

April 10, 2023

Greetings Property Owner

The Town of Pembroke Park ("Town") takes great pride in the maintenance of the Town and its roadways. Over the years, the Town enjoyed a cooperative relationship with its property owners regarding the maintenance of the Town's swales. Recently, the Town has undertaken an increased role in the maintenance of the Town's swales due some contiguous property owners failing to maintain the swales adjacent to their properties.

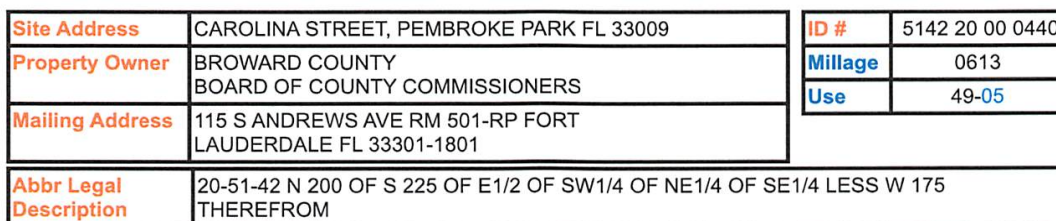
The Town Code of Ordinances, specifically Sections 22-26 through 22-29, requires owners of property contiguous to all swale areas to maintain the swale by keeping it free from trash and debris, rocks and asphalt, shrubs and hedges, and any other obstruction which may be hazardous to the public welfare. Additionally, contiguous property owners are required to maintain the grass within these swale areas.

Please let this letter serve as a courtesy notice to all property owners within the Town that the Town intends to strictly enforce Sections 22-26 through 22-29 of the City code through its code compliance process. Please take all actions necessary to ensure that all swales surrounding your entire property are properly maintained as required by the Town code.

Please do not hesitate to contact Joseline Ramirez at 754-232-1624 if you have any questions or require additional information.

Respectfully,

Joseline Ramirez
Chief Code Compliance Officer
Code Compliance Dept.



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

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$665,170	\$665,170	\$665,170	\$665,170
Portability	0	0	0	0
Assessed/SOH	\$252,610	\$665,170	\$252,610	\$252,610
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 04	\$252,610	\$665,170	\$252,610	\$252,610
Taxable	0	0	0	0

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
L								
1								

TOWN OF PEMBROKE PARK

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

BROWARD COUNTY BOARD
OF COUNTY COMMISSIONERS
NOV #8787.

CAROLINA ST,
PEMBROKE PARK, FL 33009.



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁰
08/08/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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

BROWARD COUNTY BOARD OF
COUNTY COMMISSIONERS.
NOV #8787

115 S ANDREWS AVE RM 501-RP
FORT LAUDERDALE, FL 33301.



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁰
08/08/2023 ZIP 33023
043M30245597

US POSTAGE

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ 1.63

Total Postage and
 \$ 8.53

Sent To
 Street and Apt. No. **BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS**
 City, State, ZIP+4® **NOV #8787**
CAROLINA ST.
PEMBROKE PARK, FL 33009

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

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ 1.63

Total Postage and
 \$ 8.53

Sent To
 Street and Apt. No. **BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS**
 City, State, ZIP+4® **NOV #8787**
115 S ANDREWS AVE RM 501-RP
FORT LAUDERDALE FL 3330

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) <u>[Signature]</u> C. Date of Delivery <u>9-25-23</u> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS NOV #8787 115 S ANDREWS AVE RM 501-RP FORT LAUDERDALE FL 3330 9590 9402 7581 2098 7771 44	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery
2. Article Number (Transfer from service label) 7022 2410 0002 7328 0688	
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

Aug 3, 2023 at 12:38:53 PM



A photograph of a chain-link fence with a gate, set against a backdrop of a large white building, trees, and a blue sky with clouds. A sign is posted on the gate. The sign reads: "Procedures for Emergency Response: 1. Call 911 immediately. 2. Notify the appropriate authorities. 3. Follow the instructions of the emergency responders. 4. Do not enter the area unless authorized. 5. Do not touch anything. 6. Do not smoke. 7. Do not drink. 8. Do not eat. 9. Do not use mobile phones. 10. Do not use cameras. 11. Do not use video cameras. 12. Do not use social media. 13. Do not use any other electronic devices. 14. Do not use any other equipment. 15. Do not use any other resources. 16. Do not use any other means. 17. Do not use any other methods. 18. Do not use any other techniques. 19. Do not use any other procedures. 20. Do not use any other protocols. 21. Do not use any other policies. 22. Do not use any other rules. 23. Do not use any other regulations. 24. Do not use any other standards. 25. Do not use any other guidelines. 26. Do not use any other instructions. 27. Do not use any other directions. 28. Do not use any other orders. 29. Do not use any other commands. 30. Do not use any other requests. 31. Do not use any other suggestions. 32. Do not use any other recommendations. 33. Do not use any other advice. 34. Do not use any other information. 35. Do not use any other data. 36. Do not use any other facts. 37. Do not use any other figures. 38. Do not use any other statistics. 39. Do not use any other numbers. 40. Do not use any other letters. 41. Do not use any other symbols. 42. Do not use any other marks. 43. Do not use any other signs. 44. Do not use any other signals. 45. Do not use any other codes. 46. Do not use any other colors. 47. Do not use any other sounds. 48. Do not use any other smells. 49. Do not use any other tastes. 50. Do not use any other feelings. 51. Do not use any other thoughts. 52. Do not use any other emotions. 53. Do not use any other attitudes. 54. Do not use any other behaviors. 55. Do not use any other actions. 56. Do not use any other reactions. 57. Do not use any other responses. 58. Do not use any other outputs. 59. Do not use any other results. 60. Do not use any other consequences. 61. Do not use any other effects. 62. Do not use any other impacts. 63. Do not use any other influences. 64. Do not use any other forces. 65. Do not use any other powers. 66. Do not use any other abilities. 67. Do not use any other skills. 68. Do not use any other talents. 69. Do not use any other gifts. 70. Do not use any other blessings. 71. Do not use any other curses. 72. Do not use any other spells. 73. Do not use any other rituals. 74. Do not use any other ceremonies. 75. Do not use any other traditions. 76. Do not use any other customs. 77. Do not use any other practices. 78. Do not use any other habits. 79. Do not use any other routines. 80. Do not use any other schedules. 81. Do not use any other timetables. 82. Do not use any other calendars. 83. Do not use any other clocks. 84. Do not use any other watches. 85. Do not use any other timepieces. 86. Do not use any other chronometers. 87. Do not use any other chronographs. 88. Do not use any other chronoscopes. 89. Do not use any other chronometers. 90. Do not use any other chronographs. 91. Do not use any other chronoscopes. 92. Do not use any other chronometers. 93. Do not use any other chronographs. 94. Do not use any other chronoscopes. 95. Do not use any other chronometers. 96. Do not use any other chronographs. 97. Do not use any other chronoscopes. 98. Do not use any other chronometers. 99. Do not use any other chronographs. 100. Do not use any other chronoscopes."

Aug 3, 2023 at 12:39:06 PM



Case Overview

Property/Incident Information

Owner	Address	Site Address
FILMORE INVESTORS CORP	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	CAROLINA ST, PEMBROKE PARK, FL 33009

Folio

514220000443

Legal Description

20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 DESC AS, COMM SW COR OF SW1/4 OF NE1/4 OF SE1/4, ELY 468.85, NLY 25 TO POB, CONT NLY 200, ELY 40, SLY 200, WLY 40 TO POB

Case Status	Open	Case #	8788	Date Next Inspection	9/18/2023
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Notes 1. Excessive overgrowth of grass, shrubs, and weeds growing throughout the premises. Prune trim and continue to maintain the entire landscape area of overgrowth vegetation of lawn and swale area.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/7/2023		Notice of Violation	Regular Mail
9/18/2023		Affidavit of Non-Compliance	Regular Mail
9/18/2023	10/18/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 9/18/2023
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: 9/18/2023
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 9/18/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 9/18/2023

Case Overview

VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	Not in Compliance - Reinspection Date: 9/18/2023
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CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
FILMORE INVESTORS CORP) CASE NO. 8788
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: FILMORE INVESTORS CORP

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

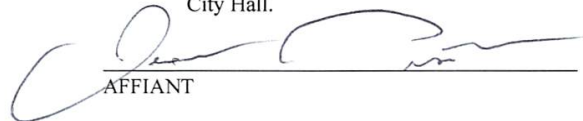
ADDRESS: CAROLINA ST. PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: FILMORE INVESTORS CORP AT 02:38 P.M. ON THE
02 DAY OF October 2023.

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

TYPE OF SERVICE

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


AFFIANT

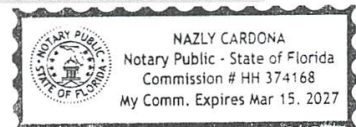
10-4-23

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 4 day of Oct, 2023, by Jean Gustin as Code Enforcement Officer for the
Town of Pembroke Park.

Nazly Dayana GA
Signature

Personally Known OR Produced Identification
Type of Identification Produced



Products Corp. Superfund Site
ID# FLD980798698

EMERGENCY CONTACT:

Town of Pensacola Park
1118 SW 42 Avenue
Pensacola Park, Florida 33623

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 09/18/2023

Best To: FILMORE INVESTORS CORP
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #: 8789

Property Owner: FILMORE INVESTORS CORP
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #: 514220000443

Legal Description: 20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 DEED AS COMM SW COR OF SW1/4 OF NE1/4 OF SE1/4 ELY 468.85'LY 25 TO POB, CONT NLY 200, ELY 40, SLY 200, WLY 40 TO POB

AKA: CAROLINA ST, PENSACOLA PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/7/2023 the following violation(s) of the Town of Pensacola Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this notice
BUILDING AND BUILDING REGULATIONS	Sec 6-105(a) - Exterior maintenance of structures and premises	Railings, loath, weeds, broken glass, hazards, debris, excessive growths, dirt, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garages, trash and debris which is contributed to approved receptacles for appropriate collection and removal.	7
BUILDING AND BUILDING REGULATIONS	Sec 6-105(b) - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which contribute a health or safety hazard to persons or property shall be removed. There shall be kept reasonably neat and trimmed or pruned the appearance of a health or safety hazard.	7

1 of 3

941-730-5600

954-870-1384

954-571-9200

865-691-5052

404-562-8442

850-488-0190

Petroleum Products Corp. Superfund
EPA ID# FLD980798698

IN CASE OF EMERGENCY CONTACT

Town of Pensacola Park
1118 SW 42 Avenue
Pensacola Park, Florida 33623

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 09/18/2023

Best To: FILMORE INVESTORS CORP
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #: 8787

Property Owner: FILMORE INVESTORS CORP
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #: 514220000443

Legal Description: 20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 DEED AS COMM SW COR OF SW1/4 OF NE1/4 OF SE1/4 ELY 468.85'LY 25 TO POB, CONT NLY 200, ELY 40, SLY 200, WLY 40 TO POB

AKA: CAROLINA ST, PENSACOLA PARK, FL 33009

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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 6-105(b) - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which contribute a health or safety hazard to persons or property shall be removed. There shall be kept reasonably neat and trimmed or pruned the appearance of a health or safety hazard.	7

1 of 3



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/18/2023

Sent To:

FILMORE INVESTORS CORP

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

8788

Property Owner:

FILMORE INVESTORS CORP

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000443

Legal Description:

20-51-42 PORTION OF E1/2 OF SW1/4 OF
NE1/4 OF SE1/4 DESC AS, COMM SW
COR OF SW1/4 OF NE1/4 OF SE1/4, ELY
468.85, NLY 25 TO POB, CONT NLY
200, ELY 40, SLY 200, WLY 40 TO POB

AKA:

CAROLINA ST, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/7/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	7
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	7

HEALTH AND
SANITATION

Sec. 12-61 - Excessive,
untended growth
deemed public nuisance

The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance.

(Ord. No. 81-10-3, § 1, 10-28-81)

Cross reference - Vegetation, Ch. 27.

7

OBSTRUCTIONS OF
PUBLIC RIGHTS-OF-WAY

Sec. 22-29. -
Responsibility for
maintenance.

It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public.

(Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)

7

1. Excessive overgrowth of grass, shrubs, and weeds growing throughout the premises. Prune trim and continue to maintain the entire landscape area of overgrowth vegetation of lawn and swale area.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of October, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

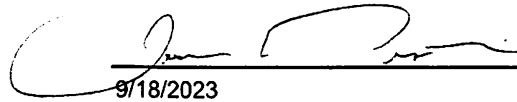
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin


9/18/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8788

Petitioner,
vs.
FILMORE INVESTORS
CORP
CAROLINA ST, PEMBROKE PARK, FL 33009
Respondent(s)

On 9/18/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	FILMORE INVESTORS CORP
Address:	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021
Folio:	514220000443
Site Address:	CAROLINA ST, PEMBROKE PARK, FL 33009
Legal Description:	20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 DESC AS, COMM SW COR OF SW1/4 OF NE1/4 OF SE1/4, ELY 468.85, NLY 25 TO POB, CONT NLY 200, ELY 40, SLY 200, WLY 40 TO POB

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 10/18/2023
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: 10/18/2023
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 10/18/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 10/18/2023

Notes/Mean of Correction:

Excessive overgrowth of grass, shrubs, and weeds growing throughout the premises. Not Corrected

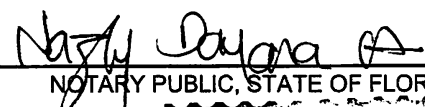
Further, Affiant sayeth naught

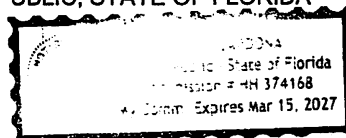
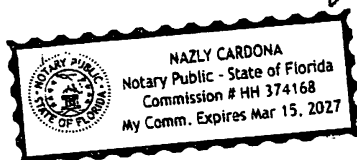
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/18/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

FILMORE INVESTORS CORP

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

8788

Date:

08/07/2023

Property Owner:

FILMORE INVESTORS CORP

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Property Description:

514220000443

Certified Mail #:**Legal Description:**

20-51-42 PORTION OF E1/2 OF SW1/4 OF
NE1/4 OF SE1/4 DESC AS, COMM SW
COR OF SW1/4 OF NE1/4 OF SE1/4, ELY
468.85, NLY 25 TO POB, CONT NLY
200, ELY 40, SLY 200, WLY 40 TO POB

AKA:

CAROLINA ST, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/7/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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HEALTH AND
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OBSTRUCTIONS OF
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(Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)

7

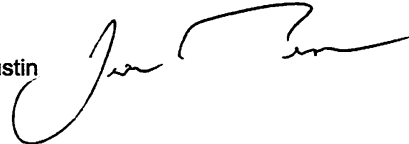
Notes/Mean of Correction:

1. Excessive overgrowth of grass, shrubs, and weeds growing throughout the premises. Prune trim and continue to maintain the entire landscape area of overgrowth vegetation of lawn and swale area.

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

Jean Gustin





TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE · PEMBROKE PARK, FLORIDA 33023 · OFFICE (954) 966-4600 ·

April 10, 2023

Greetings Property Owner

The Town of Pembroke Park ("Town") takes great pride in the maintenance of the Town and its roadways. Over the years, the Town enjoyed a cooperative relationship with its property owners regarding the maintenance of the Town's swales. Recently, the Town has undertaken an increased role in the maintenance of the Town's swales due some contiguous property owners failing to maintain the swales adjacent to their properties.

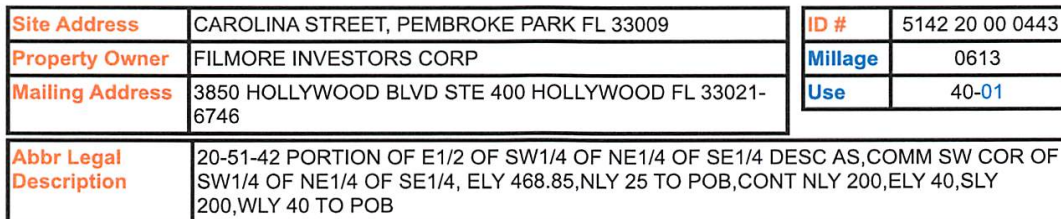
The Town Code of Ordinances, specifically Sections 22-26 through 22-29, requires owners of property contiguous to all swale areas to maintain the swale by keeping it free from trash and debris, rocks and asphalt, shrubs and hedges, and any other obstruction which may be hazardous to the public welfare. Additionally, contiguous property owners are required to maintain the grass within these swale areas.

Please let this letter serve as a courtesy notice to all property owners within the Town that the Town intends to strictly enforce Sections 22-26 through 22-29 of the City code through its code compliance process. Please take all actions necessary to ensure that all swales surrounding your entire property are properly maintained as required by the Town code.

Please do not hesitate to contact Joseline Ramirez at 754-232-1624 if you have any questions or require additional information.

Respectfully,

Joseline Ramirez
Chief Code Compliance Officer
Code Compliance Dept.



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

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$160,000	\$160,000	\$160,000	\$160,000
Portability	0	0	0	0
Assessed/SOH	\$90,170	\$160,000	\$90,170	\$90,170
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$90,170	\$160,000	\$90,170	\$90,170

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
L								
1								



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

Detail by Entity Name

Florida Profit Corporation
FILMORE INVESTORS CORP.

Filing Information

Document Number	282501
FEI/EIN Number	59-2581184
Date Filed	06/22/1964
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	06/24/2019
Event Effective Date	NONE

Principal Address

3850 HOLLYWOOD BLVD, STE 400
HOLLYWOOD, FL 33021

Changed: 02/14/1990

Mailing Address

3850 HOLLYWOOD BLVD, STE 400
HOLLYWOOD, FL 33021

Changed: 02/14/1990

Registered Agent Name & Address

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

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title PSD

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

Annual Reports

Report Year	Filed Date
2021	03/30/2021
2022	02/10/2022
2023	03/07/2023

Document Images

03/07/2023 -- ANNUAL REPORT	View image in PDF format
02/10/2022 -- ANNUAL REPORT	View image in PDF format
03/30/2021 -- ANNUAL REPORT	View image in PDF format
05/03/2020 -- ANNUAL REPORT	View image in PDF format
06/24/2019 -- Amendment	View image in PDF format
03/18/2019 -- ANNUAL REPORT	View image in PDF format
03/27/2018 -- ANNUAL REPORT	View image in PDF format
03/29/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
04/09/2015 -- ANNUAL REPORT	View image in PDF format
03/19/2014 -- ANNUAL REPORT	View image in PDF format
03/14/2013 -- ANNUAL REPORT	View image in PDF format
04/03/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
03/31/2009 -- ANNUAL REPORT	View image in PDF format
05/01/2008 -- ANNUAL REPORT	View image in PDF format
04/19/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
04/18/2005 -- ANNUAL REPORT	View image in PDF format
03/30/2004 -- ANNUAL REPORT	View image in PDF format
04/28/2003 -- ANNUAL REPORT	View image in PDF format
05/02/2002 -- ANNUAL REPORT	View image in PDF format
04/17/2001 -- ANNUAL REPORT	View image in PDF format
04/28/2000 -- ANNUAL REPORT	View image in PDF format
04/20/1999 -- ANNUAL REPORT	View image in PDF format
04/22/1998 -- ANNUAL REPORT	View image in PDF format
04/16/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

TOWN OF PEMBROKE PARK

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

FILMORE INVESTORS CORP
NOV #8788.



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FIRST-CLASS MAIL
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\$000.63⁹

08/08/2023 ZIP 33023
043M30245597

US POSTAGE

3850 HOLLYWOOD BND, STE 400,
HOLLYWOOD, FL 33021

TOWN OF PEMBROKE PARK

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

FILMORE INVESTORS
CORP

NOV #8788.



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IMI

\$000.63⁹

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US POSTAGE

CAROLINA ST,
PEMBROKE PARK, FL 33009.

7022 2410 0002 7328 0718

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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
 \$ 8.53

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

PS Form 3800, April 2013 PSN 7530-02-000-9047

FILMORE INVESTORS CORP
 NOV #8788
 CAROLINA ST,
 PEMBROKE PARK, FL 33009

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

Postage
 \$.63

Total Postage and
 \$ 8.53

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

PS Form 3800, April 2013 PSN 7530-02-000-9047

ZEMEL, FRANKLIN L
 C/O ARNSTEIN & LEHR LLP
 NOV #8788
 200 EAST LAS OLAS BLVD, STE 1000
 FORT LAUDERDALE, FL 33301

7022 2410 0002 7328 0657

U.S. Postal Service™
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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$.87

Total Postage and
 \$ 8.77

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

PS Form 3800, April 2013 PSN 7530-02-000-9047

FILMORE INVESTORS CORP
 NOV #8788
 3850 HOLLYWOOD BLVD STE 400
 HOLLYWOOD FL 33021

US POSTAGE

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 FIRST-CLASS MAIL
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TOWN OF PEMBROKE PARK
 3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

ZEMEL, FRANKLIN L
 C/O ARNSTEIN & LEHR LLP
 NOV #8788.
 200 EAST LAS OLAS BND,
 STE 1000
 FORT LAUDERDALE, FL 33301.

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>Brandon D</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP NO #8788 200 EAST LAS OLAS BLVD, STE1000 FORT LAUDERDALE, FL 33301		B. Received by (Printed Name) <i>Brandon D</i>	C. Date of Delivery <i>9/2</i>
2. Article Number (Transfer from service label) 9590 9402 7581 2098 7770 90 7022 2410 0002 7328 0664		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☒ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

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

TOWN OF PEMBROKE PARK

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

MIAMI FL 330

10 AUG 2023PM 6 L

FILMORE INVESTORS
CORP

NOV #8780.

CAROLINA ST;
PEMBROKE PARK, FL 33009.



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

08/08/2023 ZIP 33023
043M30245597

US POSTAGE

MIAMI

331 DE 1

0808/20/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF

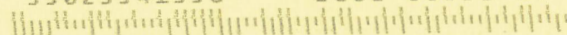
BC:

33023541350

*2606-00338-10-38

33023>5413

33009-2008



Aug 3, 2023 at 12:40:27 PM



Aug 3, 2023 at 12:40:24 PM



Case Overview

Property/Incident Information

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

Folio

514221010117

Legal Description

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

Case Status	Open	Case #	8823	Date Next Inspection	10/18/2023
--------------------	------	---------------	------	-----------------------------	------------

Notes

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Installed an auto lift station without a permit. Obtain plans for an after the fact permit and complete all inspections.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/23/2023		Notice of Violation	Hand
9/21/2023		Affidavit of Non-Compliance	Regular Mail
9/21/2023	10/18/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/18/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/18/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 10/18/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 10/18/2023

Case Overview

LICENSES AND BUSINESS REGULATIONS

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

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

Not in Compliance -
Reinspection Date:
10/18/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
2250 WAREHOUSE LLC) CASE NO. 8823
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2250 WAREHOUSE LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

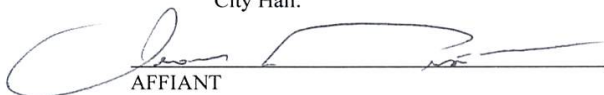
ADDRESS: 2250 SW 30 AVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: 2250 WAREHOUSE LLC AT 03:15 P.M. ON THE 02
DAY OF October 2023.

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

TYPE OF SERVICE

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


AFFIANT

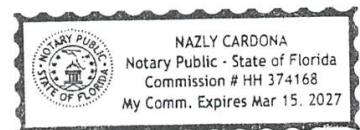
10-4-23

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 4 day of Oct, 2023, by Jean Gustin as Code Enforcement Officer for the
Town of Pembroke Park.

Nazly Cardona GA
Signature

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



Oct 2, 2023 at 3:15:50 PM


Town of Pembroke Park
2030 6th St. Avenue
Pembroke Park, Florida 33021

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 09/21/2023

Rec'd To: 2250 WAREHOUSE LLC
21214 NE 32 PL
AVENTURA, FL 33180

Case #: 8023

Property Owner: 2250 WAREHOUSE LLC
21214 NE 32 PL
AVENTURA, FL 33180

Property Description: 014221070117

Legal Description: BLK OF 21-41-42 S-13 D LOT 2 S 115 OF
W 420 LESS E 42 LYING W OF ST RD RW
BLK 13

AKA: 2250 NW 30 AVE, PEMBROKE PARK, FL
33021

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 02/23/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply From Date of This Notice
P.L.2010 AND BUILDING REGULATIONS	Sec 5-105 - Repairs and maintenance	Repairs and maintenance shall be made so as to comply with the provisions of the building code of the applicable jurisdiction. All work shall be completed in a timely manner and be done in a workmanlike manner.	30
P.L.2010 AND BUILDING REGULATIONS	Sec. 5-111 - Permit application.	The Building Official or designee, may require such documentation to complete the permitting application process including, but not limited to, drawings, plans, material specifications, calculations and any other information that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 5-11-13)	30

1 of 2

2250



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/21/2023

Sent To:

2250 WAREHOUSE LLC

21214 NE 32 PL
AVENTURA, FL 33180

Case #:

8823

Property Owner:

2250 WAREHOUSE LLC

21214 NE 32 PL
AVENTURA, FL 33180

Certified Mail #:

Property Description:

514221010117

Legal Description:

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

AKA:

2250 SW 30 AVE, PEMBROKE PARK, FL
33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/23/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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. 15-177. - 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)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	30

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

2. Installed an auto lift station without a permit. Obtain plans for an after the fact permit and complete all inspections.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of October, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin



8/21/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8823

Petitioner,

vs.

2250 WAREHOUSE LLC
2250 SW 30 AVE, PEMBROKE PARK, FL
33021

Respondent(s)

On 9/21/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	2250 WAREHOUSE LLC
Address:	21214 NE 32 PL AVENTURA, FL 33180
Folio:	514221010117
Site Address:	2250 SW 30 AVE, PEMBROKE PARK, FL 33021
Legal Description:	SUB OF 21-51-42 B-13 D LOT 2 S 110 OF N 430 LESS E 40 LYING W OF ST RD R/W BLK 13

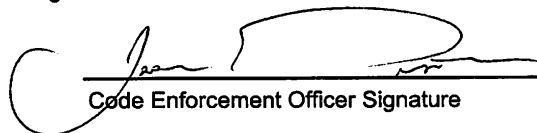
Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/18/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/18/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 10/18/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 10/18/2023
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: 10/18/2023

Notes/Mean of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. Not Corrected.
2. Installed an auto lift station without a permit. Not Corrected.

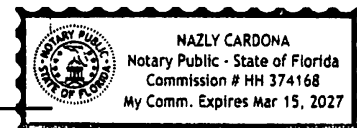
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/21/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

2250 WAREHOUSE LLC

21214 NE 32 PL
AVENTURA, FL 33180

Case #:

8823

Date:

08/23/2023

Property Owner:

2250 WAREHOUSE LLC

21214 NE 32 PL
AVENTURA, FL 33180

Property Description:

514221010117

Certified Mail #:

Legal Description:

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

AKA:

2250 SW 30 AVE, PEMBROKE PARK, FL
33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/23/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
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. 15-177. - 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.	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(Ord. No. 98-7-1, § 3, 7-8-98) (a) Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment. (b) Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance. (c) Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	30

Notes/Mean of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Installed an auto lift station without a permit. Obtain plans for an after the fact permit and complete all inspections.

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

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

Jean Gustin





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

Detail by Entity Name

Florida Limited Liability Company
2250 WAREHOUSE, LLC

Filing Information

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

Principal Address

21214 ne 32 pl
Aventura, FL 33180

Changed: 04/05/2022

Mailing Address

21214 ne 32 pl
Aventura, FL 33180

Changed: 04/05/2022

Registered Agent Name & Address

BROMBERG, OSCAR
21214 ne 32 pl
Aventura, FL 33180

Name Changed: 04/18/2023

Address Changed: 04/05/2022

Authorized Person(s) Detail

Name & Address

Title MGR



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

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$157,590	\$984,030	\$1,141,620	\$1,002,280	
2022	\$157,590	\$753,580	\$911,170	\$911,170	\$19,244.31
2021	\$157,590	\$684,440	\$842,030	\$842,030	\$18,107.53

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,141,620	\$1,141,620	\$1,141,620	\$1,141,620
Portability	0	0	0	0
Assessed/SOH	\$1,002,280	\$1,141,620	\$1,002,280	\$1,002,280
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	\$1,002,280	\$1,141,620	\$1,002,280	\$1,002,280

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/6/2016	QCD-T	\$100	113467069	\$9.00	17,510	SF
10/8/2015	WD-Q	\$845,000	113281557			
2/9/2008	QCD-T	\$100	45109 / 1647			
10/15/2004	QCD	\$100	38427 / 1554			
2/13/1997	WD	\$100	26307 / 739	Adj. Bldg. S.F. (Card, Sketch)		7812
				Eff./Act. Year Built: 1981/1980		

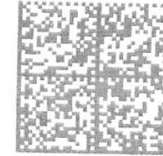
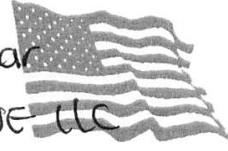
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
7812								

TOWN OF PEMBROKE PARK

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

Bromberg, Oscar
2250 WAREHOUSE LLC
Nov #8823.

21214 NE 32 PL,
Aventura, FL 33180.



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁰
08/24/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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

2250 WAREHOUSE LLC
Nov #8823.

2250 SW 30 AVE,
PEMBROKE PARK, FL 33021.



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁰
08/24/2023 ZIP 33023
043M30245597

US POSTAGE

7022 2410 0002 7328 0541

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 63

Total Postage and Fees
\$ 8.53

Sent To
2250 WAREHOUSE LLC
NOV #8823
2250 SW 30 AVE,
PEMBROKE PARK, FL 33021

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

PS Form 3800, April 2012

SEP 22 2023
HOLLYWOOD FL 33021

7022 2410 0002 7328 0534

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 63

Total Postage and Fees
\$ 8.53

Sent To
2250 WAREHOUSE LLC
BROMBERG, OSCAR
NOV #8823
21214 NE 32 PL
AVENTURA FL 33180

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

PS Form 3800, April 2012

SEP 22 2023
HOLLYWOOD FL 33021

Aug 21, 2023 at 4:38:25 PM



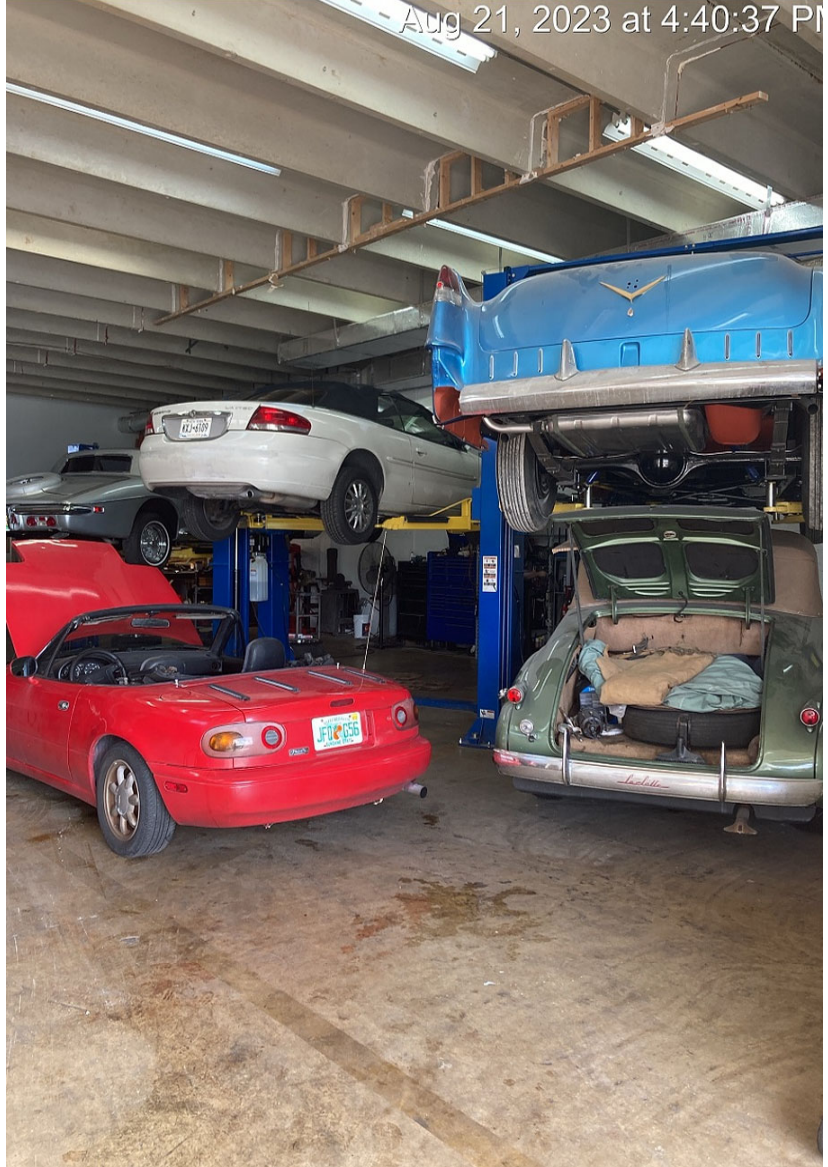
Aug 21, 2023 at 4:38:29 PM



Aug 21, 2023 at 4:39:38 PM



Aug 21, 2023 at 4:40:37 PM



Case Overview

Property/Incident Information

Owner	Address	Site Address
2400 SW 30 LLC	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	2400 SW 30 AVE, PEMBROKE PARK, FL 33009

Folio

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

Case Status	Open	Case #	5049	Date Next Inspection	10/18/2023
--------------------	------	---------------	------	-----------------------------	------------

Notes

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.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/14/2020		Notice of Violation	Regular Mail
8/30/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/9/2022		Affidavit of Non-Compliance	Regular Mail
9/21/2022	9/21/2022	Final Order	Certified Mail
9/15/2023		Affidavit of Non-Compliance	Regular Mail
9/18/2023	10/18/2023	Notice of Formal Hearing - Confirm Fine	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
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)	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...	Not in Compliance - Reinspection Date: 10/18/2023

Case Overview

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$88,750.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$88,850.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$88,850.00

CODE COMPLIANCE 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 LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2400 SW 30 AVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: 2400 SW 30 LLC AT 03:22 P.M. ON THE 02 DAY OF October 2023.

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

TYPE OF SERVICE

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

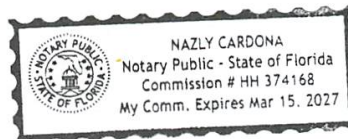
10-4-23
AFFIANT

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 Oct, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana GA.
Signature

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



Oct 2, 2023 at 3:22:46 PM



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
2400 SW 30 LLC
3000 SW 30 AVE, PEMBROKE PARK, FL
33099

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
2400 SW 30 LLC	5049	09/18/2023
323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160		
Property Owner:	Property Description:	Certified Mail #:
2400 SW 30 LLC	514221010109	
323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160		
Legal Description:	AKA:	
SUB OF 21-61-42 B-13 D LOT 2 S 82 LOT 3 N 100 OF HWY 2 ALL LESS E 40 LYING W OF ST RD 9 RW BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33099	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 18th day of October, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 SW 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-466-4653 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,
Joseline Ramirez
Code Compliance Supervisor
3150 SW 52 Avenue
Pembroke Park, FL 33023
(954) 956-4650, Ext. 215

1 of 1

Town of Pembroke Park

INVOICE

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



DATE: October 10, 2023
INVOICE # 435
FOR:

Case # 5049
2400 SW 30 LLC
2400 SW 30 AVE,
PEMBROKE PARK, FL 33009

Bill To:
2400 SW 30 LLC
2400 SW 30 AVE,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-207 and 5-2(a)		
	Final Order 09/21/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
362	Day(s) of Per Diem (10/21/2022-10/18/2023)	\$ 250.00	\$ 90,500.00
Balance			\$ 90,600.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.

2400 SW 30 LLC

2400 SW 30 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
2400 SW 30 LLC	5049	09/18/2023

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Property Owner:	Property Description:	Certified Mail #:
2400 SW 30 LLC	514221010109	

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 62, LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **18th day of October, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
5049

Petitioner,

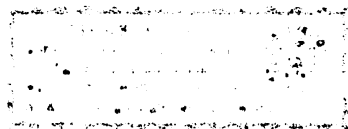
vs.

2400 SW 30 LLC
2400 SW 30 AVE, PEMBROKE PARK, FL
33009

Respondent(s)

On 9/15/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: 2400 SW 30 LLC
Address: 323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160
Folio: 514221010109
Site Address: 2400 SW 30 AVE, PEMBROKE PARK, FL 33009
Legal Description: SUB OF 21-51-42 B-13 D LOT 2 S 62, LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13



Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - 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)	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...	Not in Compliance - Reinspection Date: 10/18/2023

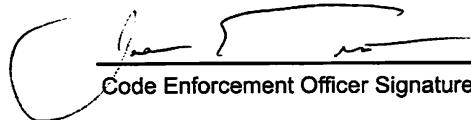
Notes/Mean of Correction:

New stucco work and wooden ramp installed without out permits. Obtain plans for permit and inspections. No permit found in system.

Further, Affiant sayeth naught

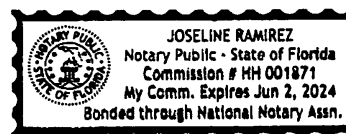
STATE OF FLORIDA

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 9/15/2023


NOTARY PUBLIC, STATE OF FLORIDA



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5049
Petitioner,)
)
vs.)
)
2400 SW 30 LLC)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 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: 2400 SW 30 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: 2400 SW 30 LLC

FOLIO NO.: 5142 21 01 0109

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D LOT 2 S 62, LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-2(a) and 5-207. 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.

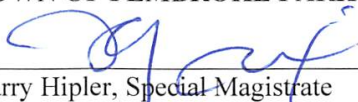
ORDER

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) 5-2(a) and 5-207. WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING held on 21st day of September 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 21st day of September 2022.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

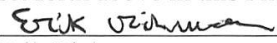
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

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

Yes ____ No /

I the undersigned, 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 22 day of September, 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
2400 SW 30 LLC	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	2400 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	5049	Date Next Inspection	9/7/2022
--------------------	------	---------------	------	-----------------------------	----------

Notes 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.

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<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
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8/30/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 9/17/22 Certified Mail 9/31/22
9/9/2022		Affidavit of Non-Compliance	Regular Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
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**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.
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Erik Richwagen

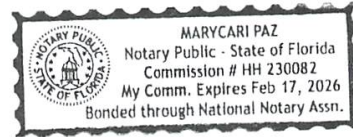
AFFIANT

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 Richardson as Code Enforcement Officer for the
Town of Pembroke Park.

Signature

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



7020 0640 0000 5918 8617

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

\$

To
 2400 SW 30 LLC
 (F.O-5049)
 323 SUNNY ISLES BLVD #501
 SUNNY ISLES BEACH FL 33160

PS Form 3800, April 2013 PSN 7530-02-000-9047

See reverse for instructions

BOYNTON BEACH
 SEP 3 2 2022
 JOG ROAD STA
 32437-1581

7020 0640 0000 5918 8624

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

\$

To
 TEMPELBERG, JOSEPH
 (F.O-5049)
 323 SUNNY ISLES BLVD STE 501
 SUNNY ISLES BEACH, FL 33160

PS Form 3800, April 2013 PSN 7530-02-000-9047

See reverse for instructions

BOYNTON BEACH
 SEP 3 2 2022
 JOG ROAD STA
 32437-1581

7020 0640 0000 5918 8631

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

\$

To
 2400 SW 30 LLC
 (F.O-5049)
 2400 SW 30 AVE.
 PEMBROKE PARK, FL 33009

PS

for Instructions

BOYNTON BEACH
 SEP 3 2 2022
 JOG ROAD STA
 32437-1581

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <i>Lauren H</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) _____ C. Date of Delivery <u>10/3/22</u> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: TEMPELBERG, JOSEPH (F.O-5049) 323 SUNNY ISLES BLVD STE 501 SUNNY ISLES BEACH, FL 33160	
2. Article Number (Transfer from service label) 7020 0640 0000 5918 8624	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)

9590 9402 6921 1104 9965 52

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 THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <i>Lauren H</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) _____ C. Date of Delivery <u>10/3/22</u> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: 2400 SW 30 LLC (F.O-5049) 323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH FL 33160	
2. Article Number (Transfer from service label) 7020 0640 0000 5918 8617	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)

9590 9402 6921 1104 9965 45

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ 8.53
Total Postage and \$
Sent To 2400 SW 30 LLC
Street and Apt. No. HCF #5049
City, State, ZIP+4® 2400 SW 30 AVE,
PEMBROKE PARK, FL 33009

PS Form 3800, Apr 2020 See reverse for instructions

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

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

OFFICIAL USE

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

Postage \$ 8.53
Total Postage and \$
Sent To 2400 SW 30 LLC / BENACHAT
Street and Apt. No. MANAGEMENT LLC
City, State, ZIP+4® HCF #5049
323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH FL 33160

PS Form 3800, Apr 2020 See reverse for instructions

7020 0640 0000 5918 7405

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**

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Certified Mail Fee

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

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

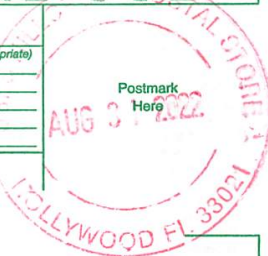
Postage

Total

 \$ 2400 SW 30 LLC
 (NOH-5049)

 Street 323 SUNNY ISLES BLVD #501
 City, State, ZIP+4® SUNNY ISLES BEACH FL 33160

PS Form



7020 0640 0000 5918 7412

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

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

Certified Mail Fee

Extra Services & Fees (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

 \$ TEMPELBERG, JOSEPH
 (NOH-5049)

 Street 323 SUNNY ISLES BLVD STE 501
 City, State, ZIP+4® SUNNY ISLES BEACH, FL 33160

PS Form

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

 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

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

 X *Joseph* ☐ 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 ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☒ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™
☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery

 Insured Mail
 Insured Mail Restricted Delivery
 over \$500

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

 2400 SW 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

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

 X *Joseph* ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

9/6/22

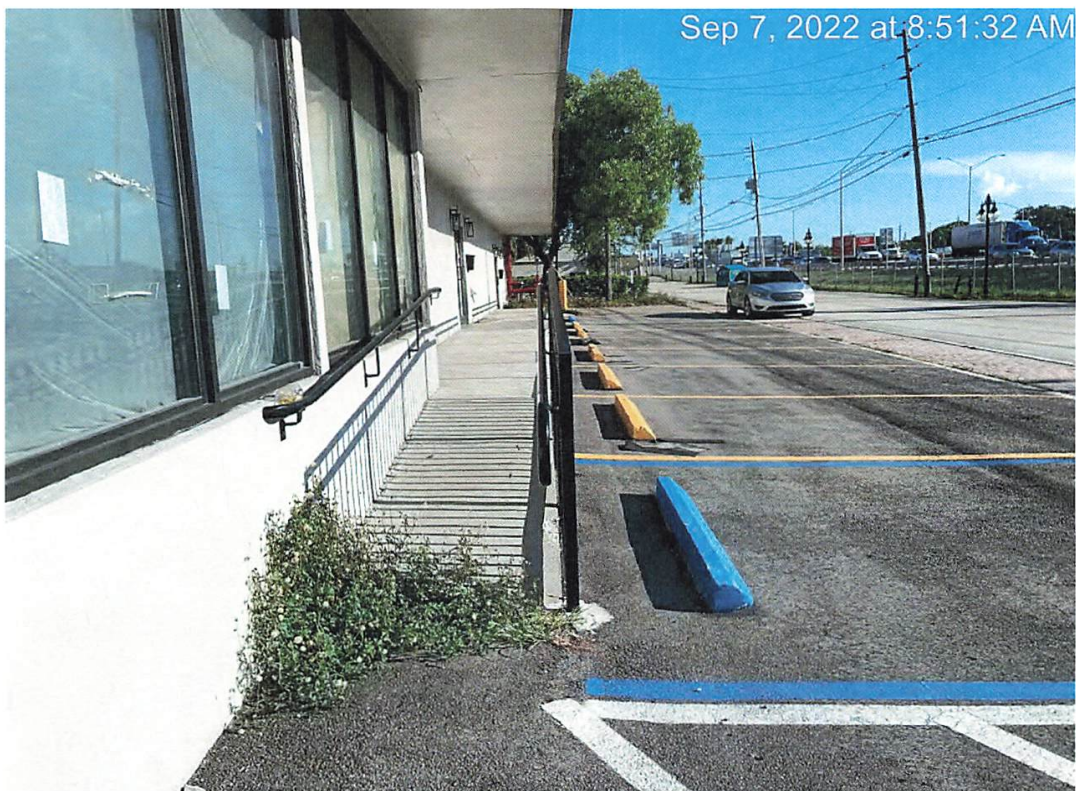
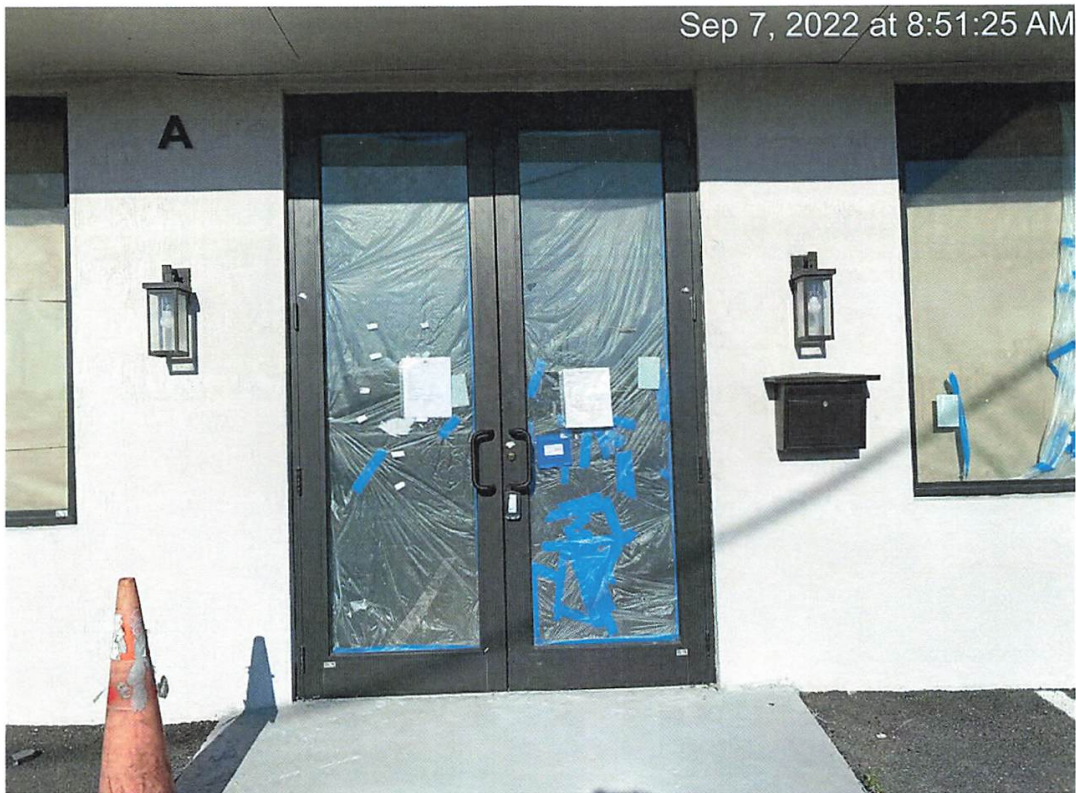
 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

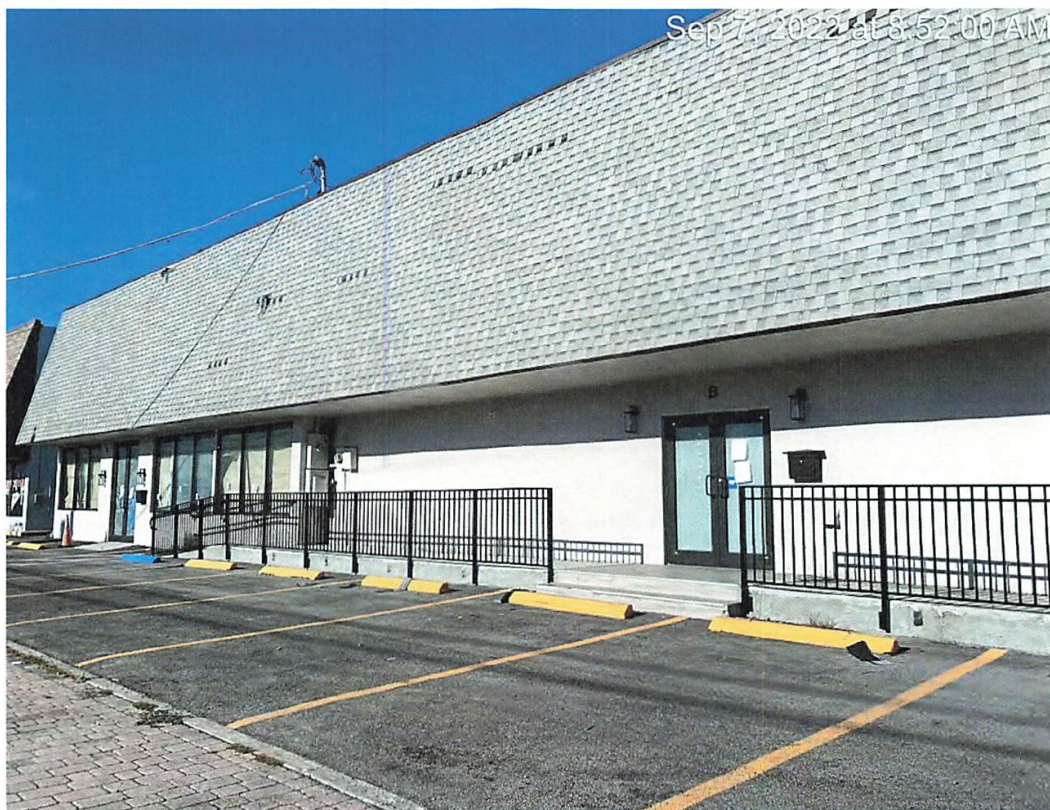
3. Service Type

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

 Insured Mail
 Insured Mail Restricted Delivery
 over \$500

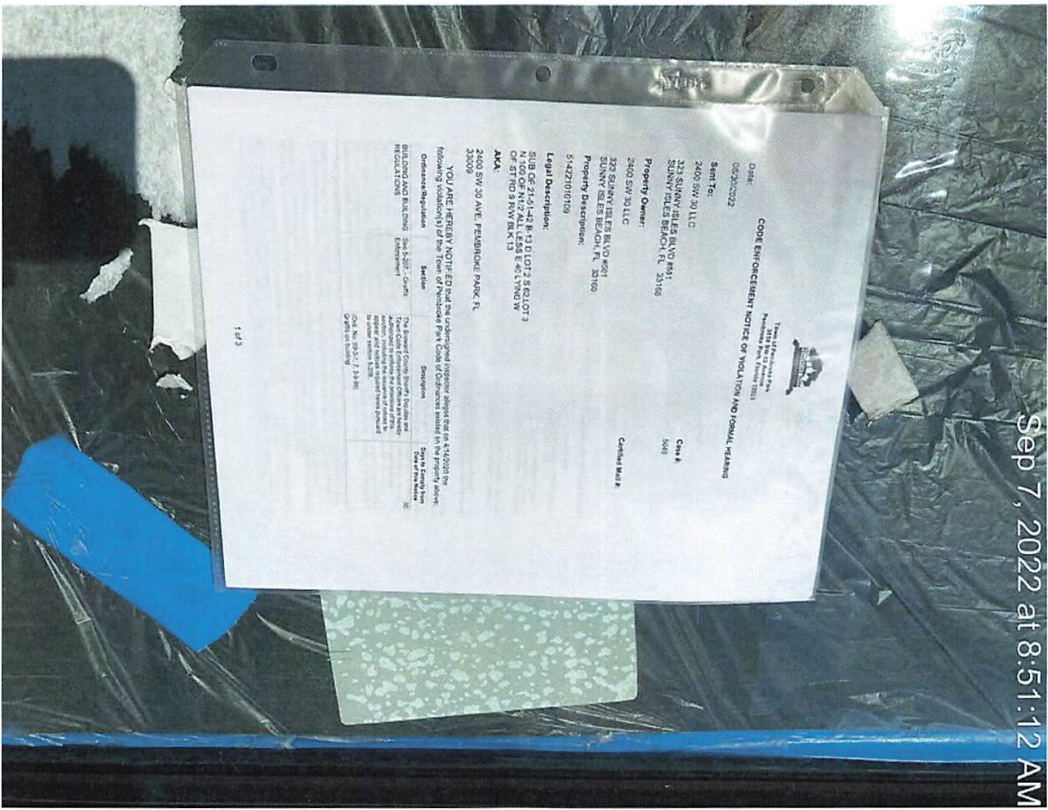
Domestic Return Receipt







Sep 7, 2022 at 8:52:56 AM



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:

30

(1)
The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such

(2)
The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise.

(3)
The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...
New stucco and wooden ramp installed without permits

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.

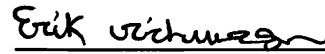
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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



8/30/2022

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
2400 SW 30 LLC)
Respondent)



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 comply herein pursuant	30



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 #:

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Legal Description:

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N 100 OF N1/2 ALL LESS E 40 LYING W
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AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL
33009

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**BUILDING AND BUILDING
REGULATIONS**

Sec. 5-2. -
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commercial buildings,
owner's responsibilities
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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

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.

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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:

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:

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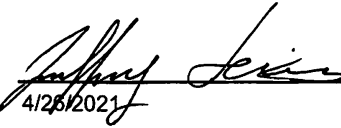
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For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Sent To:

DIME INVESTMENT GROUP LLC

1390 NE 129 ST
MIAMI, FL 33161

Case #:

5049

Date:

4/26/2021 12:00:00 AM

Property Owner:

DIME INVESTMENT GROUP LLC

1390 NE 129 ST
MIAMI, FL 33161

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

Mailing Purposes Only



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2400 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0109
Property Owner	2400 SW30 LLC	Millage	0613
Mailing Address	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH FL 33160	Use	48
Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 62, LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13		

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

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

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				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/25/2021	WD-Q	\$2,550,000	117087319	\$9.00	25,898	SF
8/12/2015	WD-Q	\$1,040,000	113173864			
3/17/2008	QCD-T	\$100	45229 / 1760			
11/30/2001	DR*	\$100	32519 / 415			
8/28/1992	QC*	\$100	19928 / 941			
				Adj. Bldg. S.F. (Card, Sketch)		
				16915		
				Eff./Act. Year Built: 1972/1971		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc





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

Sent To:

DIME INVESTMENT GROUP LLC

1390 NE 129 ST
MIAMI, FL 33161

Case #:

5049

Date:

4/14/2020 12:00:00 AM

Property Owner:

DIME INVESTMENT GROUP LLC

1390 NE 129 ST
MIAMI, FL 33161

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62, LOT 3 2400 SW 30 AVE, PEMBROKE PARK, FL
N 100 OF N1/2 ALL LESS E 40 LYING W 33009
OF ST RD 9 R/W BLK 13

AKA:

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	5049	04/14/2020
1390 NE 129 ST MIAMI, FL 33161		

Property Owner:	Property Description:	Certified Mail #:
DIME INVESTMENT GROUP LLC	514221010109	
1390 NE 129 ST MIAMI, FL 33161		

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 62, LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 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)	30

BUILDING AND BUILDING
REGULATIONS

Sec. 5-2. -
Nonresidential
commercial buildings,
owner's responsibilities
(a)

Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions:

30

(1)
The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such

(2)
The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise.

(3)
The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...

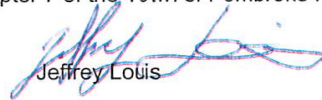
Notes/Mean of Correction:

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

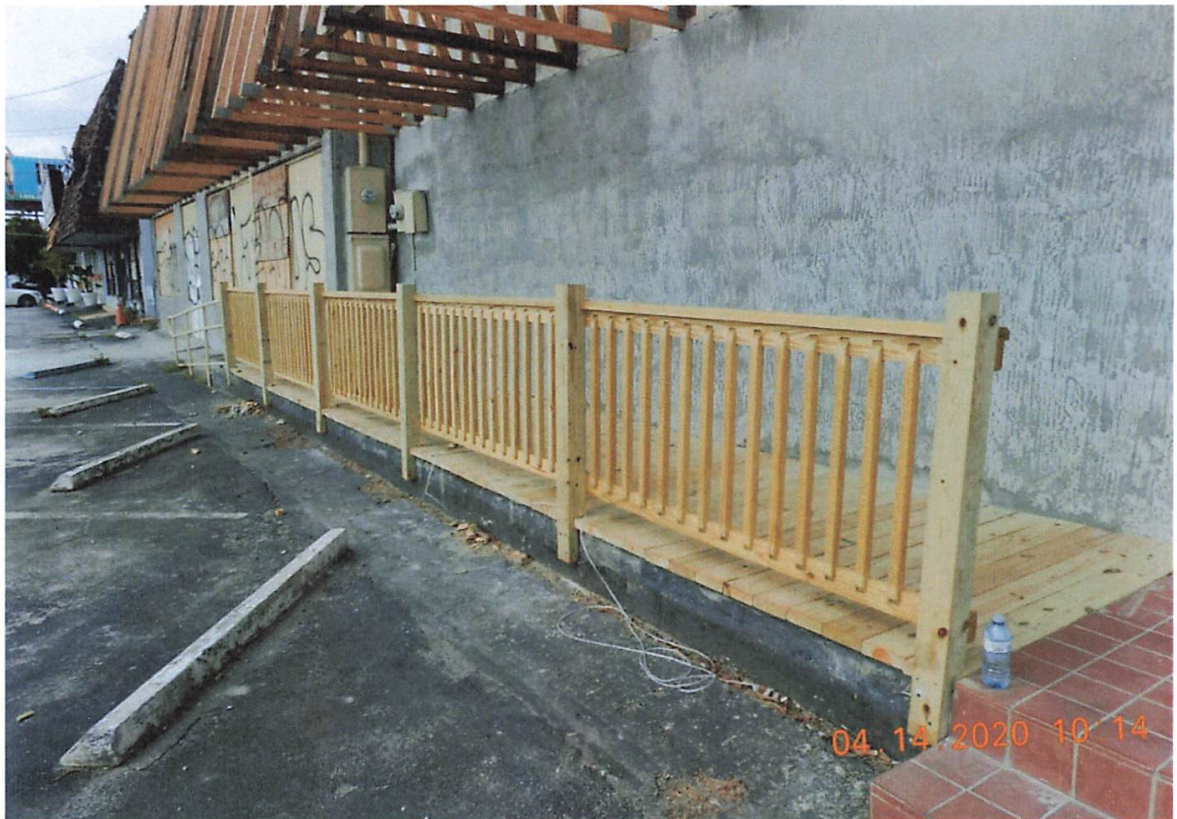
Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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


Jeffrey Louis





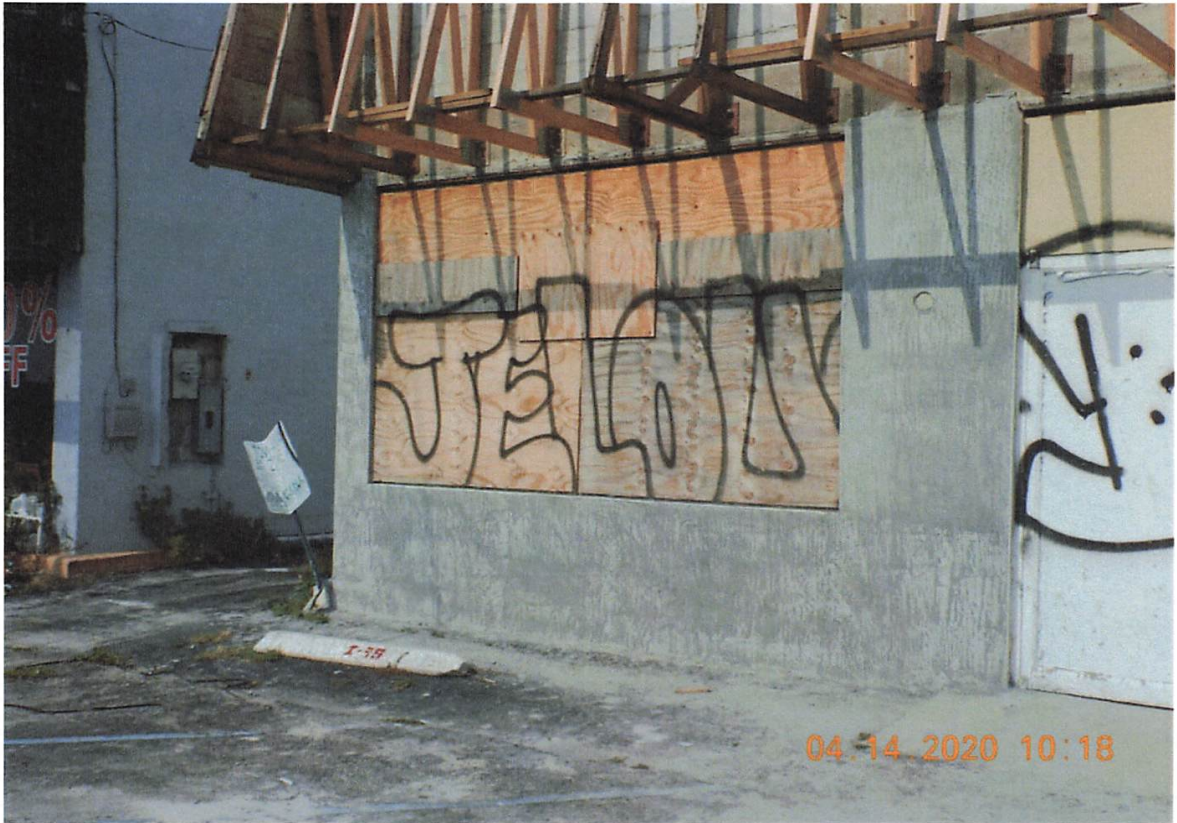


























TOWN OF PEMBROKE PARK

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

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 1
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 8.67

Postmark Here
 APR 23 2021
 HOLLYWOOD FL 33021

DIME INVESTMENTS GROUP LLC
 1390 NE 129 ST
 MIAMI, FL 33161
 NOH #5049 5116 5117 5533 5622 5637
 5638 5701 5702 5638 5701 5702

for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 1
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 8.67

Postmark Here
 APR 23 2021
 HOLLYWOOD FL 33021

HECTOR DIAZ
 4001 SOUTH OCEAN DRIVE #10D
 HOLLYWOOD, FL 33019
 NOH #5049 5116 5117 5533 5622 5637
 5638 5701 5702

for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only
 For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 8.47
Total Postage and Fees	\$ 8.47

Postmark Here
 MAY 5 2021
 HOLLYWOOD FL 33021

2400 SW30 LLC
 NOH #5638, #5637, #5622, #5537,
 #5701, #5702, #5116, #5116, #5049
 2400 SW 30 AVENUE
 PEMBROKE PARK, FL 33009

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

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 8.67

Postmark Here
 APR 23 2021
 HOLLYWOOD FL 33021

CURRENT TENANT/DIME INVESTMENTS GROUP LLC
 2400 SW 30 AVE
 PEMBROKE PARK, FL 33009
 NOH #5049 5116 5117 5533 5622 5637

for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only
 For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 8.47
Total Postage and Fees	\$ 8.47

Postmark Here
 MAY 5 2021
 HOLLYWOOD FL 33021

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, April 2015 PSN 7530-02-000-9047

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only
 For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 0.51
Total Postage and Fees	\$ 8.87

Postmark Here
 MAY 03 2021
 HOLLYWOOD FL 33021

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, 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:

2100 SW30 LC
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

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X RECEIVED MAY 10 2021

Agent

Address

B. Received by (Printed Name)

10/20/21

C. Date of Delivery

5/7/21

D. Is delivery address different from item 1? Yes

NOH #5116 • 5117

• 5049 • 5533 • 5621

• 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 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:

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

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X AK

Agent

Address

B. Received by (Printed Name)

Route 29C-19

C. Date of Delivery

5/13/2021

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 Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation☐ Signature Confirmation Restricted Delivery

TOWN OF PEMBROKE PARK

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



WEST PALM BCH FL 334

23 SEP 2022 PM 1 L

7020 0640 0000 5918 8631

Hasler

09/23/2022

US POSTAGE

\$007.82⁰



ZIP 33023

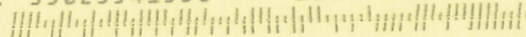
011D10656696

2400 SW 30 LLC
(F.O-5049)
2400 SW 30 AVE,
PEMBROKE PARK, FL 33009

NIXIE 331 DE 1 0010/14/22

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 33023541350 *1587-01543-30-12



9333430214386926

FWD
VAC

33009-0000

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: 2400 SW 30 LLC (F.O-5049) 2400 SW 30 AVE. PEMBROKE PARK, FL 33009		B. Received by (<i>Printed Name</i>)	C. Date of Delivery
2. Article Number (<i>Transfer from service label</i>) 7020 0640 0000 5918 8631		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ 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
 OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
 PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

Case Overview

Property/Incident Information

Owner	Address	Site Address
ELIZABETH BELAUNDE	108 LORI LANE PEMBROKE PARK, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #108 Lori Lane

Folio

514229000030

Legal Description

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

Case Status	Open	Case #	5831	Date Next Inspection	10/18/2023
--------------------	------	---------------	------	-----------------------------	------------

Notes

1. A/c changed out without a permit. Obtain a permit for the removal of old unit and installation of the (3) split systems installed currently with any plans and inspections.
2. New concrete walk way/side walk added without a permit. Obtain a permit for the walk way/side walk with plans and inspections.
3. New wired camera system installed prior of obtaining a permit. Obtain a permit for the camera system with plans and inspections.
4. New light fixtures added without a permit. Obtain a permit for the light fixtures with plans and inspections.
5. New stairs added without a permit. Obtain a permit for the stairs with plans and inspections.
6. Multiple additions and roof overs added without a permit. Obtain a permit for the additions including any electrical, mechanical, or plumbing and the roof overs with plans and inspections.
7. Demo of railings without a permit. Obtain a after the fact permit for the demo of the railings.
8. New windows and doors including the double doors at entrance. Obtain a permit for the doors and windows that were replaced with plans and inspections.
9. New patio area was added to the mobile home without permits. Obtain a permit for the patio area with plans and inspections.
10. Carport was demo without a permit. Obtain a after the fact permit for the carport with plans and inspections.
11. Mobile home is divided with multiple tenants. Schedule an inspection with the Officer to verify the number of occupants residing in the home.
12. Prohibited use of outside storage. Remove outside stored items leaving only patio furniture.
13. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/10/2021		Notice of Violation	Posted to Property Regular Mail
7/30/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/25/2021	8/19/2021	Final Order	
7/13/2023		Affidavit of Non-Compliance	Hand
9/18/2023	10/18/2023	Notice of Formal Hearing - Confirm Fine	Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/18/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/18/2023
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)	7/13/2023
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 10/18/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$37,650.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$37,750.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$37,750.00

Town of Pembroke Park

INVOICE

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



DATE: October 10, 2023
INVOICE # 435
FOR:

Case # 5831
ELIZABETH BELAUNDE
108 LORI LANE,
PEMBROKE PARK, FL 33009

Bill To:
ELIZABETH BELAUNDE
108 LORI LANE,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 5-17; 12-48 and 28-272.		
	Final Order 08/19/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
760	Day(s) of Per Diem (09/18/2021-10/18/2023)	\$ 50.00	\$ 38,000.00
Balance			\$ 38,100.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ELIZABETH BELAUNDE

**2701 S PARK RD, PEMBROKE PARK, FL
33009 #108 Lori Lane**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

ELIZABETH BELAUNDE

108 LORI LANE
PEMBROKE PARK, FL 33009

Case #:

5831

Date:

09/18/2023

Property Owner:

ELIZABETH BELAUNDE

108 LORI LANE
PEMBROKE PARK, FL 33009

Property Description:

514229000030

Certified Mail #:

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #108 Lori Lane

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **18th day of October, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
5831

Petitioner,

vs.

ELIZABETH BELAUNDE

2701 S PARK RD, PEMBROKE PARK, FL
33009 #108 Lori Lane

Respondent(s)

On 7/13/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	ELIZABETH BELAUNDE
Address:	108 LORI LANE PEMBROKE PARK, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #108 Lori Lane
Legal Description:	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Completed
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/13/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/13/2023
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)	7/13/2023
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 7/13/2023

Notes/Mean of Correction:

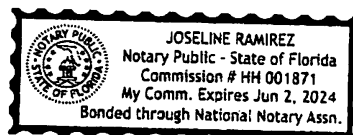
1. A/c changed out without a permit. No permit has been obtained.
2. New concrete walk way/side walk added without a permit. No permit has been obtained.
3. New wired camera system installed prior of obtaining a permit. No permit has been obtained.
4. New light fixtures added without a permit. No permit has been obtained.
5. New stairs added without a permit. No permit has been obtained.
6. Multiple additions and roof overs added without a permit. No permit has been obtained.
7. Demo of railings without a permit. No permit has been obtained.
8. New windows and doors including the double doors at entrance. No permit has been obtained.
9. New patio area was added to the mobile home without permits. No permit has been obtained.
10. Carport was demo without a permit. No permit has been obtained.
11. Mobile home is divided with multiple tenants. No information has been provided.
12. Prohibited use of outside storage. Corrected.
13. 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 7/13/2023



NOTARY PUBLIC, STATE OF FLORIDA

TOWN OF PEMBROKE PARK

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

ELIZABETH BELAUNDE

AONC #5831

108 LORI LANE,

PEMBROKE PARK, FL 33009.



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁰

07/24/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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

Lakeshore Mobile Home
Park LLC

AONC #4791, #6320, #5831

6400 Telegraph Rd #2000,
Bloomfield Hills, MI 48301.



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁰

07/24/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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

VCORP SERVICE LLC

AONC #4791, #6320, #5831



quadrant

FIRST-CLASS MAIL

IMI

\$000.63⁰

07/24/2023 ZIP 33023
043M30245597

US POSTAGE

1200 S PINE ISLAND RD,
PLANTATION, FL 33324.

TOWN OF PEMBROKE PARK

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

Lakeshore Mobile Home
Park LLC

AONC #4791, #6320, #5831

2701 S Park Road,

Pembroke Park, FL 33009.



US POSTAGE

07/24/2023 ZIP 33023
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FIRST-CLASS MAIL
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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

ELIZABETH BELAUNDE)

CASE NO. 5831

Respondent

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

TO BE SERVED: ELIZABETH BELAUNDE

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

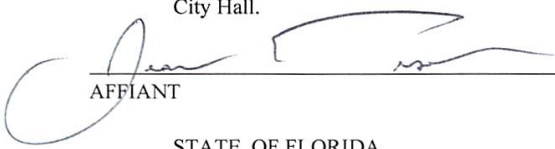
ADDRESS: 108 LORI LANE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: ELIZABETH BELAUNDE AT 01:13 P.M. ON THE 29
DAY OF SEPTEMBER 2023.

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

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

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


AFFIANT

10-4-23

STATE OF FLORIDA

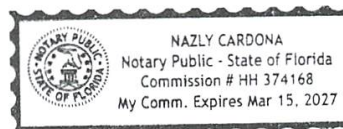
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of Oct., 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____

Type of Identification Produced _____



108

[illegible]

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5831
Petitioner,)
)
vs.)
)
ELIZABETH BELAUNDE)
Respondent(s) _____

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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: 108 LORI LANE, PEMBROKE PARK FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK LLC, 6400 TELEGRAPH RD #2000, BLOOMFIELD TOWNSHIP, MI 48301

FOLIO NO.: 5142 29 00 0030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 12-48; 28-272. 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.

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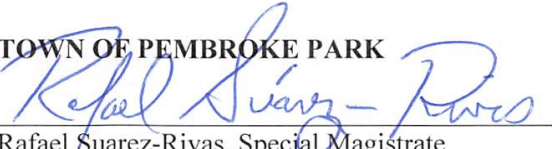
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 12-48; 28-272 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, Special Magistrate

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Teresa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of August, 2021.



Teresa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
ELIZABETH BELAUNDE	108 LORI LANE PEMBROKE PARK, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #108 Lori Lane

Legal Description

Case Status	Open	Case #	5831	Date Next Inspection	8/19/2021
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Notes

1. A/c changed out without a permit. Obtain a permit for the removal of old unit and installation of the (3) split systems installed currently with any plans and inspections.
2. New concrete walk way/side walk added without a permit. Obtain a permit for the walk way/side walk with plans and inspections.
3. New wired camera system installed prior of obtaining a permit. Obtain a permit for the camera system with plans and inspections.
4. New light fixtures added without a permit. Obtain a permit for the light fixtures with plans and inspections.
5. New stairs added without a permit. Obtain a permit for the stairs with plans and inspections.
6. Multiple additions and roof overs added without a permit. Obtain a permit for the additions including any electrical, mechanical, or plumbing and the roof overs with plans and inspections.
7. Demo of railings without a permit. Obtain a after the fact permit for the demo of the railings.
8. New windows and doors including the double doors at entrance. Obtain a permit for the doors and windows that were replaced with plans and inspections.
9. New patio area was added to the mobile home without permits. Obtain a permit for the patio area with plans and inspections.
10. Carport was demo without a permit. Obtain a after the fact permit for the carport with plans and inspections.
11. Mobile home is divided with multiple tenants. Schedule an inspection with the Officer to verify the number of occupants residing in the home.
12. Prohibited use of outside storage. Remove outside stored items leaving only patio furniture.
13. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/10/2021		Notice of Violation	Posted to Property Regular Mail
7/30/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/19/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/19/2021

Case Overview

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 8/19/2021
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 8/19/2021

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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 \$ **8.53**
Total Postage and Fees \$

Sent To
LAKESHORE MOBILE HOME PARK LLC
NOH #8713 HCF #5831
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

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

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **8.53**
Total Postage and Fees \$

Sent To
LAKESHORE MOBILE HOME PARK LLC
NOH #8713 HCF #5831
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

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

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **8.53**
Total Postage and Fees \$

Sent To
VCORP SERVICES, LLC
NOH #8713 HCF #5831
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

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

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

Postage \$ **8.53**
Total Postage and Fees \$

Sent To
ELIZABETH BELAUNDE
HCF #5831
108 LORI LANE
PEMBROKE PARK, FL 33009

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery 9-29-23 D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:
1. Article Addressed to: LAKESHORE MOBILE HOME PARK LLC NOH #8713 HCF #5831 2701 S PARK ROAD, PEMBROKE PARK FL 33009 Barcode: 9590 9402 7581 2098 7772 12	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery
2. Article Number (Transfer from service label) 7022 2410 0001 1497 2185	Domestic Return Receipt

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

NOV # 5831

TOWN OF PEMBROKE PARK

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

Hasler

05/10/2021

US POSTAGE

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Sent To:

Case #:

ELIZABETH BELAUNDE

5831

108 LORI LANE
PEMBROKE PARK, FL 33009

NOV # 5831

TOWN OF PEMBROKE PARK

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

Hasler

05/10/2021

US POSTAGE

\$0



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Lakeshore mobile Home
6400 Telegraph RD #200
Bloomfield Township,
MI
48301

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X ☐ Agent ☐ Addressee
1. Article Addressed to: ELIZABETH BELAUNDE 108 LORI LANE PEMBROKE PARK, FL 33009 FO # 5831	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 021 0350 0001 0297 8898	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
9590 9402 6610 1028 6996 59	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)
PS Form 3811, July 2020 PSN 7530-02-000-9053	

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X Y. C. R. T. 7/19 ☐ Agent ☐ Addressee
1. Article Addressed to: LAKESHORE MOBILE HOME PARK LLC 2701 S PARK ROAD PEMBROKE PARK, FL 33009 FO #5831	B. Received by (Printed Name) Lake Shore Mobile 8-25-202 C. Date of Delivery
2. Article Number (Transfer from service label) 7021 0350 0001 0297 8874	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
9590 9402 6610 1028 6996 35	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)
PS Form 3811, July 2020 PSN 7530-02-000-9053	

Domestic Return Receipt

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

Postage
\$ 0.51

Total Postage and Fees
\$ 6.96

Sent To
VCORP SERVICES LLC
5011 S STATE ROAD 7 STE 106
DAVIE, FL 33314
NOH # 5831

City, State, ZIP+4®

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

7021 0350 0001 0297 8645

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

Postage
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Total Postage and Fees
\$ 6.96

Sent To
LAKESHORE MOBILE HOME PARK
LLC
2701 S PARK ROAD
PEMBROKE PARK, FL 33009
NOH #5831

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Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
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☐ Certified Mail Restricted Delivery	\$	
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Postage
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Total Postage and Fees
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ELIZABETH BELAUNDE
108 LORI LANE
PEMBROKE PARK, FL 33009
FO # 5831

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☐ Adult Signature Restricted Delivery	\$	

Postage
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Total Postage and Fees
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ELIZABETH BELAUNDE
108 LORI LANE
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 Fees
\$ 6.96

Sent To
VCORP SERVICES LLC
5011 S STATE ROAD 7 STE 106
DAVIE, FL 33314
NOH # 5831

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NOV #5831
TOWN OF PEMBROKE PARK
 3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
 05/10/2021
US POSTAGE \$C

Lakeshore Mobile Home Park LLC
 2701 S Park Rd
 Pembroke Park
 FL 33009

7021 0350 0001 0297 8645

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

Postage
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Total Postage and Fees
 \$ 6.96

Sent To
 LAKESHORE MOBILE HOME PARK
 LLC
 2701 S PARK ROAD
 PEMBROKE PARK, FL 33009
 City, State, Zip+4®
 NOH #5831

Postmark Here
 AUG 23 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse 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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Total P
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Sent To
 VCORP SERVICES LLC
 5011 S STATE ROAD 7 STE 106
 DAVIE, FL 33314
 City, State, Zip+4®
 FO # 5831

Postmark Here
 AUG 23 2021

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

7021 0350 0001 0297 8674

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OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
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Total P
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Sent To
 LAKESHORE MOBILE HOME PARK
 LLC
 2701 S PARK ROAD
 PEMBROKE PARK, FL 33009
 City, State, Zip+4®
 FO #5831

Postmark Here
 AUG 23 2021

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



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

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

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

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

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

Name Changed: 08/19/2014

Address Changed: 08/19/2014

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC
6400 TELEGRAPH ROAD,

SUITE 2000
BLOOMFIELD TWP., MI 48301

Annual Reports

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

Document Images

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



Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0030
Property Owner	LAKESHORE MOBILE HOME PARK LLC	Millage	0613
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301	Use	28
Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4		

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

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

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

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,716,960	\$2,716,960	\$2,716,960	\$2,716,960
Portability	0	0	0	0
Assessed/SOH	\$2,389,450	\$2,716,960	\$2,389,450	\$2,389,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,389,450	\$2,716,960	\$2,389,450	\$2,389,450

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/2/2002	SW*	\$220,000	33474 / 1458	\$7.00	355,645	SF
9/10/2001	CE*	\$1,100,000	32122 / 1108	\$0.10	95,400	SF
8/20/1997	WD*	\$3,262,200	26945 / 137			
2/22/1989	CP*	\$100	16299 / 977			
				Adj. Bldg. S.F. (Card, Sketch)		550
				Eff./Act. Year Built: 1973/1972		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/30/2021

Sent To:

ELIZABETH BELAUNDE

108 LORI LANE
PEMBROKE PARK, FL 33009

Case #:

5831

Property Owner:

ELIZABETH BELAUNDE

108 LORI LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #108 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/10/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

HEALTH AND SANITATION Sec. 12-48. - Outdoor
storage prohibited

It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items.

(Ord. No. 12-06-01, § 1, 6-13-12)

30

ZONING

Sec. 28-272 - Number of
occupants per mobile
home or recreational
vehicle

(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated.

(b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family.

(Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)

30

1. A/c changed out without a permit. Obtain a permit for the removal of old unit and installation of the (3) split systems installed currently with any plans and inspections.
2. New concrete walk way/side walk added without a permit. Obtain a permit for the walk way/side walk with plans and inspections.
3. New wired camera system installed prior of obtaining a permit. Obtain a permit for the camera system with plans and inspections.
4. New light fixtures added without a permit. Obtain a permit for the light fixtures with plans and inspections.
5. New stairs added without a permit. Obtain a permit for the stairs with plans and inspections.
6. Multiple additions and roof overs added without a permit. Obtain a permit for the additions including any electrical, mechanical, or plumbing and the roof overs with plans and inspections.
7. Demo of railings without a permit. Obtain a after the fact permit for the demo of the railings.
8. New windows and doors including the double doors at entrance. Obtain a permit for the doors and windows that were replaced with plans and inspections.
9. New patio area was added to the mobile home without permits. Obtain a permit for the patio area with plans and inspections.
10. Carport was demo without a permit. Obtain a after the fact permit for the carport with plans and inspections.
11. Mobile home is divided with multiple tenants. Schedule an inspection with the Officer to verify the number of occupants residing in the home.
12. Prohibited use of outside storage. Remove outside stored items leaving only patio furniture.
13. A double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of August, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Teressa Malcolm

Code Enforcement Officer



7/30/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
ELIZABETH BELAUNDE) CASE NO. 5831
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: ELIZABETH BELAUNDE

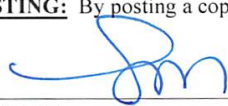
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 108 LORI LANE, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: ELIZABETH BELAUNDE
AT 10:59 A.M./P.M. ON THE 2 DAY OF AUGUST 2021.

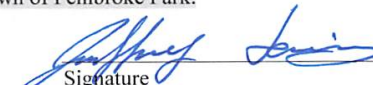
TYPE OF SERVICE

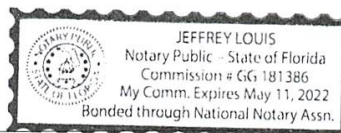
- (X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.
- () **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- ☒ **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of 8, 2021, by Teressa Malcolm Code Enforcement Officer for the Town of Pembroke Park.


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





08/02/2021 22:59


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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
07/30/2021

Sent To:
ELIZABETH BELAUDE
108 LORI LANE
PEMBROKE PARK, FL 33009

Case #:
5831

Property Owner:
ELIZABETH BELAUDE
108 LORI LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:
514229000030

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

AKA:
2701 S PARK RD, PEMBROKE PARK, FL
33009 #108 Lori Lane

YOU ARE HEREBY...

08/02/2021 22:59



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
ELIZABETH BELAUNDE	5831	05/10/2021
108 LORI LANE PEMBROKE PARK, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
ELIZABETH BELAUNDE	514229000030	
108 LORI LANE PEMBROKE PARK, FL 33009		
Legal Description:	AKA:	
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #108 Lori Lane	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/10/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

ZONING

Sec. 28-272 - Number of occupants per mobile home or recreational vehicle

(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated.

(b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family.

(Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)

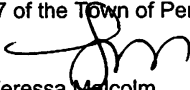
30

Notes/Mean of Correction:

1. A/c changed out without a permit. Obtain a permit for the removal of old unit and installation of the (3) split systems installed currently with any plans and inspections.
2. New concrete walk way/side walk added without a permit. Obtain a permit for the walk way/side walk with plans and inspections.
3. New wired camera system installed prior of obtaining a permit. Obtain a permit for the camera system with plans and inspections.
4. New light fixtures added without a permit. Obtain a permit for the light fixtures with plans and inspections.
5. New stairs added without a permit. Obtain a permit for the stairs with plans and inspections.
6. Multiple additions and roof overs added without a permit. Obtain a permit for the additions including any electrical, mechanical, or plumbing and the roof overs with plans and inspections.
7. Demo of railings without a permit. Obtain a after the fact permit for the demo of the railings.
8. New windows and doors including the double doors at entrance. Obtain a permit for the doors and windows that were replaced with plans and inspections.
9. New patio area was added to the mobile home without permits. Obtain a permit for the patio area with plans and inspections.
10. Carport was demo without a permit. Obtain a after the fact permit for the carport with plans and inspections.
11. Mobile home is divided with multiple tenants. Schedule an inspection with the Officer to verify the number of occupants residing in the home.
12. Prohibited use of outside storage. Remove outside stored items leaving only patio furniture.
13. A double permit fee has been assessed.

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

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


Teresa Malcolm
Code Enforcement Officer



Town of Pembroke Park Notice of Violation Notice

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

Name Elizabeth Belandine

Date 5.7.2021

Site Address 108 Lori Lane

Case # _____

Pembroke Park FL 33009

Sub/Park Lakeshore m/h

Permit # _____

☐ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105; 12-48

☐ NFPA # _____

12-272(A)

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

NO permit for A/C unit change out to the (3) mini split system, new concrete sidewalk/walkway, camera system, light fixture, multiple addition, patio area, new stairs

Corrective Action(s) Removal of stair railings
Obtain permits for A/C (3) mini split system, cameras, walkway, light fixtures
Additions, roof over, patio, & confirm numbers of occupants in m/h since m/h is divided.

☒ Structural

☐ Plumbing

☒ Mechanical

☒ Electrical

☒ Code Enforcement

☒ Zoning

☐ Business Tax Receipt

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30 Days

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

REMOVAL OF THIS CARD IS ILLEGAL.

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.

Spoke w/ Elizabeth

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





















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 #5216 SW 32 ST, Pembroke Park, FL 33023

Folio

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

Case Status	Open	Case #	8760	Date Next Inspection	9/27/2023
-------------	------	--------	------	----------------------	-----------

Notes

1. Installed water heater without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Damaged roof panels. Possible termites. Repair roof panels and obtain any necessary permits from the building department.
3. Roof leak in living room area. Repair roof leak. Obtain any necessary permits from the building department.
4. Bathroom ventilation is not operating. Repair and obtain any necessary permits from the building department.
5. Bathroom tile wall is damaged. Repair and obtain any necessary permits from the building department.
6. New toilet installed, obtain any necessary permits from the building department.
7. Underground pipe exposed. Repair and obtain any necessary permits from the building department.
8. Safety hazard. Erosion on premise causing wooden step to deteriorate and collapse. Fill in with soil to elevate and make sure that barb wires on steps are not exposed. Any irrigation pipes in an abandon state, requires remove with a demolition permit. Repair and obtain any necessary permits from the building department.
9. Safety hazard. Side walk elevated. Repair and obtain any necessary permits from the building department.
10. Bare spots on grass areas, remove shrubs and put new sod to cover bare spots.
11. Utility box not covered properly. Repair.
12. A/C slabs are filled with moss, dirt and debris. Clean a/c condense unit area.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/19/2023		Notice of Violation	Regular Mail
9/27/2023	10/18/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/27/2023		Affidavit of Non-Compliance	Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 9/27/2023
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: 9/27/2023
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: 9/27/2023
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: 9/27/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/27/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 9/27/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/27/2023
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: 9/27/2023

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

INFINITY AZURE LLC)

Respondent

CASE NO. 8760

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

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF HEARING TO FORMAL HEARING

ADDRESS: 5216 SW 32 STREET, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 09:59 A.M. ON THE 05 DAY OF OCTOBER 2023.

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

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

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

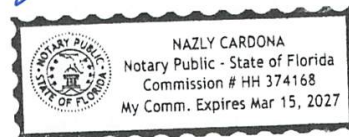
[Signature] 10/10/23
AFFIANT

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 Oct, 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

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






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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 09/27/2023

Sent To: INFINITY AZURE LLC
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #: 8760

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 & 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 #5216 SW 32 ST, Pembroke Park, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/19/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-133(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 nonresidential building or structure. All building parts and systems shall be in good state of repair or replaced and shall be maintained in good repair and in good condition to prevent deterioration and must be coated (pressure washed and cleaned, repaired or replaced) with the material when required. Exposed (25 percent or more of any exposed roof surface becomes discolored or is leaking. 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

1 of 4

10/05/2023 09:59



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/27/2023

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

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8760

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THRU 10 BLK 2 & LOT 1 E 28 BLK 3 &
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33023 #5216 SW 32 ST, Pembroke Park,
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BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30
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BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-76. (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. Installed water heater without a permit. Obtain plans for an after the fact permit and complete all inspections.
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 4. Bathroom ventilation is not operating. Repair and obtain any necessary permits from the building department.
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 9. Safety hazard. Side walk elevated. Repair and obtain any necessary permits from the building department.
 10. Bare spots on grass areas, remove shrubs and put new sod to cover bare spots.
 11. Utility box not covered properly. Repair.
 12. A/C slabs are filled with moss, dirt and debris. Clean a/c condense unit area.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of October, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

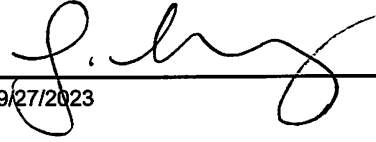
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



9/27/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8760

Petitioner,

vs.

INFINITY AZURE LLC

5210 SW 32 ST, PEMBROKE PARK, FL
33023 #5216 SW 32 ST, Pembroke Park, FL
33023

Respondent(s)

On 9/27/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	INFINITY AZURE LLC
Address:	9520 HARDING AVE STE 1 SURFSIDE, FL 33154
Folio:	514230180040
Site Address:	5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5216 SW 32 ST, Pembroke Park, FL 33023
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

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 9/27/2023
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: 9/27/2023
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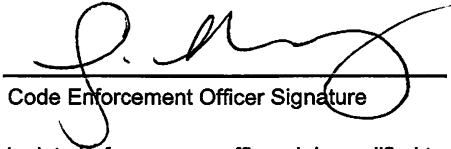
Notes/Mean of Correction:

1. Installed water heater without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
2. Damaged roof panels. Possible termites. Repair roof panels and obtain any necessary permits from the building department. Not corrected.
3. Roof leak in living room area. Repair roof leak. Obtain any necessary permits from the building department. Not corrected. Re-inspection required.
4. Bathroom ventilation is not operating. Repair and obtain any necessary permits from the building department. Not corrected. Re-inspection required.
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11. Utility box not covered properly. Repair. Not corrected. Re-inspection required.

Further, Affiant sayeth naught

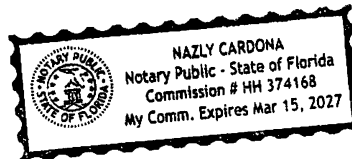
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/27/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: INFINITY AZURE LLC 9520 HARDING AVE STE 1 SURFSIDE, FL 33154	Case #: 8760	Date: 07/19/2023
Property Owner: INFINITY AZURE LLC 9520 HARDING AVE STE 1 SURFSIDE, FL 33154	Property Description: 514230180040	Certified Mail #:
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 #5216 SW 32 ST, Pembroke Park, FL 33023	

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Joseline Ramirez
Chief Code Compliance Officer



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

Detail by Entity Name

Florida Limited Liability Company
INFINITY AZURE LLC

Filing Information

Document Number L21000115852
FEI/EIN Number 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
2023	03/17/2023



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\(8\)](#).

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$71,340	\$2,581,640	\$2,652,980	\$2,652,980	
2022	\$71,340	\$2,345,230	\$2,416,570	\$2,416,570	\$51,038.91
2021	\$54,190	\$1,037,060	\$1,091,250	\$1,079,020	\$23,282.93

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$2,652,980	\$2,652,980	\$2,652,980	\$2,652,980
Portability	0	0	0	0
Assessed/SOH	\$2,652,980	\$2,652,980	\$2,652,980	\$2,652,980
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,652,980	\$2,652,980	\$2,652,980	\$2,652,980

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

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		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
20								

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL

IMI

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07/20/2023 ZIP 33023
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US POSTAGE

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NOV

Sent To:

Case #:

INFINITY AZURE LLC

8760

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

TOWN OF PEMBROKE PARK

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



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FIRST-CLASS MAIL

IMI

\$000.60⁰

07/20/2023 ZIP 33023
043M30245597

US POSTAGE

INFINITY AZURE LLC

NOV # 8760

5210 SW 32 ST,
PEMBROKE PARK, FL 33023

TOWN OF PEMBROKE PARK

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

INFINITY ADUKE LLC

NOV # 8760

5216 SW 32 ST,

PEMBROKE PARK, FL 33023.



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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ **6.53**

Total Postage and Fees
\$

Sent To
INFINITY AZURE LLC
NOH #8760
9520 HARDING AVE STE 1
SURFSIDE FL 33154
City, State, Zip+4

PS Form 3800, April 2015 PSN 7530-02-000-9037 See reverse for instructions

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SEP 27 2023
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HOLLYWOOD FL 33023

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☐ Adult Signature Restricted Delivery \$

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\$ **3.53**

Total Postage and Fees
\$

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City, State, Zip+4

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☐ Adult Signature Restricted Delivery \$

Postage
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Total Postage and Fees
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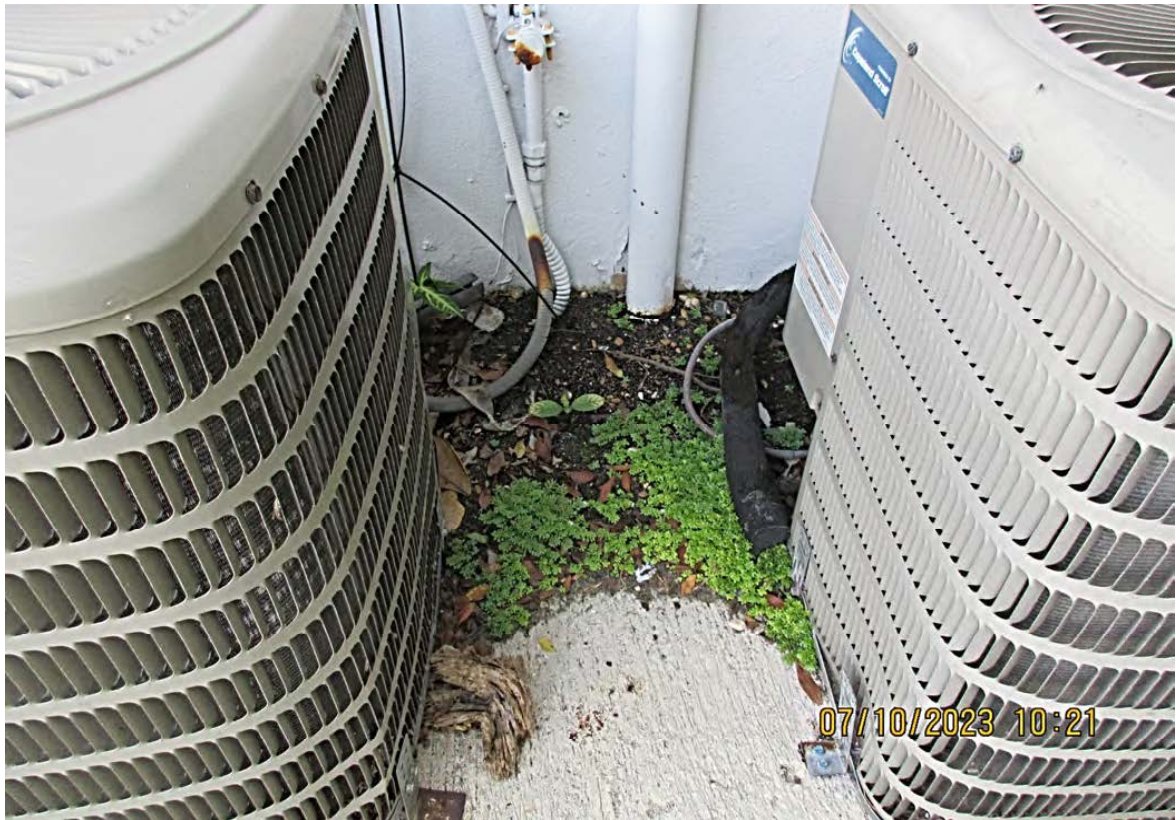
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INFINITY AZURE LLC
NOH #8760
5216 SW 32 ST,
PEMBROKE PARK, FL 33023
City, State, Zip+4

PS Form 3800, April 2015 PSN 7530-02-000-9037

WEST HOLLYWOOD HILLS
SEP 27 2023
Postmark Here
HOLLYWOOD FL 33023





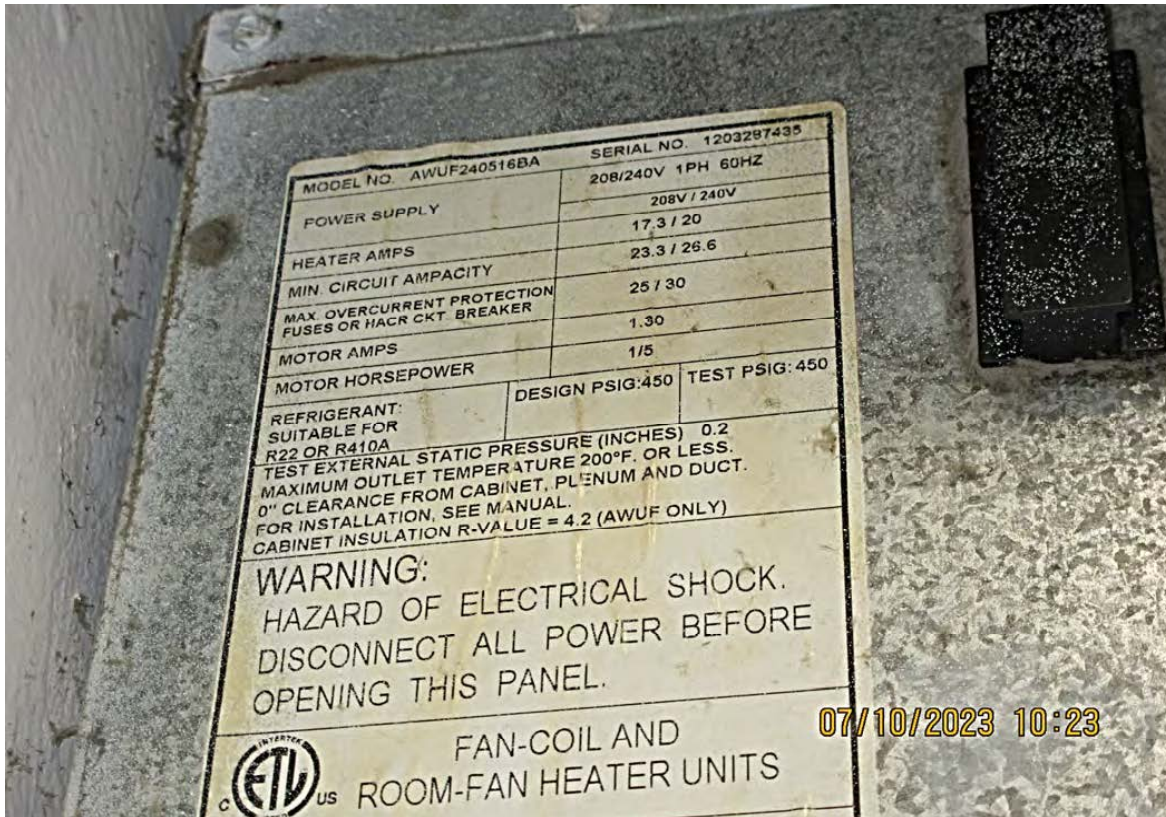




























Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	3272 SW 52 AVE, PEMBROKE PARK, FL 33023 #3214 SW 52 AVE, Pembroke Park, FL 33023

Folio

514230180010

Legal Description

TOWN LAKE HOMES 68-16 B LOT 1 & 1/24 INT IN LAKE ABUTTING PROP,2 & 1/24 INT IN LAKE
ABUTTING PROP,3 BLK 1

Case Status	Open	Case #	8980	Date Next Inspection	10/18/2023
--------------------	------	---------------	------	-----------------------------	------------

Notes Property 3214 SW 52 AVE, Pembroke Park, FL 33023 is in violation of item 1-7.

1. Ceiling collapsed in bedroom area due to severe roof leaks. Obtain plans for permit and inspections to repair roof.
2. Ceiling leak detected in living room area. Repair ceiling leak.
3. A/C Unit from 2015 installed without permit. Obtain plans for permit and inspections.
4. Installed water heater without a permit. Obtain plans for permit and inspections
5. Bathroom vanity/cabinet is eroded from water damage. Replace with permit.
6. Bathroom vent is not working. Repair with permit.
7. Exterior and interior A/C unit have dirt build up. Clean and maintenance interior a/c unit and exterior a/c unit.

Double permit fee assessed for work done without permit.
Contact the Building Dept for permit inquiry at 954-966-4600, ext. 182.
Repeat offense ref case 8438.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/10/2023		Notice of Violation	Certified Mail
10/10/2023	10/18/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/18/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 10/18/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/18/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/18/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

INFINITY AZURE LLC)

CASE NO. 8980

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 3214 SW 52 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 09:48AM. ON THE 13 DAY OF OCTOBER 2023.

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

TYPE OF SERVICE

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

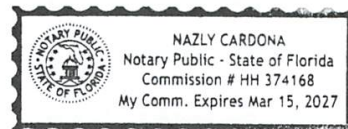
J. Ramirez 10/16/23
AFFIANT

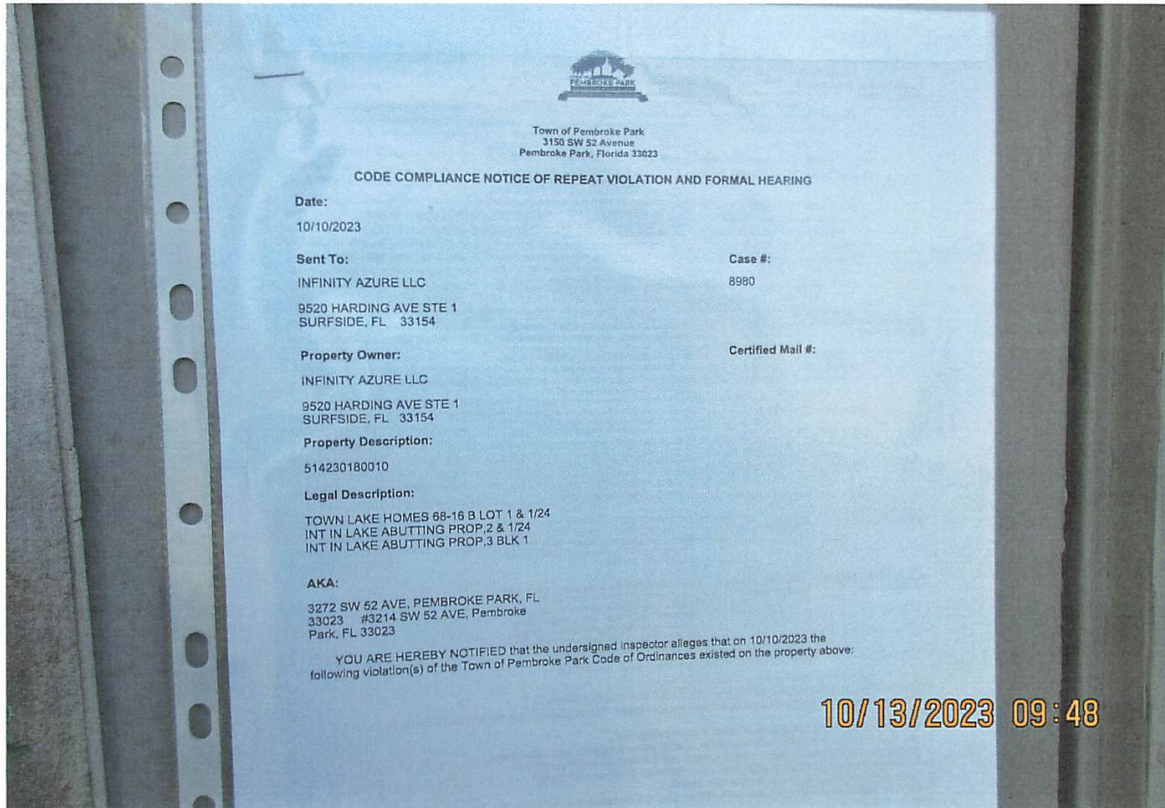
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16 day of oct, 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

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







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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

10/10/2023

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

8980

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230180010

Legal Description:

TOWN LAKE HOMES 68-16 B LOT 1 & 1/24
INT IN LAKE ABUTTING PROP,2 & 1/24
INT IN LAKE ABUTTING PROP,3 BLK 1

AKA:

3272 SW 52 AVE, PEMBROKE PARK, FL
33023 #3214 SW 52 AVE, Pembroke
Park, FL 33023

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	8
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Property 3214 SW 52 AVE, Pembroke Park, FL 33023 is in violation of item 1-7.

1. Ceiling collapsed in bedroom area due to severe roof leaks. Obtain plans for permit and inspections to repair roof.
 2. Ceiling leak detected in living room area. Repair ceiling leak.
 3. A/C Unit from 2015 installed without permit. Obtain plans for permit and inspections.
 4. Installed water heater without a permit. Obtain plans for permit and inspections
 5. Bathroom vanity/cabinet is eroded from water damage. Replace with permit.
 6. Bathroom vent is not working. Repair with permit.
 7. Exterior and interior A/C unit have dirt build up. Clean and maintenance interior a/c unit and exterior a/c unit.
- Double permit fee assessed for work done without permit.
Contact the Building Dept for permit inquiry at 954-966-4600, ext. 182.
Repeat offense ref case 8438.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of October, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

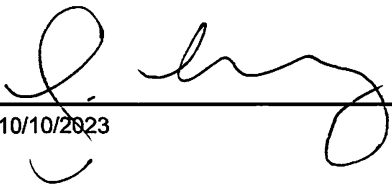
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


10/10/2023



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

2024 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Page 408 of 641



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

Detail by Entity Name

Florida Limited Liability Company
INFINITY AZURE LLC

Filing Information

Document Number	L21000115852
FEI/EIN Number	86-3113914
Date Filed	03/19/2021
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	06/23/2023
Event Effective Date	NONE

Principal Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Mailing Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Registered Agent Name & Address

LAW OFFICES OF ISAAC BENMERGUI, P.A.
10800 BISCAYNE BLVD
SUITE 650
NORTH MIAMI, FL 33161

Name Changed: 06/23/2023

Address Changed: 06/23/2023

Authorized Person(s) Detail

Name & Address

Title MGR

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

Annual Reports

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NOH #8980
3272 SW 52 AVE,
PEMBROKE PARK, FL 33023

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

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

Postage
\$ **8.53**

Total Postage and Fee
\$

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LAW OFFICES OF ISAAC BENMERGUI, P.A.
NOH #8980
10800 BISCAYNE BLVD, SUITE 650
NORTH MIAMI, FL 33161

Street and Apt. No., or
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☐ Adult Signature Restricted Delivery	\$

Postage
\$ **8.53**

Total Postage and Fee
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Sent To
INFINITY AZURE LLC
NOH #8980
3214 SW 52 AVE,
PEMBROKE PARK, FL 33023

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

PS Form 3800, April 2010 PSN 7530-02-000-9000

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Total Postage and Fee
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Sent To
INFINITY AZURE LLC
NOH #8980
9520 HARDING AVE STE 1
SURFSIDE FL 33154

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

PS Form 3800, April 2010 PSN 7530-02-000-9000

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8438
Petitioner,)
)
vs.)
)
INFINITY AZURE LLC)
Respondent(s) _____

FINAL ORDER

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

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 3294 SW 52 AVE, PEMBROKE PARK FL 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0010

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOT 1 & 1/24 INT IN LAKE ABUTTING PROP,2 & 1/24 INT IN LAKE ABUTTING PROP,3 BLK 1

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

CONCLUSIONS OF LAW

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

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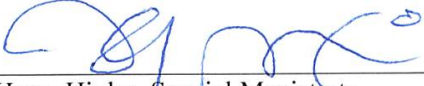
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 10 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of June 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 500 - PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes X No

I the undersigned, 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 23 day of June, 2023.



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
YVAN ROLEAU	134 W Lake Drive Pembroke Park, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #134 W Lake Drive

Folio

514229000223

Legal Description

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

Case Status Closed **Case #** 5014

Notes Owner/tenant built concrete steps, concrete storage and repaired shed roof and antenna (has lights/wire wrapped around) without permits. Owner installed new door without permits. Property has broken down a/c unit and needs demo permit.
Owner must go to the Building Dept. and obtain/complete all required permits.

Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/12/2020		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	Certified Mail
6/30/2022		Affidavit of Compliance	Regular Mail
9/7/2023	9/20/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
9/20/2023	9/20/2023	Supplemental Order/Claim of Lien	Certified Mail Hand
9/21/2023	10/18/2023	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	6/30/2022

Fines

Case Overview

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	6/30/2022	\$14,250.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$14,350.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
Total Payments		\$0.00
Fees Outstanding		\$14,350.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

YVAN ROLEAU)

CASE NO. 5014

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: YVAN ROLEAU

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 134 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YVAN ROLEAU AT 10:14 A.M. ON THE 05
DAY OF OCTOBER 2023.

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

TYPE OF SERVICE

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

AFFIANT

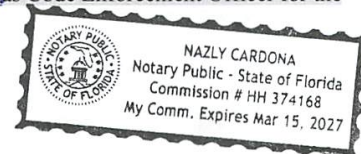
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of oct, 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____

Type of Identification Produced _____



Town of Pembroke Park

INVOICE

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



DATE: October 3, 2023
INVOICE # 435
FOR:

Case # 5014
YVAN ROLEAU
134 W LAKE DRIVE,
PEMBROKE PARK, FL 33009

Bill To:
YVAN ROLEAU
134 W LAKE DRIVE,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105.		
	Final Order 07/20/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
285	Day(s) of Per Diem from (09/18/2021-06/30/2022)	\$ 50.00	\$ 14,250.00
	Recommend to Abate Per Diem Fine by 85%		\$ 2,138
	\$100 + \$2,238		\$ 2,238
Balance			\$ 14,350.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

YVAN ROLEAU

**3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #134 W
Lake Drive**

NOTICE OF HEARING TO ABATE FINE

Sent To:

YVAN ROLEAU

134 W Lake Drive
Pembroke Park, FL 33009

Case #:

5014

Date:

09/21/2023

Property Owner:

YVAN ROLEAU

134 W Lake Drive
Pembroke Park, FL 33009

Property Description:

514229000223

Certified Mail #:

Legal Description:

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

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #134 W
Lake Drive

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **18th day of October, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

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

Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 9/19/2023

Phone #: 954-691-7175

Case # 5014

E-mail: plansky.linda@hotmail.com

Address of Violation: 134 W LAKE DRIVE PEMBROKE PARK FL

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, LINDA DOIRON (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5014 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the OCTOBER 18TH, 2023 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 9/7/2023 imposing the fine of \$ 14,350.00 for violation(s) of the Town's Code of Ordinances: SEC 5-105 REPAIRS AND INSTALLATIONS

Brief summary for request: PERMIT WAS OBTAINED AND COMPLETED. FINAL INSPECTION APPROVED ON 11/17/2021. NEVER KNEW THAT CODE ENFORCEMENT AND CITY BUILDING DEPT DON'T TALK. CITY CLERK TOLD OWNER HE WAS DONE, EVERYTHING WAS APPROVED AND COMPLETED. THE TOTAL COST OF BOTH VIOLATIONS TO LEGALIZE WAS \$41,288.00
CASE #5014, 5640

LINDA DOIRON
Petitioner's Name (Print)

Linda Doiron
Petitioner's Signature

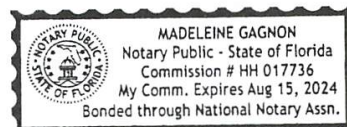
State of Florida, County of Broward

Personally appeared before me the undersigned authority, LINDA DOIRON and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 09-19-23

Notary Public State of Florida:

Hadeline Copan

My Commission expires: 08-15-2024



UNIT 101-400

CLASSIFIED

CONFIDENTIAL - SECURITY

SECRET

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

DATE 10/18/2001 BY 1043/STP

CONFIDENTIAL - SECURITY

DATE 10/18/2001 BY 1043/STP

CONFIDENTIAL

CONFIDENTIAL - SECURITY
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CONFIDENTIAL - SECURITY

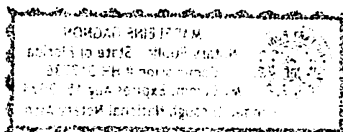
CONFIDENTIAL - SECURITY

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CONFIDENTIAL - SECURITY

CONFIDENTIAL - SECURITY

CONFIDENTIAL - SECURITY



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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

Case No.: 5014

vs.

YVAN ROLEAU
Respondent(s)

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 20th, 2023 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on July 20th, 2021. Based upon the evidence presented [and there being in no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ☒ NO ☐

STREET ADDRESS OF SUBJECT REAL PROPERTY: 134 W LAKE DRIVE,
PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: YVAN ROLEAU

FOLIO NO.: 5142 29 00 0223

1. The Special Magistrate entered a Final Order on July 20th, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on July 20TH, 2021, or if no compliance occurred by the due date, there would be a per diem fine of \$50.00 (FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory \$100.00 (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had complied with the Final Order issued on July 20th, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of \$14,350.00 (FOURTEEN THOUSAND TREE HUNDRED AND FIFTY 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 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

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

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

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of September 2023.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

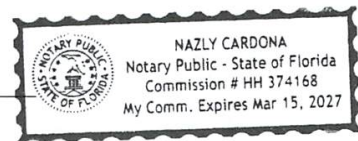
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

September 20, 2023.


Notary Public, state of Florida



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

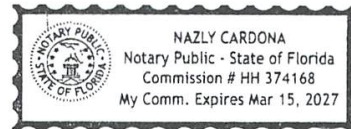
Certificate of Service

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

Yes X No

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of September, 2023.

Nazly Cardona GA.
Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
YVAN ROLEAU) CASE NO. 5014
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: YVAN ROLEAU

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 134 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YVAN ROLEAU AT 11:00 A.M. ON 08 DAY OF SEPTEMBER 2023.

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

TYPE OF SERVICE

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

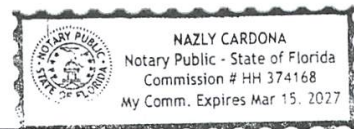
JOSELINE RAMIREZ
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of Sept., 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

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



Case Overview

Property/Incident Information

Owner	Address	Site Address
YVAN ROLEAU	134 W Lake Drive Pembroke Park, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #134 W Lake Drive

Folio
514229000223

Legal Description

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

Case Status Closed **Case #** 5014

Notes Owner/tenant built concrete steps, concrete storage and repaired shed roof and antenna (has lights/wire wrapped around) without permits. Owner installed new door without permits. Property has broken down a/c unit and needs demo permit.
Owner must go to the Building Dept. and obtain/complete all required permits.

Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
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7/22/2021	7/20/2021	Final Order	Certified Mail
6/30/2022		Affidavit of Compliance	Regular Mail
9/7/2023	9/20/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Cert 09/08/23
Posted 09/08/23

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.	6/30/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	6/30/2022	\$14,250.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$14,350.00

Case Overview

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$14,350.00

Town of Pembroke Park

INVOICE

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



DATE: September 18, 2023
INVOICE # 435
FOR:

Case # 5014
YVAN ROLEAU
134 W LAKE DRIVE,
PEMBROKE PARK, FL 33009

Bill To:

YVAN ROLEAU
134 W LAKE DRIVE,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105		
	Final Order 07/20/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
285	Day(s) of Per Diem from (09/18/2021 - 06/30/2022)	\$ 50.00	\$ 14,250.00
Balance			\$ 14,350.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
YVAN ROLEAU) CASE NO. 5014
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: YVAN ROLEAU

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 134 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YVAN ROLEAU AT 11:00 A.M. ON THE 09
DAY OF AUGUST 2023.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
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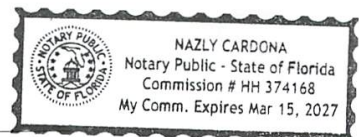
f. ramirez 9/13/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 13 day of Sep, 2023, by Josefine Ramirez as Code Enforcement Officer for the
Town of Pembroke Park.

Nazly Cardona
Signature

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
Yvan Roleau
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #134 W Lake
Drive

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
Yvan Roleau	5014	09/07/2023
134 W Lake Drive Pembroke Park, FL 33009	Property Description:	Certified Mail #:
Property Owner: Yvan Roleau	514229000223	
134 W Lake Drive Pembroke Park, FL 33009	AKA:	
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 OR OF SW1/4 OF NE1/4 E 250 S 150 W 100 S 520 E 210 SE1/4 ALG CURVE 188.5 S 80 SWLY ALG CURVE 188.5 W 210 S 2539 N TO PT 180 N OF S/L OF SEC W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #134 W Lake Drive	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 20th day of September, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 SW 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-955-4800 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).

09/08/2023 11:00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Yvan Roleau

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #134 W Lake
Drive

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
Yvan Roleau	5014	09/07/2023
134 W Lake Drive Pembroke Park, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
Yvan Roleau	514229000223	
134 W Lake Drive Pembroke Park, FL 33009		
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 #134 W Lake Drive	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of September, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

7021 0350 0001 0298 0969

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F.O. #5014, #5640
11900 Biscayne Blvd. #807
Miami, FL 33181

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JUL 21 2021
WEST HOLLYWOOD FL 33023

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Total Postage and Fees \$ **8.53**

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PEMBROKE PARK FL 33009

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PEMBROKE PINES FL 33026

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☐ Adult Signature Restricted Delivery \$

Postage \$ **8.53**

Total Postage and Fees \$ **8.53**

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HCF #5014, #5640
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

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11201 SW 55TH STREET BOX 1
MIRAMAR, FL 33025

City, State, ZIP+4®

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Nov # 5014

Hasler

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03/26/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Pembroke Park Lakes Inc.
P.O. Box 260490
Pembroke Pines, FL 33026

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03/26/2020

US POSTAGE \$000.50⁰



ZIP 33023
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Yvan Roleau

134 W Lake Drive
Pembroke Park, FL 33009

Case #:

5014

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☐ Adult Signature Restricted Delivery \$

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 Yvan Roleau
 NOH #5014, #5640
 134 W Lake Drive
 Street and Apt. No.
 Pembroke Park, FL 33009
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 Allan M. Glaser, ESQ.
 NOH #5014, #5640
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 Street and Apt. No.
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 City, State, ZIP+4

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 NOH #5014, #5640
 134 W Lake Drive
 Pembroke Park, FL 33009

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5014
Petitioner,)
)
vs.)
)
YVAN ROLEAU)
Respondent(s)

FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 134 W LAKE DRIVE, PEMBROKE PARK FL 33009

PROPERTY OWNER: PEMBROKE PARK LAKES INC, 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 29 00 0223

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

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

CONCLUSIONS OF LAW

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

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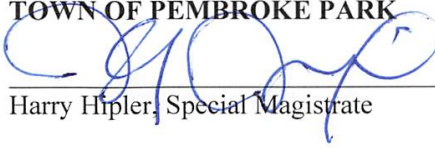
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 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

Case Overview

Property/Incident Information

Owner	Address	Site Address
Yvan Roleau	134 W Lake Drive Pembroke Park, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #134 W Lake Drive

Legal Description

Case Status Open **Case #** 5014 **Date Next Inspection** 7/20/2021

Notes Owner/tenant built concrete steps, concrete storage and repaired shed roof and antenna (has lights/wire wrapped around) without permits. Owner installed new door without permits. Property has broken down a/c unit and needs demo permit. Owner must go to the Building Dept. and obtain/complete all required permits.

Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/12/2020		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

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

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NOV # 5014

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Pembroke Pines, FL 33026

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Case #:

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3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Certified Mail Restricted Delivery with Signature Confirmation ☐ 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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The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$6,800,510	\$74,990	\$6,875,500	\$4,395,000	
2020	\$6,800,510		\$6,800,510	\$3,927,290	\$103,448.85
2019	\$3,570,270		\$3,570,270	\$3,570,270	\$77,953.29
2021* 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	\$4,395,000	\$6,875,500	\$4,395,000	\$4,395,000	
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	\$4,395,000	\$6,875,500	\$4,395,000	\$4,395,000	

Special Assessments

Page 453 of 641



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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

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

Principal Address

1701 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442

Changed: 03/31/2008

Mailing Address

1701 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442

Changed: 03/31/2008

Registered Agent Name & Address

GLASER, ALLAN M., ESQ.
11900 BISCAYNE BLVD.
#807
MIAMI, FL 33181

Name Changed: 01/27/2015

Address Changed: 04/04/1995

Officer/Director Detail

Name & Address

Title PSTD

CASTELLANO, MARK
1701 W HILLSBORO BLVD, # 201
DEERFIELD BEACH, FL 33442

Title PSD

CASTELLANO, WILLIAM
1701 W HILLSBORO BLVD. #201
DEERFIELD BEACH, FL 33442

Annual Reports

Report Year	Filed Date
2019	02/21/2019
2020	01/22/2020
2021	02/11/2021

Document Images

02/11/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
01/20/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
01/27/2015 -- REINSTATEMENT	View image in PDF format
03/28/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
04/14/2011 -- ANNUAL REPORT	View image in PDF format
03/29/2010 -- ANNUAL REPORT	View image in PDF format
03/16/2009 -- ANNUAL REPORT	View image in PDF format
03/31/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
03/03/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
04/02/2004 -- ANNUAL REPORT	View image in PDF format
04/11/2003 -- ANNUAL REPORT	View image in PDF format
05/06/2002 -- ANNUAL REPORT	View image in PDF format
04/19/2001 -- ANNUAL REPORT	View image in PDF format
02/26/2000 -- ANNUAL REPORT	View image in PDF format
03/29/1999 -- ANNUAL REPORT	View image in PDF format
02/02/1998 -- ANNUAL REPORT	View image in PDF format
05/09/1997 -- ANNUAL REPORT	View image in PDF format
04/05/1996 -- ANNUAL REPORT	View image in PDF format
04/04/1995 -- ANNUAL REPORT	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

YVAN ROLEAU)
Respondent)

CASE NO. 5014

AFFIDAVIT OF SERVICE

TO BE SERVED: YVAN ROLEAU

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 134 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YVAN ROLEAU AT 12:34 P.M. ON THE 6 DAY OF JULY 2021.

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

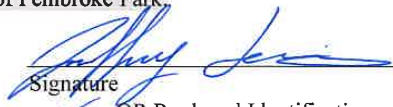
TYPE OF SERVICE

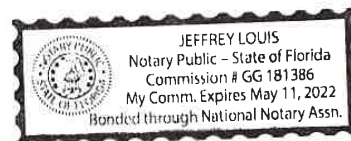
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of 7, 2021, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


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




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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date: 06/22/2021

Sent To: Yvan Roleau
134 W Lake Drive
Pembroke Park, FL 33009

Case #: 5014

Property Owner: Yvan Roleau
134 W Lake Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Description: 514228500223

Legal Description: 29-51-42 BEG AT PT 180 N OF SW COR OF SE 1/4 FOR POB N ALG W LINE TO PT 50 S OF NW CR OF SW 1/4 OF NE 1/4 E 250 S 150 W 100 S 520 E 210 SE 1/4 ALG CURVE 188 S 5 S 60 SWLY ALG CURVE 188 S W 210 S 2839 M/L TO PT 180 N OF SW OF SEC W 150 TO POB

AKA: 3186 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - 4134 W

07/06/2021 12:34


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: Yvan Roleau
134 W Lake Drive
Pembroke Park, FL 33009

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AKA: 3186 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - 4134 W Lake Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance Reference	Section	Description	Days to Comply from Date of this Notice
11-2004 and 11-2005	11-2004 - 11-2005 and 11-2006	Residential and commercial structures shall be maintained in compliance with the provisions of the Building Code or the applicable code plan. All work shall be done in accordance with the applicable code.	30

1 of 2

07/06/2021 12:34



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:

Yvan Roleau

134 W Lake Drive
Pembroke Park, FL 33009

Case #:

5014

Property Owner:

Yvan Roleau

134 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 #134 W
Lake Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/12/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Owner/tenant built concrete steps, concrete storage and repaired shed roof and antenna (has lights/wire wrapped around) without permits. Owner installed new door without permits. Property has broken down a/c unit and needs demo permit.
Owner must go to the Building Dept. and obtain/complete all required permits.

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

COVID-19



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

Antenna was
done by Association
A/C permit
1910588-0

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

Yvan Roleau
134 W Lake Drive
Pembroke Park, FL 33009

Case #:

5014

Date:

03/12/2020

Property Owner:

Yvan Roleau
134 W Lake Drive
Pembroke Park, FL 33009

Property Description:

514229000223

Certified Mail #:**Legal Description:**

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

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Yvan
Roleau-134 W Lake Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/12/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Mean of Correction:

Owner/tenant built concrete steps, concrete storage and repaired shed roof and antenna (has lights/wire wrapped around) without permits. Owner installed new door without permits. Property has broken down a/c unit and needs demo permit.

Owner must go to the Building Dept. and obtain/complete all required permits.

Double permit fee has been assessed.

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

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


Joseline Ramirez
Code Enforcement Officer



Town of Pembroke Park Violation Notice

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

Name Yvan Rouleau
Site Address 134 W Lake Drive
Permit # _____

Date 3/12/20
Case # _____
Sub/Par Pembroke Park Lakes MHP

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

Violation(s) Door installed without permits
Owner/tenant is building concrete storage/steps
and repairing shed roof & antenna without
permits. The antenna has lights wrapped around.
Corrective Action(s) Owner must remove & protect a/c unit w/ permit
Owner must repair damages on ventilation required.
Owner/tenant must go to the Building Dept
and obtain permits for work done.
Owner must obtain and complete all required permit
inspections.

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

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

Josefine Ramirez
Code Enforcement Officer

954-551-7147

Received by [Signature]

Lucie
Leitch
(Parle French)

White: Original Copy

Yellow: Officer's Copy

Pink: Violator



















TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-
5510 FAX



BUILDING PERMIT APPLICATION

1910588

PERMIT NO.

M-91890

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: MECHANICAL					
JOB NAME: ROULEAU, YVAN					
JOB ADDRESS: 134 W LAKE DR					
OWNER NAME: PEMBROKE PARK LAKES INC					
OWNER ADDRESS: PO BOX 260490					
CITY: PEMBROKE PINES					
PHONE: 9999999999		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: A CUSTOMER FIRST REFR					
MAIL ADDRESS: 5740 SW 58 CT					
CITY STATE ZIP: DAVIE FL 33314					
PHONE: 9543216212		FAX: 9543216223		EMAIL: ACUSTOMERFIRST@BELL SOUTH FL	
CERT. COMPETENCY: CAC181399			STATE REGISTRATION: N/A		
LOT: 134	BLOCK: 000	PRESENT USE: MOBILE HOME		PROPOSED USE: MOBILE HOME	
FOLIO NUMBER: 514229000223			SUBDIVISION: PEMBROKE PARK LAKES		
NO. OF STORIES: 1		OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1
TYPE OF WORK:		N/A	N/A	N/A	REPAIR
JOB COST: 3650		SQ.FT. / L.F.: 0			
DESCRIBE WORK: PACKAGE UNIT REPLACEMENT : RUUD RSPMA030JK000AUA - 5KW					
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 (1910588-0)

Event ID	Inspection	Inspection Date	Status
----------	------------	-----------------	--------

Mechanical Inspection

86385	Condensate Lines	8/11/2020	Pass
86386	Final Mechanical	8/11/2020	Pass
86384	Rough Duct Insulation	8/11/2020	Pass



TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **1910588-0**

Job Address: **134 W LAKE DR**

Job Name: ROULEAU, YVAN

Permit Status: Permit Complete

Permit Issued Date: 7/23/2020 2:42:27 PM

Submitted Into Plan Review Date: 7/23/2020 11:06:48 AM

Application Date: 7/22/2020 3:45:04 PM

Difference Between Application to Plan Review: 1 Day(s)

Difference Between Plan Review to Permit Issued: 0 Day(s)

Required Disciplines

Discipline	Status	Date
MECHANICAL	Approved	7/22/2020 5:52:07 PM



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: **1910588-0**

Job Address: **134 W LAKE DR**

Job Name: ROULEAU, YVAN

Permit Status: Permit Complete

Permit Issued Date: 7/23/2020 2:42:27 PM

Submitted Into Plan Review Date: 7/23/2020 11:06:48 AM

Application Date: 7/22/2020 3:45:04 PM

Difference Between Application to PlanReview: 1 Day(s)

Difference Between PlanReview to Permit Issued: 0 Day(s)

Required Disciplines

Discipline	Status	Date
MECHANICAL	Approved	7/22/2020 5:52:07 PM



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:

134 W LAKE DR

Job Name: ROULEAU, YVAN

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date: 2/8/2021 11:43:59 AM

Application Date: 2/8/2021 11:42:37 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Denied	3/24/2021 8:06:53 PM



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-5310 FAX



Indefinite 93617

BUILDING PERMIT APPLICATION

PERMIT NO.

ZON-93617

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ZONING					
JOB NAME: ROULEAU, YVAN					
JOB ADDRESS: 134 W LAKE DR					
OWNER NAME: ROULEAU, YVAN					
OWNER ADDRESS: 134 W LAKE DR					
CITY: PEMBROKE PARK					
PHONE: 5145745635		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: ELITE AMERICAN BUILDERS INC					
MAIL ADDRESS: 4443 BELLEGROVE DR					
CITY STATE ZIP: FORT PIERCE FL 34981					
PHONE: 3052408177		FAX:		EMAIL: francoismacl@gmail.com	
CERT. COMPETENCY: CBC1258618			STATE REGISTRATION: N/A		
LOT: 134	BLOCK: 000	PRESENT USE: MOBILE HOME		PROPOSED USE: MOBILE HOME	
FOLIO NUMBER: 514229000223			SUBDIVISION: PEMBROKE PARK LAKE		
NO. OF STORIES: 1		OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1
TYPE OF WORK:		ADD	N/A	N/A	N/A
JOB COST: 0		SQ.FT. / L.F.: 0			
DESCRIBE WORK: VIOLATION : REAR PATIO WITH UNDER STORAGE, STEPS AT ENTRANCE DOOR IN DRIVEWAY					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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



TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number:

Job Address:

134 W LAKE DR

Job Name: ROULEAU, YVAN

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date: 6/21/2021 8:50:14 AM

Application Date: 6/21/2021 8:47:07 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Pending	
ZONING	Pending	











Case Overview

Property/Incident Information

Owner	Address	Site Address
YVAN ROLEAU	134 W Lake Drive Pembroke Park, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #134 W Lake Drive

Folio

514229000223

Legal Description

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

Case Status Closed **Case #** 5640

Notes

1. Stop Work Order.
2. Interior renovations done without permits. Obtain plans, permit and inspections.
3. Installed new windows without permits. Obtain plans, permit and inspections.
4. Installed new plywood and insulation board underneath mobile home. Obtain plans, permit and inspections.
5. Installed new plumbing pvc pipes underneath mobile home. Obtain plans, permit and inspections.
6. Installed washer and dryer inside shed. Obtain plans, permit and inspections.
7. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/13/2021		Notice of Violation	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	Certified Mail
12/16/2021		Affidavit of Compliance	Certified Mail
9/7/2023	9/20/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
9/20/2023	9/20/2023	Supplemental Order/Claim of Lien	Certified Mail Hand
9/21/2023	10/18/2023	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	12/16/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	12/16/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	12/16/2021

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	12/16/2021	\$8,900.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$9,000.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$9,000.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

YVAN ROLEAU)

CASE NO. 5640

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: YVAN ROLEAU

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 134 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YVAN ROLEAU AT 10:14 A.M. ON THE 05
DAY OF OCTOBER 2023.

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

TYPE OF SERVICE

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

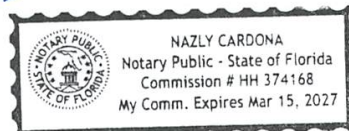
AFFIANT

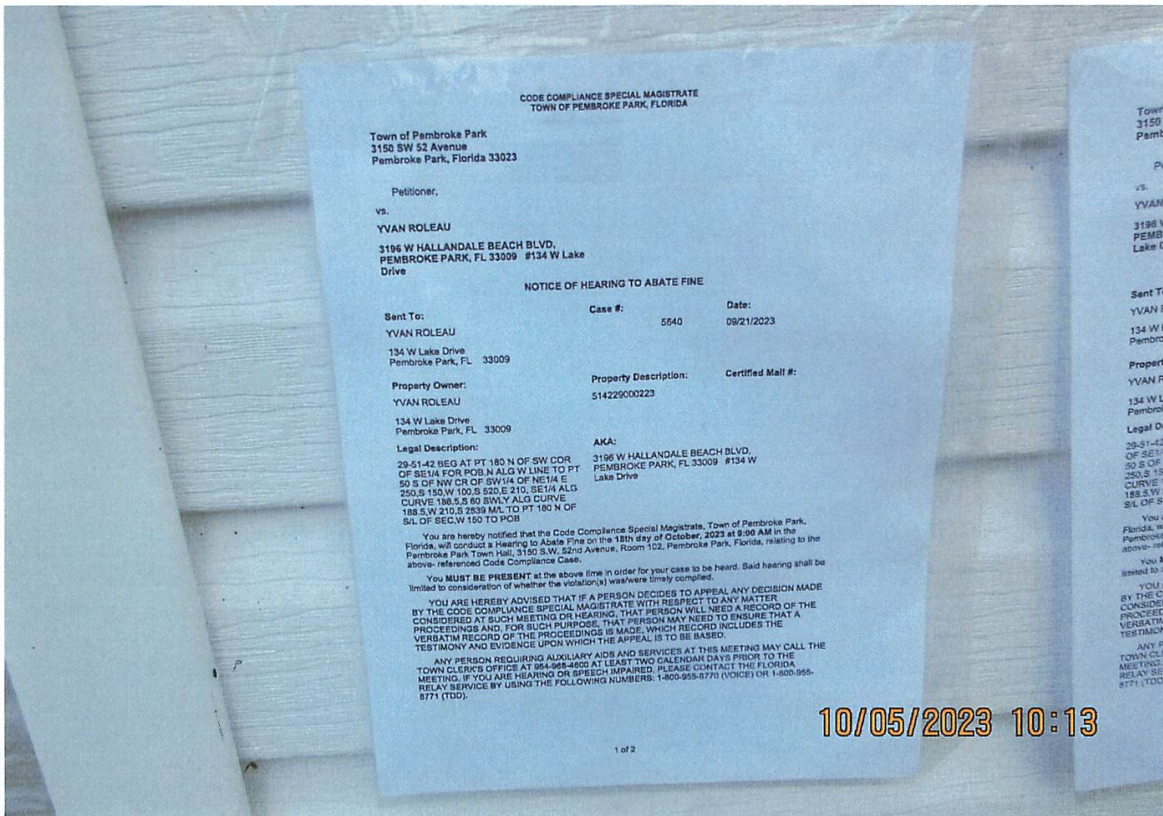
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of Oct, 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana GA
Signature

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





Town of Pembroke Park

INVOICE

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



DATE: October 10, 2023
INVOICE # 435
FOR:

Case # 5640
YVAN ROLEAU
134 W LAKE DRIVE,
PEMBROKE PARK, FL 33009

Bill To:
YVAN ROLEAU
134 W LAKE DRIVE,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 5-17 and 5-2(b)		
	Final Order 07/20/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
89	Day(s) of Per Diem from (09/18/2021-12/16/2021)	\$ 100.00	\$ 8,900.00
	Recommend to Abate Per Diem Fine by 85%		\$ 1,335.00
	\$100.00 + \$1,435.00		\$ 1,435.00
	Balance		\$ 9,000.00

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

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

Case No.: 5640

vs.

YVAN ROLEAU
Respondent(s)

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 20th, 2023 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on July 20th, 2021. Based upon the evidence presented [and there being in compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES X NO

STREET ADDRESS OF SUBJECT REAL PROPERTY: 134 W LAKE DRIVE,
PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: YVAN ROLEAU

FOLIO NO.: 5142 29 00 0223

1. The Special Magistrate entered a Final Order on July 20th, 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 and 5-2(b). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on July 20TH, 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 complied with the Final Order issued on July 20th, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **\$9,000.00** (NINE THOUSAND 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 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

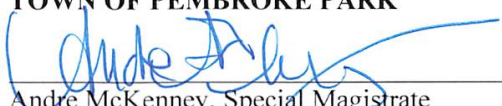
4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

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

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of September 2023.

TOWN OF PEMBROKE PARK

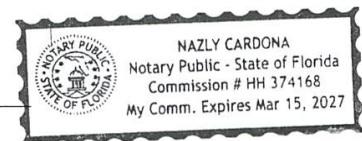

Andre McKenney, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:
September 20, 2023.


Notary Public, state of Florida



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

Certificate of Service

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

Yes X No

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of September, 2023.

Nazly Cardona CA
Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
YVAN ROLEAU) CASE NO. 5640
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: YVAN ROLEAU

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 134 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YVAN ROLEAU AT 11:00 A.M. ON THE 08
DAY OF SEPTEMBER 2023.

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

TYPE OF SERVICE

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

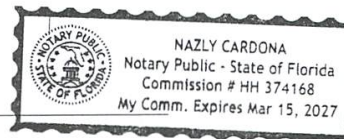
AFFIANT

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. 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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



Case Overview

Property/Incident Information

Owner	Address	Site Address
YVAN ROLEAU	134 W Lake Drive Pembroke Park, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #134 W Lake Drive

Folio

514229000223

Legal Description

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

Case Status Closed **Case #** 5640

Notes

1. Stop Work Order.
2. Interior renovations done without permits. Obtain plans, permit and inspections.
3. Installed new windows without permits. Obtain plans, permit and inspections.
4. Installed new plywood and insulation board underneath mobile home. Obtain plans, permit and inspections.
5. Installed new plumbing pvc pipes underneath mobile home. Obtain plans, permit and inspections.
6. Installed washer and dryer inside shed. Obtain plans, permit and inspections.
7. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/13/2021		Notice of Violation	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	Certified Mail
12/16/2021		Affidavit of Compliance	Certified Mail
9/7/2023	9/20/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Cert 09/8/23
Posted 9/08/23

Violations

Ordinance/Regulation	Section	Description	Date Compiled
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	12/16/2021
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)	12/16/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	12/16/2021
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Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	12/16/2021	\$8,900.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$9,000.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$9,000.00

Town of Pembroke Park

INVOICE

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



DATE: September 13, 2023
INVOICE # 435
FOR:

Case # 5640
YVAN ROLEAU
134 W LAKE DRIVE,
PEMBROKE PARK, FL 33009

Bill To:
YVAN ROLEAU
134 W LAKE DRIVE,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 5-17 and 5-2(a).		
	Final Order 07/20/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
89	Day(s) of Per Diem from (09/18/2021 - 12/16/2021)	\$ 100.00	\$ 8,900.00
Balance			\$ 9,000.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
YVAN ROLEAU) CASE NO. 5640
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: YVAN ROLEAU

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 134 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YVAN ROLEAU AT 11:00 A.M. ON THE 09
DAY OF AUGUST 2023.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
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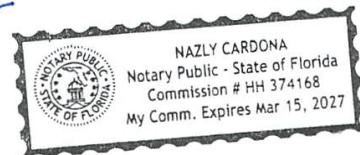
J. Ramirez 9/13/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of Sept. 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona CA
Signature

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
Yvan Roleau
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #134 W Lake
Drive

NOTICE OF HEARING TO CONFIRM FINE

Sent To: Yvan Roleau
134 W Lake Drive
Pembroke Park, FL 33009

Case #: 5640

Date: 09/07/2023

Property Owner: Yvan Roleau
134 W Lake Drive
Pembroke Park, FL 33009

Property Description: 3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #134 W
Lake Drive

Certified Mail #: 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
250.5 150 W 100 S 220 E 210 SE1/4 ALG
CURVE 188.5 S 50 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 #134 W
Lake Drive

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 20th day of September, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

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

09/08/2023 11:00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Yvan Roleau

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #134 W Lake
Drive

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

Yvan Roleau

134 W Lake Drive
Pembroke Park, FL 33009

Case #:

5640

Date:

09/07/2023

Property Owner:

Yvan Roleau

134 W Lake Drive
Pembroke Park, FL 33009

Property Description:

514229000223

Certified Mail #:

Legal Description:

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

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #134 W
Lake Drive

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Sincerely,

Joseline Ramirez

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

U.S. Postal Service™
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OFFICIAL USE

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

Postage
 \$ 8.53

Total Postage and Fees
 \$

Sent To
 PEMBROKE PARK LAKES INC
 HCF #5014, #5640
 3196 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK FL 33009

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

Postmark Here

PS Form 3800, April 2019 PSN 7530-02-000-9001

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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
 \$ 8.53

Total Postage and Fees
 \$

Sent To
 PEMBROKE PARK LAKES INC
 HCF #5014, #5640
 PO BOX 260490
 PEMBROKE PINES FL 33026

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

Postmark Here

PS Form 3800, April 2019 PSN 7530-02-000-9001

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ 8.53

Total Postage and Fees
 \$

Sent To
 EESON, LEIGH
 HCF #5014, #5640
 11201 SW 55TH STREET BOX 1
 MIRAMAR, FL 33025

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

Postmark Here

PS Form 3800, April 2019 PSN 7530-02-000-9001

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ 8.53

Total Postage and Fees
 \$

Sent To
 YVAN ROLEAU
 HCF #5014, #5640
 134 W LAKE DRIVE
 PEMBROKE PARK FL 33009

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

Postmark Here

PS Form 3800, April 2019 PSN 7530-02-000-9001

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☐ Addressee X <i>[Signature]</i>	
1. Article Addressed to:		B. Received by (Printed Name)	C. Date of Delivery
Pembroke Park Lakes, INC.		<i>W. Castellow</i>	<i>07/28/21</i>
F.O. #5014, #5640		D. Is delivery address different from item 1? ☐ Yes	
P.O. Box 260490		If YES, enter delivery address below: ☐ No	
Pembroke Pines, FL 33026			
		3. Service Type	
9590 9402 6610 1028 6968 56		☐ Adult Signature ☐ Priority Mail Express®	
2. Article Number (Transfer from service label)		☐ Adult Signature Restricted Delivery ☐ Registered Mail™	
7021 0350 0001 0298 0976		☒ Certified Mail® ☐ Registered Mail Restricted Delivery	
		☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™	
		☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery	
		☐ Collect on Delivery Restricted Delivery	
		☐ Insured Mail	
		Mail Restricted Delivery (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:

Allan M. Glaser, ESQ.

F.O. #5014, #5640

11900 Biscayne Blvd. #807

Miami, FL 33181



9590 9402 6610 1028 6968 49

2. Article Number (Transfer from service label)

7021 0350 0001 0298 0969

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
A. Signature ☒ Agent ☐ Addressee X		B. Received by (Printed Name)	
C. Date of Delivery		D. Is delivery address different from item 1? ☐ Yes	
		If YES, enter delivery address below: ☐ No	
3. Service Type		☐ Priority Mail Express®	
☐ Adult Signature		☐ Registered Mail™	
☐ Adult Signature Restricted Delivery		☐ Registered Mail Restricted Delivery	
☒ Certified Mail®		☐ Signature Confirmation™	
☐ Certified Mail Restricted Delivery		☐ Signature Confirmation Restricted Delivery	
☐ Collect on Delivery			
☐ Collect on Delivery Restricted Delivery			
☐ Insured Mail			
Mail Restricted Delivery (over \$500)			

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5640
Petitioner,)
)
vs.)
)
YVAN ROLEAU)
Respondent(s)

FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 134 W LAKE DRIVE, PEMBROKE PARK FL 33009

PROPERTY OWNER: PEMBROKE PARK LAKES INC, 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 29 00 0223

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 5-2(b). 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.

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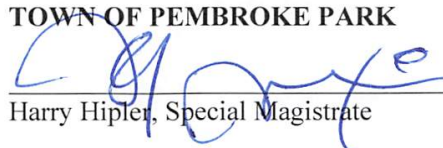
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105, 5-17; 5-2(b) **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of July 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK


Harry Hiplet, 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

7021 0350 0001 0298 0969

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage: \$ 6.96

Sent To: Allan M. Glaser, ESQ.
F.O. #5014, #5640
Street and Apt.: 11900 Biscayne Blvd. #807
City, State, ZIP: Miami, FL 33181

PS Form 3800, April 2013 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: \$ 6.96

Sent To: Pembroke Park Lakes, INC
F.O. #5014, #5640
Street and Apt.: P.O. Box 260490
City, State, ZIP: Pembroke Pines, FL 33026

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions



7021 0350 0001 0298 0891

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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: Yvan Roleau
F.O. #5014, #5640
Street and Apt.: 134 W Lake Drive
City, State, ZIP: Pembroke Park, FL 33009

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☐ Addressee	
1. Article Addressed to: Allan M. Glaser, ESQ. F.O. #5014, #5640 11900 Biscayne Blvd. #807 Miami, FL 33181		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7021 0350 0001 0298 0969		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 6610 1028 6968 49		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	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☐ Addressee	
1. Article Addressed to: Pembroke Park Lakes, INC. F.O. #5014, #5640 P.O. Box 260490 Pembroke Pines, FL 33026		B. Received by (Printed Name) W. Castellow	C. Date of Delivery 07/28/21
2. Article Number (Transfer from service label) 7021 0350 0001 0298 0976		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 6610 1028 6968 56		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	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

Case Overview

Property/Incident Information

Owner	Address	Site Address
Yvan Roleau	134 W Lake Drive Pembroke Park, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #134 W Lake Drive

Legal Description

Case Status Open **Case #** 5640 **Date Next Inspection** 7/20/2021

Notes

1. Stop Work Order.
2. Interior renovations done without permits. Obtain plans, permit and inspections.
3. Installed new windows without permits. Obtain plans, permit and inspections.
4. Installed new plywood and insulation board underneath mobile home. Obtain plans, permit and inspections.
5. Installed new plumbing pvc pipes underneath mobile home. Obtain plans, permit and inspections.
6. Installed washer and dryer inside shed. Obtain plans, permit and inspections.
7. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/13/2021		Notice of Violation	Regular Mail
6/22/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 7/20/2021

Code Dept.

OF PEMBROKE PARK

RD AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5640

Hasler

FIRST-CLASS MAIL

03/22/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Sent To:

Yvan Roleau

134 W Lake Drive
Pembroke Park, FL 33009

Case #:

5640

Code Dept.

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5640

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FIRST-CLASS MAIL

03/22/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Pembroke Park Lakes Inc.
P.O. Box 260490
Pembroke Pines, FL 33026

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☐ Adult Signature Required
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Postage
\$
Total Postage and
\$ 7.16
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City, State, ZIP+4
Postmark Here

Yvan Roleau
NOH #5014, #5640
134 W Lake Drive
Pembroke Park, FL 33009

PS Form 3800, April 2013 PSN 7530-02-000-9001

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

Allan M. Glaser, ESQ.
NOH #5014, #5640
11900 Biscayne Blvd. #807
Miami, FL 33181

PS Form 3800, April 2013 PSN 7530-02-000-9001

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☐ Return Receipt (electronic)
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Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here

Pembroke Park Lakes, INC.
NOH #5014, #5640
P.O. Box 260490
Pembroke Pines, FL 33026

PS Form 3800, April 2013 PSN 7530-02-000-9001

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on so that we can return this receipt to you. ■ Attach this receipt to the front of space provided. 1. Article Addressed to: Allan M. Glaser, ESQ. NOH #5014, #5640 11900 Biscayne Blvd. #807 Miami, FL 33181 2. Article Number: 7021 0350 0001 0297 6801	A. Signature X B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Certified Mail Restricted Delivery with Signature Confirmation ☐ 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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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$6,800,510	\$74,990	\$6,875,500	\$4,395,000	
2020	\$6,800,510		\$6,800,510	\$3,927,290	\$103,448.85
2019	\$3,570,270		\$3,570,270	\$3,570,270	\$77,953.29

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/1/1965	WD	\$270,000		\$10.00	680,051	SF
				Adj. Bldg. S.F. (Card, Sketch)		303
				Eff./Act. Year Built: 2021/2020		

Page 509 of 641



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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

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

Principal Address

1701 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442

Changed: 03/31/2008

Mailing Address

1701 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442

Changed: 03/31/2008

Registered Agent Name & Address

GLASER, ALLAN M., ESQ.
11900 BISCAYNE BLVD.
#807
MIAMI, FL 33181

Name Changed: 01/27/2015

Address Changed: 04/04/1995

Officer/Director Detail

Name & Address

Title PSTD

CASTELLANO, MARK
1701 W HILLSBORO BLVD, # 201
DEERFIELD BEACH, FL 33442

Title PSD

CASTELLANO, WILLIAM
1701 W HILLSBORO BLVD. #201
DEERFIELD BEACH, FL 33442

Annual Reports

Report Year	Filed Date
2019	02/21/2019
2020	01/22/2020
2021	02/11/2021

Document Images

02/11/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
01/20/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
01/27/2015 -- REINSTATEMENT	View image in PDF format
03/28/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
04/14/2011 -- ANNUAL REPORT	View image in PDF format
03/29/2010 -- ANNUAL REPORT	View image in PDF format
03/16/2009 -- ANNUAL REPORT	View image in PDF format
03/31/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
03/03/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
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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

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

YVAN ROLEAU)
Respondent)

CASE NO. 5640

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

TO BE SERVED: YVAN ROLEAU

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 134 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YVAN ROLEAU AT 12:36 P.M. ON THE 6
DAY OF JULY 2021.

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

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

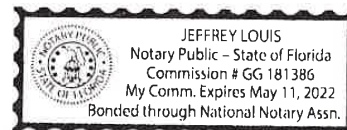
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 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 _____


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date: 06/22/2021

Sent To: Yvan Roleau
134 W Lake Drive
Pembroke Park, FL 33009

Case #: 5640

Certified Mail #:

Property Owner: Yvan Roleau
134 W Lake Drive
Pembroke Park, FL 33009

Property Description: 514229000223

Legal Description:
23-51-42 BEG AT PT 180 N OF SW COR
OF SE 1/4 FOR POB, N ALG W LINE TO PT
50 S OF NW CR OF SW 1/4 OF NE 1/4 E
250 S 150 W 100 S 520 E 210 SE 1/4 ALG
CURVE 188 S 5 S 60 SWLY ALG CURVE
188 S W 210 S 2839 WIL TO PT 180 N OF
SAL OF SEC W 159 TO POB

AKA:
3195 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009 #124 W

07/06/2021 12:35


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: Yvan Roleau
134 W Lake Drive
Pembroke Park, FL 33009

Case #: 5640

Certified Mail #:

Property Owner: Yvan Roleau
134 W Lake Drive
Pembroke Park, FL 33009

Property Description: 514229000223

Legal Description:
23-51-42 BEG AT PT 180 N OF SW COR
OF SE 1/4 FOR POB, N ALG W LINE TO PT
50 S OF NW CR OF SW 1/4 OF NE 1/4 E
250 S 150 W 100 S 520 E 210 SE 1/4 ALG
CURVE 188 S 5 S 60 SWLY ALG CURVE
188 S W 210 S 2839 WIL TO PT 180 N OF
SAL OF SEC W 159 TO POB

AKA:
3195 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009 #124 W

07/06/2021 12:34



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

06/22/2021

Sent To:

Yvan Roleau

134 W Lake Drive
Pembroke Park, FL 33009

Case #:

5640

Property Owner:

Yvan Roleau

134 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 #134 W
Lake Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/13/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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.

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(Ord. No. 13-09-01, § 2, 9-11-13)

BUILDING AND BUILDING REGULATIONS Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)

Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established.

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(Ord. No. 87-6-1, §§ 1, 2, 6-10-87)

Editor's note—

Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor.

Cross reference— Code enforcement, Ch. 7.

1. Stop Work Order.
2. Interior renovations done without permits. Obtain plans, permit and inspections.
3. Installed new windows without permits. Obtain plans, permit and inspections.
4. Installed new plywood and insulation board underneath mobile home. Obtain plans, permit and inspections.
5. Installed new plumbing pvc pipes underneath mobile home. Obtain plans, permit and inspections.
6. Installed washer and dryer inside shed. Obtain plans, permit and inspections.
7. 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 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.

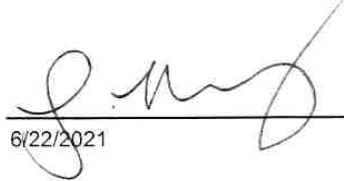
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes 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



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
Yvan Roleau 134 W Lake Drive Pembroke Park, FL 33009	5640	03/13/2021
Property Owner:	Property Description:	Certified Mail #:
Yvan Roleau 134 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 #134 W Lake Drive	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/13/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30

(Ord. No. 13-09-01, § 2, 9-11-13)

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.

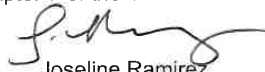
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Notes/Mean of Correction:

1. Stop Work Order.
2. Interior renovations done without permits. Obtain plans, permit and inspections.
3. Installed new windows without permits. Obtain plans, permit and inspections.
4. Installed new plywood and insulation board underneath mobile home. Obtain plans, permit and inspections.
5. Installed new plumbing pvc pipes underneath mobile home. Obtain plans, permit and inspections.
6. Installed washer and dryer inside shed. Obtain plans, permit and inspections.
7. 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











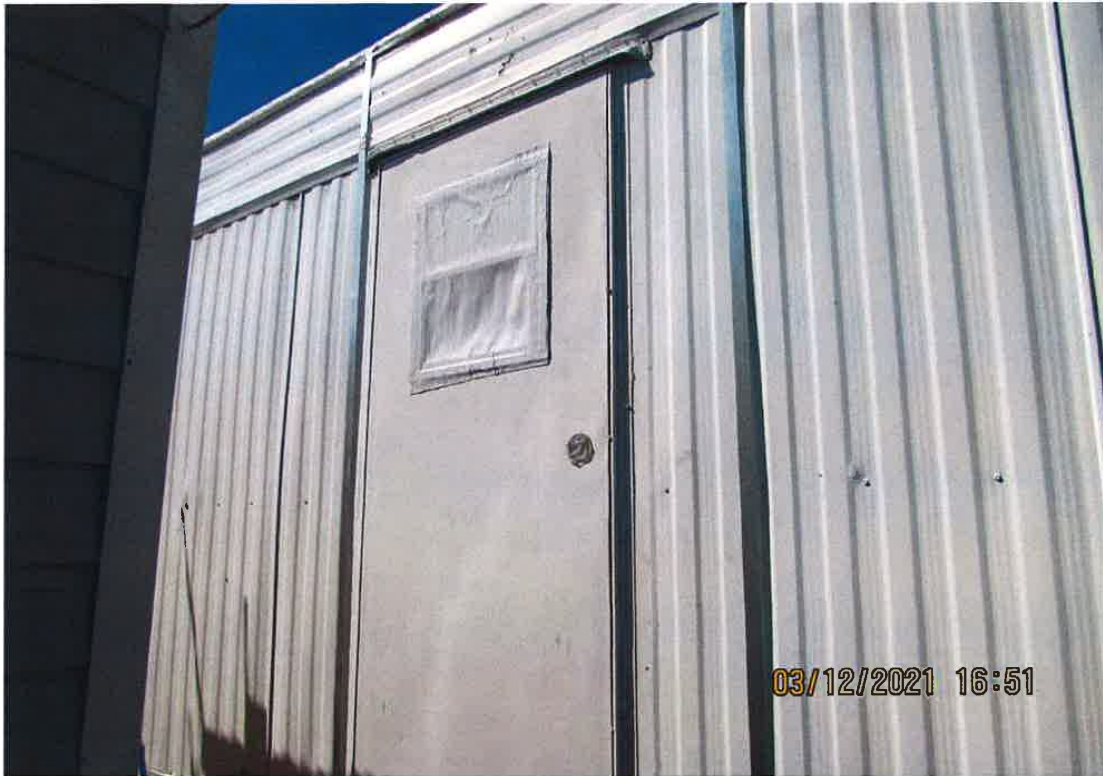














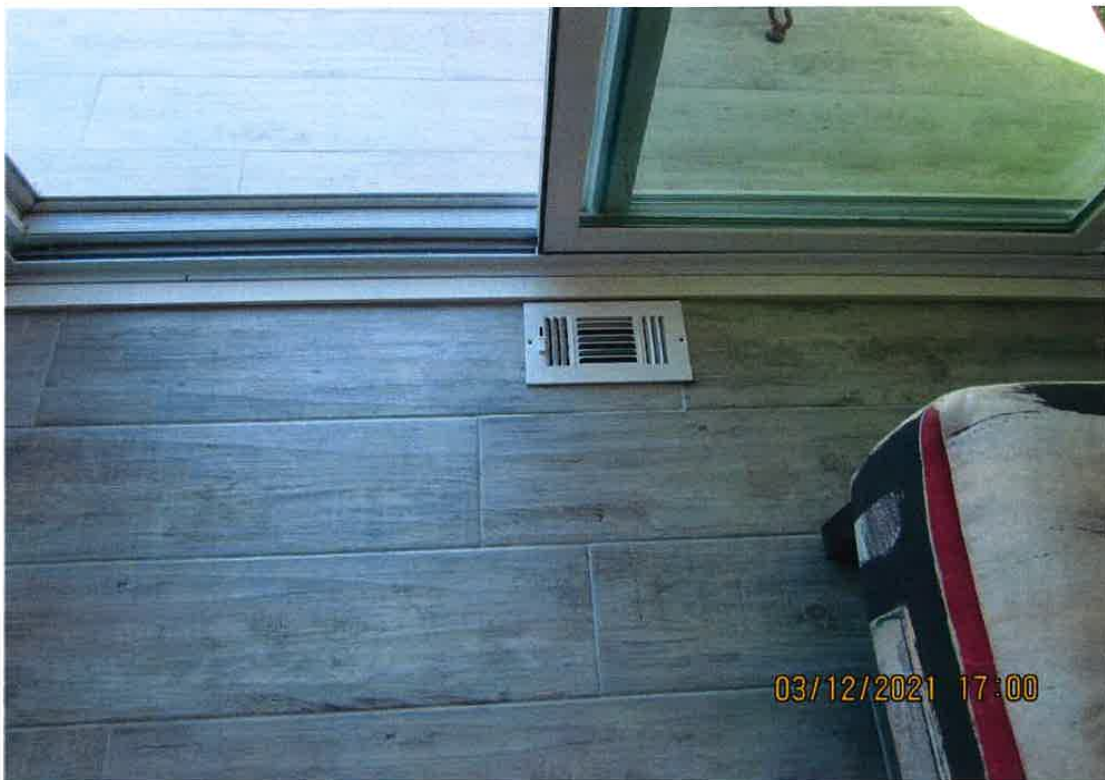






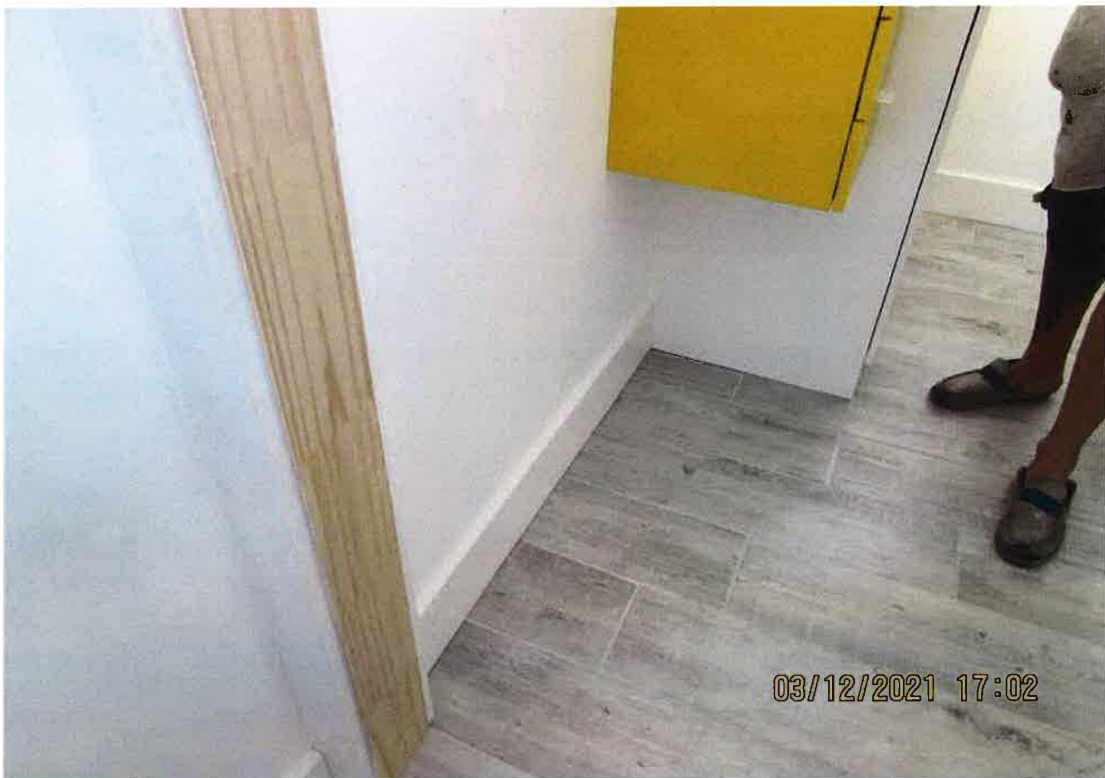








































Case Overview

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

Folio
514221280021

Legal Description

MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF

Case Status Closed **Case #** 6771

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

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
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 Certified Mail
9/22/2022	9/21/2022	Supplemental Order/Claim of Lien	Certified Mail Hand
2/9/2023	3/15/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
4/26/2023		Affidavit of Non-Compliance	Hand
6/26/2023		Affidavit of Compliance	Hand
9/27/2023	10/18/2023	Notice of Formal Hearing - Abate Fine	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	6/26/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	6/26/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	6/26/2023
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

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	5/6/2022	\$25,500.00
Individual Violation		Individual Violation	6/26/2023	\$104,250.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$129,850.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$129,850.00

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: October 10, 2023
INVOICE # 435
FOR:

Case # 6771
1730 PR LLC
1730 SW 30 AVE,
PEMBROKE PARK, FL 33009

Bill To:
1730 PR LLC
1730 SW 30 AVE,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 5-17; 15-17; 21-19 and 26-346(a)(f).		
	Final Order 04/20/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
417	Day(s) of Per Diem from Sec(s) 5-105; 5-17 and 15-17 (05/05/2022-06/26/2023)	\$ 250.00	\$ 104,250.00
51	Day(s) of Per Diem from Sec(s) 28-85(a) and 28-215 (03/16/2022-05/06/2022)	\$ 500.00	\$ 25,500.00
1	Recorded Lien	\$ 48.50	\$ 48.50
1	Recorded Release of Lien	\$ 8.50	\$ 8.50
	Recommend to Abate Per Diem Fine by 90%		\$ 12,975.00
	\$104,250.00 + \$25,500.00 + \$100.00 + \$48.50.00 + \$8.50		\$ 142,825.00
	Balance	\$	129,907.00

If you have any questions concerning this invoice, Department of CodeCompliance, 954-966-4600 ext. 215

**CODE COMPLIANCE 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 PR LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 1730 SW 30TH AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 1730 PR LLC AT 10:50 A.M. ON THE 05 DAY OF OCTOBER 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

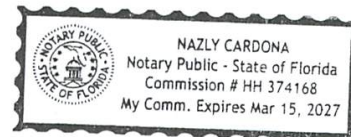
J. Ramirez 10/10/23
AFFIANT

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 Oct, 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 22 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.
1730 PR LLC
1730 SW 30 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO ABATE FINE

Sent To: 1730 PR LLC 67 N FEDERAL HWY DANIA BEACH, FL 33004	Case #: 6771	Date: 09/27/2023
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 Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 18th day of October, 2023 at 9:00 AM in the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING.

10/05/2023 10:50

**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

Case No.: **6771**

vs.

1730 PR LLC
Respondent(s)

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on April 20, 2021. Based upon the evidence presented [and there being in full compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ☒ NO ☐

STREET ADDRESS OF SUBJECT REAL PROPERTY: 1730 SW 30 AVE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: 1730 PR LLC

FOLIO NO.: 5142 21 28 0021

1. The Special Magistrate entered a Final Order on April 20, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION(S) 21-19. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FOURTEEN (14) DAYS FROM THE DATE OF THE NOTICE OF VIOLATION held on March 2, 2022, or if no compliance occurred by the due date, there would be a per diem fine of **\$500.00** (FIVE HUNDRED 00/100 DOLLARS) and THE TOWN OF PEMBROKE PARK ORDINANCES SECTION(S) 5-105; 5-17; 15-17 and 28-346(a)(f) WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THE FORMAL HEARING held on April 20, 2022, or if no compliance occurred by the due date, there would be a per diem fine of **\$250.00** (TWO HUNDRED AND 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.

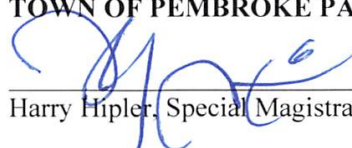
2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on April 20, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **\$60,350.00** (SIXTY THOUSAND THREE 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:

R B INDUSTRIAL PLAT 104-38 B TRACT A

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 21ST day of September 2022.

TOWN OF PEMBROKE PARK

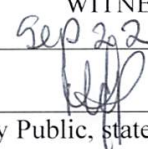

Harry Hipler, Special Magistrate

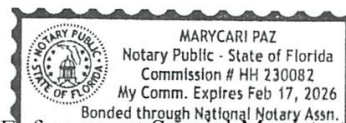
STATE OF FLORIDA
COUNTY OF BROWARD

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:

SEP 2022, 2022.


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.

Certificate of Service

This order of abatement 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 23 day of sept, 2022.

Nazly Cardona CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6771
Petitioner,)
vs.)
1730 PR LLC)
Respondent(s)

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

Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
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 ABATE FINE

Sent To:	Case #:	Date:
1730 PR LLC	6771	09/27/2023
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 Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **18th day of October, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 09/27/23

Phone #: 305-450-7744

Case # 6771

E-mail: Shlomo@bananaspiritual.com

Address of Violation: 1730 SW 30th Ave

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Shlomo Melloul (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6771 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 10/18/23 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 4/20/22 imposing the fine of \$ 129,850.00 for violation(s) of the Town's Code of Ordinances:

5-105; 5-17; 15-12; 21-19; 28-346(a);
28-346(f);

Brief summary for request: the unit was rented to
a female that wasn't follow by
the city rules and regulations
I Evicted them

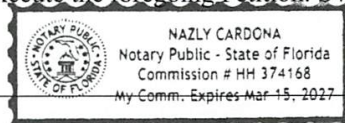
Shlomo Melloul
Petitioner's Name (Print)

Shlomo Melloul
Petitioner's Signature

State of Florida, County of Broward

Personally appeared before me the undersigned authority, Melloul Shlomo and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 9/27/2023.

Notary Public State of Florida:



My Commission expires: MAR 15, 2027

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
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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

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
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 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

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
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

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$60,100.00

Town of Pembroke Park

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



Bill To:
1730 PR LLC
67 N FEDERAL HWY,
DANIA BEACH, FL, 33004

INVOICE

DATE: September 9, 2022
INVOICE # 320
FOR:

Case # 6771
1730 PR LLC
1730 SW 30 AVE,
PEMBROKE PARK, F.L 33009

QUANTITY	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
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.

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				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/13/2021	WD-Q	\$5,500,000	117678610	\$9.00	54,296	SF
2/24/2016	WD-T	\$100	113542346	\$9.00	400	OA
2/24/2016	QCD-T	\$100	113542345			
9/9/2002	WD*	\$100	33787 / 476			
7/31/2002	WD*	\$1,800,000	33620 / 212			
				Adj. Bldg. S.F. (Card, Sketch)		37485
				Eff./Act. Year Built: 1966/1965		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
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
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SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
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		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 7020 0640 0000 5918 9898		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
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		B. Received by (Printed Name) Shlomo C. Date of Delivery SEP 12 2022	
2. Article Number (Transfer from service label) 7020 0640 0000 5918 9904		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ 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

**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.

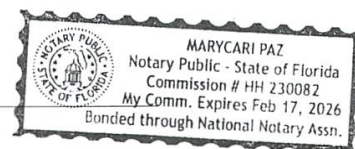


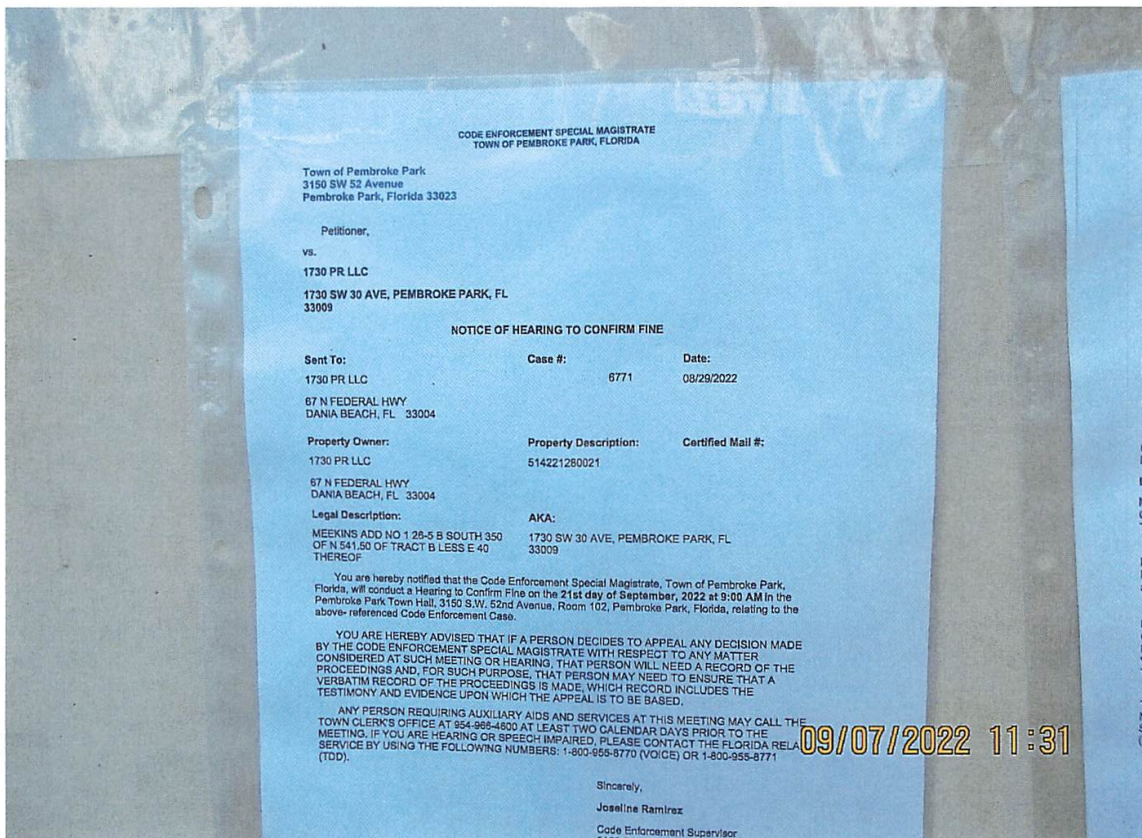
AFFIANT

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 Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature 
Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____





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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6771
Petitioner,)
)
vs.)
)
1730 PR LLC)
Respondent(s)

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

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	

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 9904

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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

\$ 8.06

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, Apr 2010

1730 PR LLC
 SHLOMO MELLOUL
 H.C.F #6909, #6567, #6771 N.O.H #7112
 67 N FEDERAL HWY,
 DANIA BEACH, FL, 33004

Postmark
 Here

FL 33021

7020 0640 0000 5918 9898

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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

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, Apr 2010

1730 PR LLC
 H.C.F #6909, #6567, #6771
 N.O.H #7112
 1730 SW 30 AVENUE,
 PEMBROKE PARK, FL, 33009

Postmark
 Here

FL 33021

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

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
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

7021 1970 0000 4565 9293

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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 Fees
 \$

Sent To
 1730 PR LLC
 F.O #6567, #6711, #6909
 Street and Apt. No. 67 N FEDERAL HWY,
 City, State, ZIP+4® DANIA BEACH, FL, 33004

PS Form 3800, Apr

Postmark Here
 APR 22 2022

7021 1970 0000 4565 9286

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
 \$ 8.16

Total Postage and Fees
 \$

Sent To
 SHLOMO MELLOUL
 F.O #6567, #6711, #6909
 Street and Apt. No., 67 N FEDERAL HWY,
 City, State, ZIP+4® DANIA BEACH, FL, 33004

PS Form 3800, Apr

Postmark Here
 APR 22 2022

7021 1970 0000 4565 9309

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (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 Fees
 \$

Sent To
 1730 PR LLC
 F.O #6567, #6711, #6909
 Street and Apt. No. 1730 SW 30 AVE,
 City, State, ZIP+4® PEMBROKE PARK, FL, 33009

PS Form 3800, Apr

Postmark Here
 APR 22 2022

7021 0350 0000 2802 0176

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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
 \$ 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

WEST HOLLYWOOD HILLS
 MAR 23 2022
 FL 33023

7021 0350 0000 2802 0176

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (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
 \$ 7.53

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

WEST HOLLYWOOD HILLS
 MAR 23 2022
 FL 33023

7021 0350 0000 2802 0183

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (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 1730 PR LLC
 N.O.H #6771
 Street and Apt. No. 67 N FEDERAL HWY,
 City, State, ZIP+4® DANIA BEACH, FL, 33004

PS Form 3800, A

WEST HOLLYWOOD HILLS
 MAR 23 2022
 FL 33023



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				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/13/2021	WD-Q	\$5,500,000	117678610	\$9.00	54,296	SF
2/24/2016	WD-T	\$100	113542346	\$9.00	400	OA
2/24/2016	QCD-T	\$100	113542345			
9/9/2002	WD*	\$100	33787 / 476			
7/31/2002	WD*	\$1,800,000	33620 / 212	Adj. Bldg. S.F. (Card, Sketch)		37485
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 1966/1965		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
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

TOWN OF PEMBROKE PARK, FLORIDA)
)
 Petitioner)
)
 vs.)
)
 1730 PR LLC) CASE NO. 6771
)
 Respondent)

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

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

() INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

() SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

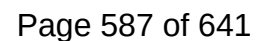
() CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

J. Long
AFFIANT

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 *Jeffrey Kim*
 Personally Known *X* OR Produced Identification _____
 Type of Identification Produced _____



Apr 5, 2022 at 3:51:52 PM





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

(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. 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.

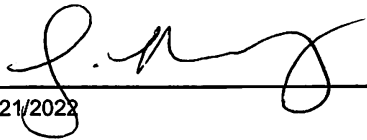
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes 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:

1730 PR LLC
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:

6771

Date:

03/02/2022

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 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

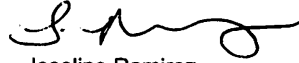
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when 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/Mean 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





Apr 5, 2022 at 3:52:20 PM



Apr 5, 2022 at 3:52:49 PM



Apr 5, 2022 at 3:53:33 PM



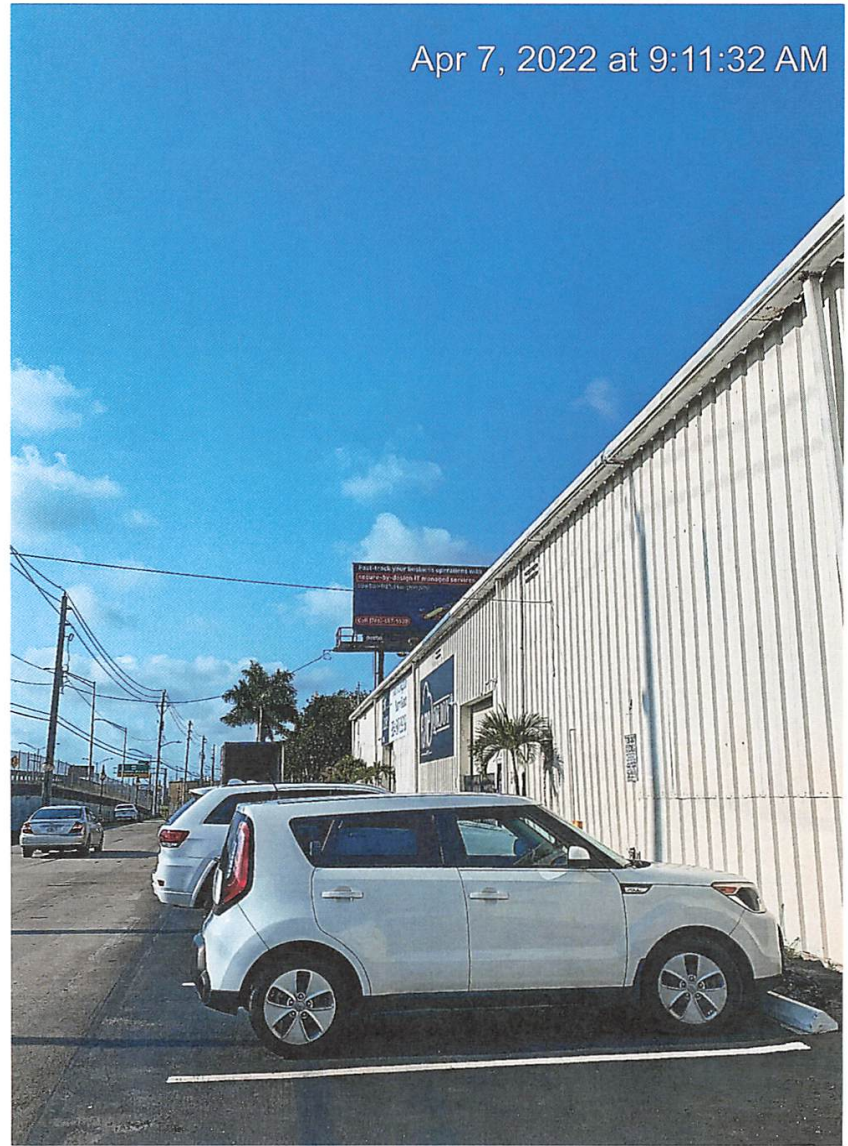
Apr 5, 2022 at 3:54:35 PM



Apr 7, 2022 at 9:11:02 AM



Apr 7, 2022 at 9:11:32 AM







Apr 7, 2022 at 9:11:58 AM



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

Folio
514221280021

Legal Description

MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF

Case Status Closed **Case #** 6909

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

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
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 Certified Mail
9/22/2022	9/21/2022	Supplemental Order/Claim of Lien	Certified Mail Hand
2/9/2023	3/15/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
4/26/2023		Affidavit of Non-Compliance	Regular Mail
5/31/2023		Affidavit of Compliance	Hand
9/27/2023	10/18/2023	Notice of Formal Hearing - Abate Fine	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17, - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	5/31/2023

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	5/31/2023
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...	5/31/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	5/31/2023
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

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	5/6/2022	\$2,500.00
Individual Violation		Individual Violation	5/31/2023	\$206,500.00
Admin Fixed		Admin Fixed		\$100.00

Case Overview

			Total Fines	\$209,100.00
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Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$209,100.00

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: October 3, 2023
INVOICE # 435
FOR:

Case # 6909
1730 PR LLC
1730 SW 30 AVE,
PEMBROKE PARK, FL 33009

Bill To:
1730 PR LLC
1730 SW 30 AVE,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 15-17; 15-175; 15-176; 15-177; 22-85(a) and 28-215.		
	Final Order 07/20/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
414	Day(s) of Per Diem from Sec(s) 15-17; 15-175; 15-176 and 15-177 (04/12/2022-05/31/2023)	\$ 500.00	\$ 207,000.00
10	Day(s) of Per Diem from Sec(s) 28-85(a) and 28-215 (04/26/2022-05/06/2022)	\$ 250.00	\$ 2,500.00
1	Recorded Lien	\$ 48.50	\$ 48.50
1	Recorded Release of Lien	\$ 8.50	\$ 8.50
	Recommend to Abate Per Diem Fine by 95%		\$ 10,475.00
	\$10,475.00 + \$100.00 + \$48.50.00 + \$8.50		\$ 10,632.00
	Balance		\$ 209,657.00

If you have any questions concerning this invoice, Department of CodeCompliance, 954-966-4600 ext. 215

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

1730 PR LLC)

CASE NO. 6909

Respondent

A F F I D A V I T O F S E R V I C E

TO BE SERVED: 1730 PR LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

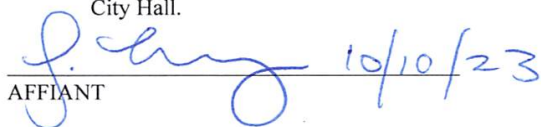
ADDRESS: 1730 SW 30TH AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 1730 PR LLC AT 10:50 A.M. ON THE 05 DAY OF OCTOBER 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

T Y P E O F S E R V I C E

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

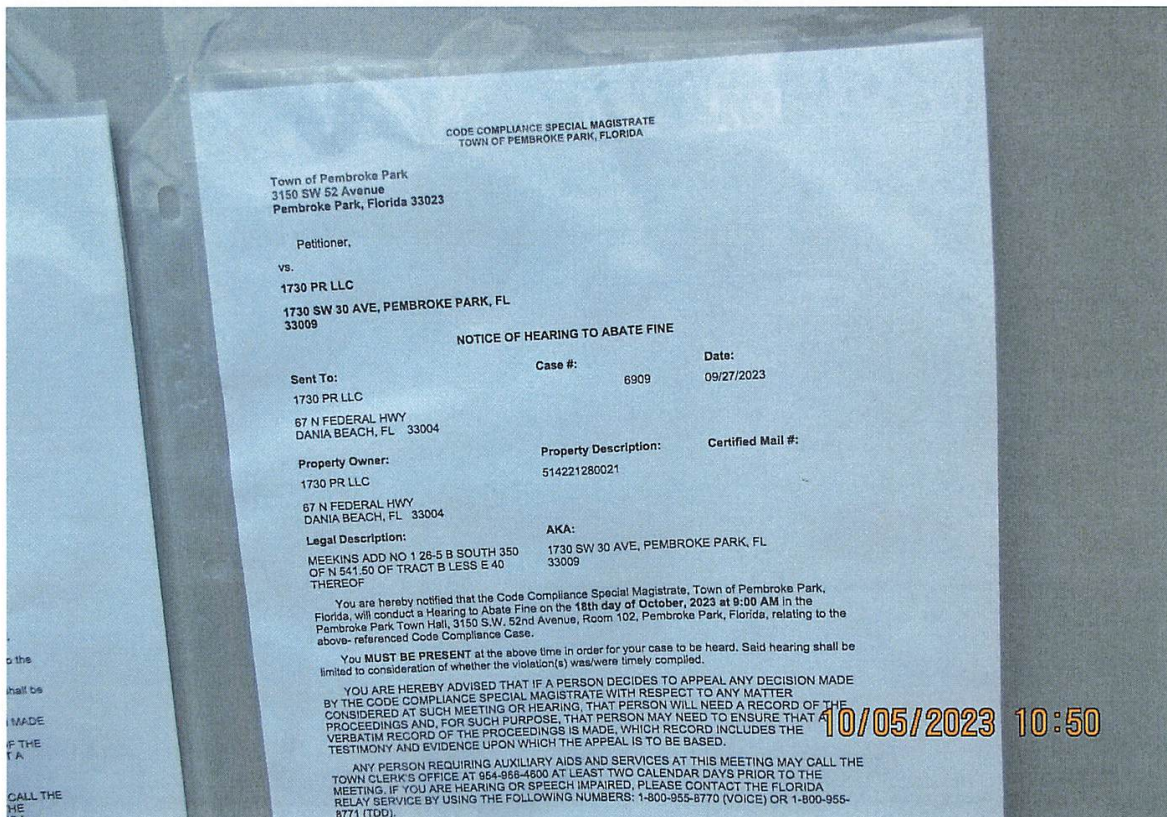
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of Oct., 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known X OR Produced Identification _____

Type of Identification Produced _____



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.

1730 PR LLC

1730 SW 30 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
1730 PR LLC	6909	09/27/2023
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 Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **18th day of October, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 09/27/23

Phone #: 305-450-7744

Case # 6909

E-mail: Shlomo@bananasplitula.com

Address of Violation: 1730 SW 30th Ave

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Shlomo Melloul (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6909 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 10/18/23 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 4/20/22 imposing the fine of \$ 209,100.09 for violation(s) of the Town's Code of Ordinances:

15-17 ; 15-175 ; 15-176 ; 15-177 ;
28-85(a) ; 28-215

Brief summary for request: I Rented The units the new
barante was not comply with the city
Rules I END UP Evict them and I spent a lot
to fix all the problems and violations

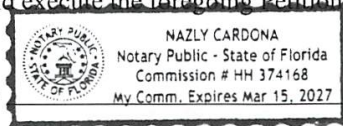
Shlomo melloul
Petitioner's Name (Print)

Shlomo melloul
Petitioner's Signature

State of Florida, County of Broward

Personally appeared before me the undersigned authority, Melloul Shlomo and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 9/27/2023.

Notary Public State of Florida:



My Commission expires: Mar 15, 2027

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
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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

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
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 Certified Mail 9/7/22 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

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
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

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$83,100.00

Town of Pembroke Park

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



Bill To:
1730 PR LLC
67 N FEDERAL HWY,
DANIA BEACH, FL, 33004

INVOICE

DATE: September 13, 2022
INVOICE # 320
FOR:

Case # 6909
1730 PR LLC
1730 SW 30 AVE,
PEMBROKE PARK, F,L 33009

QUANTITY	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.

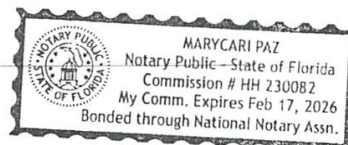
AFFIANT

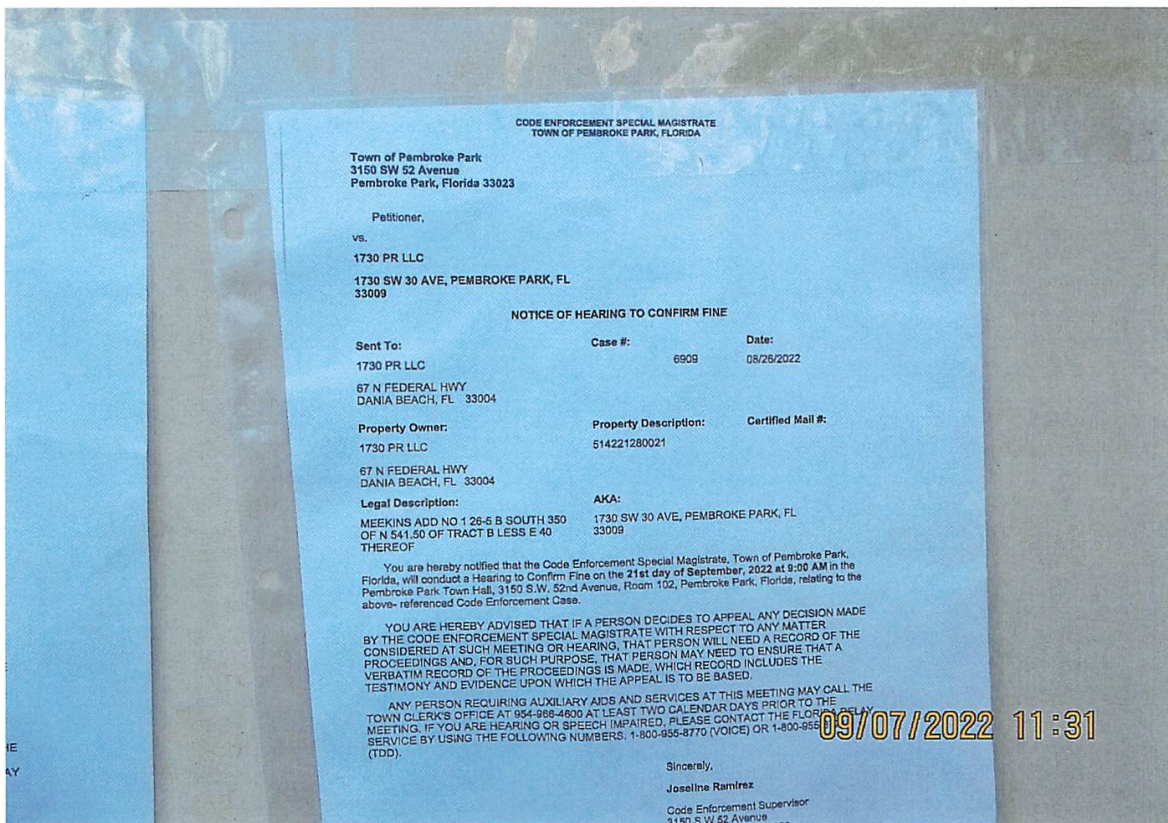
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of Sep, 2022, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

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.

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 9904

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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

\$ 8.06

Total Postage and

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Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, A

1730 PR LLC

SHLOMO MELLOUL

H.C.F #6909, #6567, #6771 N.O.H #7112

67 N FEDERAL HWY,

DANIA BEACH, FL, 33004

Postmark
Here

FL 33021

7020 0640 0000 5918 9904

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Postage

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Total Postage and

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Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, A

1730 PR LLC

H.C.F #6909, #6567, #6771

N.O.H #7112

1730 SW 30 AVENUE,

PEMBROKE PARK, FL, 33009

Postmark
Here

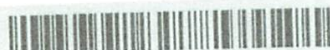
FL 33021

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:

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

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)

Shlomo

Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below:

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

☐ Mail Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6909
Petitioner,)
)
vs.)
)
1730 PR LLC)
Respondent(s)

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):

1 15-17; 15-175; 15-176; 15-177 WITHIN 5 DAYS OF THE DATE OF THE NOTICE OF
2 VIOLATION issued on April 6, 2022. If the Respondent(s) does/do not comply within the time
3 specified, the Respondent(s) shall pay \$ 500.00 PER DIEM (PER DAY) FOR EACH DAY
4 VIOLATION(S) continue to exist beyond the date set for compliance herein.

6 28-85(a); 28-215 WITHIN 5 DAYS OF THE DATE OF THE FORMAL HEARING held
7 on 20th day of April 2022. If the Respondent(s) does/do not comply within the time specified, the
8 Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE
9 VIOLATION(S) continue to exist beyond the date set for compliance herein.

12 IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A
13 MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00)
14 SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

16 A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL
17 CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO
18 COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S
19 CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO
20 DETERMINE IF COMPLIANCE HAS OCCURRED.

24 **DONE AND ORDERED** at the Town of Pembroke Park, Florida,
25 this 20th day of April 2022.

28 **TOWN OF PEMBROKE PARK**

30
31 
32
33
34
35 Harry Hipler, Special Magistrate

37
38 Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek
39 judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

41 Certificate of Service

43
44 I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct
45 copy of this order was mailed through the United States Mail to the Respondent(s) at the address
46 set forth above in this Final Order on this 21 day of April, 2022.

48
49 Nazly Cardona CA.
50
Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7021 1970 0000 4565 7640

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☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and

\$ 7.53

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City, State, ZIP+4

PS Form 3800, A

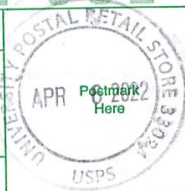
MELLOUL, SHLOMO

1730 PR LLC

NOV & NOH #6909

67 N FEDERAL HWY

DANIA BEACH, FL 33004



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☐ Adult Signature Restricted Delivery \$

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Total Postage and

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Street and Apt. No.

City, State, ZIP+4

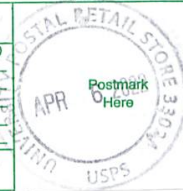
PS Form 3800, A

1730 PR LLC

NOV & NOH #6909

1730 SW 30 AVENUE,

PEMBROKE PARK FL 33009



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☐ Return Receipt (electronic) \$
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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, #6711, #6909
 67 N FEDERAL HWY,
 DANIA BEACH, FL, 33004

City, State, ZIP+4®

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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
 SHLOMO MELLOUL
 F.O #6567, #6711, #6909
 67 N FEDERAL HWY,
 DANIA BEACH, FL, 33004

City, State, ZIP+4®

PS Form 3800, Apr 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, #6711, #6909
 1730 SW 30 AVE,
 PEMBROKE PARK, FL, 33009

City, State, ZIP+4®

PS Form 3800, Apr 2022



MARTY KIARD
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

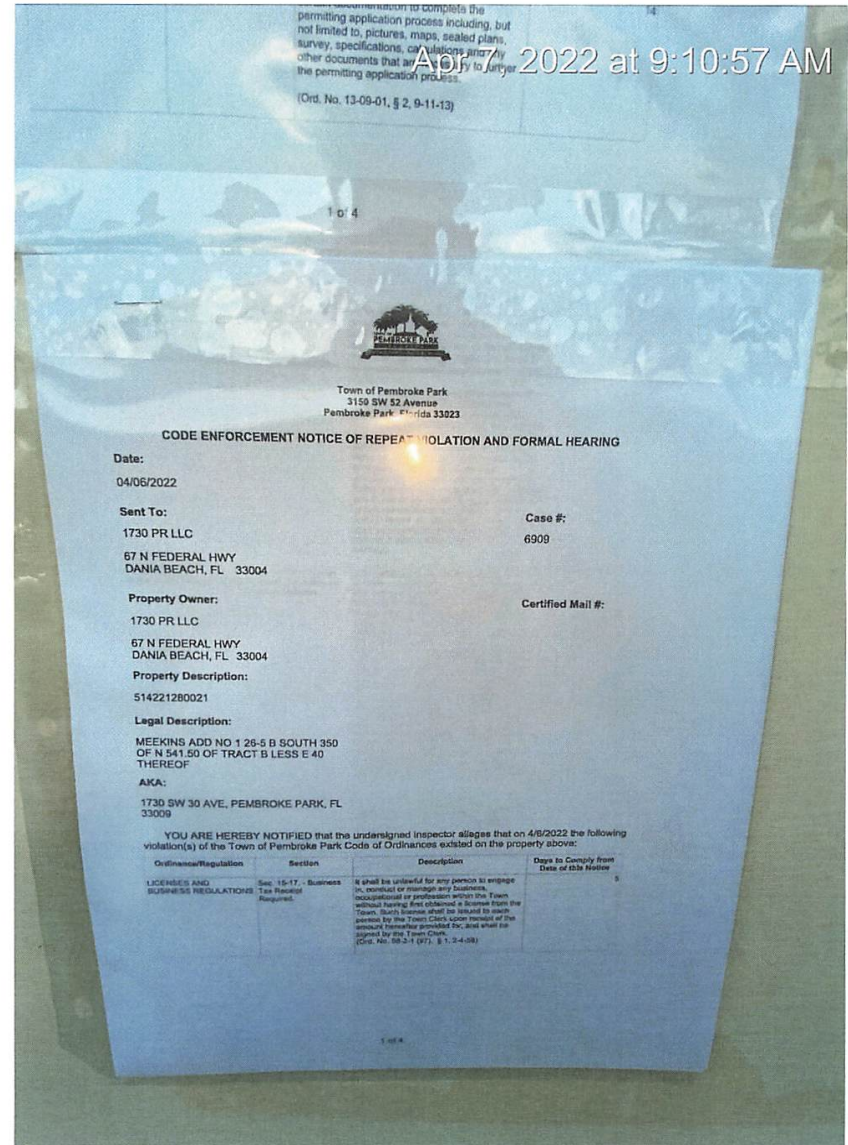
2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,411,360	\$2,411,360	\$2,411,360	\$2,411,360
Portability	0	0	0	0
Assessed/SOH	\$2,411,360	\$2,411,360	\$2,411,360	\$2,411,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	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				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/13/2021	WD-Q	\$5,500,000	117678610	\$9.00	54,296	SF
2/24/2016	WD-T	\$100	113542346	\$9.00	400	OA
2/24/2016	QCD-T	\$100	113542345			
9/9/2002	WD*	\$100	33787 / 476			
7/31/2002	WD*	\$1,800,000	33620 / 212			
				Adj. Bldg. S.F. (Card, Sketch)		37485
				Eff./Act. Year Built: 1966/1965		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK, FLORIDA)
 Petitioner)
 vs.)
 1730 PR LLC) CASE NO. 6909
 Respondent)





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

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....

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.

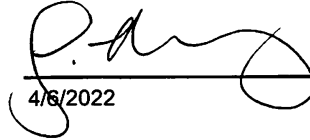
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes 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: 1730 PR LLC
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #: 6909

Date: 04/06/2022

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 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

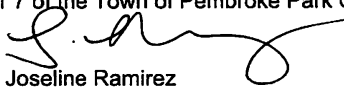
LICENSES AND BUSINESS REGULATIONS	Sec. 15-176. - Annual renewal and delinquent renewal penalties.	(a)A certificate of use must be obtained annually. Certificate of use renewal fees are due and payable on October 1 of each year. Any person failing to timely apply for the annual renewal of a certificate 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.	5
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(Ord. No. 98-7-1, § 3, 7-8-98) (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

Notes/Mean 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 Public Right of Way for unloading or loading purposes.
Repeat Violation

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.


Joseline Ramirez
Chief Code Enforcement Officer





Apr 5, 2022 at 3:54:35 PM

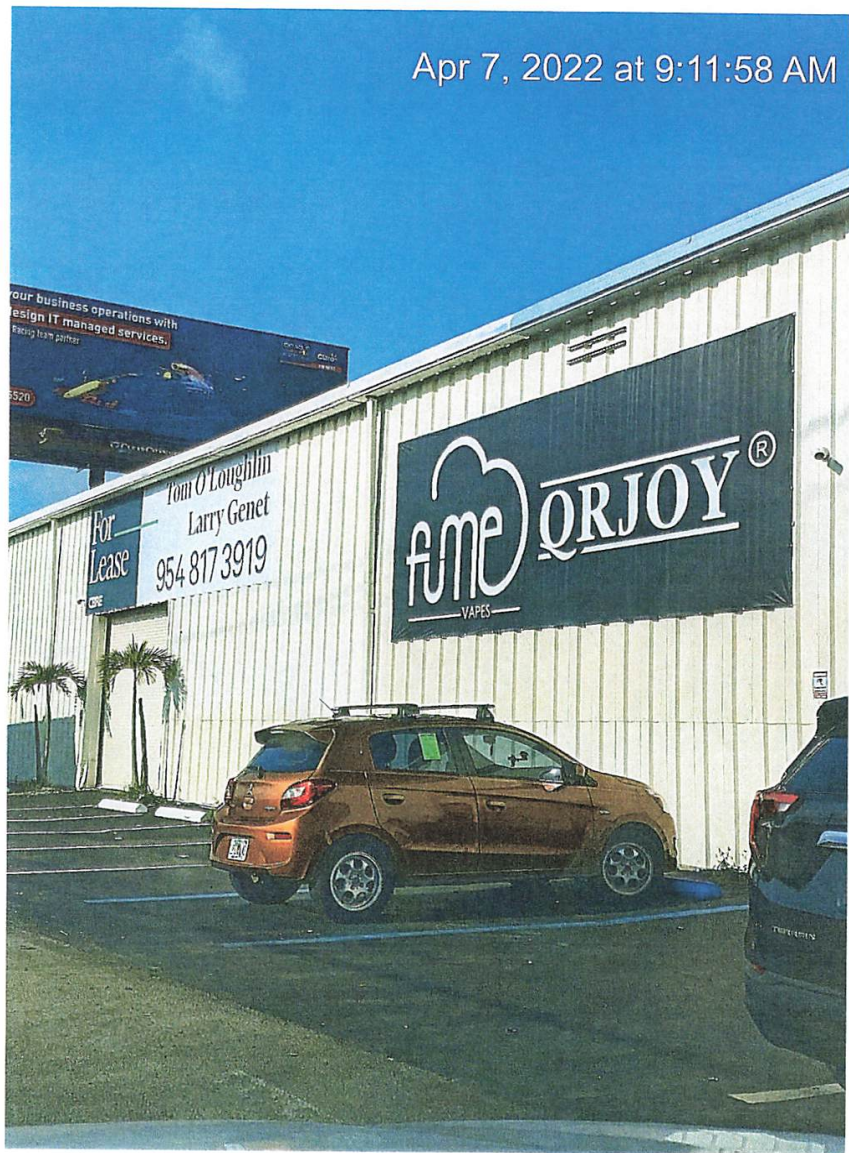


Apr 5, 2022 at 3:52:49 PM





Apr 7, 2022 at 9:11:58 AM



Apr 7, 2022 at 9:12:09 AM

