



AGENDA

CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, October 16, 2024
COUNCIL CHAMBERS
3150 SW 52 AVE,
PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

4. ADOPTION OF MINUTES

8 - 18 4.1. [CODE COMPLIANCE SPECIAL MAGISTRATE MINUTES - Aug 21 2024](#)

19 - 28 4.2. [CODE COMPLIANCE SPECIAL MAGISTRATE MINUTES - Sep 18 2024](#)

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

5.1. CASE 5272 - REMOVED FROM THE AGENDA, PROPERTY OWNER IS APPROVED FOR AMNESTY

6. PUBLIC HEARING

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

7. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

- 29 - 48 7.1. **CASE 6620** - MURRAY FAMILY ASSOCIATES LLP - 3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 21-23(a) - PERMIT - **FIRST OFFENSE**
[Case Overview 6620](#)
- 49 - 86 7.2. **CASE 8315** - ROSE ESPERATIZ PEREZ - 3100 W HALLANDALE BEACH BLVD, LOT G9, PEMBROKE PARK, FL 33009 - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8315](#)
- 87 - 113 7.3. **CASE 8365** - TRINITY BROADCASTING OF FL INC - 2250 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8365](#)
- 114 - 164 7.4. **CASE 9026** - GEOFFREY JACOBS - 3120 W HALLANDALE BEACH BLVD, LOT 622, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 553.73 - FLORIDA BUILDING CODE; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 105.1 - PERMIT REQUIRED - **FIRST OFFENSE**
[Case Overview 9026](#)
- 165 - 198 7.5. **CASE 9090** - PLAZA HAL CORP - 4400 W HALLANDALE BEACH BLVD, #4, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 15-375 - PERMIT REQUIRED (a)(b); 15-375(a) - APPLICATION; 15-378 - APPROVAL OF PERMIT; 15-380(c) - FEES PENALTIES AND APPEALS - **FIRST OFFENSE**
[Case Overview 9090](#)
- 199 - 226 7.6. **CASE 9195** - LACROIX, MITZA AUGUSTIN, BENSON & BARONVIL, MARIE - 4800 SW 36 CT, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 9195](#)

- 227 - 250 7.7. **CASE 9443** - 5525 SW 41 ST PEMBROKE LLC - 5525 SW 41 ST, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-176(a) ANNUAL RENEWAL AND DELINQUENT RENEWAL PENALTIES; 15-10(a)(c) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**
[Case Overview 9443](#)
- 251 - 273 7.8. **CASE 9628** - JAHOOOR LLC - 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-28 - DISPLAY; 15-40(b) - DELINQUENT TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**
[Case Overview 9628](#)
- 274 - 289 7.9. **CASE 9839** - 3200 REALTY CORP - 3200 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-411(1)(h) - RESTRICTIONS, MOBILE FOOD DISPENSING VEHICLES; 21-19(d) - PROHIBITED SIGNS - **FIRST OFFENSE**
[Case Overview 9839](#)
- 290 - 309 7.10. **CASE 9937** - 3680W LLC - 3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-46 - FAILURE OF OWNER TO COMPLY WITH NOTICE; ASSESSMENT FOR CORRECTION BY TOWN; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-176(a) - ANNUAL RENEWAL AND DELINQUENT RENEWAL PENALTIES; 15-40(a) DELINQUENT BUSINESS TAX RECEIPTS FEES AND PENALTIES - **FIRST OFFENSE**
[Case Overview 9937](#)
- 310 - 338 7.11. **CASE 9958** - PROLOGIS 2 L P - SW 38 AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-46 - FAILURE OF OWNER TO COMPLY WITH NOTICE; ASSESSMENT FOR CORRECTION BY TOWN; 12-48 - OUTDOOR STORAGE PROHIBITED; 22-27 - USE OF CERTAIN GRASS SPECIES - **FIRST OFFENSE**
[Case Overview 9958](#)

339 - 362 7.12. **CASE 9982** - SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP - 2775 SW 32nd TERRACE PEMBROKE PARK, FL 33023 - FORMAL - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-176(a) ANNUAL RENEWAL AND DELINQUENT RENEWAL PENALTIES; 15-10(a)(c) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE**
[Case Overview 9982](#)

363 - 376 7.13. **CASE 9981** - PLAZA HAL CORP - 4400 W HALLANDALE BEACH BLVD, UNIT 4, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 9981](#)

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

8.1. **CASE 5272** - BEAULIEU, MARTIN; BEAULIEU, RACHEL & PARE, CHANTAL - 311 MARINE DR PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**

377 - 406 8.2. **CASE 5518** - LAKE VILLA ASSOCIATES LTD - 2300 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**
[Case Overview 5518](#)

407 - 446 8.3. **CASE 5707** - XYD INVESTMENTS LLC - 2500 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 21-19 - PROHIBITED SIGNS; 21-21(7) - TEMPORARY SIGNS; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 5707](#)

447 - 495 8.4. **CASE 7112** - 1730 PR LLC - 1730 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
[Case Overview 7112](#)

496 - 522 8.5. **CASE 7174** - PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC - 3707 SW 56 AVE PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 7174](#)

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

523 - 571 9.1. **CASE 8547** - VENTURE UNIT 120 INC - 5100 SW 41 ST, UNIT 318, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-76(b) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS PREVENT - **FIRST OFFENSE**
[Case Overview 8547](#)

572 - 606 9.2. **CASE 8742** - SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP - 2601 SW 32 AVE, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8742](#)

607 - 646 9.3. **CASE 8797** - LUMAX INVESTMENTS LLC - 5501 SW 33 ST, UNIT 1 & 2, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
[Case Overview 8797](#)

647 - 685 9.4. **CASE 9004** - LUMAX INVESTMENTS LLC - 5501 SW 33 ST, UNIT 1 & 2, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
[Case Overview 9004](#)

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

686 - 765 10.1. **CASE 6131** - ANA JULIA LABRADA BATISTA - 3120 W HALLANDALE BEACH BLVD LOT 813 PEMBROKE PARK , FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
[Case Overview 6131](#)

11. TOWN'S MOTION TO VACATE FINAL ORDER

- 766 - 767 11.1. **CASE 7068** - ROBERT GRANGER - CHARLES RD, PEMBROKE PARK, FL 33009 - 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 7068](#)
- 768 - 772 11.2. **CASE 5678** - WEAVER, BRINDA L - 5405 SW 41 ST, PEMBROKE PARK, FL 33023 - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-87 - PERMIT REQUIRED - **FIRST OFFENSE**
[Case Overview 5678](#)
- 773 - 776 11.3. **CASE 6892** - HOLIDAY HALLANDALE MHC LLC - 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - SECTION(s) 28-264 - RECREATIONAL VEHICLE SITE DIMENSION; 28-267 - DISTANCE BETWEEN STRUCTURES; 28-285 - ATTACHMENT OF STRUCTURES, APPURTENANCES TO RECREATIONAL VEHICLE PROHIBITED; 28-285.1 - SIZE RESTRICTIONS FOR PARKING ON RECREATIONAL LOT; 285.3 - MINIMUM SPACE BETWEEN VEHICLES; 28-285.4 - PERMANENT LOCATION APPLICATION AND FEE; 28-285.5 - TIEDOWN REQUIREMENTS FOR PERMANENT LOCATION STATUS - **FIRST OFFENSE**
[Case Overview 6892](#)
- 777 - 780 11.4. **CASE 6893** - HOLIDAY HALLANDALE MHC LLC - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - SECTION(s) 28-264 - RECREATIONAL VEHICLE SITE DIMENSION; 28-267 - DISTANCE BETWEEN STRUCTURES; 28-285 - ATTACHMENT OF STRUCTURES, APPURTENANCES TO RECREATIONAL VEHICLE PROHIBITED; 28-285.1 - SIZE RESTRICTIONS FOR PARKING ON RECREATIONAL LOT; 285.3 - MINIMUM SPACE BETWEEN VEHICLES; 28-285.4 - PERMANENT LOCATION APPLICATION AND FEE; 28-285.5 - TIEDOWN REQUIREMENTS FOR PERMANENT LOCATION STATUS - **FIRST OFFENSE**
[Case Overview 6893](#)

12. ADJOURNMENT

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

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

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



MINUTES

CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, August 21, 2024

COUNCIL CHAMBERS

3150 SW 52 AVE,

PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

SPECIAL MAGISTRATE: Andre McKenney.

CHIEF CODE COMPLIANCE OFFICER: Joseline Ramirez.

CODE COMPLIANCE OFFICER: Jean Gustin

CODE COMPLIANCE CLERK: Nazly Cardona.

CHIEF BUILDING OFFICIAL: Steve Pizzillo.

BUILDING CLERK: Marycari Paz.

ASSISTANT TOWN ATTORNEY: Brian Sherman.

4. ADOPTION OF MINUTES

7 - 12

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

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

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

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

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

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

6. PUBLIC HEARING

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

7. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

- 13 - 30 7.1. **CASE 8397** - TIMELY PROPERTY INC - 3001 W HALLANDALE BEACH BLVD, #312, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-28 - DISPLAY; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE** [Case Overview 8397](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	30 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	09/20/2024.

- 31 - 49 7.2. **CASE 8398** - PEMBROKE PARK WAREHOUSES HOLDING - 3130 PEMBROKE RD, UNIT 430, PEMBROKE PARK, FL 33009 - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-28 - DISPLAY; 15-177 - INITIAL CERTIFICATE OF USE - **REPEAT OFFENSE** [Case Overview 8398](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Nancy Romero.	300 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	09/20/2024.

- 50 - 70 7.3. **CASE 8403** - TIMELY PROPERTY INC - 3001 W HALLANDALE BEACH BLVD, #313, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-28 - DISPLAY; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE** [Case Overview 8403](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Wilhemina Johnson.	300 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	9/20/2024.

- 71 - 86 7.4. **CASE 8409** - TIMELY PROPERTY INC - 3001 W HALLANDALE BEACH BLVD, #101, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE** [Case Overview 8409](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	60 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	10/20/2024.

- 87 - 110 7.5. **CASE 8441** - LUIS QUINONES - 3140 W HALLANDALE BEACH BLVD, LOT 17, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 8441](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Luis Quinones.	90 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	11/19/2024.

- 111 - 128 7.6. **CASE 8526** - MAYRA RUIZ DE VILLA AND ALBERTO GUEVARA - 3100 W HALLANDALE BEACH BLVD, #106, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 8526](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Mayra Ruiz de la Villa. Alberto Guevara.	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	10/20/2024.

- 129 - 150 7.7. **CASE 8689** - PEMBROKE PARK LAKES INC - 43-A W LAKE DRIVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE** [Case Overview 8689](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	60 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	10/20/2024.

- 151 - 175 7.8. **CASE 8609** - ISAAC JAMARRON - 41 W LAKE DRIVE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a) EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
[Case Overview 8609](#)

Respondent or Representative	Case Removed
Absent.	Removed from agenda, respondent complied before hearing date.

- 176 - 197 7.9. **CASE 9723** - BNUMO INC - 4444 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 21-20(c)(3b) - PERMANENT SIGNS; 21-19(a)(d)(o)(q) - PROHIBITED SIGNS - **REPEAT OFFENSE**
[Case Overview 9723](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
David Bouganim.	90 Days to Comply \$350.00 Per Diem \$100.00 Admin Fee	11/19/2024.

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

- 198 - 233 8.1. **CASE 5272** - BEAULIEU, MARTIN; BEAULIEU, RACHEL & PARE, CHANTAL - 311 MARINE DR, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**
[Case Overview 5272](#)

Respondent or Representative	Order of Continuance Issued
Chantal Pare. John P. Arena.	Case to be continued for a hearing to confirm fine on 10/16/2024.

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

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Gary Pigott.	Confirmed Fine of \$48,900.00.

- 268 - 304 8.3. **CASE 5557** - GEZELLA ALGARIN/DAISY LLORENS VALLE - 2401 SUSAN LANE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 5557](#)

Respondent or Representative	Order of Continuance Issued
William Lopez.	Case to be continued for a hearing to confirm fine on 10/16/2024.

- 305 - 404 8.4. **CASE 6185** - NATIONDOM INC - 5100 SW 41 ST, UNIT 307 PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(b) EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a) NONRESIDENTIAL COMMERCIAL BUILDINGS OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**
[Case Overview 6185](#)

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent.	Confirmed Fine of \$107,800.00.

- 405 - 453 8.5. **CASE 7003** - PLINIO CAJINA - 2318 CHARLES RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a) EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 7003](#)

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent.	Confirmed Fine of \$24,700.00.

- 454 - 535 8.6. **CASE 9150** - 3192-4 W HALLANDALE LLC C/O MGMT OFFICE - 3194 -3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 3-6 - NOISE RESTRICTION IN ESTABLISHMENTS; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 9150](#)

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Attorney Angela Dawson. Kelsey Freitas.	Confirmed Fine of \$16,100.00.

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

- 536 - 561 9.1. **CASE 5378** - PEMBROKE PARK WAREHOUSES HOLDING - 3182 PEMBROKE RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE -SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED - **FIRST OFFENSE** [Case Overview 5378](#)

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Nancy Romero.	Fine Abated to \$325.00 Payable in 30 Days or Reverts to \$1,600.00.	09/20/2024.

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

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Zakhar Khomenko. Nancy Romero.	Fine Abated to \$11,457.00 Payable in 30 Days or Reverts to \$102,157.00.	09/20/2024.

- 644 - 697 9.3. **CASE 5445** - PEMBROKE CROWN III LLC - 2533 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED;15-177 - INITIAL CERTIFICATE OF USE; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE BUSINESS; 15-28 - DISPLAY - **REPEAT OFFENSE** [Case Overview 5445](#)

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Tony Raz. Jeremy Shir. Iris Wooters.	Fine Abated to \$75,350.00 Payable in 120 Days or Reverts to \$8,888.00.	12/19/2024.

- 698 - 756 9.4. **CASE 5466** - PEMBROKE CROWN III LLC - 2575 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE IN BUSINESS - **REPEAT OFFENSE** [Case Overview 5466](#)

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Tony Raz. Attorney Jeremy Shir. Iris Wooters.	Fine Abated to \$13,000.00 Payable in 120 Days or Reverts to \$134,850.00.	12/19/2024.

- 757 - 795 9.5. **CASE 5534** - PEMBROKE CROWN III LLC - 2533-2575 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS OWNER'S RESPONSIBILITIES - **REPEAT OFFENSE**
[Case Overview 5534](#)

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Tony Raz. Attorney Jeremy Shir. Iris Wooters.	Fine Abated to \$2,200.00 Payable in 120 Days or Reverts to \$39,100.00.	12/19/2024.

- 796 - 815 9.6. **CASE 7447** - PEMBROKE PARK WAREHOUSES HOLDING - 3130 PEMBROKE RD, UNIT 440, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE** [Case Overview 7447](#)

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Nancy Romero.	Fine Abated to \$14,025.00 Payable in 15 Days or Reverts to \$14,025.00.	09/05/2024.

- 816 - 842 9.7. **CASE 8756** - PEMBROKE PARK WAREHOUSES HOLDING - 3120 SW 19 ST, #92 - #1160, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE** [Case Overview 8756](#)

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Nancy Romero.	Fine Abated to \$8,663.00 Payable in 30 Days or Reverts to \$36,850.00.	09/20/2024.

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

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

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	90 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	11/19/2024.

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

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Roger Mimoun.	30 Days to Comply \$500.00 Per Diem \$100.00 Admin Fee	09/20/2024.

11. FORMAL HEARING - INTERIM CHIEF BUILDING OFFICIAL STEVE PIZZILLO

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

Respondent or Representative	Order of Continuance Issued
Geoffrey Jacobs. Attorney Michael Pizzi.	Case to be continued for a formal hearing on 10/16/2024.

12. FORMAL HEARING - CODE OFFICER JEAN GUSTIN

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

Respondent or Representative	Order of Continuance Issued
Waldy Polizzi. Geoffrey Jacobs. Attorney Michael Pizzi.	Case to be continued for a formal hearing on 10/16/2024.

13. ADJOURNMENT: 1:15 PM

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

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

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

Special Magistrate Hearing Check in

Please Print Name and Last Name

- Date August 8, 2024. Ins Walters
- 5534
5466
1. Case # 5245 Name Tody RAZ, Jeremy Shir Esp.
Kelsey Fabrizio
2. Case # 9150 Name Angela Dawson, Esquire
5378, 7447, 8756 ZAKHAR Khomenko, Nancy Romero
3. Case # 5366 Name Pembroke Business Park
4. Case # 9723 Name BN4 MO Inc PAUL BOURGAIN
5. Case # 5557 Name William Lopez
Andrew CATHCART
6. Case # 5272 Name Chantal Paré - John P. Arroyo
Alberto Guerrero ATTORNEY
7. Case # 8528 Name Yayin Ruiz de Velh
8. Case # 8441 Name Luis Quiñones y Konndy
9. Case # 8403 Name Wilhelmina Johnson
10. Case # 80605 Name Goffrey Jacobs
9066 COMMISSIONER
Michael Pizzini, Esq.

11. Case # 9501 Name ROGER MIMOUN RGR YESYMA FOILLE

12. Case # _____ Name Shienne Rodriguez

13. Case # _____ Name Vladimir Lee

14. Case # 9387 Name WALDY POLIZZI RICARDO KUPCHAY

15. Case # _____ Name Stephane Azra

16. Case # _____ Name Yakov Koppel

17. Case # 7003 Name Plinio Calina

18. Case # 5304 Name Gary Pigott

19. Case # _____ Name _____

20. Case # _____ Name _____

21. Case # _____ Name _____



MINUTES

CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, September 18, 2024
COUNCIL CHAMBERS
3150 SW 52 AVE, PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

SPECIAL MAGISTRATE: Harry Hipler.
CHIEF CODE COMPLIANCE OFFICER: Joseline Ramirez.
CODE COMPLIANCE OFFICER: Jean Gustin
CODE COMPLIANCE CLERK: Nazly Cardona.
RECORD SPECIALIST: Werner Chavez.
ASSISTANT TOWN ATTORNEY: Aylin Ruiz..

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

- 4.1. **CASE 7656** - REMOVED FROM AGENDA DUE TO CLERICAL ERROR.
- 4.2. **CASE 7709** - REMOVED FROM AGENDA, RESPONDENT COMPLIED BEFORE HEARING DATE
- 4.3. **CASE 8773** - ADDED TO AGENDA FOR AN ABATEMENT OF FINE
- 4.4. **CASE 8778** - REMOVED FROM AGENDA, RESPONDENT COMPLIED BEFORE HEARING DATE
- 4.5. **CASE 9033** - REMOVED FROM AGENDA, RESPONDENT COMPLIED BEFORE HEARING DATE
- 4.6. **CASE 9222** - ADDED TO AGENDA FOR AN EXTENSION OF TIME
- 4.7. **CASE 9379**- REMOVED FROM AGENDA, RESPONDENT COMPLIED BEFORE HEARING DATE

5. 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.

6. FORMAL HEARING - CODE OFFICER JEAN GUSTIN

- 6.1. CASE 7656 - BEAUEGARD, ANDRE BEAUEGARD, FRANCINE - 116 S KEY DR, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; - **FIRST OFFENSE**

Respondent or Representative	Case removed
- Absent.	Removed from agenda due to clerical error.

- 6.2. **CASE 8778** - BH 2550 LLC- 2550 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) 5-103. - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES (h); 12-41. - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-42. - RESPONSIBILITY OF PROPERTY OWNER; 12-48 - OUTDOOR STORAGE PROHIBITED; 27-33. - MAINTENANCE; - **REPEAT OFFENSE**

Respondent or Representative	Case removed
- Absent.	Removed from agenda, respondent complied before hearing date.

- 7 - 55 6.3. **CASE 8825** - WAREHOUSE 1800 LLC - 2401 JOHN P LYONS LN #B17-B18, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-177 - INITIAL CERTIFICATE OF USE; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE** [Case Overview 8825](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Monica Entin. - Fernando Rodriguez. - Teo Banton.	60 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	11/17/2024.

- 56 - 95 6.4. **CASE 8826** - WAREHOUSE 1800 LLC - 2401 JOHN P LYONS LN #B19-B22, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED - **REPEAT OFFENSE** [Case Overview 8826](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Monica Entin. - Fernando Rodriguez. - Kathy Edwards. - Hank Edwards.	60 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	11/17/2024.

- 96 - 120 6.5. **CASE 8835** - WAREHOUSE 1800 LLC - 2401 JOHN P LYONS LN #E13- E14, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 15-17 - BUSINESS TAX RECEIPT REQUIRED - **REPEAT OFFENSE** [Case Overview 8835](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Monica Entin. - Fernando Rodriguez. - Coynn Parville. - Armando Pares.	60 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	11/17/2024.

- 121 - 153 6.6. **CASE 8885** - WAREHOUSE 1800 LLC - 2401 JOHN P LYONS LN #E15, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED - **REPEAT OFFENSE** [Case Overview 8885](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Monica Entin. - Fernando Rodriguez. - Cristian Conte.	60 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	11/17/2024.

- 154 - 182 6.7. **CASE 9067**- LIDUVINA FLORES - 2305 SW 31 AVE PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; - **FIRST OFFENSE** [Case Overview 9067](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
-Absent.	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	11/17/2024.

- 183 - 206 6.8. **CASE 9285** - NAZARIT GEORGE MONTILLA OR MARIA A CASTRO CABRERA - 3120 W HALLANDALE BEACH BLVD # LOT 905, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 28-260 (8) - PROHIBITED USES; - **FIRST OFFENSE** [Case Overview 9285](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
-Absent.	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	11/17/2024.

- 207 - 246 6.9. **CASE 9294** - NORMAND GIRARD OR SANDRA M NADEAU - 302 LONE PINE LANE PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) 5-103. - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES (a); 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-76. (b) NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT; - **FIRST OFFENSE** [Case Overview 9294](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
-Absent.	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	11/17/2024.

- 247 - 269 6.10. **CASE 9596** - MEAT BAR HOLDINGS LLC - #2542 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; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-40(b) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES; - **REPEAT OFFENSE** [Case Overview 9596](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
-Absent.	30 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	10/18/2024.

- 270 - 304 6.11. **CASE 9068** - ESDRAS MATINEZ -137 STEVEN STREET, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) 5-103. - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES (c)(f); 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION;- **FIRST OFFENSE** [Case Overview 9068](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
-Absent.	30 Days to Comply \$50.00 Per Diem \$100.00 Admin Fee	10/18/2024.

7. HEARING TO CONFIRM FINE - CODE OFFICER JEAN GUSTIN

- 305 - 352 7.1. **CASE 8610** - ELLA KOGAN - 148 LONE PINE DRIVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 8610](#)

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
-Absent.	Confirmed Fine of \$27,700.00.

- 353 - 421 7.2. **CASE 8786** - LAKE VILLA ASSOCIATES LTD - 2300-2490 S PARK ROAD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE** [Case Overview 8786](#)

Respondent or Representative	Order of Continuance Issued
- Richard Paece. - Samuel Korab.	Case to be continued for a hearing to confirm fine on 12/18/2024.

- 422 - 464 7.3. **CASE 8812** - EDWIN R. WENDORFF - 139 LONE PINE LANE PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE – SECTION(s) 12-48 - OUTDOOR STORAGE PROHIBITED; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 8812](#)

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Edwin Wendorff.	90 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	12/17/2024.

- 465 - 493 7.4. **CASE 8909** - NSP III PEMBROKE PARK DST - 1781 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE – SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-22 – APPLICATION; 15-28 – DISPLAY - **FIRST OFFENSE** [Case Overview 8909](#)

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
- Rob Wagner. Eytra Space.	Confirmed Fine of \$18,600.00.

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

- 494 - 534 8.1. **CASE 8773** - HALLANDALE RETAIL LLC - 2900 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE** [Case Overview 8773](#)

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
- Marlene Hernandez.	Fine Abated to \$925.00 Payable in 30 Days or Reverts to \$5,600.00.	10/18/2024.

- 535 - 573 8.2. **CASE 9154** - JUNHALLA LLC - 2550 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE** [Case Overview 9154](#)

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
- Alexandra Alegria.	Fine Abated to \$3,663.00 Payable in 30 Days or Reverts to \$28,850.00.	10/18/2024.

9. HEARING TO EXTEND TIME - CODE OFFICER CODE OFFICER JEAN GUSTIN

- 574 - 631 9.1. **CASE 6720** - JANIO CRUZ / MARY PATTERSON - 3140 W HALLANDALE BEACH BLVD, LOT 520, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE** [Case Overview 6720](#)

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Absent.	90 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	12/17/2024.

- 632 - 651 9.2. **CASE 9222** - TOPPER PROPERTIES LLC - 2601 JOHN P LYONS LANE, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE** [Case Overview 9222](#)

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Absent.	60 Days to Comply \$350.00 Per Diem \$100.00 Admin Fee	11/17/2024.

- 652 - 686 9.3. **CASE 9226** - MEAT BAR HOLDINGS LLC -2546 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME- SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-22 – APPLICATION; 15-28 - DISPLAY;5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 9226](#)

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Absent.	60 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	11/17/2024.

- 687 - 721 9.4. **CASE 9484** - MEAT BAR HOLDINGS LLC - 2540 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-40 (b) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES; 21-19 - PROHIBITED SIGNS - **REPEAT OFFENSE** [Case Overview 9484](#)

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Absent.	60 Days to Comply \$350.00 Per Diem \$100.00 Admin Fee	11/17/2024.

10. TOWN'S MOTION TO VACATE FINAL ORDER

- 10.1. **CASE 6132** - JORGE BORAU. - 3140 W HALLANDALE BEACH BLVD LOT 518, PEMBROKE PARK, FL 33009 - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS; 28-260(8) - PROHIBITED USES - **FIRST OFFENSE**

Respondent or Representative	Order to Vacate Issued
- Absent	Case is dismissed and closed.

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.

Special Magistrate Hearing Check in

Please Print Name and Last Name

Date 9/18/2024

1. Case # 8885 Name Monika Entin - Fernando Rodriguez
Alejandro Paez
COYNN DARVILLE
2. Case # 8885 Name Monika Entin - Fernando Rodriguez
Alejandro Paez
CRISTIAN CONTRA
3. Case # 8826 Name Monika Entin - Fernando Rodriguez
Kathy Edwards *Hank Edwards*
4. Case # 8825 Name Monika Entin Fernando Rodriguez
TEO BANTON
5. Case # 8909 Name Rob Wagner Extra Space
6. Case # 8812 Name EDWIN Wendorff
7. Case # 8786 Name Richard Paez Attorney *Cont*
4 Samuel Korab
8. Case # 9154 Name Alexandra Alegria
9. Case # 8773 Name Marlene Hernandez
10. Case # Name

11. Case # _____ Name _____

12. Case # _____ Name _____

13. Case # _____ Name _____

14. Case # _____ Name _____

15. Case # _____ Name _____

16. Case # _____ Name _____

17. Case # _____ Name _____

18. Case # _____ Name _____

19. Case # _____ Name _____

20. Case # _____ Name _____

21. Case # _____ Name _____

Case Overview

Property/Incident Information

Owner	Address	Site Address
MURRAY FAMILY ASSOCIATES LLP	1922 NE 149 ST NORTH MIAMI, FL 33181	3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Folio

514229070020

Legal Description

PARK SQUARE 137-46 B PARCEL A THAT PART BEG NE COR SLY 140,WLY 245.79,NLY 118,ELY 40,NLY 22,ELY 205.79 TO POB

Case Status	Open	Case #	6620	Date Next Inspection	10/16/2024
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Notes

1. Demolished "Frenchie" sign without a permit. Obtain an after the fact permit.
 2. Demolished "Natalie Studio" sign without a permit. Obtain an after the fact permit.
- Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/10/2022		Notice of Violation	Regular Mail
1/30/2024		Affidavit of Non-Compliance	Hand
8/14/2024		Affidavit of Non-Compliance	Regular Mail
9/18/2024	10/16/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/16/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/16/2024
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 10/16/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

MURRAY FAMILY ASSOCIATES)

CASE NO. 6620

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MURRAY FAMILY ASSOCIATES LLP

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MURRAY FAMILY ASSOCIATES LLP AT
10:03 A.M. ON THE 04 DAY OF OCTOBER 2024.

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

TYPE OF SERVICE

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

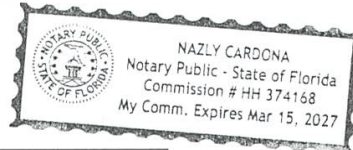

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of oct, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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



9589 0710 5270 1605 9738 57

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

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

OFFICIAL USE

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

Postmark Here

Postage \$ **9.64.**

Total Postage and \$

Sent To MURRAY FAMILY ASSOCIATES LLP

Street and Apt. No. NOH #6620

City, State, ZIP+4® 3192 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See reverse for more information

9589 0710 5270 1605 9738 64

U.S. Postal Service™
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OFFICIAL USE

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

Postmark Here

Postage \$ **9.64.**

Total Postage and \$

Sent To MURRAY FAMILY ASSOCIATES LLP

Street and Apt. No. NOH #6620

City, State, ZIP+4® 1922 NE 149 ST
NORTH MIAMI FL 33181

PS Form 3800, January 2023 PSN 7530-02-000-9047 See reverse for more information



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/18/2024

Sent To:

MURRAY FAMILY ASSOCIATES
LLP

1922 NE 149 ST
NORTH MIAMI, FL 33181

Case #:

6620

Property Owner:

MURRAY FAMILY ASSOCIATES
LLP

1922 NE 149 ST
NORTH MIAMI, FL 33181

Certified Mail #:

Property Description:

514229070020

Legal Description:

PARK SQUARE 137-46 B PARCEL A THAT
PART BEG NE COR SLY 140,WLY
245.79,NLY 118,ELY 40,NLY 22,ELY 205.79
TO POB

AKA:

3192 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/10/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...

1. Demolished "Frenchie" sign without a permit. Obtain an after the fact permit.
 2. Demolished "Natalie Studio" sign without a permit. Obtain an after the fact permit.
- Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of October, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM.

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

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

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

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

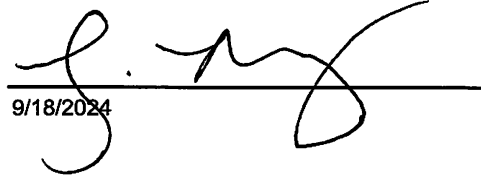
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer

A handwritten signature in black ink, appearing to be 'J. Ramirez', written over a horizontal line.

9/18/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
6620

Petitioner,

vs.

MURRAY FAMILY
ASSOCIATES LLP
3192 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Respondent(s)

On 8/14/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	MURRAY FAMILY ASSOCIATES LLP
Address:	1922 NE 149 ST NORTH MIAMI, FL 33181
Folio:	514229070020
Site Address:	3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009
Legal Description:	PARK SQUARE 137-46 B PARCEL A THAT PART BEG NE COR SLY 140,WLY 245.79,NLY 118,ELY 40,NLY 22,ELY 205.79 TO POB

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/14/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/14/2024
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 8/14/2024

Notes/Mean of Correction:

1. Demolished "Frenchie" sign without a permit. Obtain an after the fact permit. Permit #2211615-0 for demo complete.
2. Demolished "Natalie Studio" sign without a permit. Obtain an after the fact permit. Permit #2211614-0, expired. Not corrected.

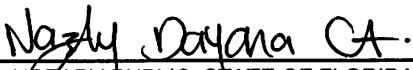
Further, Affiant sayeth naught

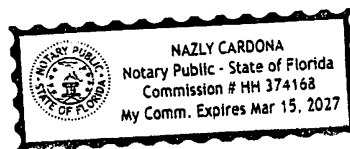
STATE OF FLORIDA

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 8/14/2024


NOTARY PUBLIC, STATE OF FLORIDA



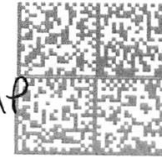
TOWN OF PEMBROKE PARK

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

Murray Family Associates LLP

AONC #6620

3192 W Hallandale Beach Blvd,
Pembroke Park, FL 33009



quadiënt

FIRST-CLASS MAIL
IMI

\$000.69⁰

08/14/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadiënt

FIRST-CLASS MAIL
IMI

\$000.69⁰

08/14/2024 ZIP 33023
043M30245597

US POSTAGE

Sent To:

MURRAY FAMILY ASSOCIATES
LLP

1922 NE 149 ST
NORTH MIAMI, FL 33181

AONC
Case #:

6620

TOWN OF PEMBROKE PARK

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

Murray, E. Edward, JR.

AONC #6620.

1018 Thomasville Rd, #200 A
Tallahassee, FL 32303



quadiant

FIRST-CLASS MAIL

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\$000.69⁰

08/14/2024 ZIP 33023

043M30245597

US POSTAGE



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: MURRAY FAMILY ASSOCIATES
LLP
615 OCEAN DRIVE
GOLDEN BEACH, FL 33160

Case #: 6620

Date: 01/10/2022

Property Owner: MURRAY FAMILY ASSOCIATES
LLP
615 OCEAN DRIVE
GOLDEN BEACH, FL 33160

Property Description: 514229070020

Certified Mail #:

Legal Description: PARK SQUARE 137-46 B PARCEL A THAT
PART BEG NE COR SLY 140,WLY
245.79,NLY 118,ELY 40,NLY 22,ELY 205.79
TO POB

AKA: 3192 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/10/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...

Notes/Mean of Correction:

1. Demolished "Frenchie" sign without a permit. Obtain an after the fact permit.
 2. Demolished "Natalie Studio" sign without a permit. Obtain an after the fact permit.
- 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



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

2022* Exemptions and Taxable Values by Taxing Authority

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

TOWN OF PEMBROKE PARK

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

NOV #6620

Hasler

FIRST-CLASS MAIL

01/11/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Murray Family Associates LLP
3192 W Hallandale Beach Blvd
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

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

NOV 6620

Hasler

FIRST-CLASS MAIL

01/11/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Sent To:

MURRAY FAMILY ASSOCIATES
LLP

615 OCEAN DRIVE
GOLDEN BEACH, FL 33160

Case #:

6620



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 #:
6620

Petitioner,

vs.

MURRAY FAMILY
ASSOCIATES LLP
3192 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Respondent(s)

On 1/30/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	MURRAY FAMILY ASSOCIATES LLP
Address:	1922 NE 149 ST NORTH MIAMI, FL 33181
Folio:	514229070020
Site Address:	3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009
Legal Description:	PARK SQUARE 137-46 B PARCEL A THAT PART BEG NE COR SLY 140,WLY 245.79,NLY 118,ELY 40,NLY 22,ELY 205.79 TO POB

Ordinance/Regulation	Section	Description	Date Complied
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Further, Affiant sayeth naught



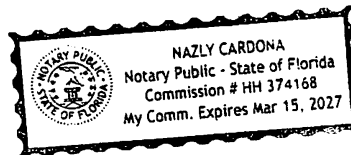
Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/30/2024

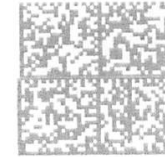


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁹
02/01/2024 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:

MURRAY FAMILY ASSOCIATES
LLP

1922 NE 149 ST
NORTH MIAMI, FL 33181

Case #:

6620

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



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\$000.64⁹
02/01/2024 ZIP 33023
043M30245597

US POSTAGE

MURRAY FAMILY ASSOCIATES
LLP

AONC #6620

3192 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009



MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	3192 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 07 0020
Property Owner	MURRAY FAMILY ASSOCIATES LLP	Millage	0613
Mailing Address	1922 NE 149 ST NORTH MIAMI FL 33181	Use	11-03
Abbr Legal Description	PARK SQUARE 137-46 B PARCEL A THAT PART BEG NE COR SLY 140,WLY 245.79,NLY 118,ELY 40,NLY 22,ELY 205.79 TO POB		

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

* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024*	\$373,250	\$814,750	\$1,188,000	\$1,188,000				
2023	\$373,250	\$814,750	\$1,188,000	\$1,188,000	\$25,645.58			
2022	\$373,250	\$814,750	\$1,188,000	\$1,188,000	\$25,091.03			
2024* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$1,188,000	\$1,188,000	\$1,188,000	\$1,188,000				
Portability	0	0	0	0				
Assessed/SOH	\$1,188,000	\$1,188,000	\$1,188,000	\$1,188,000				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$1,188,000	\$1,188,000	\$1,188,000	\$1,188,000				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
9/10/2021	WD*-E	\$3,000,000	117581194	\$11.00	33,932	SF		
9/13/2021	DR*-T	\$100	117581193					
12/20/2010	SW*-D	\$1,250,000	47603 / 616					
2/5/1998	WD	\$625,000	27669 / 488					
				Adj. Bldg. S.F. (Card, Sketch)		9402		
				Eff./Act. Year Built: 1992/1991				
* Denotes Multi-Parcel Sale (See Deed)								
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
9402								



Case Overview

Property/Incident Information

Owner	Address	Site Address
Rose Esperatriz Perez	3100 W Hallandale Beach Blvd Pembroke Park, FL 33009	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #G9

Folio

514229000313

Legal Description

29-51-42 E1/2 OF NE1/4 OF SE1/4 OF NE1/4 OF SAID SEC LESS E 225 THEREOF & W 12.50 OF E 112.50 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 ALL LYING S OF S R/W OF HALLANDALE BCH BLVD AS REVISED BY PARCEL 101 OF CA 91-22865

Case Status	Open	Case #	8315	Date Next Inspection	9/11/2024
-------------	------	--------	------	----------------------	-----------

Notes

1. Installed addition on left side of mobile home without a permit. Obtain plans for an after the fact permit and inspections.
2. Installed shed without a permit. Obtain plans for an after the fact permit and inspections.
3. Installed canopy without a permit. Obtain plans for an after the fact permit and inspections.
4. Extended carport without a permit. Obtain permit for extension or remove.
5. Outdoor storage at premise, remove miscellaneous items and store inside. Outdoor storage prohibited with the exception of patio furniture.

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

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/20/2023		Notice of Violation	Hand
7/22/2023		Affidavit of Non-Compliance	
9/11/2024		Affidavit of Non-Compliance	Certified Mail
9/11/2024	10/16/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/11/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/11/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	7/22/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

ROSE ESPERATRIZ PEREZ)

Respondent

CASE NO. 8315

AFFIDAVIT OF SERVICE

TO BE SERVED: ROSE ESPERATRIZ PEREZ

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3100 W HALLANDALE BEACH BLVD, LOT G9, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ROSE ESPERATRIZ PEREZ AT 10:16 A.M. ON THE 04 DAY OF OCTOBER 2024.

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

TYPE OF SERVICE

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

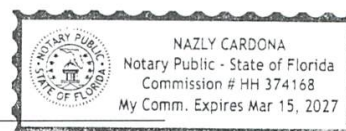

AFFIANT

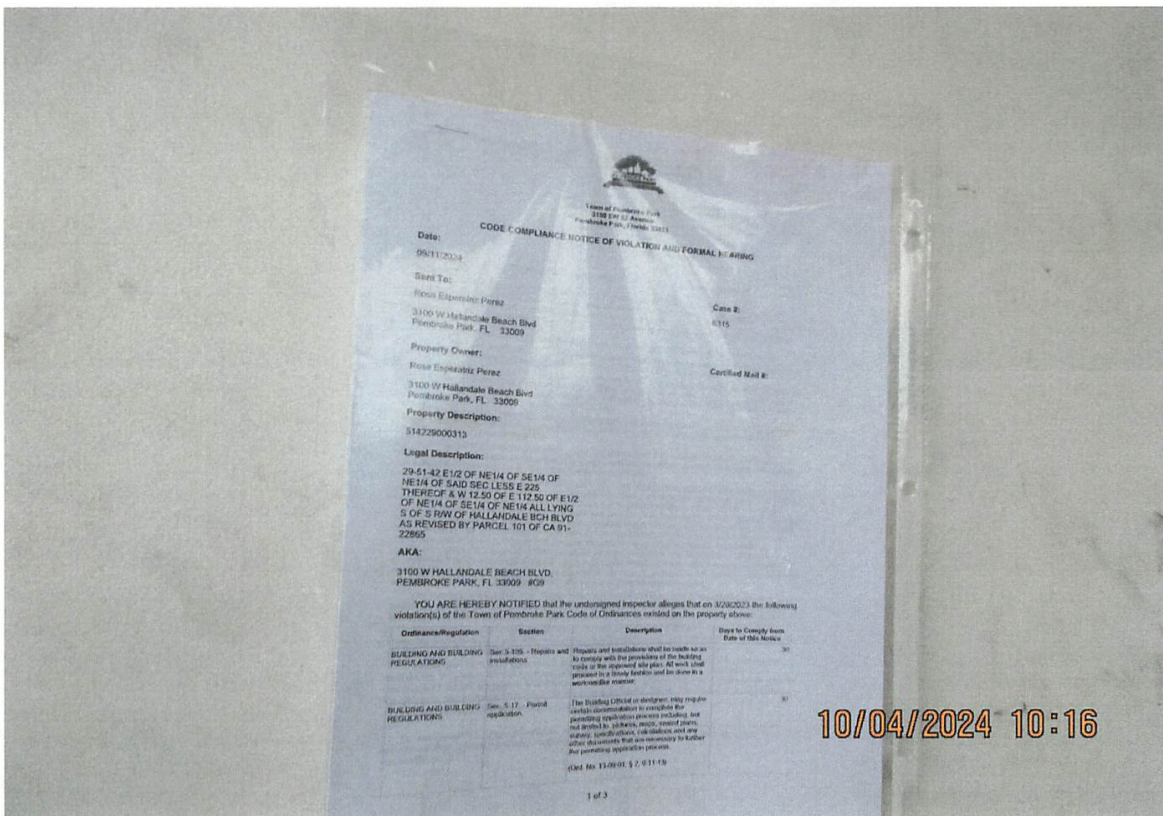
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of oct, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Notary Dayana A
Signature

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





9589 0710 5270 1605 9732 15

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

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

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	9.64.
Total Postage and	
\$	
Sent To	
Street and Apt. No.	
City, State, ZIP+4®	

Postmark Here

GREEN ACRES PEMBROKE MHC LLC
 NOH #8315
 3100 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047

9589 0710 5270 1605 9732 22

U.S. Postal Service™
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Certified Mail Fee	
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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	9.64.
Total Postage and	
\$	
Sent To	
Street and Apt. No.	
City, State, ZIP+4®	

Postmark Here

ROSE ESPERATRIZ PEREZ
 NOH #8315
 3100 W HALLANDALE BEACH BLVD
 #G9,
 PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047

9589 0710 5270 1605 9732 08

U.S. Postal Service™
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\$	
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☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	9.64.
Total Postage and	
\$	
Sent To	
Street and Apt. No.	
City, State, ZIP+4®	

Postmark Here

GREEN ACRES PEMBROKE MHC LLC
 NOH #8315
 8800 N BRONX AVE 2 FL
 SKOKIE IL 60077

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



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/11/2024

Sent To:

Rose Esperatriz Perez

3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Case #:

8315

Property Owner:

Rose Esperatriz Perez

3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000313

Legal Description:

29-51-42 E1/2 OF NE1/4 OF SE1/4 OF
NE1/4 OF SAID SEC LESS E 225
THEREOF & W 12.50 OF E 112.50 OF E1/2
OF NE1/4 OF SE1/4 OF NE1/4 ALL LYING
S OF S R/W OF HALLANDALE BCH BLVD
AS REVISED BY PARCEL 101 OF CA 91-
22865

AKA:

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #G9

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/20/2023 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

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)

1. Installed addition on left side of mobile home without a permit. Obtain plans for an after the fact permit and inspections.
 2. Installed shed without a permit. Obtain plans for an after the fact permit and inspections.
 3. Installed canopy without a permit. Obtain plans for an after the fact permit and inspections.
 4. Extended carport without a permit. Obtain permit for extension or remove.
 5. Outdoor storage at premise, remove miscellaneous items and store inside. Outdoor storage prohibited with the exception of patio furniture.
- 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 16th day of October, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

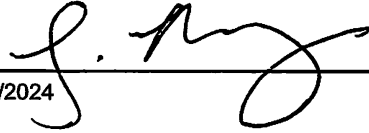
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer

A handwritten signature in black ink, appearing to be 'J. Ramirez', written over a horizontal line.

9/11/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8315

Petitioner,

vs.

Rose Esperatriz Perez
3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #G9
Respondent(s)

On 9/11/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Rose Esperatriz Perez
Address:	3100 W Hallandale Beach Blvd Pembroke Park, FL 33009
Folio:	514229000313
Site Address:	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #G9
Legal Description:	29-51-42 E1/2 OF NE1/4 OF SE1/4 OF NE1/4 OF SAID SEC LESS E 225 THEREOF & W 12.50 OF E 112.50 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 ALL LYING S OF S R/W OF HALLANDALE BCH BLVD AS REVISED BY PARCEL 101 OF CA 91-22865

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: 9/11/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/11/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	7/22/2023

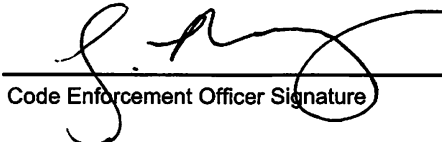
Notes/Mean of Correction:

1. Installed addition on left side of mobile home without a permit. Obtain plans for an after the fact permit and inspections. Removed, Corrected,
2. Installed shed without a permit. Obtain plans for an after the fact permit and inspections. Not corrected.
3. Installed canopy without a permit. Obtain plans for an after the fact permit and inspections. Removed, corrected.
4. Extended carport without a permit. Obtain permit for extension or remove. Not corrected.
5. Outdoor storage at premise, remove miscellaneous items and store inside. Outdoor storage prohibited with the exception of patio furniture. Removed, corrected.

Further, Affiant sayeth naught

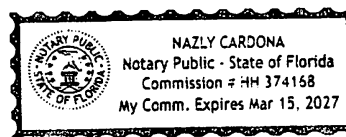
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/11/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

Rose Esperatriz Perez
3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Case #:

8315

Date:

03/20/2023

Property Owner:

Rose Esperatriz Perez
3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Property Description:

514229000313

Certified Mail #:

Legal Description:

29-51-42 E1/2 OF NE1/4 OF SE1/4 OF
NE1/4 OF SAID SEC LESS E 225
THEREOF & W 12.50 OF E 112.50 OF E1/2
OF NE1/4 OF SE1/4 OF NE1/4 ALL LYING
S OF S R/W OF HALLANDALE BCH BLVD
AS REVISED BY PARCEL 101 OF CA 91-
22865

AKA:

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #G9

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/20/2023 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

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
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Notes/Mean of Correction:

1. Installed addition on left side of mobile home without a permit. Obtain plans for an after the fact permit and inspections.
 2. Installed shed without a permit. Obtain plans for an after the fact permit and inspections.
 3. Installed canopy without a permit. Obtain plans for an after the fact permit and inspections.
 4. Extended carport without a permit. Obtain permit for extension or remove.
 5. Outdoor storage at premise, remove miscellaneous items and store inside. Outdoor storage prohibited with the exception of patio furniture.
- 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.


Joseline Ramirez
Chief Code Compliance Officer



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

Property Assessment Values

2023* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Adj. Bldg. S.F.

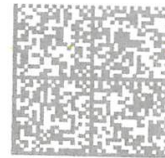
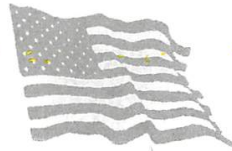
Special Assessments

Page 60 of 780

TOWN OF PEMBROKE PARK

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

ROSE ESPERATRIZ PEREZ
NOV #8315
8800 N BRONX AVE 2 FL
SKOKIE IL 60077



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁹
03/20/2023 ZIP 33023
043M30245597

US POSTAGE



Town of Pembroke Park

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



quadiant
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IMI
\$000.60[®]
03/20/2023 ZIP 33023
043M30245597

US POSTAGE

Sent To:

Rose Esperatriz Perez

Case #:

8315

3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

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



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043M30245597

US POSTAGE

ROSE ESPERATRIZ PEREZ
NOV #8315
3100 W HALLANDALE BEACH BLVD #G9,
PEMBROKE PARK, FL 33009

















































Case Overview

Property/Incident Information

Owner	Address	Site Address
TRINITY BROADCASTING OF FL INC	4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	2250 S PARK RD, PEMBROKE PARK, FL 33009

Folio

514220000390

Legal Description

20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E 25 FOR RD, LESS POR OF SW1/4 OF SE1/4, DESC AS
COMM AT NE COR OF NW1/4 OF SE1/4 OF SEC 20, S 1348.56, W 25 TO POB, S 674.33, W 15, N
674.33, E 15 TO POB

Case Status	Open	Case #	8365	Date Next Inspection	10/16/2024
--------------------	------	---------------	------	-----------------------------	------------

Notes

1. Damaged silt on chain-link fence (North & South). Construction silt is prohibited. Remove all silt on chain-link fence.
2. Parking lot is in disrepair and is a blight nuisance. Pave and re-stripe with plans for permit and inspections.
3. Parking curbs and stumps are damage. Replace or repair curbs and stumps with plans for permit and inspections.

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>
3/31/2023		Notice of Violation	Regular Mail
7/24/2024		Affidavit of Non-Compliance	Regular Mail
9/3/2024		Affidavit of Non-Compliance	Certified Mail
9/5/2024	10/16/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	9/3/2024
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.	7/24/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	7/24/2024

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/16/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/16/2024
ZONING	Sec. 28-333. - Industrial zoned areas.	Fences, walls and hedges may be erected or planted and maintained within a required buffer to a maximum total height of ten (10) feet. Open-weave or chain-link type fences may only be used within a required buffer if appropriate landscape material is planted along such fence which, after planting, will obscure the fence and provide a translucent barrier within one (1) year after planting or slats. Within twenty-five (25) feet of the intersection of two (2) streets, or within fifteen (15) feet of the intersection of a private accessway/driveway and a street, no solid fencing or walls may be erected or maintained which exceeds thirty (30) inches in height. Barbed wire or stranded wire fences are permitted. The use of electrified fencing or razor-topped fences or walls may be approved by the Town Commission as a special exception following a public meeting upon request, after first receiving a recommendation from the Planning and Zoning Board. (Ord. No. 11-12-01, § 6, 12-7-11)	9/3/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

TRINITY BROADCASTING OF FL INC)

CASE NO. 8365

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: TRINITY BROADCASTING OF FL INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

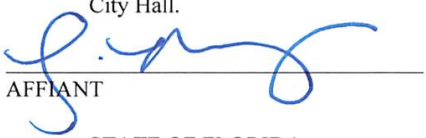
ADDRESS: 2250 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TRINITY BROADCASTING OF FL INC AT
10:27 A.M. ON THE 04 DAY OF OCTOBER 2024.

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

TYPE OF SERVICE

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


AFFIANT

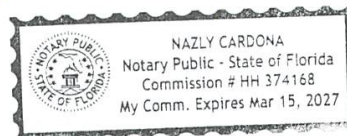
STATE OF FLORIDA
COUNTY OF BROWARD

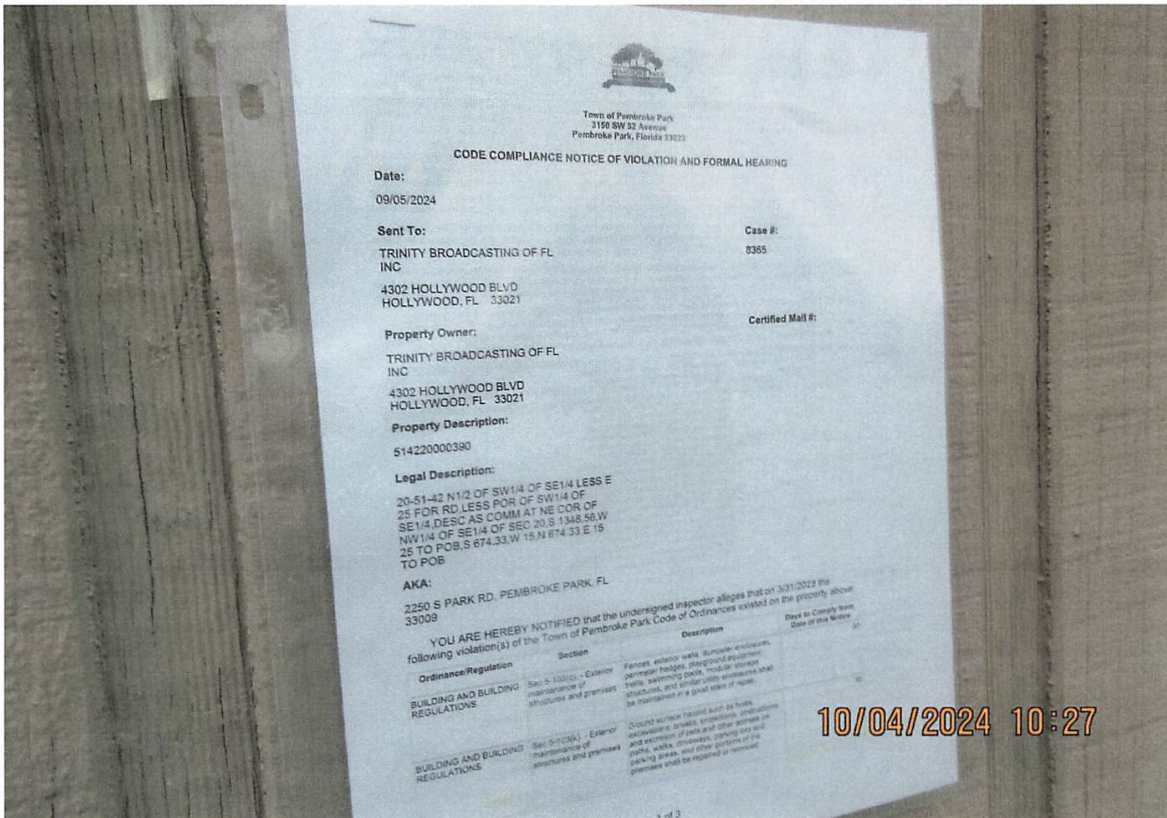
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of oct, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____







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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/05/2024

Sent To:

TRINITY BROADCASTING OF FL
INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Case #:

8365

Property Owner:

TRINITY BROADCASTING OF FL
INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000390

Legal Description:

20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E
25 FOR RD, LESS POR OF SW1/4 OF
SE1/4, DESC AS COMM AT NE COR OF
NW1/4 OF SE1/4 OF SEC 20, S 1348.56, W
25 TO POB, S 674.33, W 15, N 674.33, E 15
TO POB

AKA:

2250 S PARK RD, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/31/2023 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 5-103(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(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	30
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1. Damaged silt on chain-link fence (North & South). Construction silt is prohibited. Remove all silt on chain-link fence.
 2. Parking lot is in disrepair and is a blight nuisance. Pave and re-stripe with plans for permit and inspections.
 3. Parking curbs and stumps are damage. Replace or repair curbs and stumps with plans for permit and inspections.
- Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of October, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

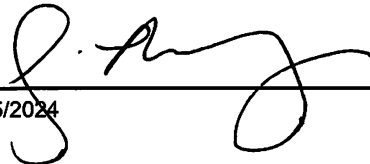
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


9/5/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8365

Petitioner,

vs.

TRINITY BROADCASTING
OF FL INC
2250 S PARK RD, PEMBROKE PARK, FL
33009

Respondent(s)

On 9/3/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	TRINITY BROADCASTING OF FL INC
Address:	4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021
Folio:	514220000390
Site Address:	2250 S PARK RD, PEMBROKE PARK, FL 33009
Legal Description:	20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E 25 FOR RD, LESS POR OF SW1/4 OF SE1/4, DESC AS COMM AT NE COR OF NW1/4 OF SE1/4 OF SEC 20, S 1348.56, W 25 TO POB, S 674.33, W 15, N 674.33, E 15 TO POB

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.	9/3/2024
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.	7/24/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	7/24/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/3/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/3/2024
ZONING	Sec. 28-333. - Industrial zoned areas.	Fences, walls and hedges may be erected or planted and maintained within a required buffer to a maximum total height of ten (10) feet. Open-weave or chain-link type fences may only be used within a required buffer if appropriate landscape material is planted along such fence which, after planting, will obscure the fence and provide a translucent barrier within one (1) year after planting or slats. Within twenty-five (25) feet of the intersection of two (2) streets, or within fifteen (15) feet of the intersection of a private accessway/driveway and a street, no solid fencing or walls may be erected or maintained which exceeds thirty (30) inches in height. Barbed wire or stranded wire fences are permitted. The use of electrified fencing or razor-topped fences or walls may be approved by the Town Commission as a special exception following a public meeting upon request, after first receiving a recommendation from the Planning and Zoning Board. (Ord. No. 11-12-01, § 6, 12-7-11)	Not in Compliance - Reinspection Date: 9/3/2024

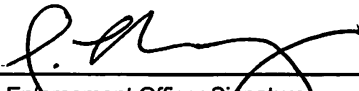
Notes/Mean of Correction:

1. Damage silt on chain-link fence (North & South). Construction silt is prohibited. Remove all silt on chain-link fence. Damaged silt has been removed, but silt remains on South of the court. For privacy slats or hedges are permitted. Corrected.
2. Parking lot is in disrepair and is a blight nuisance. Pave and re-stripe with plans for permit and inspections. Parking lot was maintenance, but permit was not obtained. Not corrected.
3. Parking curbs and stumps are damaged. Replace or repair curbs and stumps with plans for permit and inspections. corrected.

Further, Affiant sayeth naught

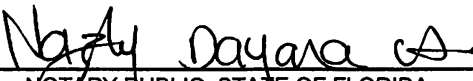
STATE OF FLORIDA

COUNTY OF BROWARD

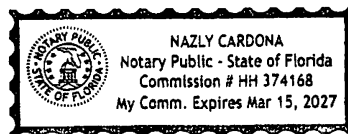


Code Enforcement Officer Signature

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 9/3/2024



NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

TRINITY BROADCASTING OF FL
INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Case #:

8365

Date:

03/31/2023

Property Owner:

TRINITY BROADCASTING OF FL
INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Property Description:

514220000390

Certified Mail #:**Legal Description:**

20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E
25 FOR RD, LESS POR OF SW1/4 OF
SE1/4, DESC AS COMM AT NE COR OF
NW1/4 OF SE1/4 OF SEC 20, S 1348.56, W
25 TO POB, S 674.33, W 15, N 674.33, E 15
TO POB

AKA:

2250 S PARK RD, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/31/2023 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 5-103(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

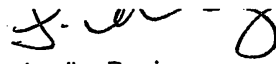
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Notes/Mean of Correction:

1. Damage silt on chain-link fence (North & South). Construction silt is prohibited. Remove all silt on chain-link fence.
 2. Parking lot is in disrepair and is a blight nuisance. Pave and re-stripe with plans for permit and inspections.
 3. Parking curbs and stumps are damage. Replace or repair curbs and stumps with plans for permit and inspections.
- 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.



Joseline Ramirez
Chief Code Compliance Officer



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

Property Assessment Values

2023* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Page 100 of 780



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

Detail by Entity Name

Florida Not For Profit Corporation
TRINITY BROADCASTING OF FLORIDA, INC.

Filing Information

Document Number	750421
FEI/EIN Number	59-1991004
Date Filed	12/31/1979
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/21/2011

Principal Address

13600 Heritage Parkway
STE 200
Fort Worth, TX 76177

Changed: 03/08/2023

Mailing Address

13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Changed: 03/23/2020

Registered Agent Name & Address

EVERETT, MICHAEL
4525 VINELAND ROAD
STE 200
ORLANDO, FL 32711

Name Changed: 01/06/2015

Address Changed: 03/08/2023

Officer/Director Detail

Name & Address

Title Director, President



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 #:
8365

Petitioner,

vs.

TRINITY BROADCASTING
OF FL INC
2250 S PARK RD, PEMBROKE PARK, FL
33009

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Notes/Mean of Correction:

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Further, Affiant sayeth naught

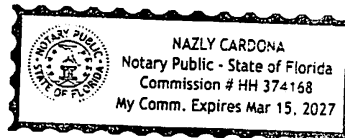
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/24/2024


NOTARY PUBLIC, STATE OF FLORIDA

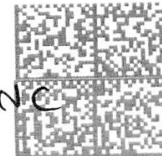


TOWN OF PEMBROKE PARK

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

Trinity Broadcasting of FL INC
AONC #B365.

2250 S Park Rd,
Pembroke Park, FL 33009.



quadiant

FIRST-CLASS MAIL

IMI

\$000.69⁰

08/01/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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

Everett, Michael
AONC # 8365.

4525 Vineland Road Ste 200
Orlando, FL 32711.



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
08/01/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
08/01/2024 ZIP 33023
043M30245597

US POSTAGE

AONC

Sent To:

TRINITY BROADCASTING OF FL
INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Case #:

8365

TOWN OF PEMBROKE PARK

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

TRINITY BROADCASTING OF FL INC
NOV #8365
4302 HOLLYWOOD BLVD
HOLLYWOOD FL 33021



quadiant

FIRST-CLASS MAIL
IMI

\$000.60 ⁹

04/04/2023 ZIP 33023
043M30245597

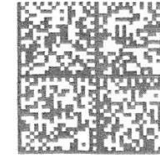
US POSTAGE

TOWN OF PEMBROKE PARK

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



TRINITY BROADCASTING OF FL INC
NOV #8365
2250 S PARK RD,
PEMBROKE PARK, FL 33009



quadtent

FIRST-CLASS MAIL
IMI

\$000.60⁰

04/04/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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



EVERETT, MICHAEL
NOV #8365
4525 VINELAND ROAD STE 200
ORLANDO, FL 32711



quadtent

FIRST-CLASS MAIL
IMI

\$000.60⁰

04/04/2023 ZIP 33023
043M30245597

US POSTAGE

9589 0710 5270 2325 0910 74

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

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

Postage
 \$ **9.64**

Total Postage and Fees
 \$

Sent To
 NOV #8365

Street and Apt. No.
 2250 S PARK RD,

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

PS Form 3800, January 2023 PSN 7530-02-000-9047

9589 0710 5270 2325 0910 81

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

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

Postage
 \$ **9.64**

Total Postage and Fees
 \$

Sent To
 EVERETT, MICHAEL

Street and Apt. No.,
 NOV #8365

City, State, ZIP+4®
 4525 VINELAND ROAD STE 200
 ORLANDO, FL 32711

PS Form 3800, January 2023 PSN 7530-02-000-9047

9589 0710 5270 2325 0910 98

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
 \$ **9.64**

Total Postage and Fees
 \$

Sent To
 NOV #8365

Street and Apt. No.
 4302 HOLLYWOOD BLVD

City, State, ZIP+4®
 HOLLYWOOD FL 33021

PS Form 3800, January 2023 PSN 7530-02-000-9047









Case Overview

Property/Incident Information

Owner	Address	Site Address
GEOFFREY JACOBS	3120 W Hallandale Beach Blvd, Lot 622 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 622

Folio

514229000300

Legal Description

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

Case Status	Open	Case #	9026	Date Next Inspection	9/9/2024
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Notes

Amended 05/16/2024
 1. Installed multiple windows without a Building Permit. Obtain plans for after the fact permit and inspections.
 2. Exterior repair of west side wall done without a permit. Obtain plans for after the fact permit and inspections.
 3. Performed a major repair or remodel including but not limited to kitchen and bathroom, interior wall finish, electrical and plumbing. Obtain plans for after the fact permit and inspections.
 Double permit fee assessed. Contact the Building Dept. for permit inquiry at 954-966-4600, ext. 182.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/16/2024		Notice of Violation	Regular Mail
7/16/2024		Affidavit of Non-Compliance	Regular Mail
7/16/2024	8/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/27/2024		Notice of Continuance	Certified Mail Hand
9/9/2024	10/16/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/9/2024		Affidavit of Non-Compliance	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
553.73	553.73 Florida Building Code.—	(1)(a) The commission shall adopt, by rule pursuant to ss. 120.536(1) and 120.54, the Florida Building Code which shall contain or incorporate by reference all laws and rules which pertain to and govern the design, construction, erection, alteration, modification, repair, and demolition of public and private buildings, structures, and facilities and enforcement of such laws and rules, except as otherwise provided in this section.	Not in Compliance - Reinspection Date: 9/9/2024

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/9/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/9/2024
FLORIDA BUILDING CODE	105.1 Permit Required	Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish or to change the occupancy any building, structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Code, or to cause any such work to be done; shall first make application to the Building Official and/or Fire Code Official as indicated in FFPC or a duly authorized representative and obtain the required permits.	Not in Compliance - Reinspection Date: 9/9/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
GEOFFREY JACOBS) CASE NO. 9026
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: GEOFFREY JACOBS

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

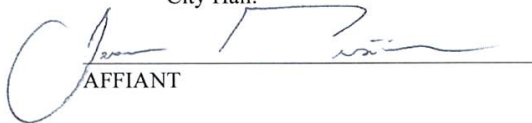
ADDRESS: 3120 W HALLANDALE BEACH BLVD LOT 622, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: GEOFFREY JACOBS AT 09:34 A.M.
ON THE 04 DAY OF OCTOBER 2024.

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

TYPE OF SERVICE

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

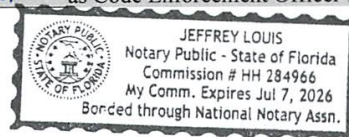

AFFIANT

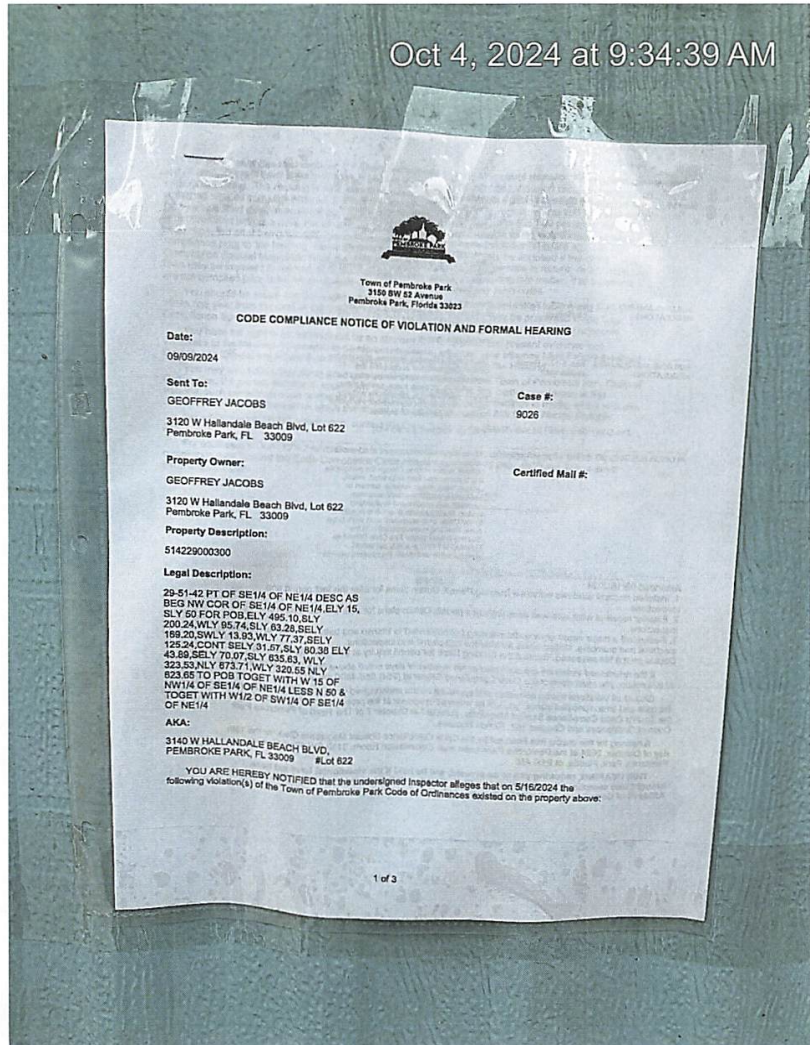
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of Octob 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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





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

Postage
\$ **9.64**

Total Postage and
\$

Sent To
GEOFFREY JACOBS
NOH #9026
3140 W HALLANDALE BEACH BLVD
#622,
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9001

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

Postage
\$ **9.64**

Total Postage and
\$

Sent To
HOLIDAY HALLANDALE MHC LLC
NOH #9026
8800 NORTH BRONX AVE 2ND
FLOOR SKOKIE IL 60077

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9001

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

Postage
\$ **9.64**

Total Postage and
\$

Sent To
HOLIDAY HALLANDALE MHC LLC
NOH #9026
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9001



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/09/2024

Sent To:

GEOFFREY JACOBS

3120 W Hallandale Beach Blvd, Lot 622
Pembroke Park, FL 33009

Case #:

9026

Property Owner:

GEOFFREY JACOBS

3120 W Hallandale Beach Blvd, Lot 622
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 622

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/16/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
553.73	553.73 Florida Building Code.—	(1)(a) The commission shall adopt, by rule pursuant to ss. 120.536(1) and 120.54, the Florida Building Code which shall contain or incorporate by reference all laws and rules which pertain to and govern the design, construction, erection, alteration, modification, repair, and demolition of public and private buildings, structures, and facilities and enforcement of such laws and rules, except as otherwise provided in this section.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
FLORIDA BUILDING CODE	105.1 Permit Required	Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish or to change the occupancy any building, structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Code, or to cause any such work to be done; shall first make application to the Building Official and/or Fire Code Official as indicated in FFPC or a duly authorized representative and obtain the required permits.	30

Amended 05/16/2024

1. Installed multiple windows without a Building Permit. Obtain plans for after the fact permit and inspections.
 2. Exterior repair of west side wall done without a permit. Obtain plans for after the fact permit and inspections.
 3. Performed a major repair or remodel including but not limited to kitchen and bathroom, interior wall finish, electrical and plumbing. Obtain plans for after the fact permit and inspections.
- Double permit fee assessed. Contact the Building Dept. for permit inquiry at 954-966-4600, ext. 182.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of October, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Steve Pizzilli, CBO


9/9/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9026

Petitioner,
vs.
GEOFFREY JACOBS
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 622
Respondent(s)

On 9/9/2024 I STEVE PIZZILLO as Chief Building Official have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: GEOFFREY JACOBS
Address: 3120 W Hallandale Beach Blvd, Lot 622 Pembroke Park, FL 33009
Folio: 514229000300
Site Address: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 622
Legal Description: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
553.73	553.73 Florida Building Code.—	(1)(a) The commission shall adopt, by rule pursuant to ss. 120.536(1) and 120.54, the Florida Building Code which shall contain or incorporate by reference all laws and rules which pertain to and govern the design, construction, erection, alteration, modification, repair, and demolition of public and private buildings, structures, and facilities and enforcement of such laws and rules, except as otherwise provided in this section.	Not in Compliance - Reinspection Date: 9/9/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/9/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/9/2024
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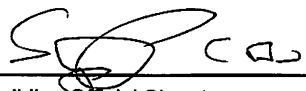
Notes/Mean of Correction:

1. Installed multiple windows without a Building Permit. Obtain plans for after the fact permit and inspections. Not corrected.
 2. Exterior repair of west side wall done without a permit. Obtain plans for after the fact permit and inspections. Not Corrected.
 3. Performed a major repair or remodel including but not limited to kitchen and bathroom, interior wall finish, electrical and plumbing. Obtain plans for after the fact permit and inspections.
- Double permit fee assessed. Contact the Building Dept. for permit inquiry at 954-966-4600, ext. 182.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

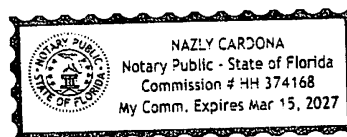


Chief Building Official Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Chief Building Official, 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 9/9/2024



NOTARY PUBLIC, STATE OF FLORIDA



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☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ <u>9.64</u>	
Total Postage and	GEOFFREY JACOBS
Sent To	OC #9026
Street and Apt. No.	3120 W HALLANDALE BEACH BLVD
	#622,
City, State, ZIP+4®	PEMBROKE PARK, FL 33009

PS Form 3800, January 2008 PSN 7530-0200-9000-9077 Use 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 \$ <u>6.90</u>	
Postage \$ <u>9.64</u>	
Total Postage and	HOLIDAY HALLANDALE MHC LLC
Sent To	OC #9026
Street and Apt. No.	8800 NORTH BRONX AVE 2ND
	FLOOR SKOKIE IL 60077
City, State, ZIP+4®	

PS Form 3800, January 2008 PSN 7530-0200-9000-9077 Use Reverse for Instructions

9589 0710 5270 0673 4059 63

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OFFICIAL USE

Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ <u>9.64</u>	
Total Postage and	HOLIDAY HALLANDALE MHC LLC
Sent To	OC #9026
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	FLOOR SKOKIE IL 60077
City, State, ZIP+4®	

PS Form 3800, January 2008 PSN 7530-0200-9000-9077 Use Reverse for Instructions

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

TOWN OF PEMBROKE PARK, FLORIDA,	)	
Petitioner,	)	
vs.	)	Case No.: 9026
GEOFFREY JACOBS	)	
Respondent(s)	)	

ORDER OF CONTINUANCE

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

STREET ADDRESS: 3120 W HALLANDALE BEACH BLVD #622, PEMBROKE PARK, FL 33009

PROPERTY OWNER: GEOFFREY JACOBS

VEHICLE IDENTIFICATION #: 11272099

TITLE #: 1268B

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

An administrative hearing was held before the undersigned Special Magistrate on August 21st, 2024. At the hearing, the testimony offered indicated that granting a continuance of the aforementioned case is in the public interest.

THEREFORE, IN ACCORDANCE WITH THE FINDINGS STATED ABOVE, THIS CASE IS HEREBY CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON SEPTEMBER 18TH, 2024, AT 9:00 AM IN THE CITY COMMISSION CHAMBERS AT 3150 SW 52 AVENUE, PEMBROKE PARK, FLORIDA 33023.

THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE AFOREMENTIONED MATTER THAT IS SET FOR 9:00 AM ON SEPTEMBER 18TH, 2024.

RESPONDENT IS ADVISED THAT IF ALL OF THE VIOLATIONS HAVE NOT BEEN CORRECTED BY THE HEARING DATE SET FORTH ABOVE, AN ORDER CERTIFYING THE CODE COMPLIANCE FINE AND LIEN MAY BE IMPOSED.

FAILURE OF RESPONDENT TO REMEDY AND BRING THE VIOLATIONS INTO COMPLIANCE SHALL AUTHORIZE THE SPECIAL MAGISTRATE TO ENTER A FINAL ORDER CERTIFYING THE CODE COMPLIANCE FINE AND LIEN SHOULD THE REAL PROPERTY REMAIN IN VIOLATION BEYOND THE COMPLIANCE DATE.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21 day of August, 2024.

TOWN OF PEMBROKE PARK



Chief Building Official

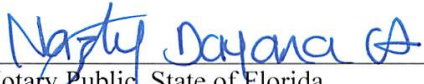


Special Magistrate

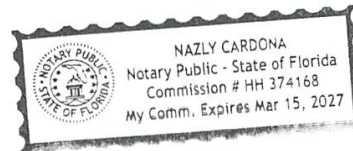
STATE OF FLORIDA
COUNTY OF BROWARD

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

WITNESS my hand and official seal in the County and State aforesaid this 21 day of August, 2024.



Notary Public, State of Florida
Clerk to the Special Magistrate



Certificate of Service

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

Yes X No _____

I the undersigned, Code 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 27 day of August, 2024.



Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

GEOFFREY JACOBS)

CASE NO. 9026

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: GEOFFREY JACOBS

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

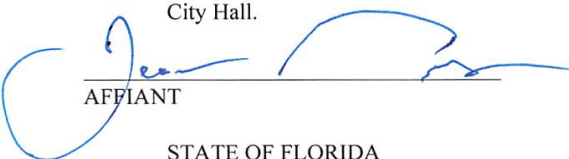
ADDRESS: 3120 W HALLANDALE BEACH BLVD, LOT 622, PEMBROKE PARK, FL 33009.

I, JEAN GUSTIN HEREBY CERTIFY that I SERVED: GEOFFREY JACOBS AT 12:16 PM ON THE 09 DAY OF AUGUST 2024.

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

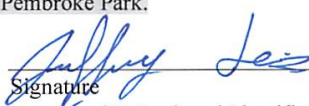
TYPE OF SERVICE

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

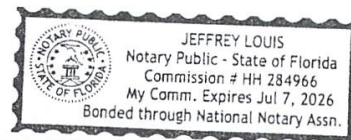

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 09 day of 08, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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





Aug 9, 2024 at 12:16:21 PM

Town of Pembroke Park
3155 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
07/16/2024

Sent To:
Geoffrey Jacobs
3120 W Hallandale Beach Blvd, Lot 622
Pembroke Park, FL 33009

Case #:
9026

Property Owner:
Geoffrey Jacobs
3120 W Hallandale Beach Blvd, Lot 622
Pembroke Park, FL 33009

Certified Mail #:

Property Description:
514229000300

Legal Description:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 93.74, SLY 63.28, SLY
169.20, SWLY 13.63, WLY 77.37, SLY
125.24, CONT SLY 31.57, SLY 60.38, ELY
43.89, SLY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55, NLY
523.65 TO POB TOGETHER WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGETHER WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA:
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 622

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/16/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

1 of 3



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/16/2024

Sent To:

Geoffrey Jacobs

3120 W Hallandale Beach Blvd, Lot 622
Pembroke Park, FL 33009

Case #:

9026

Property Owner:

Geoffrey Jacobs

3120 W Hallandale Beach Blvd, Lot 622
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 622

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/16/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
553.73	553.73 Florida Building Code.—	(1)(a) The commission shall adopt, by rule pursuant to ss. 120.536(1) and 120.54, the Florida Building Code which shall contain or incorporate by reference all laws and rules which pertain to and govern the design, construction, erection, alteration, modification, repair, and demolition of public and private buildings, structures, and facilities and enforcement of such laws and rules, except as otherwise provided in this section.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
FLORIDA BUILDING CODE	105.1 Permit Required	Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish or to change the occupancy any building, structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Code, or to cause any such work to be done; shall first make application to the Building Official and/or Fire Code Official as indicated in FFPC or a duly authorized representative and obtain the required permits.	30

Amended 05/16/2024

1. Installed multiple windows without a Building Permit. Obtain plans for after the fact permit and inspections.
 2. Exterior repair of west side wall done without a permit. Obtain plans for after the fact permit and inspections.
 3. Performed a major repair or remodel including but not limited to kitchen and bathroom, interior wall finish, electrical and plumbing. Obtain plans for after the fact permit and inspections.
- Double permit fee assessed. Contact the Building Dept. for permit inquiry at 954-966-4600, ext. 182.

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

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

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

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

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

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

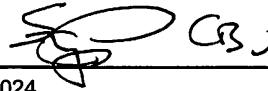
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Steve Pizzillo, CBO



7/16/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9026

Petitioner,

vs.

Geoffrey Jacobs

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 622

Respondent(s)

On 7/16/2024 I STEVE PIZZILLO as CHIEF BUILDING OFFICIAL have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below: 10/27/23

Owner Name:	Geoffrey Jacobs
Address:	3120 W Hallandale Beach Blvd, Lot 622 Pembroke Park, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 622
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
553.73	553.73 Florida Building Code.—	(1)(a) The commission shall adopt, by rule pursuant to ss. 120.536(1) and 120.54, the Florida Building Code which shall contain or incorporate by reference all laws and rules which pertain to and govern the design, construction, erection, alteration, modification, repair, and demolition of public and private buildings, structures, and facilities and enforcement of such laws and rules, except as otherwise provided in this section.	Not in Compliance - Reinspection Date: 7/16/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/16/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/16/2024
FLORIDA BUILDING CODE	105.1 Permit Required	Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish or to change the occupancy any building, structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Code, or to cause any such work to be done; shall first make application to the Building Official and/or Fire Code Official as indicated in FFPC or a duly authorized representative and obtain the required permits.	Not in Compliance - Reinspection Date: 7/16/2024

Notes/Mean of Correction:

1. Installed multiple windows without a Building Permit. Obtain plans for after the fact permit and inspections. Not corrected.
2. Exterior repair of west side wall done without a permit. Obtain plans for after the fact permit and inspections. Not Corrected.
3. Performed a major repair or remodel including but not limited to kitchen and bathroom, interior wall finish, electrical and plumbing. Obtain plans for after the fact permit and inspections. Not corrected. Double permit fee assessed. Contact the Building Dept. for permit inquiry at 954-966-4600, ext. 182.

Further, Affiant sayeth naught

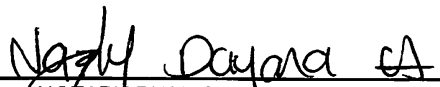
STATE OF FLORIDA

COUNTY OF BROWARD

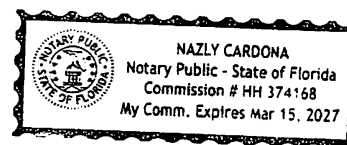


Chief Building Official Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/16/2024



NOTARY PUBLIC, STATE OF FLORIDA



9589 0710 5270 1605 9260 82

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

Postage
\$ **9.64**

Total Postage and Fees \$ **9.64**

Sent To
GEOFFREY JACOBS
NOH #9026
3140 W HALLANDALE BEACH BLVD
#622,
PEMBROKE PARK, FL 33009

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

PS Form 3800, January 2022

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

Postage
\$ **9.64**

Total Postage and Fees \$ **9.64**

Sent To
HOLIDAY HALLANDALE MHC LLC
NOH #9026
8800 NORTH BRONX AVE 2ND
FLOOR SKOKIE IL 60077

City, State, ZIP+4®
SKOKIE, IL 60077

PS Form 3800, January 2022

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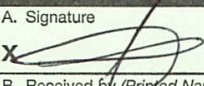
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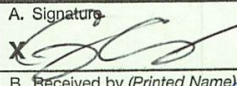
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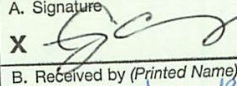
Sent To
HOLIDAY HALLANDALE MHC LLC
NOH #9026
8800 NORTH BRONX AVE 2ND
FLOOR SKOKIE IL 60077

City, State, ZIP+4®
SKOKIE, IL 60077

PS Form 3800, January 2022

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: GEOFFREY JACOBS NOH #9026 3140 W HALLANDALE BEACH BLVD #622, PEMBROKE PARK, FL 33009		B. Received by (Printed Name) Nick	C. Date of Delivery 7/22
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9260 82		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC NOH #9026 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077		B. Received by (Printed Name) Charlotte 7/29 CP	C. Date of Delivery 7/23/24
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9749 60		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
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1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC NOH #9026 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077		B. Received by (Printed Name) Charlotte 7/29 CP	C. Date of Delivery 7/23/24
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9260 99		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

Joseline Ramirez

From: Chandler Williamson
Sent: Wednesday, June 19, 2024 8:50 AM
To: Geoffrey Jacobs
Cc: Jacob G. Horowitz; Samuel S. Goren; mpizzi@pizzilaw.com; Joseline Ramirez
Subject: RE: Request for Special Magistrate

Commissioner Jacobs,

Thank you for providing that review involving the Code Enforcement violations. As it pertains to the specific violations, a review will be conducted to ensure timely Special Magistrate Hearings are appropriately being scheduled for residents.

Please expect a response from the Town within the next 24 hours of receiving this email.

Thank you,

From: Geoffrey Jacobs <gjacobs@tppfl.gov>
Sent: Tuesday, June 18, 2024 5:38 PM
To: Chandler Williamson <cwilliamson@tppfl.gov>
Cc: Jacob G. Horowitz <JHorowitz@gorencherof.com>; Samuel S. Goren <SGoren@gorencherof.com>; mpizzi@pizzilaw.com
Subject: Request for Special Magistrate

Town Manager Williams,

I am bringing to your attention several concerns regarding actions taken against my families business, Emelia's Espresso, and my personal residence that I believe were unjust, unconstitutional and preempted by the state of Florida.

Firstly, during Mayor Ashira Mohammed dictatorship in Pembroke Park, the Chief Code Enforcement Officer, Jocelyn Ramirez, issued violations against my families business Emelia's Espresso. These violations were based on items preempted by state law and were ultimately dismissed as unfounded.

In August 2023, Mayor Mohammed requested the drafting of a city ordinance targeting food trucks. This ordinance was clearly directed at the only legally licensed food truck owned by my wife and me, but was passed by all four commissioners. I abstain from the vote. In May 2024, our business was once again targeted under this new ordinance passed by the commission, and a violation was issued by enforcement without providing my business a copy of the violation.

Secondly, in October 2023, my home was subjected to frivolous violations under the Florida Building Code by the Building Official, Steve Pizzillo, who is the husband of the Town Clerk, Marlin Martel. This action appeared to be in cahoots with Mayor Mohammed and Town Clerk Martel. I requested a hearing before the special magistrate regarding these frivolous violations in November 2023, but the town has

not brought the matter forward. On May 16, 2024, the Building Official amended and re-served the complaint.

Furthermore, the town has yet to provide a date for the special magistrate for my legal counsel and me to rectify this matter with the Town of Pembroke Park. The denial of my right to due process to clear these violations has put me in a position where I am facing possible eviction from my community. Moreover, I cannot sell my home with open violations, further infringing on my constitutional rights.

I urge you to review these actions and address the lack of due process and the apparent targeting of my home and my families businesses. Your attention to these matters is greatly appreciated. My legal counsel, Michael Pizzi, and I are ready to resolve this issue promptly.

Sincerely,

Commissioner Geoffrey Jacobs
Town of Pembroke Park
GJacobs@TPPFL.Gov
3150 SW 52 Avenue
Pembroke Park, FL 33023
(Office) 954-966-4600

I firmly commit to the principles of truth, transparency, and accountability in governance. As I have repeatedly declared, any actions that are illegal, unethical, or immoral will not be tolerated and must be reported to the appropriate authorities. Our residents, business owners, and the public at large deserve nothing less than a municipal government that operates with integrity and unwavering dedication to the highest ethical standards.
Commissioner Geoffrey Jacobs

Joseline Ramirez

From: Joseline Ramirez
Sent: Tuesday, November 21, 2023 1:04 PM
To: Geoffrey Jacobs
Cc: Michael Pizzi; Sam Goran; jhorowitz@gorencherof.com; Steve Pizzillo
Subject: RE: Violation #9026

Good afternoon Mr. Jacobs,

I hope to find you well, I am in receipt of your email. At this time there is no hearing scheduled for Case 9026. However, I will notify you when Case 9026 is scheduled for a hearing.

Regards,

Joseline Ramirez
Chief Code Compliance Officer

P: (754) 210-5893 / jramirez@tppfl.gov

Town of Pembroke Park / Code Compliance Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Website: www.tppfl.gov

-----Original Message-----

From: Geoffrey Jacobs <grjacobsaz@gmail.com>
Sent: Friday, November 17, 2023 12:42 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Cc: Michael Pizzi <mpizzi@pizzilaw.com>; Sam Goran <sgoren@gorencherof.com>; jhorowitz@gorencherof.com
Subject: Violation #9026

Please place violation #9026 on the next special magistrate meeting. Please confirm with date and time.

Geoffrey Jacobs
954-477-1434

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

Joseline Ramirez

From: Joseline Ramirez
Sent: Monday, November 6, 2023 12:35 PM
To: Geoffrey Jacobs
Cc: Aleem Ghany; Sam Goran; jhorowitz@gorencherof.com; Steve Pizzillo; Town Clerk
Subject: RE: Case 9026
Attachments: Case #9026.pdf; 3120 W HBB Lot 622.pdf

Tracking:	Recipient	Read
	Geoffrey Jacobs	
	Aleem Ghany	
	Sam Goran	
	jhorowitz@gorencherof.com	
	Steve Pizzillo	
	Town Clerk	Read: 11/6/2023 12:41 PM

Good afternoon Mr. Jacobs,

Per your request, please find attached the file for Case #9026.

Regards,



Joseline Ramirez
Chief Code Compliance Officer
P: (754) 210-5893 / jramirez@tppfl.gov
Town of Pembroke Park / Code Compliance Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Website: www.tppfl.gov

From: Geoffrey Jacobs <grjacobsaz@gmail.com>
Sent: Friday, November 3, 2023 3:54 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Cc: Aleem Ghany <aghany@tppfl.gov>; Sam Goran <sgoren@gorencherof.com>; jhorowitz@gorencherof.com
Subject: Case 9026

I hereby formally request the complete code enforcement file and all photographic for case number 9026. Purpose is to thoroughly assess the specific alleged infractions and its precise location at 3120 W Hallandale Beach Blvd, Lot 622, Hallandale, FL 33009-5100.

Attached is the letter received on November 03, 2023.

Geoffrey Jacobs
954-477-1434

Town of
3150
Pembroke

Sent To:

Geoffrey Jacobs

3120 W Hallandale Beach Blvd, Lot 622
Pembroke Park, FL 33009

10/27/23
A

Property Owner:

Geoffrey Jacobs

3120 W Hallandale Beach Blvd, Lot 622
Pembroke Park, FL 33009

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
REC NW COR OF SE1/4 OF NE1/4 FLX 15



Town of P
3150 SW
Pembroke P

CODE COMPLIANCE

Sent To:

Geoffrey Jacobs

3120 W Hallandale Beach Blvd, Lot 622
Pembroke Park, FL 33009

Property Owner:

Geoffrey Jacobs

Case

902

Pro

514

BUILDING CODE	105.1 Permit Required
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Notes/Mean of Correction:

1. Installed multiple windows without a Building
 2. Exterior repair of west side wall done without
- Double permit fee assessed. Contact the Building

If the referenced violations are corrected, the issuance of this notice

Should all violations not be corrected and time specified above, you will be required to appear before the Town's Code Compliance Special Magistrate to discuss the Code of Ordinances and Chapter 162, Florida

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



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

Geoffrey Jacobs

3120 W Hallandale Beach Blvd, Lot 622
Pembroke Park, FL 33009

Case #:

9026

Date:

05/16/2024

Property Owner:

Geoffrey Jacobs

3120 W Hallandale Beach Blvd, Lot 622
Pembroke Park, FL 33009

Property Description:

514229000300

Certified Mail #:**Legal Description:**

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 622

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/16/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
553.73	553.73 Florida Building Code.—	(1)(a) The commission shall adopt, by rule pursuant to ss. 120.536(1) and 120.54, the Florida Building Code which shall contain or incorporate by reference all laws and rules which pertain to and govern the design, construction, erection, alteration, modification, repair, and demolition of public and private buildings, structures, and facilities and enforcement of such laws and rules, except as otherwise provided in this section.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30
FLORIDA BUILDING CODE	105.1 Permit Required	(Ord. No. 13-09-01, § 2, 9-11-13) Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish or to change the occupancy any building, structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Code, or to cause any such work to be done; shall first make application to the Building Official and/or Fire Code Official as indicated in FFPC or a duly authorized representative and obtain the required permits.	30

Notes/Mean of Correction:

Amended 05/16/2024

1. Installed multiple windows without a Building Permit. Obtain plans for after the fact permit and inspections.
 2. Exterior repair of west side wall done without a permit. Obtain plans for after the fact permit and inspections.
 3. Performed a major repair or remodel including but not limited to kitchen and bathroom, interior wall finish, electrical and plumbing. Obtain plans for after the fact permit and inspections.
- Double permit fee assessed. Contact the Building Dept. for permit inquiry at 954-966-4600, ext. 182.

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

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


Steve Pizzillo

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁹
05/17/2024 ZIP 33023
043M30245597

US POSTAGE

Sent To:

Geoffrey Jacobs

3120 W Hallandale Beach Blvd, Lot 622
Pembroke Park, FL 33009

Property Owner

NOV

Case #:

9026

Property

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁹
05/17/2024 ZIP 33023
043M30245597

US POSTAGE

HOLIDAY HALLANDALE MHC LLC
NOV #9026
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL

IMI

\$000.64⁰

05/17/2024 ZIP 33023
043M30245597

US POSTAGE

HOLIDAY HALLANDALE MHC LLC
NOV #9026
8800 NORTH BRONX AVE 2ND
FLOOR SKOKIE IL 60077



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

Geoffrey Jacobs

3120 W Hallandale Beach Blvd, Lot 622
Pembroke Park, FL 33009

Case #:

9026

Date:

10/27/2023

Property Owner:

Geoffrey Jacobs

3120 W Hallandale Beach Blvd, Lot 622
Pembroke Park, FL 33009

Property Description:

514229000300

Certified Mail #:**Legal Description:**

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 622

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
553.73	553.73 Florida Building Code.—	(1)(a) The commission shall adopt, by rule pursuant to ss. 120.536(1) and 120.54, the Florida Building Code which shall contain or incorporate by reference all laws and rules which pertain to and govern the design, construction, erection, alteration, modification, repair, and demolition of public and private buildings, structures, and facilities and enforcement of such laws and rules, except as otherwise provided in this section.	30

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish or to change the occupancy any building, structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Code, or to cause any such work to be done; shall first make application to the Building Official and/or Fire Code Official as indicated in FFPC or a duly authorized representative and obtain the required permits.

Notes/Mean of Correction:

1. Installed multiple windows without a Building Permit. Obtain plans for permit and inspections.
 2. Exterior repair of west side wall done without a permit. Obtain plans for permit and inspections.
- Double permit fee assessed. Contact the Building Dept. for permit inquiry at 954-966-4600, ext. 182.

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

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

Steve Pizzillo
Building Official

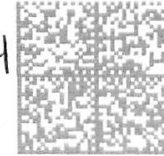
TOWN OF PEMBROKE PARK

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

Corporation Service Company

Nov #9026

1201 Hays Street,
Tallahassee, FL 32301.



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁹

10/27/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

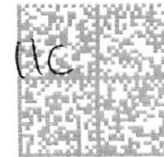
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Holiday Hallandale MHC LLC

Nov #9026

8800 North Bronx Ave
2nd Floor

Skokie, IL, 60077.



quadiant

FIRST-CLASS MAIL

IMI

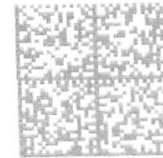
\$000.63⁹

10/27/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

10/27/2023 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:

Geoffrey Jacobs

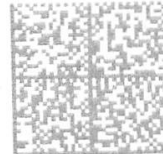
3120 W Hallandale Beach Blvd, Lot 622
Pembroke Park, FL 33009

Case #:

9026

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

10/27/2023 ZIP 33023
043M30245597

US POSTAGE

Holiday Hallandale MHC LLC

NOV #9026

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

To: Joseline Ramirez, Chief Code Compliance Officer

From: Steve Pizzillo, CBO, Interim Building Official

Reason: Holiday park 622

Date: May 4, 2024

Officer Ramirez the following are my findings for the above mentioned violation:

The first set of pictures that were provided to assorted members of the city and media showed that the above-mentioned mobile home had had the exterior portion of the skin removed from the west side of the unit. You as a Code Officer are restricted from citing this property because of Florida statute prohibiting those enforcing county and municipal ordinances from acting on anonymous tips. According to a finding from the legal counsel of the Broward County Board of Rules and Appeal I, acting as the Building Official, enforcing State of Florida statute can.

The Florida Building Code does not address the requirements of Manufactured/Mobile Housing because they are not under the jurisdiction of the Florida Building Commission. Mobile/Modular Housing is under the jurisdiction of the Florida Department of Highway Safety and Motor Vehicles. They have produced a procedure paper (MHS-24) depicting the requirements for these units.

Under a Level 1 – Ordinary Repair and Remodel it states that:

“Ordinary repairs are nonstructural repairs. These types of construction and repair that neither local government nor the department may require permitting or other oversight. Thus, a mobile homeowner can perform these repairs without the Necessity of local permitting or department approval.”

Although in the past, from reviews of violations and permitting previous Building Officials have had violations placed and required permits for what was classified as ordinary repairs.

In the case of the above-mentioned address this went beyond an ordinary repair once, in my opinion as the Authority Having Jurisdiction, the requirement of new insulation, framing replacement and repair and new sheathing occurred.

As stated on page 4 of Procedure # MRS-24:

“Ordinary repairs do not include:

The cutting away of any structural wall, portion or portion thereof.”

Vinyl siding is not structural but once sheathing becomes part of the equation it becomes structural and would require permitting as described in major Repair or Remodel. Also shown in the second set of pictures where floor framing looks to have been compromised.

A major repair or remodel of a mobile home will require an engineers' plan, or blueprint to show that it is a deviation from the original home. Work is considered a deviation from the original home if:

(1) The materials being used are heavier than the original materials

As seen in the second set of pictures which show durock in the wet areas and a tile/stone finish.

(4) If the repair or remodel involves major electrical plumbing work

Major electrical repair or remodel is described as replacement of receptacles and switches, new wiring, replacement of main panel box.

It also states that any electrical work is a major repair which is shown in the remodel of the bathroom and kitchen and a new tankless water heater.

Major plumbing repairs or remodeling constitutes a remodel of a bathroom and remodeling a kitchen which where both done.

It states that owners should check with their local jurisdiction to determine permitting requirements. It then goes on to state the above-mentioned requirements of major repair and remodeling. Also this jurisdiction, prior to me being named Interim Building Official, on a regular basis required permits for exactly the type of work present here.

CERT 7/1/24
8/7/24
8/9/24

From: [Town Clerk](#)
To: [Joseline Ramirez](#); [Steve Pizzillo](#); [Steve Pizzillo](#)
Subject: Work without permit
Date: Tuesday, November 14, 2023 2:53:28 PM
Attachments: [Jacobs work at home.docx](#)

Hello,

Attached are the pictures mentioned on the dais related to Commissioner Jacobs interior renovations.

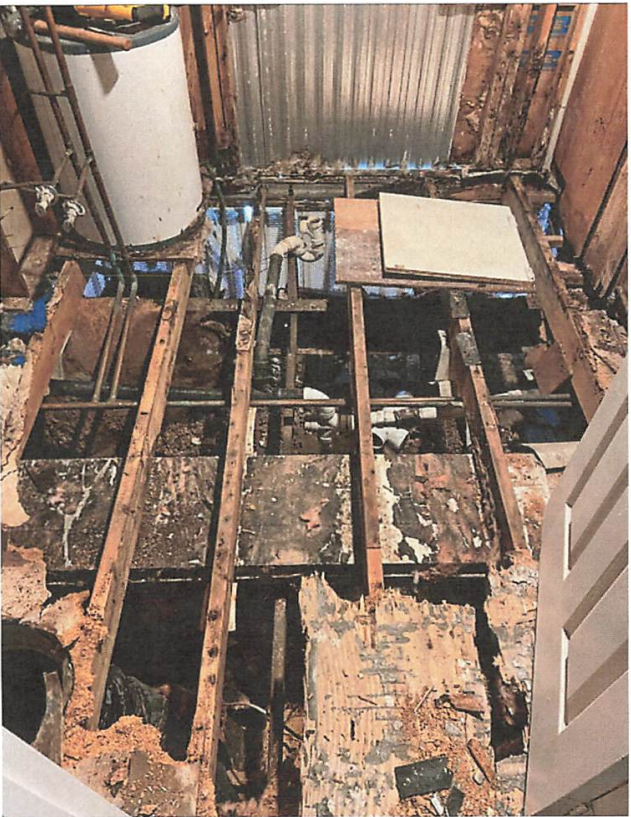
Regards,

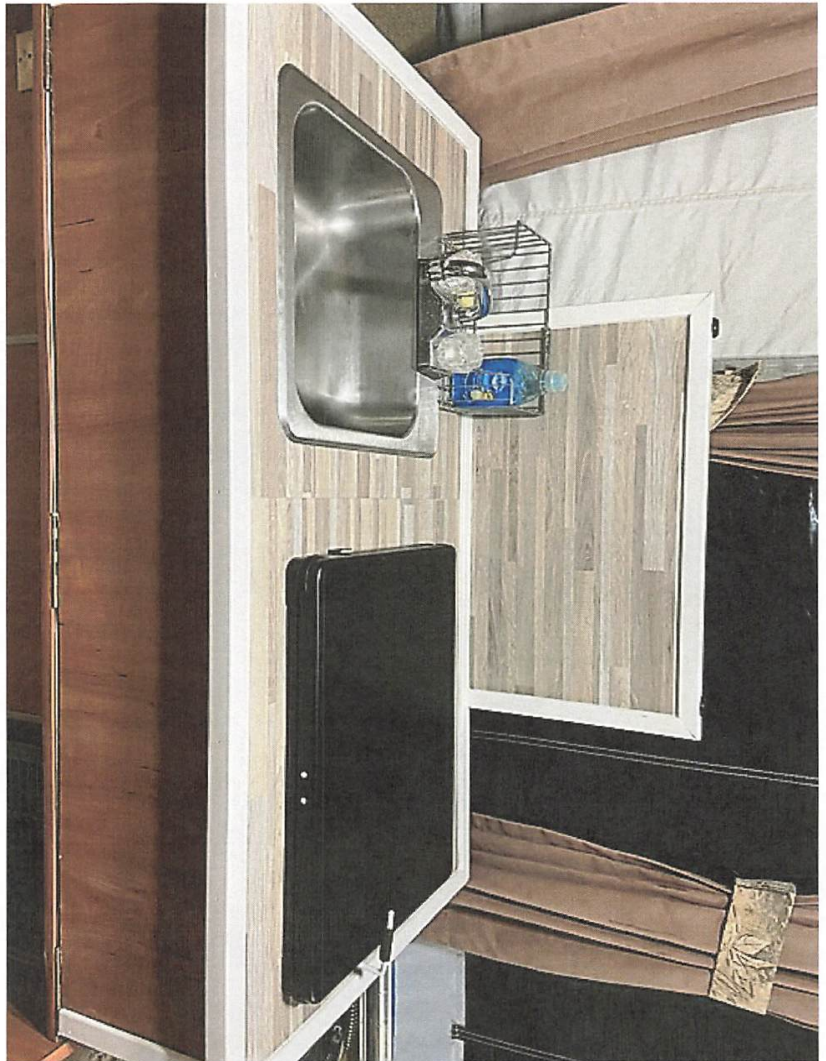


Marlen D. Martell, MPA, CMC, CFM
Town Clerk
Town of Pembroke Park
954.966.4600 ext. 235 | townclerk@tppfl.gov
www.tppfl.gov
3150 SW 52nd Avenue, Pembroke Park, FL 33023

The Town of Pembroke Parks Clerk's Office is committed to serving the community as the Town's records custodian; Supervisor of Elections; assisting the public in accessing public documents and information; and to provide services in a timely, accurate and professional manner.

Moving our Town forward

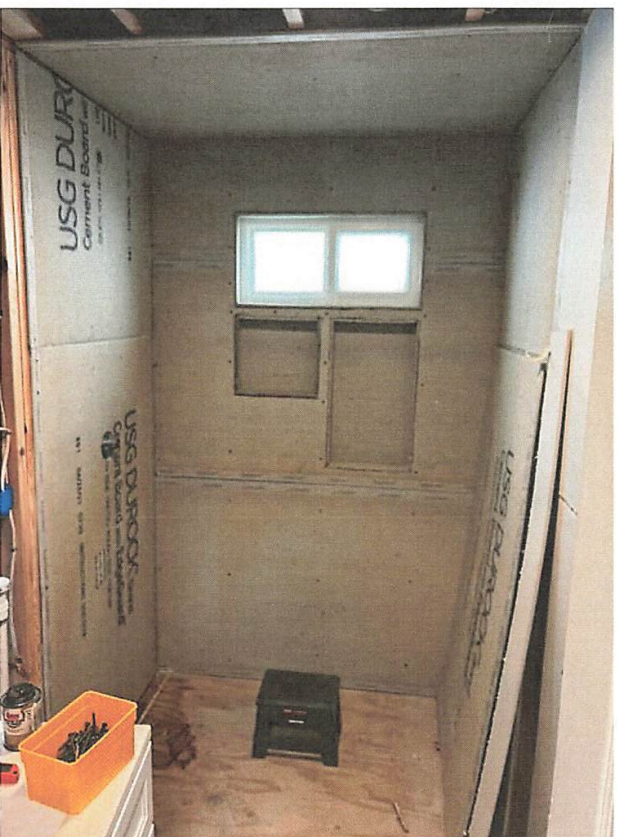
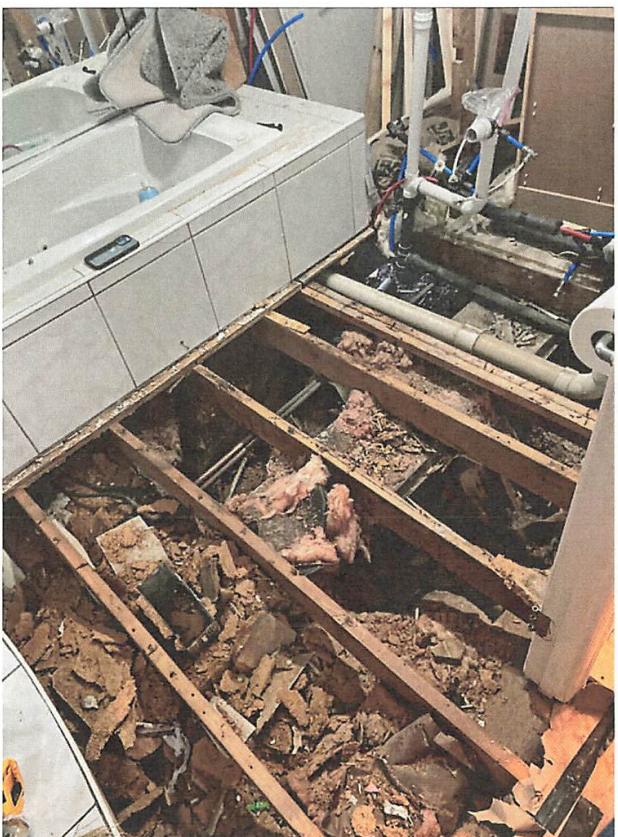














[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

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

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 02/22/2023

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

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

Title SIGNATORY



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0300
Property Owner	HOLIDAY HALLANDALE MHC LLC	Millage	0613
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077	Use	28-03
Abbr Legal Description	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4		

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

* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024	\$5,972,850	\$220,080	\$6,192,930	\$5,803,240				
2023	\$5,972,850	\$220,080	\$6,192,930	\$5,275,680				
2022	\$5,972,850	\$220,080	\$6,192,930	\$4,796,080	\$109,869.41			
2024 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$6,192,930	\$6,192,930	\$6,192,930	\$6,192,930				
Portability	0	0	0	0				
Assessed/SOH	\$5,803,240	\$6,192,930	\$5,803,240	\$5,803,240				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$5,803,240	\$6,192,930	\$5,803,240	\$5,803,240				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
7/25/2014	DRR-T		112430220	\$8.00	746,606	SF		
7/7/2014	SWD-D	\$5,035,000	112397766					
7/14/2006	QC*	\$100	42486 / 1671					
				Adj. Bldg. S.F. (Card, Sketch)		4655		
				Eff./Act. Year Built: 1978/1969				
* Denotes Multi-Parcel Sale (See Deed)								
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
S								
39040								

To Mayor and Commissioners

I need to bring to your attention some information I have come across about one of the elected officials that currently sits during your meetings. Commissioner Jacobs always talks about how he is always doing the right thing for the town.

He did remodification to his house. Please, you all must deal with this. The pictures show the outside, but I also saw lots of materials being brought inside.

Look at all this work was he permitted to do this. I never saw any inspectors come to the house.

He spent our money on meals and clothes who watches him.

I feel the need to send this anonymously, so this individual does not come after me like I have seen him do with others.

Please please have someone look into it doesn't seem right!

CC

Mayor Ashira Mohammed
Vice Mayor Erik Morrissette
Clerk Commissioner William Hodgkins
Acting Clerk Commissioner Musfika Kashem
Acting Town Manager Aleem Ghany
Town Attorney
City Clerk Marlen Martell
Building Official
Code Compliance Supervisor Joseline Ramirez
WSVN Chanel 7 Reporter
WPLG Chanel 10 Reporter
Sun Sentinel Reporter
Miami Herald Reporter



Case Overview

Property/Incident Information

Owner	Address	Site Address
PLAZA HAL CORP	4400 W HALLANDALE BEACH BLVD, Unit 4 Pembroke Park, FL 33023	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4

Folio

514230090680

Legal Description

LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A
LESS W 19.36 BLK 50

Case Status	Open	Case #	9090	Date Next Inspection	10/16/2024
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Notes 1. Berney's conducted a special event on 11/19/23 without first obtaining a Special Event permit from the Town. Obtain an after the fact special event permit.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
11/27/2023		Notice of Violation	Regular Mail
3/25/2024		Affidavit of Non-Compliance	Regular Mail
9/12/2024		Affidavit of Non-Compliance	Certified Mail
9/12/2024	10/16/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-375 . Permit Required (b)	No business entity, group or person shall conduct a special event within the Town without first obtaining a special event permit for the special event from the Town. A special event shall include, but is not limited to: (b) Outdoor sales of a temporary nature including, but not limited to: (1) Sidewalk sale. (2) Seasonal or holiday sale. (3) Grand opening sale. (4) Going out of business sale. (5) Yard sales. (6) Special occasions (i.e. Mother's Day, Valentines Day, etc.). (7) Any other off-premises sale." (Ord. No. 14-10-02(#1),	Not in Compliance - Reinspection Date: 10/16/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-375. Permit Required (a)	No business entity, group or person shall conduct a special event within the Town without first obtaining a special event permit for the special event from the Town. A special event shall include, but is not limited to: (a) Public events that involve street closures or include event components requiring the coordination of a number of Town departments or other agencies, or involve activities such as the use of alcohol, on-onsite commercial cooking, food sales or temporary structures. (Ord. No. 14-10-02(#1),	Not in Compliance - Reinspection Date: 10/16/2024

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-376. Application (a)	An application for a special event shall be submitted to the Town not less than fourteen (14) days or if Town Commission approval is required, sixty (60) days, prior to the requested special event. All special event applications shall include, but not be limited to, the following information: (1) Event dates. (2) Nature of event. (3) The number of expected attendees (vendors and support staff included) (4) Specific hours of operation. (5) Written authorization from the property owner where the event is to take place. (6) Alcohol distribution requested, if applicable. (7) A site plan, which shows the location, layout of the event, pedestrian circulation pattern, and location of parking. The site plan need not be professionally prepared but must be generally to scale and clearly indicate existing site features and the proposed area sought to be used for the event. (8) A list of all temporary structures(s) to be used during the eve...	Not in Compliance - Reinspection Date: 10/16/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-378. Approval of Permit.	All special events require Town approval and the issuance of a permit prior to occurring. A special event of significant scale may additionally require notice to the Town Commission." (Ord. No. 14-10-02(#4),	Not in Compliance - Reinspection Date: 10/16/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-380. Fees, Penalties and Appeals (c)	Each applicant shall submit a non-refundable application fee with the initial application to help defray the Town's cost of processing the application and coordinating with the relevant Town services and personnel. (c) After-the-fact penalties and fees. Any event held without a permit shall be assessed an after-the-fact fees set forth by resolution, in addition to the application and permitting fees. Special event activities held without a permit shall be subject to a cease-and-desist order upon determining that such event presents a threat to the health, safety and welfare of the public and adjoining properties. No new special event permit shall be considered a late application and charged an additional fee. (Ord. No. 14-10-02(#6),	Not in Compliance - Reinspection Date: 10/16/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PLAZA HAL CORP)

CASE NO. 9090

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PLAZA HAL CORP

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

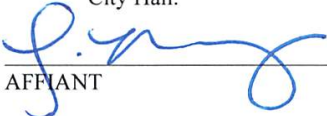
ADDRESS: 4400 W HALLANDALE BEACH BLVD, #4, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PLAZA HAL CORP AT 9:57 A.M. ON THE 04
DAY OF OCTOBER 2024.

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

TYPE OF SERVICE

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

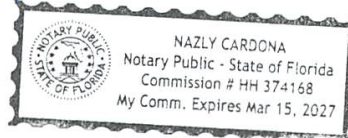

AFFIANT

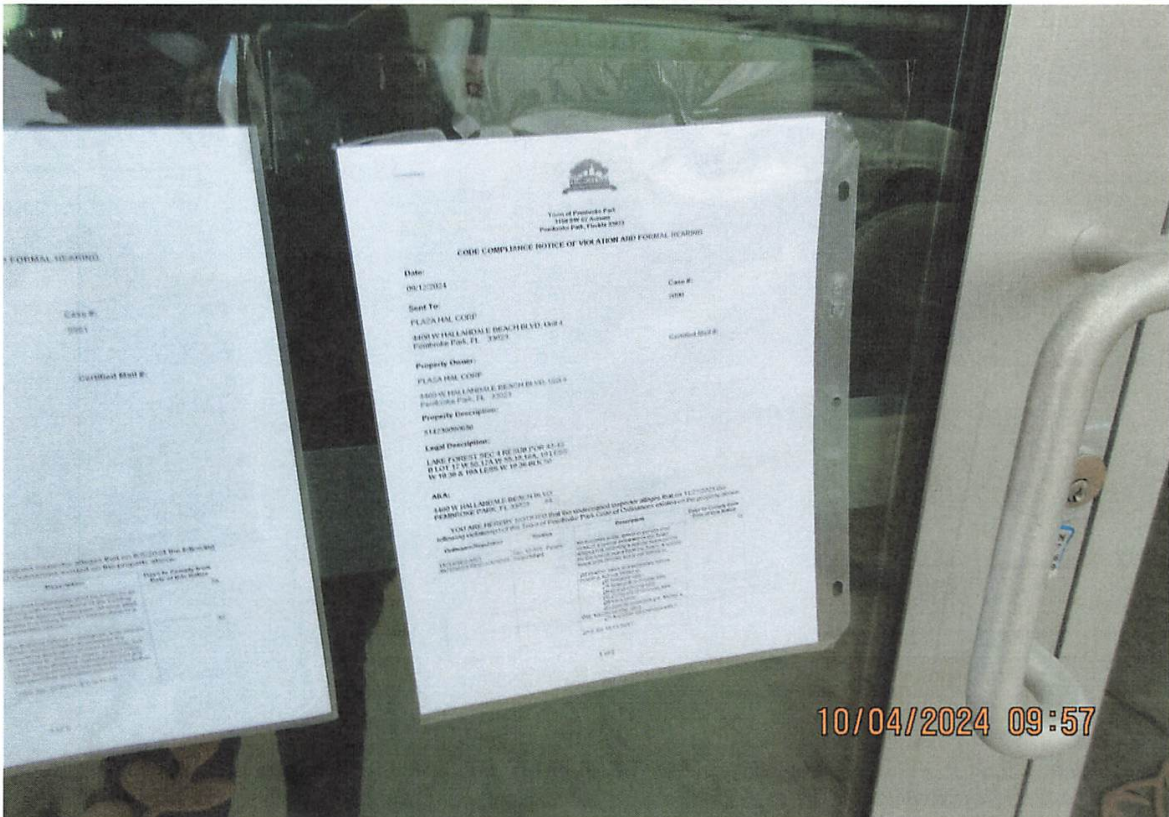
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of Oct, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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





26 1E26 509T 0225 0T20 6856

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

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

OFFICIAL USE

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

Postage
\$ **9.64.**

Total Postage and Fee

Sent To **PLAZA HAL CORP**
SUSIE CHEMEN CONSULTING LLC
NOH #9981, #9090
20533 BISCAYNE BLVD #1326
AVENTURA FL 33180

City, State, ZIP+4®

PS Form 3800, JAN 2013

24 1T60 52E2 0225 0T20 6856

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

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

OFFICIAL USE

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

Postage
\$ **9.64.**

Total Postage and Fee

Sent To **PLAZA HAL CORP**
NOH #9981, #9090
4400 W HALLANDALE BEACH BLVD
#4,
PEMBROKE PARK, FL 33023

City, State, ZIP+4®

PS Form 3800, JAN 2013



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/12/2024

Sent To:

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD, Unit 4
Pembroke Park, FL 33023

Case #:

9090

Property Owner:

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD, Unit 4
Pembroke Park, FL 33023

Certified Mail #:

Property Description:

514230090680

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55,17A W 55,18,18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-375 . Permit Required (b)	No business entity, group or person shall conduct a special event within the Town without first obtaining a special event permit for the special event from the Town. A special event shall include, but is not limited to: (b) Outdoor sales of a temporary nature including, but not limited to: (1) Sidewalk sale. (2) Seasonal or holiday sale. (3) Grand opening sale. (4) Going out of business sale. (5) Yard sales. (6) Special occasions (i.e. Mother's Day, Valentines Day, etc.). (7) Any other off-premises sale." (Ord. No. 14-10-02(#1),	15

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LICENSES AND BUSINESS REGULATIONS	Sec. 15-376. Application (a)	An application for a special event shall be submitted to the Town not less than fourteen (14) days or if Town Commission approval is required, sixty (60) days, prior to the requested special event. All special event applications shall include, but not be limited to, the following information: (1) Event dates. (2) Nature of event. (3) The number of expected attendees (vendors and support staff included) (4) Specific hours of operation. (5) Written authorization from the property owner where the event is to take place. (6) Alcohol distribution requested, if applicable. (7) A site plan, which shows the location, layout of the event, pedestrian circulation pattern, and location of parking. The site plan need not be professionally prepared but must be generally to scale and clearly indicate existing site features and the proposed area sought to be used for the event. (8) A list of all temporary structures(s) to be used during the eve...	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-378. Approval of Permit.	All special events require Town approval and the issuance of a permit prior to occurring. A special event of significant scale may additionally require notice to the Town Commission." (Ord. No. 14-10-02(#4),	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-380. Fees, Penalties and Appeals (c)	Each applicant shall submit a non-refundable application fee with the initial application to help defray the Town's cost of processing the application and coordinating with the relevant Town services and personnel. (c) After-the-fact penalties and fees. Any event held without a permit shall be assessed an after-the-fact fees set forth by resolution, in addition to the application and permitting fees. Special event activities held without a permit shall be subject to a cease-and-desist order upon determining that such event presents a threat to the health, safety and welfare of the public and adjoining properties. No new special event permit shall be considered a late application and charged an additional fee. (Ord. No. 14-10-02(#6),	15

1. Berney's conducted a special event on 11/19/23 without first obtaining a Special Event permit from the Town. Obtain an after the fact special event permit.

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 16th day of October, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


9/12/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9090

Petitioner,
vs.
PLAZA HAL CORP
4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4
Respondent(s)

On 9/12/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PLAZA HAL CORP
Address: 4400 W HALLANDALE BEACH BLVD, Unit 4 Pembroke Park, FL 33023
Folio: 514230090680
Site Address: 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4
Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-375 . Permit Required (b)	No business entity, group or person shall conduct a special event within the Town without first obtaining a special event permit for the special event from the Town. A special event shall include, but is not limited to: (b) Outdoor sales of a temporary nature including, but not limited to: (1) Sidewalk sale, (2) Seasonal or holiday sale. (3) Grand opening sale. (4) Going out of business sale. (5) Yard sales. (6) Special occasions (i.e. Mother's Day, Valentines Day, etc.). (7) Any other off-premises sale." (Ord. No. 14-10-02(#1),	Not in Compliance - Reinspection Date: 9/12/2024
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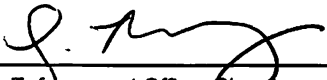
Notes/Mean of Correction:

1. Berney's conducted a special event on 11/19/23 without first obtaining a Special Event permit from the Town. Obtain an after the fact special event permit.
Not corrected.

Further, Affiant sayeth naught

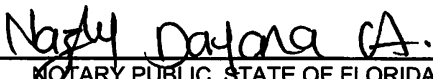
STATE OF FLORIDA

COUNTY OF BROWARD

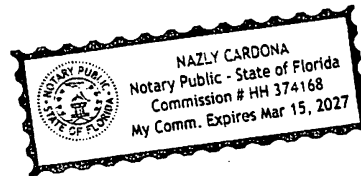


Code Enforcement Officer Signature

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 9/12/2024



NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

PLAZA HAL CORP
20533 BISCAYNE BLVD #1326
AVENTURA, FL 33180

Case #:

9090

Date:

11/27/2023

Property Owner:

PLAZA HAL CORP
20533 BISCAYNE BLVD #1326
AVENTURA, FL 33180

Property Description:

514230090680

Certified Mail #:

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55, 17A W 55, 18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Berney's conducted a special event on 11/19/23 without first obtaining a Special Event permit from the Town. Obtain an after the fact special event permit.

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

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

Joseline Ramirez
Chief Code Compliance Officer



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

Detail by Entity Name

Florida Profit Corporation

PLAZA HAL CORP

Filing Information

Document Number P23000029884

FEI/EIN Number NONE

Date Filed 04/14/2023

State FL

Status ACTIVE

Principal Address

1835 E HALLANDALE BEACH BLVD

9110

HALLANDALE BEACH, FL 33009

Mailing Address

1835 E HALLANDALE BEACH BLVD

9110

HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

SUSIE CHEMEN CONSULTING LLC

20533 BISCAYNE BLD

1326

AVENTURA, FL 33180

Officer/Director Detail

Name & Address

Title P

KABABIE SACAL, MOISES

1835 E HALLANDALE BEACH BLVD

HALLANDALE BEACH, FL 33009

Title VP

JALAK HAYON, DIANA

1835 E HALLANDALE BEACH BLVD

HALLANDALE BEACH, FL 33009

Annual Reports



Site Address	4400 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 30 09 0680
Property Owner	PLAZA HAL CORP	Millage	0613
Mailing Address	20533 BISCAYNE BLVD #1326 AVENTURA FL 33180	Use	11-03
Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50		

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

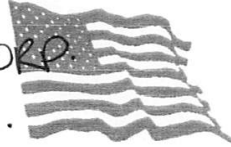
* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024*	\$255,260	\$1,719,160	\$1,974,420	\$1,974,420				
2023	\$255,260	\$1,719,160	\$1,974,420	\$1,974,420	\$42,622.21			
2022	\$255,260	\$1,719,160	\$1,974,420	\$1,974,420	\$41,700.56			
2024* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$1,974,420	\$1,974,420	\$1,974,420	\$1,974,420				
Portability	0	0	0	0				
Assessed/SOH	\$1,974,420	\$1,974,420	\$1,974,420	\$1,974,420				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$1,974,420	\$1,974,420	\$1,974,420	\$1,974,420				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
6/26/2023	WD-Q	\$2,675,000	118944182	\$11.00	23,205	SF		
5/15/2019	WD-Q	\$2,600,000	115809055					
3/24/2017	WD-D	\$736,000	114292476					
6/24/2015	ACT-T		113175274					
6/24/2015	CET-D	\$749,900	113141014	Adj. Bldg. S.F. (Card, Sketch)		6456		
				Eff./Act. Year Built: 1975/1959				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
6456								

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

PLAZA HAL CORP.

NOV #9090.



quadiant

FIRST-CLASS MAIL
IMI

\$000.64 ⁰/₁₀₀

01/22/2024 ZIP 33023
043M30245597

US POSTAGE

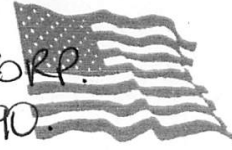
4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023.

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

PLAZA HAL CORP.

NOV #9090



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01/22/2024 ZIP 33023
043M30245597

US POSTAGE

4400 W HALLANDALE BEACH BLVD, #4.
PEMBROKE PARK, FL 33023.

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



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01/22/2024 ZIP 33023
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US POSTAGE

Susie Clemen Consulting LLC

NOV

Sent To:

PLAZA HAL CORP

20533 BISCAYNE BLVD #1326
AVENTURA, FL 33180

Case #:

9090



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: PLAZA HAL CORP
20533 BISCAYNE BLVD #1326
AVENTURA, FL 33180

Case #: 9090

Date: 11/27/2023

Property Owner: PLAZA HAL CORP
20533 BISCAYNE BLVD #1326
AVENTURA, FL 33180

Property Description: 514230090680

Certified Mail #:

Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55, 17A W 55, 18, 18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA: 4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #5

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-375 . Permit Required (b)	No business entity, group or person shall conduct a special event within the Town without first obtaining a special event permit for the special event from the Town. A special event shall include, but is not limited to: (b) Outdoor sales of a temporary nature including, but not limited to: (1) Sidewalk sale. (2) Seasonal or holiday sale. (3) Grand opening sale. (4) Going out of business sale. (5) Yard sales. (6) Special occasions (i.e. Mother's Day, Valentines Day, etc.). (7) Any other off-premises sale." (Ord. No. 14-10-02(#1),	15

LICENSES AND BUSINESS REGULATIONS	Sec. 15-375. Permit Required (a)	No business entity, group or person shall conduct a special event within the Town without first obtaining a special event permit for the special event from the Town. A special event shall include, but is not limited to: (a) Public events that involve street closures or include event components requiring the coordination of a number of Town departments or other agencies, or involve activities such as the use of alcohol, on-site commercial cooking, food sales or temporary structures. (Ord. No. 14-10-02(#1),	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-376. Application (a)	An application for a special event shall be submitted to the Town not less than fourteen (14) days or if Town Commission approval is required, sixty (60) days, prior to the requested special event. All special event applications shall include, but not be limited to, the following information: (1) Event dates. (2) Nature of event. (3) The number of expected attendees (vendors and support staff included) (4) Specific hours of operation. (5) Written authorization from the property owner where the event is to take place. (6) Alcohol distribution requested, if applicable. (7) A site plan, which shows the location, layout of the event, pedestrian circulation pattern, and location of parking. The site plan need not be professionally prepared but must be generally to scale and clearly indicate existing site features and the proposed area sought to be used for the event. (8) A list of all temporary structures(s) to be used during the eve...	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-378. Approval of Permit.	All special events require Town approval and the issuance of a permit prior to occurring. A special event of significant scale may additionally require notice to the Town Commission."	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-380. Fees, Penalties and Appeals (c)	(Ord. No. 14-10-02(#4), Each applicant shall submit a non-refundable application fee with the initial application to help defray the Town's cost of processing the application and coordinating with the relevant Town services and personnel. (c) After-the-fact penalties and fees. Any event held without a permit shall be assessed an after-the-fact fees set forth by resolution, in addition to the application and permitting fees. Special event activities held without a permit shall be subject to a cease-and-desist order upon determining that such event presents a threat to the health, safety and welfare of the public and adjoining properties. No new special event permit shall be considered a late application and charged an additional fee. (Ord. No. 14-10-02(#6),	15

Notes/Mean of Correction:

1. Berney's conducted a special event on 11/19/23 without first obtaining a Special Event permit from the Town. Obtain an after the fact special event permit.

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

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



Joseline Ramirez
Chief Code Compliance Officer



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

Detail by Entity Name

Florida Profit Corporation

PLAZA HAL CORP

Filing Information

Document Number P23000029884

FEI/EIN Number NONE

Date Filed 04/14/2023

State FL

Status ACTIVE

Principal Address

1835 E HALLANDALE BEACH BLVD

9110

HALLANDALE BEACH, FL 33009

Mailing Address

1835 E HALLANDALE BEACH BLVD

9110

HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

SUSIE CHEMEN CONSULTING LLC

20533 BISCAYNE BLD

1326

AVENTURA, FL 33180

Officer/Director Detail

Name & Address

Title P

KABABIE SACAL, MOISES

1835 E HALLANDALE BEACH BLVD

HALLANDALE BEACH, FL 33009

Title VP

JALAK HAYON, DIANA

1835 E HALLANDALE BEACH BLVD

HALLANDALE BEACH, FL 33009

Annual Reports



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	4400 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 30 09 0680
Property Owner	PLAZA HAL CORP	Millage	0613
Mailing Address	20533 BISCAYNE BLVD #1326 AVENTURA FL 33180	Use	11-03
Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50		

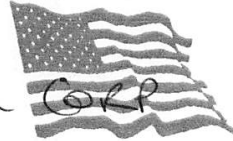
The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024	\$255,260	\$1,719,160	\$1,974,420	\$1,974,420				
2023	\$255,260	\$1,719,160	\$1,974,420	\$1,974,420	\$42,622.21			
2022	\$255,260	\$1,719,160	\$1,974,420	\$1,974,420	\$41,700.56			
2024 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$1,974,420	\$1,974,420	\$1,974,420	\$1,974,420				
Portability	0	0	0	0				
Assessed/SOH	\$1,974,420	\$1,974,420	\$1,974,420	\$1,974,420				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$1,974,420	\$1,974,420	\$1,974,420	\$1,974,420				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
6/26/2023	WD-Q	\$2,675,000	118944182	\$11.00	23,205	SF		
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3/24/2017	WD-D	\$736,000	114292476					
6/24/2015	ACT-T		113175274					
6/24/2015	CET-D	\$749,900	113141014	Adj. Bldg. S.F. (Card, Sketch)		6456		
				Eff./Act. Year Built: 1975/1959				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
6456								

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

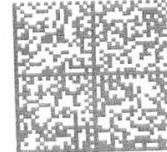
PLAZA HAL CORP



NOV #9090

4400 W Hallandale Beach Blvd
#5.

Pembroke Park, FL 33023.



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\$000.63⁰

11/29/2023 ZIP 33023
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TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

PLAZA HAL CORP

NOV # 9090

4400 W Hallandale Beach Blvd,
Pembroke Park, FL 33009.



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\$000.63⁰

11/29/2023 ZIP 33023

043M30245597

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TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



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11/29/2023 ZIP 33023

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US POSTAGE

SUSIE CHEMAEN CONSULTING LLC:

Sent To:

PLAZA HAL CORP

20533 BISCAYNE BLVD #1326
AVENTURA, FL 33180

Case #:

9090

NOV





Joseline Ramirez

From: Aleem Ghany
Sent: Wednesday, November 22, 2023 9:49 AM
To: Joseline Ramirez
Subject: FW: Events
Attachments: processed-E4C765A8-28E8-43E7-AA2A-15377D45736C-D6FB1AD1-FC9F-4112-A723-07F2B7BA4092.jpeg; processed-127206C1-FDD6-44E0-905F-E9EBB294B420-2B85FF01-B72A-41B9-830B-EC28FC51722A.jpeg

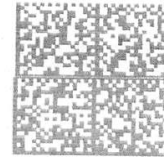
From: Geoffrey Jacobs <gjacobs@tppl.gov>
Sent: Sunday, November 19, 2023 1:32 PM
To: Aleem Ghany <aghany@tppl.gov>
Cc: Samuel S. Goren <SGoren@gorencherof.com>; Jacob G. Horowitz <JHorowitz@gorencherof.com>
Subject: Events

Looks like another non-permitted event going on today in Pembroke Park...

Commissioner Geoffrey Jacobs
Town of Pembroke Park
GJacobs@tppl.gov
3150 SW 52 Avenue
Pembroke Park, FL 33023
(Office) 954-966-4600

I firmly commit to the principles of truth, transparency, and accountability in governance. As I have repeatedly declared, any actions that are illegal, unethical, or immoral will not be tolerated and must be reported to the appropriate authorities. Our residents, business owners, and the public at large deserve nothing less than a municipal government that operates with integrity and unwavering dedication to the highest ethical standards.
Commissioner Geoffrey Jacobs

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



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ADNC

Sent To:

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD, Unit 4
Pembroke Park, FL 33023

Case #:

9090

TOWN OF PEMBROKE PARK

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



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03/25/2024 ZIP 33023
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US POSTAGE

Kelsey, Angela M
Carolina 31st Corp

ADNC #9090.

1812 SW 31Ave
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

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

Carolina 31st Corp.
AONC #9090.



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03/25/2024 ZIP 33023

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US POSTAGE

2085 John P Lyons Lane
Pembroke Park, FL 33009



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 #:
9090

Petitioner,

vs.

PLAZA HAL CORP
4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4
Respondent(s)

On 3/25/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PLAZA HAL CORP
Address:	4400 W HALLANDALE BEACH BLVD, Unit 4 Pembroke Park, FL 33023
Folio:	514230090680
Site Address:	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4
Legal Description:	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-375 . Permit Required (b)	No business entity, group or person shall conduct a special event within the Town without first obtaining a special event permit for the special event from the Town. A special event shall include, but is not limited to: (b) Outdoor sales of a temporary nature including, but not limited to: (1) Sidewalk sale. (2) Seasonal or holiday sale. (3) Grand opening sale. (4) Going out of business sale. (5) Yard sales. (6) Special occasions (i.e. Mother's Day, Valentines Day, etc.). (7) Any other off-premises sale." (Ord. No. 14-10-02(#1),	Not in Compliance - Reinspection Date: 3/25/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-375. Permit Required (a)	No business entity, group or person shall conduct a special event within the Town without first obtaining a special event permit for the special event from the Town. A special event shall include, but is not limited to: (a) Public events that involve street closures or include event components requiring the coordination of a number of Town departments or other agencies, or involve activities such as the use of alcohol, on-onsite commercial cooking, food sales or temporary structures. (Ord. No. 14-10-02 (#1),	Not in Compliance - Reinspection Date: 3/25/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-376. Application (a)	An application for a special event shall be submitted to the Town not less than fourteen (14) days or if Town Commission approval is required, sixty (60) days, prior to the requested special event. All special event applications shall include, but not be limited to, the following information: (1) Event dates. (2) Nature of event. (3) The number of expected attendees (vendors and support staff included) (4) Specific hours of operation. (5) Written authorization from the property owner where the event is to take place. (6) Alcohol distribution requested, if applicable. (7) A site plan, which shows the location, layout of the event, pedestrian circulation pattern, and location of parking. The site plan need not be professionally prepared but must be generally to scale and clearly indicate existing site features and the proposed area sought to be used for the event. (8) A list of all temporary structures(s) to be used during the eve...	Not in Compliance - Reinspection Date: 3/25/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-378. Approval of Permit.	All special events require Town approval and the issuance of a permit prior to occurring. A special event of significant scale may additionally require notice to the Town Commission." (Ord. No. 14-10-02(#4),	Not in Compliance - Reinspection Date: 3/25/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-380. Fees, Penalties and Appeals (c)	Each applicant shall submit a non-refundable application fee with the initial application to help defray the Town's cost of processing the application and coordinating with the relevant Town services and personnel. (c) After-the-fact penalties and fees. Any event held without a permit shall be assessed an after-the-fact fees set forth by resolution, in addition to the application and permitting fees. Special event activities held without a permit shall be subject to a cease-and-desist order upon determining that such event presents a threat to the health, safety and welfare of the public and adjoining properties. No new special event permit shall be considered a late application and charged an additional fee. (Ord. No. 14-10-02(#6),	Not in Compliance - Reinspection Date: 3/25/2024

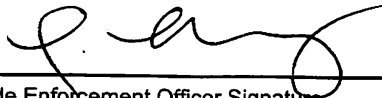
Notes/Mean of Correction:

1. Berney's conducted a special event on 11/19/23 without first obtaining a Special Event permit from the Town. Obtain an after the fact special event 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 3/25/2024



NOTARY PUBLIC, STATE OF FLORIDA





Finance Department

TOWN OF PEMBROKE PARK

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



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04/10/2024 ZIP 33023
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US POSTAGE

Plaza Hal Corp
AONC #9090.

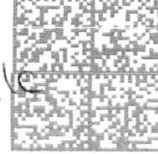
4400 W Hallandale Beach Blvd,
Pembroke Park, FL 33009.



Finance Department

TOWN OF PEMBROKE PARK

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



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04/10/2024 ZIP 33023
043M30245597

US POSTAGE

Susie Chemen Consulting LLC
Plaza Hal Corp
AONC #9090.

20533 Biscayne Blvd #1326
Aventura, FL 33180

Case Overview

Property/Incident Information

Owner	Address	Site Address
LACROIX,MITZA AUGUSTIN,BENSON & BARONVIL,MARIE	4800 SW 36 CT PEMBROKE PARK, FL 33023	4800 SW 36 CT, PEMBROKE PARK, FL 33023

Folio

514230150050

Legal Description

HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 5 LESS,W 90 & LESS S 30 OF E 10 OF W 100

Case Status	Open	Case #	9195	Date Next Inspection	10/16/2024
--------------------	------	---------------	------	-----------------------------	------------

Notes 1. Building an addition without building permits. Obtain plans for permits and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 754-232-1627 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/31/2024		Notice of Violation	Regular Mail
7/24/2024		Affidavit of Non-Compliance	Regular Mail
9/3/2024		Affidavit of Non-Compliance	Certified Mail
9/3/2024	10/16/2024	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: 10/16/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/16/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

LACROIX, MITZA AUGUSTIN, BENSON &
BARONVIL, MARIE)

CASE NO. 9195

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LACROIX, MITZA AUGUSTIN, BENSON & BARONVIL, MARIE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4800 SW 36 CT, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LACROIX, MITZA AUGUSTIN, BENSON & BARONVIL, MARIE AT 9:35 A.M. ON THE 04 DAY OF OCTOBER 2024.

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

TYPE OF SERVICE

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

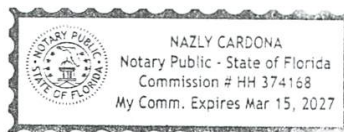

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of oct, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona CA
Signature

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






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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 09/03/2024

Send To: LACROIX, MITZA
AUGUSTIN, BENSON &
BARONVILLE, MARIE
4800 SW 36 CT
PEMBROKE PARK, FL 33023

Case #: 9195

Property Owner: LACROIX, MITZA
AUGUSTIN, BENSON &
BARONVILLE, MARIE
4800 SW 36 CT
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description: 514230150050

Legal Description: HOLLYWOOD RIDGE SUB NO 2 59-42 B
LOT 5 LESS W 90 & LESS S 30 OF E 10
OF W 100
AKA:
4800 SW 36 CT, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Violation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec. 5-106 - Repairs and Installations	Repairs and Installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-11 - Permit Application	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, fee letters, maps, model plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	15

10/04/2024 09:35



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/03/2024

Sent To:

LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE

4800 SW 36 CT
PEMBROKE PARK, FL 33023

Case #:

9195

Property Owner:

LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE

4800 SW 36 CT
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230150050

Legal Description:

HOLLYWOOD RIDGE SUB NO 2 59-42 B
LOT 5 LESS,W 90 & LESS S 30 OF E 10
OF W 100

AKA:

4800 SW 36 CT, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	84
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)	84

1. Building an addition without building permits. Obtain plans for permits and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 754-232-1627 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 16th day of October, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

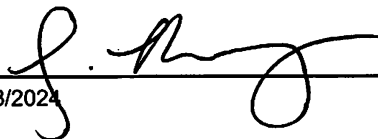
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


9/3/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9195

Petitioner,

vs.

LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE
4800 SW 36 CT, PEMBROKE PARK, FL
33023

Respondent(s)

On 9/3/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: LACROIX,MITZA AUGUSTIN,BENSON & BARONVIL,MARIE
Address: 4800 SW 36 CT PEMBROKE PARK, FL 33023
Folio: 514230150050
Site Address: 4800 SW 36 CT, PEMBROKE PARK, FL 33023
Legal Description: HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 5 LESS,W 90 & LESS S 30 OF E 10 OF W 100

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: 9/3/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/3/2024

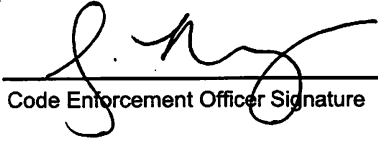
Notes/Mean of Correction:

1. Building an addition without building permits. Obtain plans for permits and complete all inspections. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

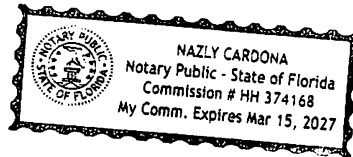


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/3/2024



NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE

4800 SW 36 CT
PEMBROKE PARK, FL 33023

Case #:

9195

Date:

01/31/2024

Property Owner:

LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE

4800 SW 36 CT
PEMBROKE PARK, FL 33023

Property Description:

514230150050

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE SUB NO 2 59-42 B
LOT 5 LESS,W 90 & LESS S 30 OF E 10
OF W 100

AKA:

4800 SW 36 CT, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

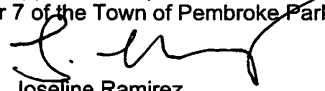
Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	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. Building an addition without building permits. Obtain plans for permits and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 754-232-1627 for permit inquiry.

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

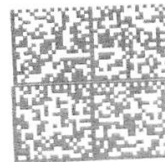
Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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



Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadiënt

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01/31/2024 ZIP 33023
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US POSTAGE

SENT FOR

9195

LACROIX, MITZA
AUGUSTIN, BENSON &
BARONVIL, MARIE

4800 SW 36 CT
PEMBROKE PARK, FL 33023



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	4800 SW 36 COURT, PEMBROKE PARK FL 33023	ID #	5142 30 15 0050
Property Owner	AUGUSTIN, BENSON H/E LACROIX, MITZA H/E ETAL	Millage	0613
Mailing Address	4800 SW 36 CT PEMBROKE PARK FL 33023	Use	01-01
Abbr Legal Description	HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 5 LESS,W 90 & LESS S 30 OF E 10 OF W 100		

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

* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024*	\$74,610	\$444,180	\$518,790	\$503,740				
2023	\$74,610	\$444,180	\$518,790	\$490,590	\$9,716.39			
2022	\$74,610	\$386,040	\$460,650	\$460,650	\$8,826.56			
2024* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$518,790	\$518,790	\$518,790	\$518,790				
Portability	0	0	0	0				
Assessed/SOH 22	\$503,740	\$503,740	\$503,740	\$503,740				
Homestead 50%	\$25,000	\$25,000	\$25,000	\$25,000				
Add. Homestead	\$25,000	0	\$25,000	\$25,000				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$453,740	\$478,740	\$453,740	\$453,740				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
7/16/2021	WD-Q	\$480,000	117638722	\$5.00	14,921	SF		
8/6/2014	QCD-T	\$100	112453318					
11/21/2002	QCD	\$100	34181 / 517					
2/16/2001	DRR	\$100	31292 / 819					
12/28/2000	WD	\$78,000	31153 / 617	Adj. Bldg. S.F. (Card, Sketch)		2106		
				Units/Beds/Baths		1/3/3		
				Eff./Act. Year Built: 1972/1965				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
1								



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE
4800 SW 36 CT
PEMBROKE PARK, FL 33023

Case #: 9195

Date: 01/10/2024

Property Owner: LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE
4800 SW 36 CT
PEMBROKE PARK, FL 33023

Property Description: 514230150050

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE SUB NO 2 59-42 B
LOT 5 LESS,W 90 & LESS S 30 OF E 10
OF W 100

AKA: 4800 SW 36 CT, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/10/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

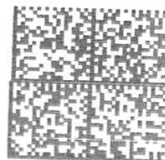
1. Building an addition without building permits. Obtain plans for permits and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 754-232-1267 for permit inquiry.

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

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


Joseline Ramirez
Chief Code Compliance Officer

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



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01/12/2024 ZIP 33023
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US POSTAGE

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SENT TO:
LACROIX, MITZA
AUGUSTIN, BENSON &
BARONVIL, MARIE
4800 SW 36 CT
PEMBROKE PARK, FL 33023

9195



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	4800 SW 36 COURT, PEMBROKE PARK FL 33023	ID #	5142 30 15 0050
Property Owner	AUGUSTIN, BENSON H/E LACROIX, MITZA H/E ETAL	Millage	0613
Mailing Address	4800 SW 36 CT PEMBROKE PARK FL 33023	Use	01-01
Abbr Legal Description	HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 5 LESS,W 90 & LESS S 30 OF E 10 OF W 100		

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* 2024 values are considered "working values" and are subject to change.								
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Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
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2023	\$74,610	\$444,180	\$518,790	\$490,590	\$9,716.39			
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2024* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$518,790	\$518,790	\$518,790	\$518,790				
Portability	0	0	0	0				
Assessed/SOH 22	\$496,620	\$496,620	\$496,620	\$496,620				
Homestead 50%	\$25,000	\$25,000	\$25,000	\$25,000				
Add. Homestead	\$25,000	0	\$25,000	\$25,000				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$446,620	\$471,620	\$446,620	\$446,620				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
7/16/2021	WD-Q	\$480,000	117638722	\$5.00	14,921	SF		
8/6/2014	QCD-T	\$100	112453318					
11/21/2002	QCD	\$100	34181 / 517					
2/16/2001	DRR	\$100	31292 / 819					
12/28/2000	WD	\$78,000	31153 / 617					
				Adj. Bldg. S.F. (Card, Sketch)		2106		
				Units/Beds/Baths		1/3/3		
				Eff./Act. Year Built: 1972/1965				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
1								



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 #:
9195

Petitioner,

vs.

LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE
4800 SW 36 CT, PEMBROKE PARK, FL
33023

Respondent(s)

On 7/24/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: LACROIX,MITZA AUGUSTIN,BENSON & BARONVIL,MARIE
Address: 4800 SW 36 CT PEMBROKE PARK, FL 33023
Folio: 514230150050
Site Address: 4800 SW 36 CT, PEMBROKE PARK, FL 33023
Legal Description: HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 5 LESS,W 90 & LESS S 30 OF E 10 OF W 100

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: 7/24/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/24/2024

Notes/Mean of Correction:

1. Building an addition without building permits. Obtain plans for permits and complete all inspections. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD

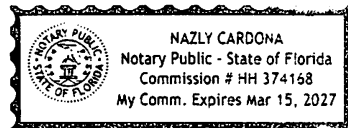


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/24/2024



NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK

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



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FIRST-CLASS MAIL

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07/25/2024 ZIP 33023

043M30245597

US POSTAGE

Sent to:

LACROIX,MITZA
AUGUSTIN,BENSON &
BARONVIL,MARIE

4800 SW 36 CT
PEMBROKE PARK, FL 33023

Case #:

9195

AONC

Joseline Ramirez

From: lacroixmitza@gmail.com
Sent: Monday, March 25, 2024 12:27 PM
To: Joseline Ramirez
Subject: Re: Permit Request Extension Case #9195

Thank you very much Officer!

On Mar 25, 2024, at 12:12 PM, Joseline Ramirez <jramirez@tppfl.gov> wrote:

Good afternoon,

I hope to find you well, I can grant an extension of 30 days.

Regards,

<image001.png>

Joseline Ramirez
Chief Code Compliance Officer
P: (754) 210-5893 / jramirez@tppfl.gov
Town of Pembroke Park / Code Compliance Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Website: www.tppfl.gov

From: lacroixmitza@gmail.com <lacroixmitza@gmail.com>
Sent: Monday, March 25, 2024 9:38 AM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: Permit Request Extension Case #9195

Good morning Officer Ramirez, I hope this email finds you well.

I'm writing you to request another extension for my permit. The week you granted me the extension, I was able to submit everything to the city. However, I was told that the plan needed some modifications and more details needed to be provided due to the size of the addition. I also need to get some documents from Hollywood city as well. I was given a whole list of items needed which I didn't know comparing to the other permits we've requested before.

One reason why I'm asking for this extension is because I need to provide more documents which the engineer is working on and I was told that it will take time to add all the details that the city is asking for. Another reason is because my father in law passed away 3 weeks ago in Haiti and the fact that there's no flight in and out of Haiti, it's troubling the family because we cannot plan the funeral or to even think about making it there.

Honestly, I don't even know for how long to ask for the extension. I'm really doing my best working on everything and dealing with the death of a loved one. If I can get another month or 2, I can have everything done. And if everything is done prior to the time, I will notify you. As of last month, no work has been done in the house and I made sure of that. I just need you to bear with me so I can get everything done. And I will truly appreciate it.

Thank you!

On Mar 7, 2024, at 11:42 AM, Joseline Ramirez <jramirez@tppfl.gov> wrote:

You're welcome.

<image001.png>

Joseline Ramirez
Chief Code Compliance Officer
P: (754) 210-5893 / jramirez@tppfl.gov
Town of Pembroke Park / Code Compliance Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Website: www.tppfl.gov

From: lacroixmitza@gmail.com <lacroixmitza@gmail.com>
Sent: Wednesday, March 6, 2024 9:56 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: Permit Request Extension Case #9195

Thank you very much Officer!

Sent from my iPhone

On Mar 5, 2024, at 5:10 PM, Joseline Ramirez
<jramirez@tppfl.gov> wrote:

Good afternoon,

Thank you for your email, you have been granted the extension of 30 days.

Regards,

<image001.png>

Joseline Ramirez

Chief Code Compliance Officer

P: (754) 210-5893 / jramirez@tppfl.gov

Town of Pembroke Park / Code Compliance Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Website: www.tppfl.gov

From: Mitza Lacroix <lacroixmitza@gmail.com>

Sent: Tuesday, February 27, 2024 3:57 PM

To: Joseline Ramirez <jramirez@tppfl.gov>

Subject: Permit Request Extension Case #9195

Good afternoon Officer Ramirez,

This is Mitza Lacroix, from 4800 SW 36th Ct. Pembroke park, FL 33023, requesting an extension for my permit to build.

The reason for the extension is because 1) the contractor has been sick so he had to be hospitalized and 2) The engineer is still working on the plan, which is the main reason the permit request has been delayed. If possible, I would appreciate it if I could have an extension for at least another 30 days to ensure that everything is ready. If everything is ready before the 30-day extension, I will bring in the documents for the permit.

Thank you again for talking and clarifying the process to me earlier. I really wish I knew. I would appreciate if I could be granted that extension.

Sincerely,

Mitza L.

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

This email may contain confidential and privileged material for the sole use of the intended recipient. Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply email and delete all copies of this message.

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

Re: Permit Request Extension Case #9195

lacroixmitza@gmail.com <lacroixmitza@gmail.com>

Mon 3/25/2024 12:26 PM

To: Joseline Ramirez <jramirez@tppfl.gov>

Thank you very much Officer!

On Mar 25, 2024, at 12:12 PM, Joseline Ramirez <jramirez@tppfl.gov> wrote:

Good afternoon,

I hope to find you well, I can grant an extension of 30 days.

Regards,

<image001.png>

Joseline Ramirez

Chief Code Compliance Officer

P: (754) 210-5893 / jramirez@tppfl.gov

Town of Pembroke Park / Code Compliance Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Website: www.tppfl.gov

From: lacroixmitza@gmail.com <lacroixmitza@gmail.com>

Sent: Monday, March 25, 2024 9:38 AM

To: Joseline Ramirez <jramirez@tppfl.gov>

Subject: Re: Permit Request Extension Case #9195

Good morning Officer Ramirez, I hope this email finds you well.

I'm writing you to request another extension for my permit. The week you granted me the extension, I was able to submit everything to the city. However, I was told that the plan needed some modifications and more details needed to be provided due to the size of the addition. I also need to get some documents from Hollywood city as well. I was given a whole list of items needed which I didn't know comparing to the other permits we've requested before.

One reason why I'm asking for this extension is because I need to provide more documents which the engineer is working on and I was told that it will take time to add all the details that the city is asking for. Another reason is because my father in law passed away 3 weeks ago in Haiti and the fact that there's no flight in and out of Haiti, it's troubling the family because we cannot plan the funeral or to even think about making it there.

Honestly, I don't even know for how long to ask for the extension. I'm really doing my best working on everything and dealing with the death of a loved one. If I can get another month or 2, I can have everything done. And if everything is done prior to the time, I will notify you. As of last month, no work has been done in the house and

I made sure of that. I just need you to bear with me so I can get everything done.
And I will truly appreciate it.

Thank you!

On Mar 7, 2024, at 11:42 AM, Joseline Ramirez <jramirez@tppfl.gov> wrote:

You're welcome.

<image001.png>

Joseline Ramirez
Chief Code Compliance Officer
P: (754) 210-5893 / jramirez@tppfl.gov
Town of Pembroke Park / **Code Compliance Dept.**
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Website: www.tppfl.gov

From: lcroixmitza@gmail.com <lcroixmitza@gmail.com>

Sent: Wednesday, March 6, 2024 9:56 PM

To: Joseline Ramirez <jramirez@tppfl.gov>

Subject: Re: Permit Request Extension Case #9195

Thank you very much Officer!

Sent from my iPhone

On Mar 5, 2024, at 5:10 PM, Joseline Ramirez
<jramirez@tppfl.gov> wrote:

Good afternoon,

Thank you for your email, you have been granted the extension of
30 days.

Regards,

<image001.png>

Joseline Ramirez
Chief Code Compliance Officer
P: (754) 210-5893 / jramirez@tppfl.gov
Town of Pembroke Park / **Code
Compliance Dept.**
3150 SW 52nd Avenue, Pembroke Park, FL
33023

Website: www.tppfl.gov

From: Mitza Lacroix <lacroixmitza@gmail.com>
Sent: Tuesday, February 27, 2024 3:57 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Permit Request Extension Case #9195

Good afternoon Officer Ramirez,
This is Mitza Lacroix, from 4800 SW 36th Ct. Pembroke park, FL 33023, requesting an extension for my permit to build. The reason for the extension is because 1) the contractor has been sick so he had to be hospitalized and 2) The engineer is still working on the plan, which is the main reason the permit request has been delayed. If possible, I would appreciate it if I could have an extension for at least another 30 days to ensure that everything is ready. If everything is ready before the 30-day extension, I will bring in the documents for the permit.
Thank you again for talking and clarifying the process to me earlier. I really wish I knew. I would appreciate if I could be granted that extension.

Sincerely,

Mitza L.

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

Postage
\$ **9.64**

Total Postage ar

Sent To

Street and Apt. N

City, State, Zip+4

LACROIX, MITZA AUGUSTIN, BENSON
& BARONVIL, MARIE
NOV #9195
4800 SW 36 CT,
PEMBROKE PARK, FL 33023

PS Form 3800, January 2010 PSN 7530-02-000-9000-7 See Reverse for Instructions

Postmark Here





Case Overview

Property/Incident Information

Owner	Address	Site Address
5525 SW 41 ST PEMBROKE LLC	38 E 29 ST 5 FL NEW YORK, NY 10016	5525 SW 41 ST, PEMBROKE PARK, FL 33023

Folio

514230130011

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W

Case Status	Open	Case #	9443	Date Next Inspection	9/12/2024
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Notes

Allaire Apts.
 1. Operating without a Business Tax Receipt. Outstanding Business Tax Receipt renewal and fees.
 2. Outstanding Certificate of Use renewal and fees. Obtain CU/BTR renewal at Town Hall, contact Town Hall at 754-232-1629.
 3. Installed a monument sign without a permit. Permit #23355483-0 expired. Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/25/2024		Notice of Violation	Regular Mail
6/27/2024		Affidavit of Non-Compliance	Regular Mail
9/12/2024		Affidavit of Non-Compliance	Certified Mail
9/12/2024	10/16/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/12/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/12/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 9/12/2024

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-176 (a). - Annual renewal and delinquent renewal penalties.	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.	Not in Compliance - Reinspection Date: 9/12/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (a) - Delinquent business tax receipt fees and penalties	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.	Not in Compliance - Reinspection Date: 9/12/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (c) - Delinquent business tax receipt fees and penalties	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 the required business tax receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to two hundred fifty dollars (\$250.00).	Not in Compliance - Reinspection Date: 9/12/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

5525 SW 41 ST PEMBROKE LLC)

CASE NO. 9443

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5525 SW 41 ST PEMBROKE LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5525 SW 41 ST, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 5525 SW 41 ST PEMBROKE LLC AT 9:43 A.M.
ON THE 04 DAY OF OCTOBER 2024.

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

TYPE OF SERVICE

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

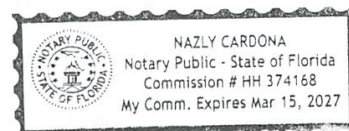
f. ramirez
AFFIANT

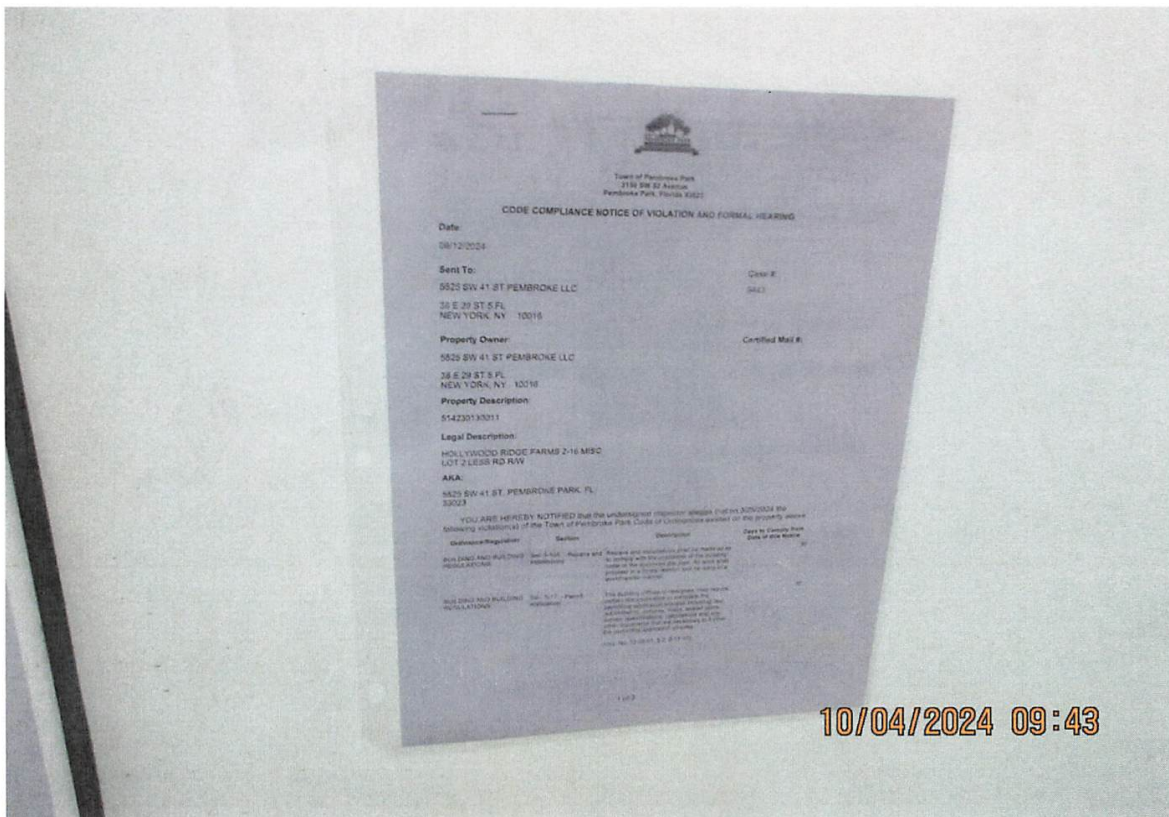
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of oct, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona CA
Signature

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





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

Postage
\$ **9.64**

Total Postage and F

Sent To
5525 SW 41 ST PEMBROKE LLC
NOH #9443
38 E 29 ST 5 FL
NEW YORK NY 10016

City, State, ZIP+4

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

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Extra Services & Fees (check box, add fee as appropriate)	
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Sent To
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NOH #9443
5525 SW 41 ST,
PEMBROKE PARK, FL 33023

City, State, ZIP+4

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

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☐ Adult Signature Restricted Delivery	\$

Postage
\$ **9.64**

Total Postage and F

Sent To
GRUMAN, SEEMA
NOH #9443
3726 CENTRAL AVE
FT MYERS, FL 33901

City, State, ZIP+4

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



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/12/2024

Sent To:

5525 SW 41 ST PEMBROKE LLC

38 E 29 ST 5 FL
NEW YORK, NY 10016

Case #:

9443

Property Owner:

5525 SW 41 ST PEMBROKE LLC

38 E 29 ST 5 FL
NEW YORK, NY 10016

Certified Mail #:

Property Description:

514230130011

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 2 LESS RD R/W

AKA:

5525 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/25/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	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)	10
LICENSES AND BUSINESS REGULATIONS	Sec. 15-176 (a). - Annual renewal and delinquent renewal penalties.	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.	10
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (a) - Delinquent business tax receipt fees and penalties	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.	10
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (c) - Delinquent business tax receipt fees and penalties	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 the required business tax receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to two hundred fifty dollars (\$250.00).	10

Allaire Apts.

1. Operating without a Business Tax Receipt. Outstanding Business Tax Receipt renewal and fees.
2. Outstanding Certificate of Use renewal and fees. Obtain CU/BTR renewal at Town Hall, contact Town Hall at 754-232-1629.
3. Installed a monument sign without a permit. Permit #23355483-0 expired. Double permit fee assessed. Contact the Building Dept. at 754-232-1626 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 16th day of October, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

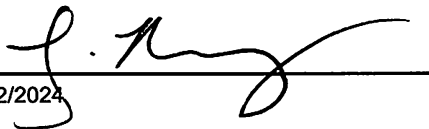
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


9/12/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

9443

Petitioner,

vs.

5525 SW 41 ST
PEMBROKE LLC
5525 SW 41 ST, PEMBROKE PARK, FL
33023

Respondent(s)

On 9/12/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	5525 SW 41 ST PEMBROKE LLC
Address:	38 E 29 ST 5 FL NEW YORK, NY 10016
Folio:	514230130011
Site Address:	5525 SW 41 ST, PEMBROKE PARK, FL 33023
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W

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: 9/12/2024
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Notes/Mean of Correction:

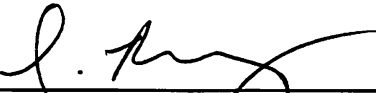
Allaire Apts.

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2. Outstanding Certificate of Use renewal and fees. Obtain CU/BTR renewal at Town Hall, contact Town Hall at 754-232-1629. Not Corrected.
3. Installed a monument sign without a permit. Permit #23355483-0 expired. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

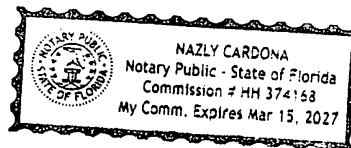


Code Enforcement Officer Signature

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 9/12/2024



NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: 5525 SW 41 ST PEMBROKE LLC
38 E 29 ST 5 FL
NEW YORK, NY 10016

Case #: 9443

Date: 03/25/2024

Property Owner: 5525 SW 41 ST PEMBROKE LLC
38 E 29 ST 5 FL
NEW YORK, NY 10016

Property Description: 514230130011

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 2 LESS RD R/W

AKA: 5525 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/25/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	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)	10

LICENSES AND BUSINESS REGULATIONS	Sec. 15-176 (a). - Annual renewal and delinquent renewal penalties.	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.	10
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (a) - Delinquent business tax receipt fees and penalties	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.	10
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (c) - Delinquent business tax receipt fees and penalties	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 the required business tax receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to two hundred fifty dollars (\$250.00).	10

Notes/Mean of Correction:

Allaire Apts.

1. Operating without a Business Tax Receipt. Outstanding Business Tax Receipt renewal and fees.
2. Outstanding Certificate of Use renewal and fees. Obtain CU/BTR renewal at Town Hall, contact Town Hall at 754-232-1629.
3. Installed a monument sign without a permit. Permit #23355483-0 expired. Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

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

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


Joseline Ramirez
Chief Code Compliance Officer

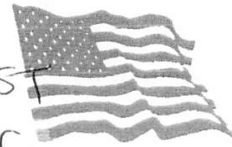
TOWN OF PEMBROKE PARK

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

5525 SW 41 ST
Pembroke LLC
Nov #9443.

5525 SW 41 St.

Pembroke Park, FL 33023.



quadiant

FIRST-CLASS MAIL
IMI

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03/25/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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

Guman, Seema
Nov #9443.

3726 Central Ave.

Ft Myers, FL 33901.



quadiant

FIRST-CLASS MAIL
IMI

\$000.64⁰

03/25/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



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\$000.64⁹

03/25/2024 ZIP 33023

043M30245597

US POSTAGE

NOV

Sent To:

5525 SW 41 ST PEMBROKE LLC

38 E 29 ST 5 FL
NEW YORK, NY 10016

Case #:

9443



Site Address	5525 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 13 0011
Property Owner	5525 SW 41 ST PEMBROKE LLC	Millage	0613
Mailing Address	38 E 29 ST 5 FL NEW YORK NY 10016	Use	03-02
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W		

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

* 2024 values are considered "working values" and are subject to change.
--

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$724,260	\$9,319,560	\$10,043,820	\$10,043,820	
2023	\$724,260	\$9,319,560	\$10,043,820	\$10,043,820	\$216,817.96
2022	\$724,260	\$6,244,800	\$6,969,060	\$6,969,060	\$147,189.35

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$10,043,820	\$10,043,820	\$10,043,820	\$10,043,820
Portability	0	0	0	0
Assessed/SOH	\$10,043,820	\$10,043,820	\$10,043,820	\$10,043,820
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$10,043,820	\$10,043,820	\$10,043,820	\$10,043,820

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/12/2022	WD-Q	\$10,800,000	118312924	\$8.00	90,533	SF
6/7/2002	SWD	\$3,200,000	33263 / 739			
8/31/1998	WD	\$2,600,000	28815 / 1253			
8/19/1996	SWD	\$1,307,000	25350 / 211			
7/8/1996	CET	\$100	25128 / 243			
				Adj. Bldg. S.F. (Card, Sketch)		83941
				Units		82
				Eff./Act. Year Built: 1977/1976		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
82								



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

Detail by Entity Name

Florida Limited Liability Company
5525 SW 41 ST PEMBROKE LLC

Filing Information

Document Number	L22000169746
FEI/EIN Number	88-2467729
Date Filed	04/22/2022
State	FL
Status	ACTIVE

Principal Address

1515 Pine Street
Suite 220
Lakewood, NJ 08701

Changed: 01/25/2023

Mailing Address

1515 Pine street
Suite 220
Lakewood, NJ 08701

Changed: 01/25/2023

Registered Agent Name & Address

Gruman, Seema
3726 Central Ave
Ft Myers, FL 33901

Name Changed: 02/02/2024

Address Changed: 02/02/2024

Authorized Person(s) Detail

Name & Address

Title MGR

Gruman, Seema

1515 Pine street
Suite 220
Lakewood, NJ 08701

Annual Reports

Report Year	Filed Date
2023	01/25/2023
2024	02/02/2024

Document Images

02/02/2024 -- ANNUAL REPORT	View image in PDF format
01/25/2023 -- ANNUAL REPORT	View image in PDF format
04/22/2022 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

9443

Petitioner,

vs.

5525 SW 41 ST
PEMBROKE LLC
5525 SW 41 ST, PEMBROKE PARK, FL
33023

Respondent(s)

On 6/27/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: 5525 SW 41 ST PEMBROKE LLC
Address: 38 E 29 ST 5 FL NEW YORK, NY 10016
Folio: 514230130011
Site Address: 5525 SW 41 ST, PEMBROKE PARK, FL 33023
Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W

Notes/Mean of Correction:

Allaire Apts.

1. Operating without a Business Tax Receipt. Outstanding Business Tax Receipt renewal and fees. Not Corrected.
2. Outstanding Certificate of Use renewal and fees. Obtain CU/BTR renewal at Town Hall, contact Town Hall at 754-232-1629. Not Corrected.
3. Installed a monument sign without a permit. Permit #23355483-0 expired. Not corrected.

Further, Affiant sayeth naught

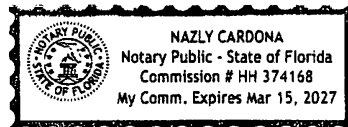
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/27/2024


NOTARY PUBLIC, STATE OF FLORIDA





Site Address	5525 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 13 0011
Property Owner	5525 SW 41 ST PEMBROKE LLC	Millage	0613
Mailing Address	38 E 29 ST 5 FL NEW YORK NY 10016	Use	03-02
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Add. Homestead	0	0	0	0
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Exempt Type	0	0	0	0
Taxable	\$10,966,250	\$10,966,250	\$10,966,250	\$10,966,250

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06								
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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

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5525 SW 41 ST PEMBROKE LLC

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Name Changed: 02/02/2024

Address Changed: 02/02/2024

Authorized Person(s) Detail

Name & Address

Title MGR

Gruman, Seema

TOWN OF PEMBROKE PARK

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

GRUMAN, SEENA

AONC #9443.

3726 CENTRAL AVE
FT MYERS, FL 33901.



quadiant

FIRST-CLASS MAIL
IMI

\$000.64

06/28/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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

5525 SW 41 ST
PEMBROKE LLC

AONC #9443

5525 SW 41 STREET,
PEMBROKE PARK, FL 33023



quadiant

FIRST-CLASS MAIL
IMI

\$000.64⁰

06/28/2024 ZIP 33023
043M30245597

US POSTAGE



TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL
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06/28/2024 ZIP 33023
043M30245597

US POSTAGE

AONC

Sent To:

5525 SW 41 ST PEMBROKE LLC

38 E 29 ST 5 FL
NEW YORK, NY 10016

Case #:

9443

Case Overview

Property/Incident Information

Owner	Address	Site Address
JAHOOR LLC	2111 John P Lyons Lane Pembroke Park, FL 33021	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

Folio
514220000543

Legal Description

20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4, LESS E 100 & LESS W 25

Case Status	Open	Case #	9628	Date Next Inspection	10/16/2024
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Notes Kenny Upholstery
 1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629. Application process #978456 in progress.
 2. Install tent/canopy without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
 3. Installed aluminum sign without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
 Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/8/2024		Notice of Violation	Regular Mail
7/25/2024		Affidavit of Non-Compliance	Regular Mail
9/5/2024		Affidavit of Non-Compliance	Certified Mail
9/5/2024	10/16/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/16/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/16/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 10/16/2024

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 10/16/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 10/16/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	Not in Compliance - Reinspection Date: 10/16/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

JAHOOOR LLC)

CASE NO. 9628

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JAHOOOR LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JAHOOOR LLC AT 10:30 A.M. ON THE 04
DAY OF OCTOBER 2024.

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

TYPE OF SERVICE

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

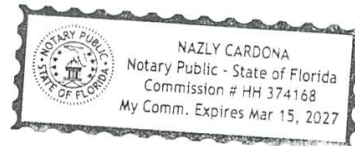
[Signature]
AFFIANT

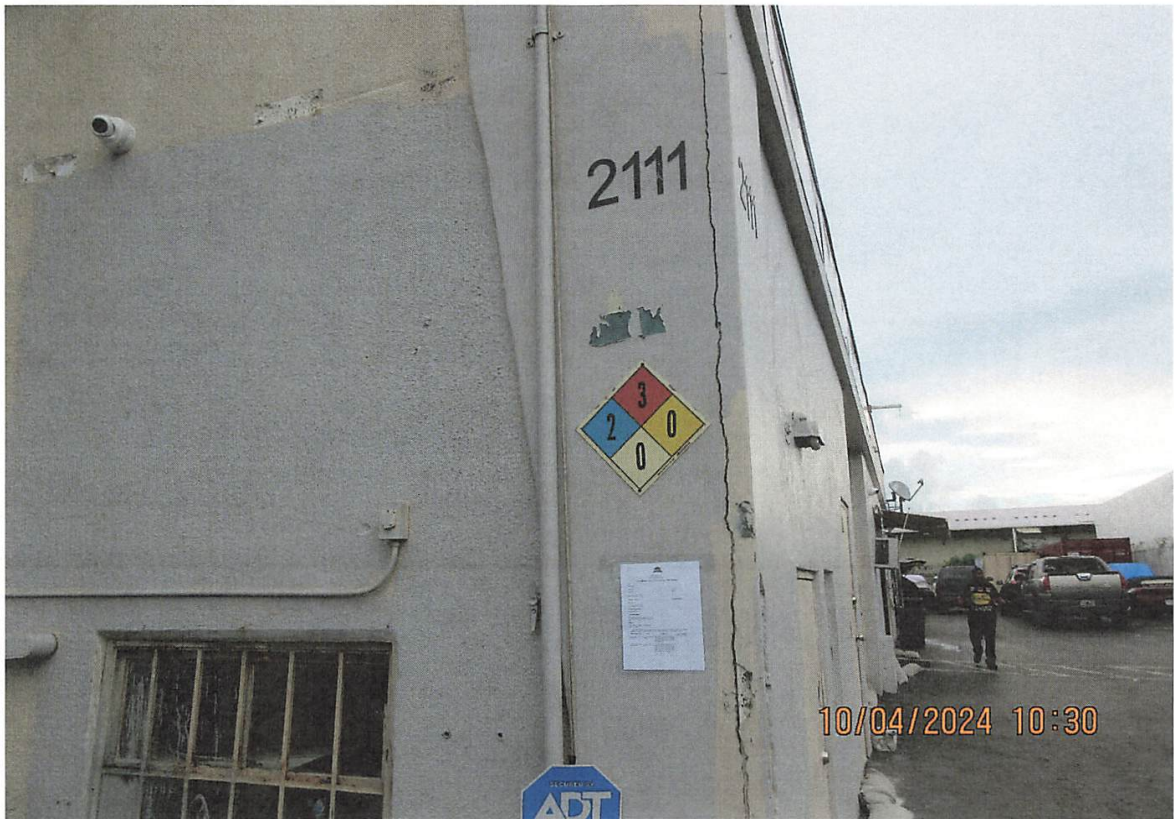
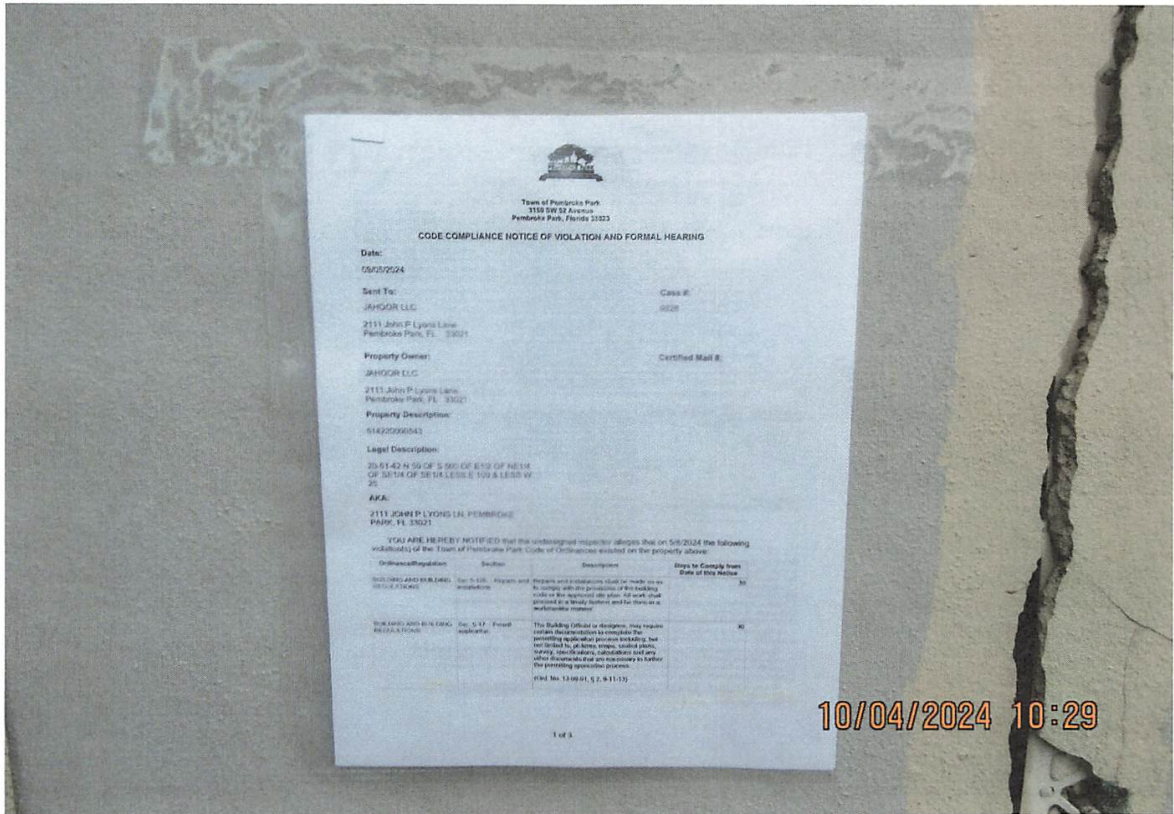
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of oct, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Ngaly Dayana A
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:

09/05/2024

Sent To:

JAHOOR LLC

2111 John P Lyons Lane
Pembroke Park, FL 33021

Case #:

9628

Property Owner:

JAHOOR LLC

2111 John P Lyons Lane
Pembroke Park, FL 33021

Certified Mail #:

Property Description:

514220000543

Legal Description:

20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4
OF SE1/4 OF SE1/4, LESS E 100 & LESS W
25

AKA:

2111 JOHN P LYONS LN, PEMBROKE
PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/8/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	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. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	30

Kenny Upholstery

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629. Application process #978456 in progress.
 2. Install tent/canopy without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
 3. Installed aluminum sign without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
- Double permit fee assessed. Contact the Building Dept. at 754-232-1626 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 16th day of October, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

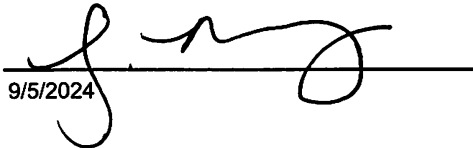
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


9/5/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

9628

Petitioner,

vs.

JAHOOR LLC

2111 JOHN P LYONS LN, PEMBROKE
PARK, FL 33021

Respondent(s)

On 9/5/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	JAHOOR LLC
Address:	2111 John P Lyons Lane Pembroke Park, FL 33021
Folio:	514220000543
Site Address:	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021
Legal Description:	20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4, LESS E 100 & LESS W 25

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: 9/5/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/5/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 9/5/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residence...	Not in Compliance - Reinspection Date: 9/5/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 9/5/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	Not in Compliance - Reinspection Date: 9/5/2024

Notes/Mean of Correction:

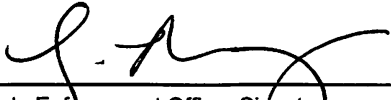
Kenny Upholstery

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629. Application process #978456 in progress.
2. Install tent/canopy without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
3. Installed aluminum sign without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

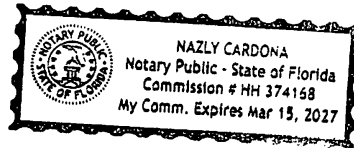


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/5/2024



NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

JAHOOR LLC

2111 John P Lyons Lane
Pembroke Park, FL 33021

Case #:

9628

Date:

05/08/2024

Property Owner:

JAHOOR LLC

2111 John P Lyons Lane
Pembroke Park, FL 33021

Property Description:

514220000543

Certified Mail #:

Legal Description:

20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4
OF SE1/4 OF SE1/4, LESS E 100 & LESS W
25

AKA:

2111 JOHN P LYONS LN, PEMBROKE
PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/8/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	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. 15-175. - Certificate of use requirements.	(a) No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code. (b) Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c) Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein. (d) One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	30

Notes/Mean of Correction:

Kenny Upholstery

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629.
 2. Install tent/canopy without a permit. Obtain plans for an after the fact permit and complete all inspections.
 3. Installed aluminum sign without a permit. Obtain plans for an after the fact permit and complete all inspections.
- Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

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

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


Joseline Ramirez
Chief Code Compliance Officer



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

Detail by Entity Name

Florida Limited Liability Company
JAHOOR, LLC

Filing Information

Document Number L18000155783
FEI/EIN Number 83-1151950
Date Filed 06/25/2018
Effective Date 06/25/2018
State FL
Status ACTIVE

Principal Address

620 NW 66th Avenue
Plantation, FL 33317

Changed: 02/10/2024

Mailing Address

620 NW 66th Avenue
Plantation, FL 33317

Changed: 02/10/2024

Registered Agent Name & Address

SOOKDEO, MARLENE
620 NW 66th Avenue
Plantation, FL 33317

Address Changed: 02/10/2024

Authorized Person(s) Detail

Name & Address

Title MGR

SOOKDEO, MARLENE
620 NW 66th Avenue
Plantation, FL 33317

Annual Reports

Report Year	Filed Date
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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\(8\)](#).

Property Assessment Values

2024* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Page 264 of 780

TOWN OF PEMBROKE PARK

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

JAHOOOR LLC
SOOKDEO, MARLENE

NOV #9628.

620 NW 66th AVENUE,
PLANTATION, FL 33317.



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁰
05/09/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



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\$000.64⁰
05/09/2024 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:

JAHOOOR LLC

2111 John P Lyons Lane
Pembroke Park, FL 33021

Case #:

9628



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 #:
9628

Petitioner,

vs.

JAHOOOR LLC

2111 JOHN P LYONS LN, PEMBROKE
PARK, FL 33021

Respondent(s)

On 7/25/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	JAHOOOR LLC
Address:	2111 John P Lyons Lane Pembroke Park, FL 33021
Folio:	514220000543
Site Address:	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021
Legal Description:	20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4, LESS E 100 & LESS W 25

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: 7/25/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/25/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 7/25/2024
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LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	Not in Compliance - Reinspection Date: 7/25/2024

Notes/Mean of Correction:

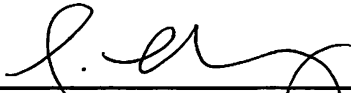
Kenny Upholstery

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629. Application process #978456 in progress.
2. Install tent/canopy without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
3. Installed aluminum sign without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.

Further, Affiant sayeth naught

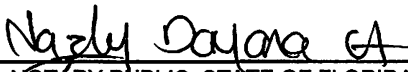
STATE OF FLORIDA

COUNTY OF BROWARD

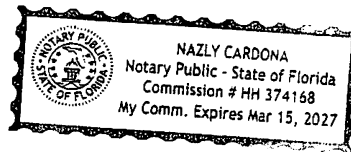


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/25/2024



NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK

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

Jahoor LLC
- SOOKDEO, MARLENE
AANC #9628.

620 NW 66 AVE,
Plantation, FL 33317.



quadiant
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\$000.69⁰
07/26/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
07/26/2024 ZIP 33023
043M30245597

US POSTAGE

AANC

Sent To:

JAHOOOR LLC

2111 John P Lyons Lane
Pembroke Park, FL 33021

Case #:

9628

9589 0710 5270 2325 0910 50

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Postage
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Total Postage and
 \$

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

JAHOOR LLC
 NOV #9628
 2111 JOHN P LYONS LN,
 PEMBROKE PARK, FL 33021

PS Form 3800, J

WOOD HILLS
 SEP - 6 2024
 Postmark Here
 HOLLYWOOD FL 33023

9589 0710 5270 2325 0910 67

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

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

OFFICIAL USE

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

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

Postage
 \$ **9.64**

Total Postage and
 \$

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

JAHOOR LLC
 SOOKDEO, MARLENE
 NOV #9628
 620 NW 66 AVE
 PLANTATION FL 33317

PS Form 3800, J

WOOD HILLS
 SEP - 6 2024
 Postmark Here
 HOLLYWOOD FL 33023







Case Overview

Property/Incident Information

Owner	Address	Site Address
3200 REALTY CORP	3200 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	3200 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Folio

514230090081

Legal Description

LAKE FOREST SEC 4 RESUB POR 43-45 B TR R N 135 LESS W 100 BLK 40

Case Status	Open	Case #	9839	Date Next Inspection	10/16/2024
--------------------	------	---------------	------	-----------------------------	------------

Notes

1. Henney Wings and Thingz food truck is Operating without a Business Tax Receipt. Obtain BTR at Town Hall, contact Town Hall at 754-232-1629.
2. There are two flag banners on the property. Remove flag banners from the property.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/15/2024		Notice of Violation	Regular Mail
8/19/2024		Affidavit of Non-Compliance	Regular Mail
9/5/2024		Affidavit of Non-Compliance	Certified Mail
9/5/2024	10/16/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 10/16/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-411(1)(h) Restrictions, Mobile Food Dispensing Vehicles	1. Mobile Food Dispensing Vehicles are allowed on private property that is designated and used for residential, commercial, industrial, recreational or non-residential purposes, subject to the following conditions: (h) Mobile food dispensing vehicles shall not display or use any sign or banner that is otherwise prohibited by the Town code.	Not in Compliance - Reinspection Date: 10/16/2024
SIGNS AND ADVERTISING	Sec. 21-19 (d). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town: (d) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;	Not in Compliance - Reinspection Date: 10/16/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

3200 REALTY CORP)

CASE NO. 9839

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3200 REALTY CORP

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3200 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 3200 REALTY CORP AT 10:01 A.M. ON THE 04 DAY OF OCTOBER 2024.

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

TYPE OF SERVICE

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

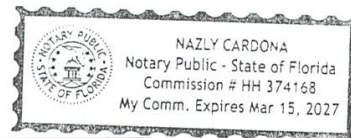
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of oct, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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







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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/05/2024

Sent To:

3200 REALTY CORP

3200 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #:

9839

Property Owner:

3200 REALTY CORP

3200 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230090081

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B TR R N 135 LESS W 100 BLK 40

AKA:

3200 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/15/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-411(1)(h) Restrictions, Mobile Food Dispensing Vehicles	1. Mobile Food Dispensing Vehicles are allowed on private property that is designated and used for residential, commercial, industrial, recreational or non-residential purposes, subject to the following conditions: (h) Mobile food dispensing vehicles shall not display or use any sign or banner that is otherwise prohibited by the Town code.	7

(d) Banner signs, flags or pennants when used
for advertising purposes, except as provided in
section 21-21;

1. Henney Wings and Thingz food truck is Operating without a Business Tax Receipt. Obtain BTR at Town Hall, contact Town Hall at 754-232-1629.
2. There are two flag banners on the property. Remove flag banners from the property.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code 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 16th day of October, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


9/5/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

9839

Petitioner,

vs.

3200 REALTY CORP
3200 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Respondent(s)

On 9/5/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: 3200 REALTY CORP
Address: 3200 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023
Folio: 514230090081
Site Address: 3200 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45 B TR R N 135 LESS W 100 BLK 40

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: 9/5/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-411(1)(h) Restrictions, Mobile Food Dispensing Vehicles	1. Mobile Food Dispensing Vehicles are allowed on private property that is designated and used for residential, commercial, industrial, recreational or non-residential purposes, subject to the following conditions: (h) Mobile food dispensing vehicles shall not display or use any sign or banner that is otherwise prohibited by the Town code.	Not in Compliance - Reinspection Date: 9/5/2024
SIGNS AND ADVERTISING	Sec. 21-19 (d). - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the Town: (d) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;	Not in Compliance - Reinspection Date: 9/5/2024

Notes/Mean of Correction:

1. Henney Wings and Thingz food truck is Operating without a Business Tax Receipt. Obtain BTR at Town Hall, contact Town Hall at 754-232-1629. Not Corrected.
2. There are two flag banners on the property. Remove flag banners from the property. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

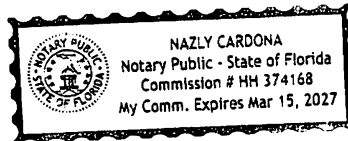


Code Enforcement Officer Signature

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 9/5/2024



NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: 3200 REALTY CORP
3101 W HALLANDALE BEACH BLVD 106
HALLANDALE BEACH, FL 33009

Case #: 9839

Date: 07/15/2024

Property Owner: 3200 REALTY CORP
3101 W HALLANDALE BEACH BLVD 106
HALLANDALE BEACH, FL 33009

Property Description: 514230090081

Certified Mail #:

Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45
B TR R N 135 LESS W 100 BLK 40

AKA: 3200 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/15/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-411(1)(h) Restrictions, Mobile Food Dispensing Vehicles	1. Mobile Food Dispensing Vehicles are allowed on private property that is designated and used for residential, commercial, industrial, recreational or non-residential purposes, subject to the following conditions: (h) Mobile food dispensing vehicles shall not display or use any sign or banner that is otherwise prohibited by the Town code.	7
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Notes/Mean of Correction:

1. Henney Wings and Thingz food truck is Operating without a Business Tax Receipt. Obtain BTR at Town Hall, contact Town Hall at 754-232-1629.
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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.

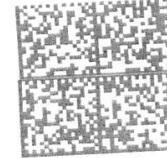
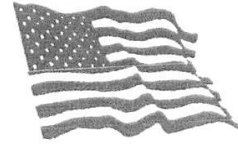
Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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



Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
07/16/2024 ZIP 33023
043M30245597

US POSTAGE

Edelman, Joseph

NOV

Sent To:

3200 REALTY CORP

3101 W HALLANDALE BEACH BLVD 106
HALLANDALE BEACH, FL 33009

Case #:

9839

TOWN OF PEMBROKE PARK

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

3200 REALTY CORP

NOV # 9839.

3200 W Hallandale Beach Blvd,
Pembroke Park, FL 33023.



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
07/16/2024 ZIP 33023
043M30245597

US POSTAGE



Site Address	3200 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023-5727	ID #	5142 30 09 0081
Property Owner	3200 REALTY CORP	Millage	0613
Mailing Address	3101 W HALLANDALE BEACH BLVD 106 HALLANDALE BEACH FL 33009	Use	33-01
Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B TR R N 135 LESS W 100 BLK 40		

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

* 2024 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$411,650	\$915,690	\$1,327,340	\$1,327,340	
2023	\$411,650	\$915,690	\$1,327,340	\$1,327,340	\$28,653.56
2022	\$411,650	\$915,690	\$1,327,340	\$1,327,340	\$28,033.94

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,327,340	\$1,327,340	\$1,327,340	\$1,327,340
Portability	0	0	0	0
Assessed/SOH	\$1,327,340	\$1,327,340	\$1,327,340	\$1,327,340
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,327,340	\$1,327,340	\$1,327,340	\$1,327,340

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/10/2016	WD-Q	\$1,500,000	113516609	\$15.00	24,318	SF
12/30/2013	WD*-D	\$2,100,000	112020295	\$15.00	3,125	SF
9/1/1976	SWD	\$21,000	6768 / 39			
				Adj. Bldg. S.F. (Card, Sketch)		3049
				Eff./Act. Year Built: 1976/1967		

* Denotes Multi-Parcel Sale (See Deed)

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
3049								



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

Detail by Entity Name

Florida Profit Corporation
3200 REALTY CORP.

Filing Information

Document Number	P16000011156
FEI/EIN Number	81-1346620
Date Filed	02/03/2016
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/16/2018

Principal Address

3101 W HALLANDALE BEACH BLVD, #106
HALLANDALE, FL 33009

Changed: 10/16/2018

Mailing Address

895 Mamaroneck Avenue
mamaroneck, NY 10543

Changed: 11/18/2022

Registered Agent Name & Address

Edelman, Joseph
3101 W HALLANDALE BEACH BLVD, Suite # 106
HALLANDALE BEACH, FL 33009

Name Changed: 03/10/2022

Address Changed: 10/16/2018

Officer/Director Detail

Name & Address

Title VP

Edelman, Elena
3101 W HALLANDALE BEACH BLVD, Suite 106
HALLANDALE BEACH, FL 33009

U.S. Postal Service™
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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **9.64**

Total Postage and
\$

Sent To
\$

Street and Apt. No.
1812 SW 31 AVE

City, State, ZIP+4
PEMBROKE PARK FL 33009

Postmark
Here

PS Form 3800, January 2023 PSN 7530-02-000-90047

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
\$ **9.64**

Total Postage and
\$

Sent To
\$

Street and Apt. No.
1849 SW 31 AVE

City, State, ZIP+4
PEMBROKE PARK, FL 33021

Postmark
Here

PS Form 3800, January 2023 PSN 7530-02-000-90047

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **9.64**

Total Postage and
\$

Sent To
\$

Street and Apt. No.
1841 SW 31 AVE

City, State, ZIP+4
PEMBROKE PARK FL 33009

Postmark
Here

PS Form 3800, January 2023 PSN 7530-02-000-90047

Jul 12, 2024 at 1:22:17 PM





Case Overview

Property/Incident Information

Owner	Address	Site Address
3680W LLC	3680 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Folio

514230090270

Legal Description

LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18,18A LESS ST R/W & LESS E 10.95 BLK 40

Case Status	Open	Case #	9937	Date Next Inspection	10/16/2024
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Notes

1. Operating without a Business Tax Receipt. Outstanding Business Tax Receipt renewal and fees.
2. Outstanding Certificate of Use renewal and fees. Obtain CU/BTR renewal at Town Hall, contact Town Hall at 754-232-1629.
3. Pile of tires on premise, dispose of tire and keep property clean.

Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). Estimate cleanup cost \$1000.00

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/24/2024		Notice of Violation	Regular Mail
9/13/2024		Affidavit of Non-Compliance	Certified Mail
9/13/2024	10/16/2024	Notice of Formal Hearing - Notice w/ NOV	Hand

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 10/16/2024

Case Overview

HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	Not in Compliance - Reinspection Date: 10/16/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 10/16/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-176 (a). - Annual renewal and delinquent renewal penalties.	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.	Not in Compliance - Reinspection Date: 10/16/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (a) - Delinquent business tax receipt fees and penalties	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.	Not in Compliance - Reinspection Date: 10/16/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

3680W LLC)

CASE NO. 9937

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3680W LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 3680W LLC AT 9:59 A.M. ON THE 04 DAY OF OCTOBER 2024.

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

TYPE OF SERVICE

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

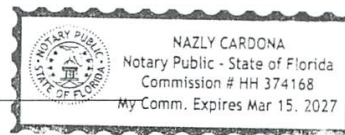
[Signature]
AFFIANT

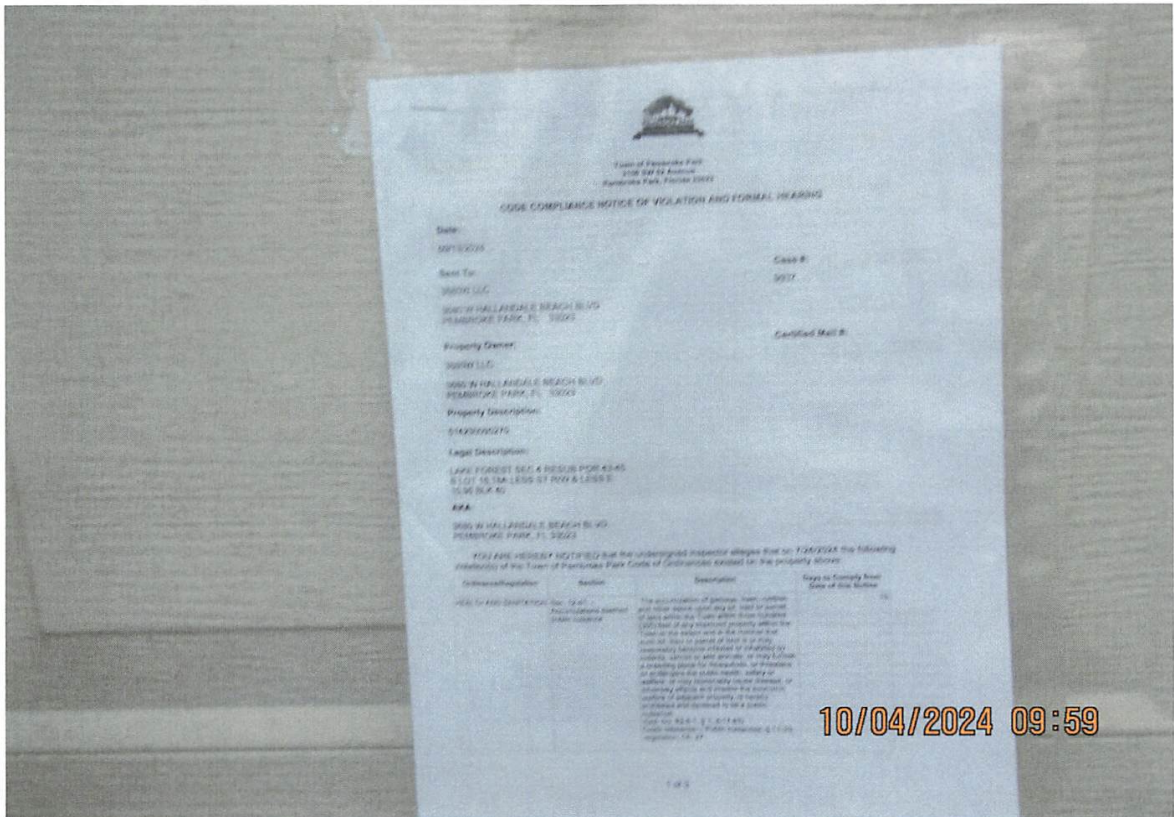
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of Oct, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

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







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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/13/2024

Sent To:

3680W LLC

3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #:

9937

Property Owner:

3680W LLC

3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230090270

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 18, 18A LESS ST R/W & LESS E
10.95 BLK 40

AKA:

3680 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/24/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference—Public nuisances, § 11-33; vegetation, Ch. 27.	15

HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-176 (a). - Annual renewal and delinquent renewal penalties.	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.	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (a) - Delinquent business tax receipt fees and penalties	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.	15

1. Operating without a Business Tax Receipt. Outstanding Business Tax Receipt renewal and fees.
2. Outstanding Certificate of Use renewal and fees. Obtain CU/BTR renewal at Town Hall, contact Town Hall at 754-232-1629.

3. Pile of tires on premise, dispose of tire and keep property clean.

Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). Estimate cleanup cost \$1000.00

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 16th day of October, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

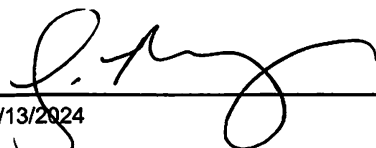
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


9/13/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

9937

Petitioner,

vs.

3680W LLC

3680 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Respondent(s)

On 9/13/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	3680W LLC
Address:	3680 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023
Folio:	514230090270
Site Address:	3680 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
Legal Description:	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18,18A LESS ST R/W & LESS E 10.95 BLK 40

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 9/13/2024
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	Not in Compliance - Reinspection Date: 9/13/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 9/13/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-176 (a). - Annual renewal and delinquent renewal penalties.	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.	Not in Compliance - Reinspection Date: 9/13/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (a) - Delinquent business tax receipt fees and penalties	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.	Not in Compliance - Reinspection Date: 9/13/2024

Notes/Mean of Correction:

1. Operating without a Business Tax Receipt. Outstanding Business Tax Receipt renewal and fees. Not corrected.
 2. Outstanding Certificate of Use renewal and fees. Obtain CU/BTR renewal at Town Hall, contact Town Hall at 754-232-1629. Not corrected.
 3. Pile of tires on premise, dispose of tire and keep property clean. Not corrected.
- Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). Estimate cleanup cost \$1000.00

Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD

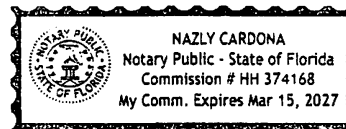


Code Enforcement Officer Signature

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 9/13/2024



NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

3680W LLC

3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #:

9937

Date:

07/24/2024

Property Owner:

3680W LLC

3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Property Description:

514230090270

Certified Mail #:

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 18,18A LESS ST R/W & LESS E
10.95 BLK 40

AKA:

3680 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/24/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	15

HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15
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Notes/Mean of Correction:

1. Operating without a Business Tax Receipt. Outstanding Business Tax Receipt renewal and fees.
2. Outstanding Certificate of Use renewal and fees. Obtain CU/BTR renewal at Town Hall, contact Town Hall at 754-232-1629.
3. Pile of tires on premise, dispose of tire and keep property clean.
Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). Estimate cleanup cost \$1000.00

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

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



Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL
IMI

\$000.69⁹

07/25/2024 ZIP 33023
043M30245597

US POSTAGE

GABAY, YEHUDA

Sent To:

3680W LLC

3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Property Owner:

NOV

Case #:

9937

Property D



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

Detail by Entity Name

Florida Limited Liability Company
3680W LLC

Filing Information

Document Number	L23000363949
FEI/EIN Number	NONE
Date Filed	08/02/2023
State	FL
Status	ACTIVE

Principal Address

3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Mailing Address

3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Registered Agent Name & Address

GABAY, YEHUDA
3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Authorized Person(s) Detail

Name & Address

Title AMBR

GABAY, YEHUDA
3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Title AMBR

BARDA, ELAD
3680 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Title AMBR



Site Address	3680 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 30 09 0270
Property Owner	3680W LLC	Millage	0613
Mailing Address	3680 W HALLANDALE BEACH BLVD PEMBROKE PINES FL 33023	Use	27-04
Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18,18A LESS ST R/W & LESS E 10.95 BLK 40		

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

* 2024 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$81,550	\$75,590	\$157,140	\$157,140	
2023	\$81,550	\$68,910	\$150,460	\$150,460	\$3,248.01
2022	\$81,550	\$68,910	\$150,460	\$150,460	\$3,177.76

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$157,140	\$157,140	\$157,140	\$157,140
Portability	0	0	0	0
Assessed/SOH	\$157,140	\$157,140	\$157,140	\$157,140
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$157,140	\$157,140	\$157,140	\$157,140

Sales History

Date	Type	Price	Book/Page or CIN
8/16/2023	WD-D	\$700,000	119119253
3/8/2018	QCD-T	\$100	114941942
3/1/1989	WD	\$63,500	16249 / 706
2/1/1988	CET	\$1,000	
6/1/1982	WD	\$50,000	

Land Calculations

Price	Factor	Type
\$11.25	7,249	SF
Adj. Bldg. S.F. (Card, Sketch)		921
Eff./Act. Year Built: 1958/1957		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
921								

9589 0710 5270 1605 9733 52

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

9.64.

Total Postage and Fees

\$

Sent To

Street and Apt. N

City, State, ZIP+4

PS Form 3800,

3680W LLC

GABAY, YEHUDA

NOH #9937

3680 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023









Case Overview

Property/Incident Information

Owner	Address	Site Address
PROLOGIS 2 L P	1800 WAZEE ST SUITE 500 DENVER, CO 80202	SW 38 AVE, PEMBROKE PARK, FL 33023

Folio
514229110010

Legal Description

WESTWIND III 182-22 B TRACT 1A

Case Status	Open	Case #	9958	Date Next Inspection	10/16/2024
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Notes

1. No parking on adjacent swale area. Remove all vehicles and maintain swales according to Town ordinance regulations.
2. Adjacent swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation.
3. Property has become a public nuisance due to untended overgrowth. Trim all overgrown vegetation.
4. Prohibited outdoor storage of construction items. Remove construction items from property.

Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). Estimate cost \$2,000.00

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/25/2024		Notice of Violation	Regular Mail
8/1/2024		Affidavit of Non-Compliance	Regular Mail
9/17/2024		Affidavit of Non-Compliance	Certified Mail
9/17/2024	10/16/2024	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>
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 10/16/2024

Case Overview

HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	Not in Compliance - Reinspection Date: 10/16/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 10/16/2024
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	8/1/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	Not in Compliance - Reinspection Date: 10/16/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 10/16/2024
TRAFFIC AND VEHICLES	Sec. 25-16(2)(g)	No person operating a motor vehicle, which is defined as any vehicle which is self-propelled shall, except when necessary to avoid conflict with other traffic or in compliance with law or the directions of an officer or official traffic-control device: (2) Stand or park a vehicle, whether occupied or not, except momentarily to pick up or discharge a passenger or passengers: g. Within any swale or swale area. For the purposes of this subsection, the term swale or swale area, as used herein, shall mean that portion of land which lies between the outside edge of the street or road pavement and the street or road right-of-way boundary line.	Not in Compliance - Reinspection Date: 10/16/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PROLOGIS 2 L P)

CASE NO. 9958

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PROLOGIS 2 L P

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: SW 38 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PROLOGIS 2 L P AT 10:59 A.M. ON THE 04
DAY OF OCTOBER 2024.

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

TYPE OF SERVICE

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

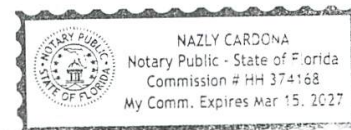
[Signature]
AFFIANT

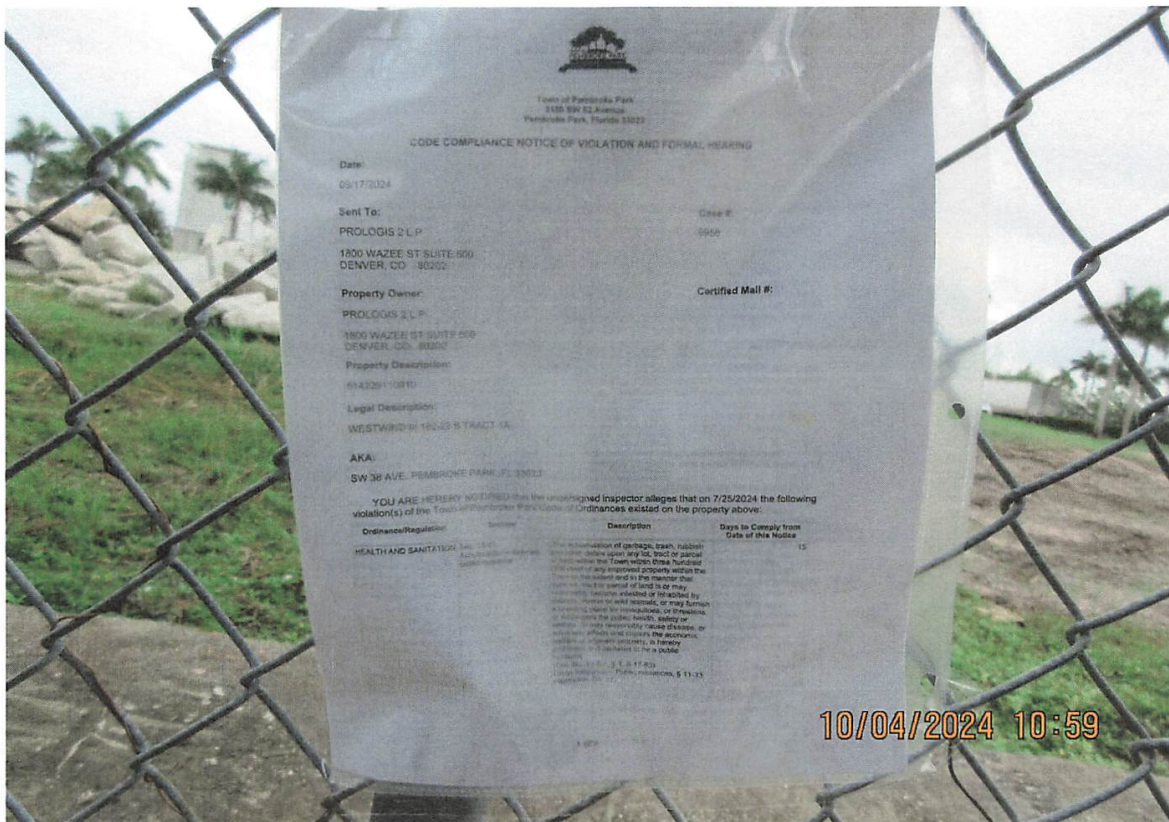
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of oct, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

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





9589 0710 5270 1605 9733 38

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CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

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

Postage
 \$ **9.64**

Total Postage and Fees
 \$

Sent To
 NOH #9958

Street and Apt. No.
 1800 WAZEE ST SUITE 500

City, State, ZIP+4®
 DENVER CO 80202

PS Form 3800, January 2020

SEP 17 2024
 HOLLYWOOD FL 33024
 Postmark Here

9589 0710 5270 1605 9733 45

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

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Certified Mail Fee
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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ **9.64**

Total Postage and Fees
 \$

Sent To
 CORPORATION SERVICE COMPANY
 NOH #9958

Street and Apt. No.,
 1201 HAYS STREET

City, State, ZIP+4®
 TALLAHASSEE, FL 32301

PS Form 3800, January 2020

SEP 17 2024
 HOLLYWOOD FL 33024
 Postmark Here



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/17/2024

Sent To:

PROLOGIS 2 L P

1800 WAZEE ST SUITE 500
DENVER, CO 80202

Case #:

9958

Property Owner:

PROLOGIS 2 L P

1800 WAZEE ST SUITE 500
DENVER, CO 80202

Certified Mail #:

Property Description:

514229110010

Legal Description:

WESTWIND III 182-22 B TRACT 1A

AKA:

SW 38 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/25/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	15

HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	15
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	15
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.	15
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	15
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)	15

No person operating a motor vehicle, which is defined as any vehicle which is self-propelled shall, except when necessary to avoid conflict with other traffic or in compliance with law or the directions of an officer or official traffic-control device:

(2) Stand or park a vehicle, whether occupied or not, except momentarily to pick up or discharge a passenger or passengers:
g. Within any swale or swale area. For the purposes of this subsection, the term swale or swale area, as used herein, shall mean that portion of land which lies between the outside edge of the street or road pavement and the street or road right-of-way boundary line.

1. No parking on adjacent swale area. Remove all vehicles and maintain swales according to Town ordinance regulations.
 2. Adjacent swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation.
 3. Property has become a public nuisance due to untended overgrowth. Trim all overgrown vegetation.
 4. Prohibited outdoor storage of construction items. Remove construction items from property.
- Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). Estimate cost \$2,000.00

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 16th day of October, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

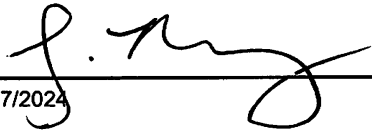
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


9/17/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9958

Petitioner,

vs.
PROLOGIS 2 L P
SW 38 AVE, PEMBROKE PARK, FL 33023
Respondent(s)

On 9/17/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PROLOGIS 2 L P
Address: 1800 WAZEE ST SUITE 500 DENVER, CO 80202
Folio: 514229110010
Site Address: SW 38 AVE, PEMBROKE PARK, FL 33023
Legal Description: WESTWIND III 182-22 B TRACT 1A

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 9/17/2024

HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	Not in Compliance - Reinspection Date: 9/17/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 9/17/2024
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vogotation, Ch. 27.	8/1/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	Not in Compliance - Reinspection Date: 9/17/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 9/17/2024
TRAFFIC AND VEHICLES	Sec. 25-16(2)(g)	No person operating a motor vehicle, which is defined as any vehicle which is self-propelled shall, except when necessary to avoid conflict with other traffic or in compliance with law or the directions of an officer or official traffic-control device: (2) Stand or park a vehicle, whether occupied or not, except momentarily to pick up or discharge a passenger or passengers: g. Within any swale or swale area. For the purposes of this subsection, the term swale or swale area, as used herein, shall mean that portion of land which lies between the outside edge of the street or road pavement and the street or road right-of-way boundary line.	Not in Compliance - Reinspection Date: 9/17/2024

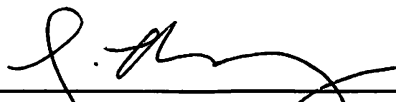
Notes/Mean of Correction:

1. No parking on adjacent swale area. Remove all vehicles and maintain swales according to Town ordinance regulations. Not corrected.
2. Adjacent swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation. Partially corrected. Trash and dead vegetation were not picked up prior to trimming vegetation.
3. Property has become a public nuisance due to untended overgrowth. Trim all overgrown vegetation. Corrected.
4. Prohibited outdoor storage of construction items. Remove construction items from property. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

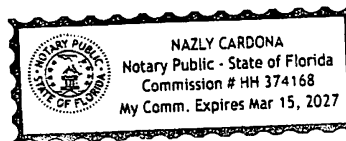


Code Enforcement Officer Signature

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 9/17/2024



NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: PROLOGIS 2 L P 1800 WAZEE ST SUITE 500 DENVER, CO 80202	Case #: 9958	Date: 07/25/2024
Property Owner: PROLOGIS 2 L P 1800 WAZEE ST SUITE 500 DENVER, CO 80202	Property Description: 514229110010	Certified Mail #:
Legal Description: WESTWIND III 182-22 B TRACT 1A	AKA: SW 38 AVE, PEMBROKE PARK, FL 33023	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/25/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	15
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	15

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	15
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Notes/Mean of Correction:

1. No parking on adjacent swale area. Remove all vehicles and maintain swales according to Town ordinance regulations.
 2. Adjacent swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation.
 3. Property has become a public nuisance due to untended overgrowth. Trim all overgrown vegetation.
 4. Prohibited outdoor storage of construction items. Remove construction items from property.
- Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). Estimate cost \$2,000.00

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

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

Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



quadiant

FIRST-CLASS MAIL
IMI

\$000.69⁰

07/26/2024 ZIP 33023
043M30245597

US POSTAGE

Sent To:

PROLOGIS 2 L P

1800 WAZEE ST SUITE 500
DENVER, CO 80202

Case #:

9958

Property De

NOV

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL
IMI

\$000.69⁰

07/26/2024 ZIP 33023
043M30245597

US POSTAGE

Corporation Service
Company

NOV #9958.

1201 Hays street,
Tallahassee, FL 32301



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

Detail by Entity Name

Foreign Limited Partnership

PROLOGIS 2, L.P.

Filing Information

Document Number B07000000235
FEI/EIN Number 94-3285360
Date Filed 07/30/2007
State DE
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 02/20/2013

Principal Address

1800 Wazee Street
Suite 500
Denver, CO 80202

Changed: 02/19/2019

Mailing Address

1800 Wazee Street
Suite 500
Denver, CO 80202

Changed: 02/19/2019

Registered Agent Name & Address

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

Name Changed: 06/22/2012

Address Changed: 06/22/2012

General Partner Detail

Name & Address

Document Number F08000000029



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
2024*	\$2,219,600		\$2,219,600	\$1,503,990	
2023	\$1,420,540		\$1,420,540	\$1,367,270	\$29,867.94
2022	\$1,242,980		\$1,242,980	\$1,242,980	\$26,252.24

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/10/2021	SWD-D	\$2,810,000	117581652	\$25.00	88,784	SF
12/17/2015	SWD-D	\$840,800	113425064			
				Adj. Bldg. S.F.		

Page 327 of 780



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 #:
9958

Petitioner,

vs.

PROLOGIS 2 L P
SW 38 AVE, PEMBROKE PARK, FL 33023

Respondent(s)

On 8/1/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PROLOGIS 2 L P
Address: 1800 WAZEE ST SUITE 500 DENVER, CO 80202
Folio: 514229110010
Site Address: SW 38 AVE, PEMBROKE PARK, FL 33023
Legal Description: WESTWIND III 182-22 B TRACT 1A

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 8/1/2024

HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	Not in Compliance - Reinspection Date: 8/1/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 8/1/2024
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	8/1/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	Not in Compliance - Reinspection Date: 8/1/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 8/1/2024
TRAFFIC AND VEHICLES	Sec. 25-16(2)(g)	No person operating a motor vehicle, which is defined as any vehicle which is self-propelled shall, except when necessary to avoid conflict with other traffic or in compliance with law or the directions of an officer or official traffic-control device: (2) Stand or park a vehicle, whether occupied or not, except momentarily to pick up or discharge a passenger or passengers: g. Within any swale or swale area. For the purposes of this subsection, the term swale or swale area, as used herein, shall mean that portion of land which lies between the outside edge of the street or road pavement and the street or road right-of-way boundary line.	Not in Compliance - Reinspection Date: 8/1/2024

Notes/Mean of Correction:

1. No parking on adjacent swale area. Remove all vehicles and maintain swales according to Town ordinance regulations. Not corrected.
2. Adjacent swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation. Not corrected.
3. Property has become a public nuisance due to untended overgrowth. Trim all overgrown vegetation. Corrected.
4. Prohibited outdoor storage of construction items. Remove construction items from property. Not corrected.

Further, Affiant sayeth naught

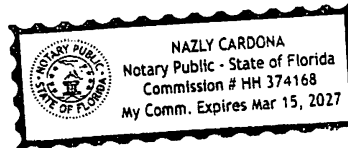
STATE OF FLORIDA

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 8/1/2024


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
08/14/2024 ZIP 33023
043M30245597

US POSTAGE

AONC

Sent To:

PROLOGIS 2 L P

1800 WAZEE ST SUITE 500
DENVER, CO 80202

Case #:

9958

Property Owner:

Property Owner

TOWN OF PEMBROKE PARK

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

Corporation Service Company
AONC # 9958.

1201 HAYS Str.
Tallahassee, FL 32301.



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
08/14/2024 ZIP 33023
043M30245597

US POSTAGE















Case Overview

Property/Incident Information

Owner	Address	Site Address
SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP	2775 SW 32nd TERRACE PEMBROKE PARK, FL 33023	2601 SW 32 AVE, PEMBROKE PARK, FL 33023 #2775 SW 32nd TERRACE

Folio

514220170040

Legal Description

SENECA PLAT 165-9 B POR OF PARS A & B DESC AS: COMM NW COR PAR B, S 104.02, E 534.44 TO POB N 631, E 455.50, S 631, W 455.50 TO POB (PARCEL LYING N1/2 SEC 29)

Case Status	Open	Case #	9982	Date Next Inspection	10/10/2024
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Notes

Repeat offense
 1. Operating without a Business Tax Receipt. Outstanding Business Tax Receipt renewal and fees.
 2. Outstanding Certificate of Use renewal and fees. Obtain CU/BTR renewal at Town Hall, contact Town Hall at 754-232-1629.
 3. Installed walk-in fridge without a permit. Permit #23361033-1 in progress, must complete all inspections.
 4. Installed rack system without a permit. Obtain plans for an after the fact permit and inspections. Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/5/2024		Notice of Violation	Regular Mail
9/5/2024		Affidavit of Non-Compliance	Certified Mail
9/5/2024	10/16/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/10/2024		Affidavit of Non-Compliance	Regular 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: 10/10/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/10/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	10/10/2024

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	10/10/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-176 (a). - Annual renewal and delinquent renewal penalties.	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.	10/10/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (a) - Delinquent business tax receipt fees and penalties	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.	10/10/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (c) - Delinquent business tax receipt fees and penalties	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 the required business tax receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to two hundred fifty dollars (\$250.00).	10/10/2024

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

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

CASE NO. 9982

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2775 SW 32ND TERRACE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP AT 10:54 A.M. ON THE 04 DAY OF OCTOBER 2024.

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

TYPE OF SERVICE

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

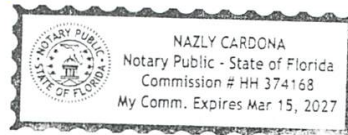

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of oct, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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





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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9982

Petitioner,

vs.

SENECA INDUSTRIAL
HOLDINGS LLC %ERNST
& YOUNG LLP
2601 SW 32 AVE, PEMBROKE PARK, FL
33023 #2775 SW 32nd TERRACE

Respondent(s)

On 10/10/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP
Address: 2775 SW 32nd TERRACE PEMBROKE PARK, FL 33023
Folio: 514220170040
Site Address: 2601 SW 32 AVE, PEMBROKE PARK, FL 33023 #2775 SW 32nd TERRACE
Legal Description: SENECA PLAT 165-9 B POR OF PARS A & B DESC AS:COMM NW COR PAR B,S 104.02,E 534.44 TO POB N 631,E 455.50,S 631, W 455.50 TO POB (PARCEL LYING N1/2 SEC 29)

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: 10/10/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/10/2024

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58 -2-1 (#7), § 1, 2-4-58)	10/10/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	10/10/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-176 (a). - Annual renewal and delinquent renewal penalties.	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.	10/10/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (a) - Delinquent business tax receipt fees and penalties	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.	10/10/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (c) - Delinquent business tax receipt fees and penalties	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 the required business tax receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to two hundred fifty dollars (\$250.00).	10/10/2024

Notes/Mean of Correction:

Repeat offense

1. Operating without a Business Tax Receipt. Outstanding Business Tax Receipt renewal and fees. Corrected.
2. Outstanding Certificate of Use renewal and fees. Obtain CU/BTR renewal at Town Hall, contact Town Hall at 754-232-1629. Corrected.
3. Installed walk-in fridge without a permit. Permit #23361033-1 in progress, must complete all inspections. Permit complete, corrected.
4. Installed rack system without a permit. Obtain plans for an after the fact permit and inspections. Not corrected. Previous permit #2212117-0 expired.

Further, Affiant sayeth naught

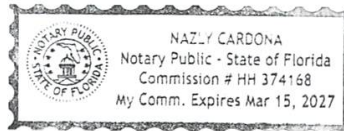
STATE OF FLORIDA

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 10/10/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/05/2024

Sent To:

SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP

2775 SW 32nd TERRACE
PEMBROKE PARK, FL 33023

Case #:

9982

Property Owner:

SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP

2775 SW 32nd TERRACE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514220170040

Legal Description:

SENECA PLAT 165-9 B POR OF PARS A &
B DESC AS: COMM NW COR PAR B, S
104.02, E 534.44 TO POB N 631, E 455.50, S
631, W 455.50 TO POB (PARCEL LYING
N1/2 SEC 29)

AKA:

2601 SW 32 AVE, PEMBROKE PARK, FL
33023 #2775 SW 32nd TERRACE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/5/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
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LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (a) - Delinquent business tax receipt fees and penalties	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.	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (c) - Delinquent business tax receipt fees and penalties	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 the required business tax receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to two hundred fifty dollars (\$250.00).	30

Repeat offense

1. Operating without a Business Tax Receipt. Outstanding Business Tax Receipt renewal and fees.
2. Outstanding Certificate of Use renewal and fees. Obtain CU/BTR renewal at Town Hall, contact Town Hall at 754-232-1629.
3. Installed walk-in fridge without a permit. Permit #23361033-1 in progress, must complete all inspections.
4. Installed rack system without a permit. Obtain plans for an after the fact permit and inspections. Double permit fee assessed. Contact the Building Dept at 754-232-1626 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 16th day of October, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

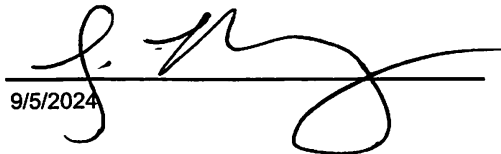
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


9/5/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9982

Petitioner,
vs.

SENECA INDUSTRIAL
HOLDINGS LLC %ERNST
& YOUNG LLP
2601 SW 32 AVE, PEMBROKE PARK, FL
33023 #2775 SW 32nd TERRACE

Respondent(s)

On 9/5/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP
Address: 2775 SW 32nd TERRACE PEMBROKE PARK, FL 33023
Folio: 514220170040
Site Address: 2601 SW 32 AVE, PEMBROKE PARK, FL 33023 #2775 SW 32nd TERRACE
Legal Description: SENECA PLAT 165-9 B POR OF PARS A & B DESC AS:COMM NW COR PAR B,S 104.02,E 534.44 TO POB N 631,E 455.50,S 631, W 455.50 TO POB (PARCEL LYING N1/2 SEC 29)

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: 9/5/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/5/2024

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 9/5/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 9/5/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-176 (a). - Annual renewal and delinquent renewal penalties.	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.	Not in Compliance - Reinspection Date: 9/5/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (a) - Delinquent business tax receipt fees and penalties	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.	Not in Compliance - Reinspection Date: 9/5/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (c) - Delinquent business tax receipt fees and penalties	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 the required business tax receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to two hundred fifty dollars (\$250.00).	Not in Compliance - Reinspection Date: 9/5/2024

Notes/Mean of Correction:

Repeat offense

1. Operating without a Business Tax Receipt. Outstanding Business Tax Receipt renewal and fees. Not corrected.
2. Outstanding Certificate of Use renewal and fees. Obtain CU/BTR renewal at Town Hall, contact Town Hall at 754-232-1629. Not corrected.
3. Installed walk-in fridge without a permit. Permit #23361033-1 in progress, must complete all inspections. Permit complete, corrected.
4. Installed rack system without a permit. Obtain plans for an after the fact permit and inspections. Not corrected. Previous permit #2212117-0 expired.

Further, Affiant sayeth naught

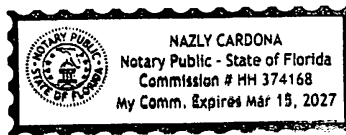
STATE OF FLORIDA

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 9/5/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP
2775 SW 32nd TERRACE
PEMBROKE PARK, FL 33023

Case #: 9982

Date: 08/05/2024

Property Owner: SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP
2775 SW 32nd TERRACE
PEMBROKE PARK, FL 33023

Property Description: 514220170040

Certified Mail #:

Legal Description: SENECA PLAT 165-9 B POR OF PARS A &
B DESC AS:COMM NW COR PAR B,S
104.02,E 534.44 TO POB N 631,E 455.50,S
631, W 455.50 TO POB (PARCEL LYING
N1/2 SEC 29)

AKA: 2601 SW 32 AVE, PEMBROKE PARK, FL
33023 #2775 SW 32nd TERRACE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/5/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and Installations	Repairs and installations shall be made so as to comply with the provisions 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. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residence...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-176 (a). - Annual renewal and delinquent renewal penalties.	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.	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (a) - Delinquent business tax receipt fees and penalties	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.	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (c) - Delinquent business tax receipt fees and penalties	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 the required business tax receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to two hundred fifty dollars (\$250.00).	30

Notes/Mean of Correction:

Repeat offense

1. Operating without a Business Tax Receipt. Outstanding Business Tax Receipt renewal and fees.
2. Outstanding Certificate of Use renewal and fees. Obtain CU/BTR renewal at Town Hall, contact Town Hall at 754-232-1629.
3. Installed walk-in fridge without a permit. Permit #23361033-1 in progress, must complete all inspections.
4. Installed rack system without a permit. Obtain plans for an after the fact permit and inspections. Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.

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

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


Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK

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

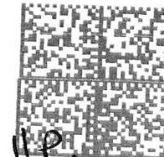
Seneca Industrial Holdings

LLC / Y. ERNST & Young

NOV #9982.

PO BOX 30428.

Charlotte, NC 28230.



quadiant

FIRST-CLASS MAIL
IMI

\$000.69

08/05/2024 ZIP 33023
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US POSTAGE

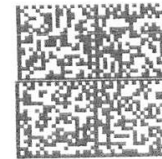
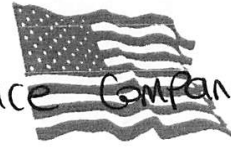
TOWN OF PEMBROKE PARK

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

Corporation Service Company

Nov # 9982.

1201 Hays Street,
Tallahassee, FL 32301.



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FIRST-CLASS MAIL
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\$000.69⁰
08/05/2024 ZIP 33023
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US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



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\$000.69⁰
08/05/2024 ZIP 33023
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US POSTAGE

Nov

Sent To:

SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP

2775 SW 32nd TERRACE
PEMBROKE PARK, FL 33023

Case #:

9982



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

Detail by Entity Name

Foreign Limited Liability Company
SENECA INDUSTRIAL HOLDINGS, LLC

Filing Information

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

Principal Address

730 THIRD AVENUE
NEW YORK, NY 10017

Changed: 04/30/2022

Mailing Address

730 THIRD AVENUE
NEW YORK, NY 10017

Changed: 04/30/2022

Registered Agent Name & Address

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

Name Changed: 07/13/2009

Address Changed: 07/13/2009

Authorized Person(s) Detail

Name & Address

Title Secretary

AGARD, WAYNE A
730 THIRD AVENUE
NEW YORK, NY 10017



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
2024*	\$1,985,730	\$17,013,310	\$18,999,040	\$18,514,990	
2023	\$1,985,730	\$15,478,470	\$17,464,200	\$16,831,810	\$367,535.29
2022	\$1,985,730	\$13,315,920	\$15,301,650	\$15,301,650	\$323,176.97

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/11/2007	SW*-T	\$100	44911 / 14	\$6.00	330,955	SF
4/24/2002	SWD	\$1,237,900	33082 / 954			
				Adj. Bldg. S.F. (Card, Sketch)	153269	
				Eff./Act. Year Built: 2004/2002		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
153269								

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

Postage
 \$ **9.64**

Total Postage and
 \$

Sent To
 CORPORATION SERVICE COMPANY
 HCF #8742 NOV #9982
 1201 HAYS STREET
 TALLAHASSEE, FL 32301

City, State, ZIP+4®
 TALLAHASSEE, FL 32301

PS Form 3800, January 2023 PSN 7530-02-000-9000-7 See reverse for instructions

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

Postage
 \$ **9.64**

Total Postage and
 \$

Sent To
 SENECA INDUSTRIAL HOLDINGS LLC
 %ERNST & YOUNG LLP
 HCF #8742 NOV #9982
 2601 SW 32 AVE,
 PEMBROKE PARK, FL 33023

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

PS Form 3800, January 2023 PSN 7530-02-000-9000-7 See reverse for instructions

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

Postage
 \$ **9.64**

Total Postage and
 \$

Sent To
 SENECA INDUSTRIAL HOLDINGS LLC
 %ERNST & YOUNG LLP
 HCF #8742 NOV #9982
 PO BOX 30428
 CHARLOTTE NC 28230

City, State, ZIP+4®
 CHARLOTTE NC 28230

PS Form 3800, January 2023 PSN 7530-02-000-9000-7 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
 \$ **9.64**

Total Postage and
 \$

Sent To
 SENECA INDUSTRIAL HOLDINGS LLC
 %ERNST & YOUNG LLP
 NOV #9982
 2775 SW 32nd TERRACE
 PEMBROKE PARK, FL 33023

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

PS Form 3800, January 2023 PSN 7530-02-000-9000-7 See reverse for instructions



Report

Odeko FL LLC
2775 SW 32 Ter
Pembroke Park, FL 33009
Occupancy ID:631278

Pembroke Park - Construction or work without permit.

Installation of a walk-in cooler in warehouse. Initially cited and referred to code in 2-2023. A permit application twice has since been voided #722529. Furthermore issued permit #22-12117-0 for commercial rack layout was denied on field inspection 2-14-23, requires a revision to add directional exit signs (not submitted and this permit remains outstanding - open without additional inspections as required.) last denied with on 2-14-23, no action since. Recommend conferring with the building dept for the Town of Pembroke for further permit assistance.

The occupancy referenced above appears to have unpermitted construction. Please have a building inspector follow up.



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

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8742
Petitioner,)
)
vs.)
)
SENECA INDUSTRIAL HOLDINGS LLC)
%ERNST & YOUNG LLP)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 17th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2601 SW 32 AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP

FOLIO #: 5142 20 17 0040

LEGAL DESCRIPTION: SENECA PLAT 165-9 B POR OF PARS A & B DESC AS:COMM NW COR PAR B,S 104.02,E 534.44 TO POB N 631,E 455.50,S 631, W 455.50 TO POB (PARCEL LYING N1/2 SEC 29)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 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 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of April 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th of April 2024.

TOWN OF PEMBROKE PARK



Andre Mckenney, Special Magistrate

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

Certificate of Service

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

Yes 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 18 day of April, 2024.



Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
PLAZA HAL CORP	4400 W HALLANDALE BEACH BLVD, Unit 4 PEMBROKE PARK, FL 33023	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4

Folio
514230090680

Legal Description

LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

Case Status	Open	Case #	9981	Date Next Inspection	10/16/2024
--------------------	------	---------------	------	-----------------------------	------------

Notes 1. Installed additional stove's gas line and hood system without a permit. Obtain plans for permit and completed all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/5/2024		Notice of Violation	Regular Mail
9/12/2024		Affidavit of Non-Compliance	Certified Mail
9/12/2024	10/16/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/16/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/16/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PLAZA HAL CORP)

CASE NO. 9981

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PLAZA HAL CORP

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

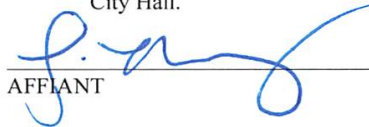
ADDRESS: 4400 W HALLANDALE BEACH BLVD, #4, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PLAZA HAL CORP AT 9:57 A.M. ON THE 04 DAY OF OCTOBER 2024.

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

TYPE OF SERVICE

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

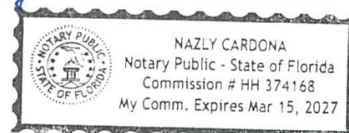

AFFIANT

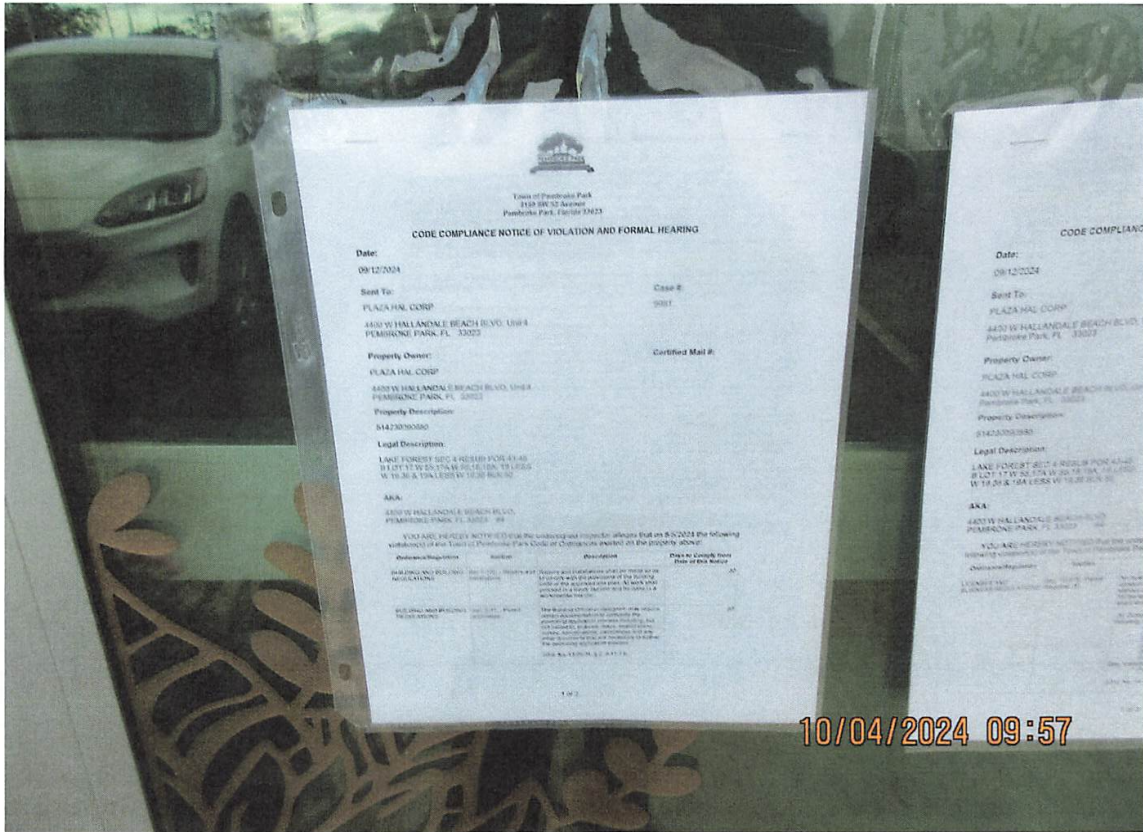
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of oct, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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





9589 0710 5270 1605 9731 92

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

Postage
\$9.64.

Total Postage and
\$

Sent To
PLAZA HAL CORP
SUSIE CHEMEN CONSULTING LLC
NOH #9981, #9090
20533 BISCAYNE BLVD #1326
AVENTURA FL 33180

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

PS Form 3800, January 2023 PSN 7550-02-000-9017

9589 0710 5270 2325 0911 42

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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$9.64.

Total Postage and
\$

Sent To
PLAZA HAL CORP
NOH #9981, #9090
4400 W HALLANDALE BEACH BLVD
#4,
PEMBROKE PARK, FL 33023

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

PS Form 3800, January 2023 PSN 7550-02-000-9017



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/12/2024

Sent To:

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD, Unit 4
PEMBROKE PARK, FL 33023

Case #:

9981

Property Owner:

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD, Unit 4
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230090680

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55,17A W 55,18,18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/5/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Installed additional stove's gas line and hood system without a permit. Obtain plans for permit and completed all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 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 16th day of October, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


9/12/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9981

Petitioner,

vs.

PLAZA HAL CORP

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

Respondent(s)

On 9/12/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PLAZA HAL CORP

Address: 4400 W HALLANDALE BEACH BLVD, Unit 4 PEMBROKE PARK, FL 33023

Folio: 514230090680

Site Address: 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4

Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

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: 9/12/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/12/2024

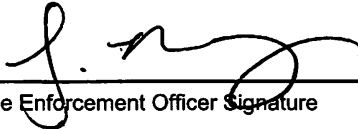
Notes/Mean of Correction:

1. Installed additional stove's gas line and hood system without a permit. Obtain plans for permit and completed all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry. Not corrected.

Further, Affiant sayeth naught

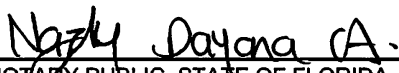
STATE OF FLORIDA

COUNTY OF BROWARD

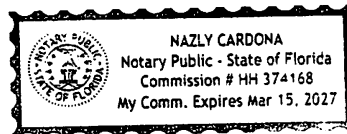


Code Enforcement Officer Signature

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 9/12/2024



NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: PLAZA HAL CORP
4400 W HALLANDALE BEACH BLVD, Unit 4
PEMBROKE PARK, FL 33023

Case #: 9981

Date: 08/05/2024

Property Owner: PLAZA HAL CORP
4400 W HALLANDALE BEACH BLVD, Unit 4
PEMBROKE PARK, FL 33023

Property Description: 514230090680

Certified Mail #:

Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55, 17A W 55, 18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA: 4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/5/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Mean of Correction:

1. Installed additional stove's gas line and hood system without a permit. Obtain plans for permit and completed all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

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

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

Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
08/05/2024 ZIP 33023
043M30245597

US POSTAGE

Nov

Sent To:

Case #:

PLAZA HAL CORP

9981

4400 W HALLANDALE BEACH BLVD, Unit 4
PEMBROKE PARK, FL 33023

TOWN OF PEMBROKE PARK

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

Susie Chemen Consulting LLC
Plaza Hal Corp.



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
08/05/2024 ZIP 33023
043M30245597

US POSTAGE

Nov #9981.

20533 Biscayne Blvd, #1326,
Aventura, FL 33180.



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	4400 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 30 09 0680
Property Owner	PLAZA HAL CORP	Millage	0613
Mailing Address	20533 BISCAYNE BLVD #1326 AVENTURA FL 33180	Use	11-03
Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50		

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

* 2024 values are considered "working values" and are subject to change.								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024*	\$255,260	\$2,139,660	\$2,394,920	\$2,394,920				
2023	\$255,260	\$1,719,160	\$1,974,420	\$1,974,420	\$42,622.21			
2022	\$255,260	\$1,719,160	\$1,974,420	\$1,974,420	\$41,700.56			
2024* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$2,394,920	\$2,394,920	\$2,394,920	\$2,394,920				
Portability	0	0	0	0				
Assessed/SOH	\$2,394,920	\$2,394,920	\$2,394,920	\$2,394,920				
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	\$2,394,920	\$2,394,920	\$2,394,920	\$2,394,920				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
6/26/2023	WD-Q	\$2,675,000	118944182	\$11.00	23,205	SF		
5/15/2019	WD-Q	\$2,600,000	115809055					
3/24/2017	WD-D	\$736,000	114292476					
6/24/2015	ACT-T		113175274					
6/24/2015	CET-D	\$749,900	113141014					
				Adj. Bldg. S.F. (Card, Sketch)		6456		
				Eff./Act. Year Built: 1975/1959				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
6456								



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

Detail by Entity Name

Florida Profit Corporation

PLAZA HAL CORP

Filing Information

Document Number P23000029884

FEI/EIN Number 36-5062035

Date Filed 04/14/2023

State FL

Status ACTIVE

Principal Address

1835 E HALLANDALE BEACH BLVD

9110

HALLANDALE BEACH, FL 33009

Mailing Address

1835 E HALLANDALE BEACH BLVD

9110

HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

SUSIE CHEMEN CONSULTING LLC

20533 BISCAYNE BLD

1326

AVENTURA, FL 33180

Name Changed: 02/03/2024

Officer/Director Detail

Name & Address

Title P

KABABIE SACAL, MOISES

1835 E HALLANDALE BEACH BLVD

HALLANDALE BEACH, FL 33009

Title VP

JALAK HAYON, DIANA



Report

Bernys Kitchen LLC
4400 W Hallandale Beach Blvd 4
Pembroke Park, FL 33023
Occupancy ID:244197

Pembroke Park - Construction or work without permit.

Possible addition of candy stove and gas supply line to right side of existing range outside hood suppression system. Addition of appliance req plan/permit submitted by registered design professional.

The occupancy referenced above appears to have unpermitted construction. Please have a building inspector follow up.



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

Case Overview

Property/Incident Information

Owner	Address	Site Address
LAKE VILLA ASSOCIATES LTD	6053 NW 63 WAY PARKLAND, FL 33067	2300 S PARK RD, PEMBROKE PARK, FL 33009

Folio
514220030010

Legal Description

HOLLYDALE AMEN PLAT 16-49 B ALL BLK 1 LESS LOTS 6,7

Case Status	Open	Case #	5518	Date Next Inspection	10/16/2024
--------------------	------	---------------	------	-----------------------------	------------

Notes

1. Installed 2" Conduit to Feed Lift Station without a permit. Obtain plans, permit and inspections.
2. Double permit fee assessed.
3. Contractors KASPER ELECTRIC.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/25/2021		Notice of Violation	Regular Mail
5/4/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/18/2022	5/18/2022	Final Order	Certified Mail
9/18/2024		Affidavit of Non-Compliance	Certified Mail
9/18/2024	10/16/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/16/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 10/16/2024

Case Overview

BUILDING AND BUILDING REGULATIONS

Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)

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

Not in Compliance -
Reinspection Date:
10/16/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$211,500.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$211,600.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$211,600.00

Town of Pembroke Park

INVOICE

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



DATE: October 8, 2024
INVOICE # 435
FOR:

Case #5518
LAKE VILLA ASSOCIATES LTD
2300 S PARK RD,
PEMBROKE PARK, FL 33009,

Bill To:
LAKE VILLA ASSOCIATES LTD
2300 S PARK RD,
PEMBROKE PARK, FL 33009,

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-2(a)(b).		
	Final Order 05/18/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
851	Day(s) of Per Diem from (06/18/2022 - 10/16/2024)	\$ 250.00	\$ 212,750.00
Balance			\$ 212,850.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

LAKE VILLA ASSOCIATES LTD)

CASE NO. 5518

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LAKE VILLA ASSOCIATES LTD

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2450 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LAKE VILLA ASSOCIATES LTD AT 10:25 A.M. ON THE 04 DAY OF OCTOBER 2024.

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

TYPE OF SERVICE

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


AFFIANT

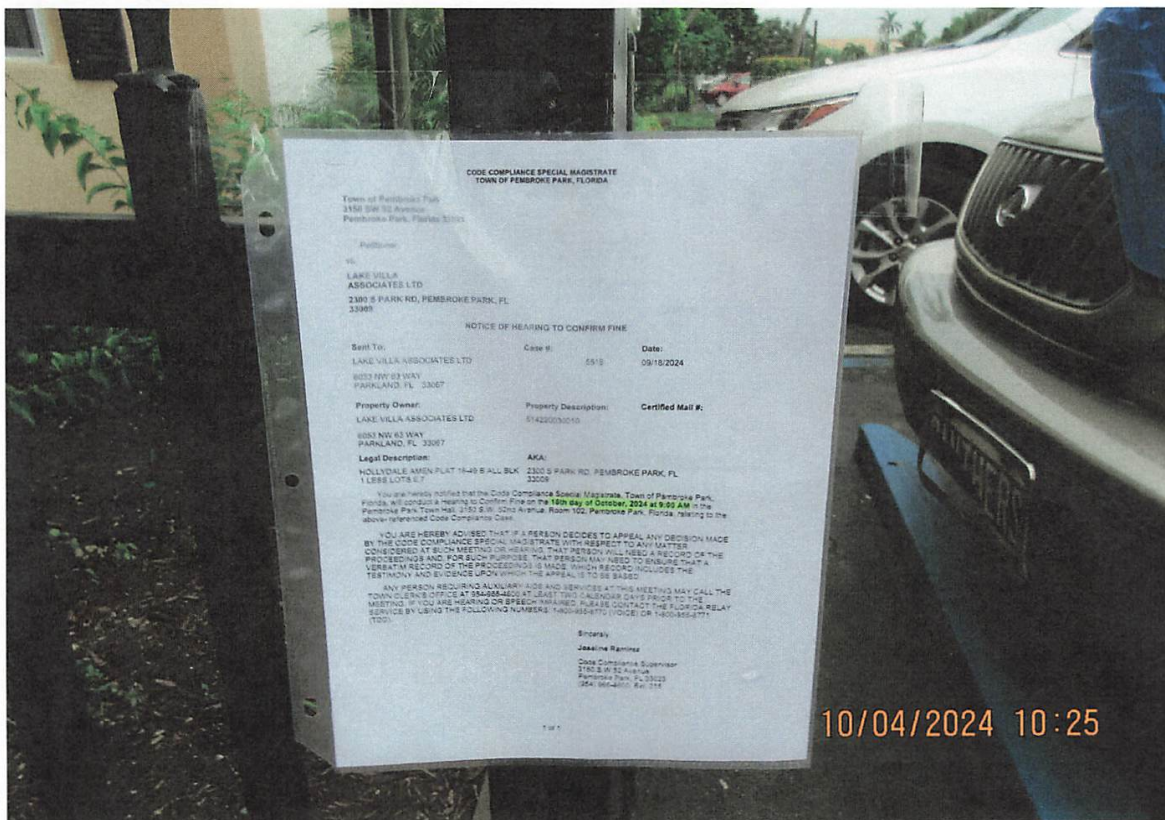
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of oct, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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





9589 0710 5270 1605 9740 45

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

OFFICIAL USE

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

Postage
\$ **9.64**

Total Postage and
\$

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

LAKE VILLA ASSOCIATES LTD
HCF #5518
2300 S PARK RD,
PEMBROKE PARK, FL 33009

Postmark
Here

SEP 19 2024

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

9589 0710 5270 1605 9740 52

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

Postage
\$ **9.64**

Total Postage and
\$

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

GARY M. SINGER P,A,
HCF #5518
12 SE 7TH STREET, SUITE 820
FORT LAUDERDALE, FL 33301

Postmark
Here

SEP 19 2024

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

9589 0710 5270 1605 9740 69

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

OFFICIAL USE

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

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

LAKE VILLA ASSOCIATES LTD
HCF #5518
6053 NW 63 WAY
PARKLAND FL 33067

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SEP 19 2024

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

LAKE VILLA
ASSOCIATES LTD

2300 S PARK RD, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
LAKE VILLA ASSOCIATES LTD	5518	09/18/2024
6053 NW 63 WAY PARKLAND, FL 33067		
Property Owner:	Property Description:	Certified Mail #:
LAKE VILLA ASSOCIATES LTD	514220030010	
6053 NW 63 WAY PARKLAND, FL 33067		
Legal Description:	AKA:	
HOLLYDALE AMEN PLAT 16-49 B ALL BLK 1 LESS LOTS 6,7	2300 S PARK RD, PEMBROKE PARK, FL 33009	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **16th day of October, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
5518

Petitioner,

vs.

LAKE VILLA ASSOCIATES
LTD
2300 S PARK RD, PEMBROKE PARK, FL
33009

Respondent(s)

On 9/18/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	LAKE VILLA ASSOCIATES LTD
Address:	6053 NW 63 WAY PARKLAND, FL 33067
Folio:	514220030010
Site Address:	2300 S PARK RD, PEMBROKE PARK, FL 33009
Legal Description:	HOLLYDALE AMEN PLAT 16-49 B ALL BLK 1 LESS LOTS 6,7

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: 9/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 9/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 9/18/2024

Notes/Mean of Correction:

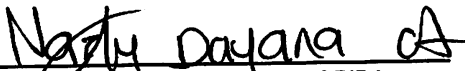
1. Installed 2" Conduit to Feed Lift Station without a permit. Obtain plans, permit and inspections. Not corrected.
2. Double permit fee assessed.
3. Contractors KASPER ELECTRIC.
92090 Commercial Electrical Work LAKE VILLA 2300 S PARK RD Voided
931072110908-0 Commercial Electrical Work LAKE VILLA 2300- 2490 S PARK RD Expired

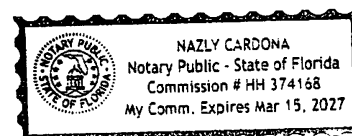
Further, Affiant sayeth naught


Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/18/2024


NOTARY PUBLIC, STATE OF FLORIDA



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GARY M. SINGER P.A.
 F.O #5518
 12 SE 7TH STREET SUITE 820,
 FORT LAUDERDALE, FL, 33301

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LAKE VILLA ASSOCIATES LTD
 F.O #5518
 2300 S PARK ROAD,
 PEMBROKE PARK, FL, 33009

PS Form 3800

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

1. Article Addressed to:

LAKE VILLA ASSOCIATES LTD
 F.O #5518
 5401 UNIVERSITY DR #103,
 CORAL SPRINGS, FL, 33067



9590 9402 6921 1104 8094 63

2. Article Number (Transfer from service label)

7021 1970 0000 4565 5271

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

5/23

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

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Postage
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Total Postage
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CORAL SPRINGS, FL, 33067

PS Form 380

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

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■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: LAKE VILLA ASSOCIATES LTD F.O #5518 2300 S PARK ROAD, PEMBROKE PARK, FL, 33009 2. Article Number (Transfer from service label) 7021 1970 0000 4565 5264	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 <table border="1"><tr><td>☐ Adult Signature</td><td>☐ Priority Mail Express®</td></tr><tr><td>☐ Adult Signature Restricted Delivery</td><td>☐ Registered Mail™</td></tr><tr><td>☒ Certified Mail®</td><td>☐ Registered Mail Restricted Delivery</td></tr><tr><td>☐ Certified Mail Restricted Delivery</td><td>☐ Signature Confirmation™</td></tr><tr><td>☐ Collect on Delivery</td><td>☐ Signature Confirmation Restricted Delivery</td></tr><tr><td>☐ Collect on Delivery Restricted Delivery</td><td></td></tr></table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery	
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PS Form 3811, July 2020 PSN 7530-02-000-9053

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5518
Petitioner,)
vs.)
LAKE VILLA ASSOCIATES LTD)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ___ NO ☒

SUBJECT REAL PROPERTY: 2300 S PARK ROAD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: LAKE VILLA ASSOCIATES LTD

FOLIO NO.: 5142 20 03 0010

LEGAL DESCRIPTION: HOLLYDALE AMEN PLAT 16-49 B ALL BLK 1 LESS LOTS 6,7

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

CONCLUSIONS OF LAW

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

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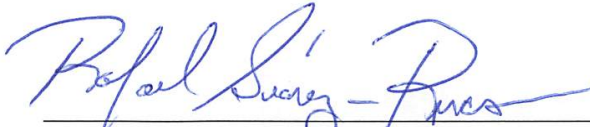
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-2(a)(b) **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 18th day of May 2022.

TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

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

Yes ___ No ☒

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 20 day of May, 2022.


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

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5518

Hasler

FIRST CLASS MAIL

01/25/2021

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011D10656696

Lake Villas Associates LTD
2300 S Park Rd
Pembroke Park, FL 33009

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 5518

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01/25/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

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LAKE VILLA ASSOCIATES LTD

5401 UNIVERSITY DR #103
CORAL SPRINGS, FL 33067

5518

Property Owner:

Property Des

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☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
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Total Postage and
\$

Sent To LAKE VILLA ASSOCIATES LTD
N.O.H #5518
Street and Apt. No 2300 S PARK ROAD,
City, State, ZIP+4® PEMBROKE PARK, FL, 33009

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

Postage
\$ 7.33

Total Postage and
\$

Sent To GARY M. SINGER P.A.
N.O.H #5518
Street and Apt. No 12 SE 7TH STREET SUITE 820,
City, State, ZIP+4® FORT LAUDERDALE, FL, 33301

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Postage
\$ 7.33

Total Postage and
\$

Sent To LAKE VILLA ASSOCIATES LTD
N.O.H #5518
Street and Apt. No 5401 UNIVERSITY DR #103,
City, State, ZIP+4® CORAL SPRINGS, FL, 33067

PS Form 3800, A



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

Property Assessment Values

2022* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Page 392 of 780



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

Detail by Entity Name

Florida Limited Partnership
LAKE VILLA ASSOCIATES LTD

Filing Information

Document Number	A16000000386
FEI/EIN Number	81-5426423
Date Filed	08/11/2016
Effective Date	08/11/2016
State	FL
Status	ACTIVE

Principal Address

6053 Nw 63rd Way
Parkland, FL 33067

Changed: 04/10/2019

Mailing Address

6053 Nw 63rd Way
Parkland, FL 33067

Changed: 04/10/2019

Registered Agent Name & Address

Gary M. Singer P,A,
12 SE 7Th Street
SUITE 820
Fort Lauderdale, FL 33301

Name Changed: 04/10/2019

Address Changed: 04/10/2019

General Partner Detail

Name & Address

Document Number 572226

M.S.L. PROPERTY MANAGEMENT, INC.
6053 Nw 63rd Way
Parkland, FL 33067

Annual Reports

Report Year	Filed Date
2020	06/29/2020
2021	03/08/2021
2022	03/11/2022

Document Images

03/11/2022 -- ANNUAL REPORT	View image in PDF format
03/08/2021 -- ANNUAL REPORT	View image in PDF format
06/29/2020 -- ANNUAL REPORT	View image in PDF format
04/10/2019 -- ANNUAL REPORT	View image in PDF format
01/31/2018 -- ANNUAL REPORT	View image in PDF format
03/14/2017 -- ANNUAL REPORT	View image in PDF format
08/11/2016 -- Domestic LP	View image in PDF format

TOWN OF PEMBROKE PARK, FLORIDA)
 Petitioner)
 vs.)
)
 LAKE VILLA ASSOCIATES LTD)
 Respondent)

CASE NO. 5518




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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
 05/04/2022

Sent To:
 LAKE VILLA ASSOCIATES LTD
 5401 UNIVERSITY DR #103
 CORAL SPRINGS, FL 33067

Property Owner:
 LAKE VILLA ASSOCIATES LTD
 5401 UNIVERSITY DR #103
 CORAL SPRINGS, FL 33067

Property Description:
 514220030010

Legal Description:
 HOLLYDALE AMEN PLAT 16-49 B ALL BLK
 1 LESS LOTS 6,7

AKA:
 2300 S PARK RD, PEMBROKE PARK, FL
 33009

Case #:
 5518

Certified Mail #:

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/25/2021 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

05/06/2022 11:19



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/04/2022

Sent To:

LAKE VILLA ASSOCIATES LTD

5401 UNIVERSITY DR #103
CORAL SPRINGS, FL 33067

Case #:

5518

Property Owner:

LAKE VILLA ASSOCIATES LTD

5401 UNIVERSITY DR #103
CORAL SPRINGS, FL 33067

Certified Mail #:

Property Description:

514220030010

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B ALL BLK
1 LESS LOTS 6,7

AKA:

2300 S PARK RD, PEMBROKE PARK, FL
33009

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

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

1. Installed 2" Conduit to Feed Lift Station without a permit. Obtain plans, permit and inspections.
2. Double permit fee assessed.
3. Contractors KASPER ELECTRIC.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer



5/4/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: LAKE VILLA ASSOCIATES LTD
5401 UNIVERSITY DR #103
CORAL SPRINGS, FL 33067

Case #: 5518

Date: 01/25/2021

Property Owner: LAKE VILLA ASSOCIATES LTD
5401 UNIVERSITY DR #103
CORAL SPRINGS, FL 33067

Property Description: 514220030010

Certified Mail #:

Legal Description: HOLLYDALE AMEN PLAT 16-49 B ALL BLK 1 LESS LOTS 6,7

AKA: 2300 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/25/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING
REGULATIONS

Sec. 5-2. -
Nonresidential
commercial buildings,
owner's responsibilities
(b)

Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established.

(Ord. No. 87-6-1, §§ 1, 2, 6-10-87)

Editor's note—

Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor.

Cross reference— Code enforcement, Ch. 7.

30

Notes/Mean of Correction:

1. Installed 2" Conduit to Feed Lift Station without a permit. Obtain plans, permit and inspections.
2. Double permit fee assessed.
3. Contractors KASPER ELECTRIC.

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

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


Joseline Ramirez
Code Enforcement Officer



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

Sent To:

LAKE VILLA ASSOCIATES LTD
5401 UNIVERSITY DR #103
CORAL SPRINGS, FL 33067

Case #:

5518

Date:

1/25/2021 12:00:00 AM

Property Owner:

LAKE VILLA ASSOCIATES LTD
5401 UNIVERSITY DR #103
CORAL SPRINGS, FL 33067

Property Description:

514220030010

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B ALL BLK
1 LESS LOTS 6,7

AKA:

2300 S PARK RD, PEMBROKE PARK, FL
33009

Mailing Purposes Only

Joseline Ramirez

From: Lucie Manzerolle
Sent: Thursday, January 21, 2021 1:32 PM
To: Michelle Clary
Cc: jeffrey louis; Joseline Ramirez
Subject: RE: process 92090 - 2300 S Park Rd

Michelle,

I'm not sure where and how you get the word "survey" as the Electrical comment are asking "Title Block" on the plan. The plan must show existing and new electrical on the drawing giving the size, type, conduit, conductors, disconnects, panels, schedules and load calculations.

Please remit this information to the qualifying agent of your company for him to understand the electrical comments and being able to submit accordingly.

Regards,



Lucie Manzerolle

*Administrative Assistant to the Building Official
Building Manager*

P: (954) 966-4600 xt 301 • F: (954) 966-5310 / Imanzerolle@tppfl.gov

Town of Pembroke Park / Building Department

3150 SW 52nd Avenue, Pembroke Park, FL 33023

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/***** EMAIL DISCLAIMER *****/ Please note: Florida has a very broad public records law. Most written communications to or from Town Officials and employees regarding Town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

Consider the Environment before printing.

From: Michelle Clary <michelle@kasperelectric.com>
Sent: Thursday, January 21, 2021 1:27 PM
To: Lucie Manzerolle <Imanzerolle@tppfl.gov>
Cc: jeffrey louis <jlouis@tppfl.gov>; Joseline Ramirez <jramirez@tppfl.gov>
Subject: RE: process 92090 - 2300 S Park Rd

Thanks . I still don't have an answer for the questions I asked .

Michelle Clary
Senior Service Coordinator
561-845-1660

" Be fearless in the pursuit of what sets your soul on fire."

From: Lucie Manzerolle <لمانزرولل@تپفل.فل>
Sent: Thursday, January 21, 2021 1:10 PM
To: Michelle Clary <مشلل@كاسپلرللكلل.كوم>
Cc: jeffrey louis <لؤللس@تپفل.فل>; Joseline Ramirez <لراملزل@تپفل.فل>
Subject: RE: process 92090 - 2300 S Park Rd

Good afternoon Michelle,

Please be advised, that your permit application 92090 is Null & Void due to lack of activity on the permit application. Comment was sent 12-07-2020 and due to lack of activity on the permit application, and there is \$200.00 processing and plan review fees to be paid.

As per Broward County Amendments FBC 7th Edition 2020 section 105.3.1.1

105.3.1.1 Not more than 60 calendar days after the date of such notification, where such additional information has not been submitted or the permit has not been purchased, the application and/or the permit shall become null and void. If the 60th day falls on a Saturday, Sunday or a National Holiday the next business day shall be used for the 60th day. The Building Official may extend such permit application to be corrected or purchased for a single period of 60 days after the initial expiration date if the request is in writing, for a good reason and is submitted prior to the initial expiration date.

105.3.1.2 Where an application and/or a permit has become null and void, an applicant may again apply, as set forth in Section 105.3 of this Code, and such applications shall be processed as though there had been no previous application.

You will need to resubmit a new permit application with drawing.
Also, since the work has been done without permit, a notice of violation from Code Enforcement will be issued to the property.

Regards,



Lucie Manzerolle

*Administrative Assistant to the Building Official
Building Manager*

P: (954) 966-4600 xt 301 • F: (954) 966-5310 / لمانزرولل@تپفل.فل

Town of Pembroke Park / Building Department

3150 SW 52nd Avenue, Pembroke Park, FL 33023

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Consider the Environment before printing.

From: Michelle Clary <michelle@kasperelectric.com>
Sent: Thursday, January 21, 2021 10:23 AM
To: Lucie Manzerolle <لمانزرولل@تپفل.فل>
Subject: RE: process 92090 - 2300 S Park Rd

Lucie,

I appreciate the info you have given thus far. This job was done on an emergency basis for the client before permit was processed .

The notes are asking for Drawings with FBC required Title Block . The client doesn't have that survey. What are my options at this point?

What happens since we don't have that type of survey . Can we provide a drawing with that includes exact location, wire size. Length of run ?

Michelle Clary
Senior Service Coordinator
561-845-1660

" Be fearless in the pursuit of what sets your soul on fire."

From: Lucie Manzerolle <لمانزرولل@تپفل.فل>
Sent: Tuesday, November 17, 2020 3:02 PM
To: Michelle Clary <michelle@kasperelectric.com>
Cc: jeffrey louis <jlouis@تپفل.فل>; mjl2600@aol.com
Subject: process 92090 - 2300 S Park Rd

Good afternoon,

On September 15th 2020 the Electrical comments were emailed and no correction has been submitted.

Attached please find Electrical comments.

Submit correction for continuance.

Trusting your immediate attention to this matter.

Lucie Manzerolle

Administrative Assistant to the Building Official

Building Manager

P: (954) 966-4600 xt 211 • **F:** (954) 966-5310 / لمانزرولل@تپفل.فل

Town of Pembroke Park / Building Department

3150 SW 52nd Avenue, Pembroke Park, FL 33023



Follow us on: [Facebook](#) / www.townofpembrokepark.com

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
XYD INVESTMENTS LLC	7195 NW 110 AVE PARKLAND, FL 33076	2500 SW 30 AVE, PEMBROKE PARK, FL 33009

Folio

514221010113

Legal Description

SUB OF 21-51-42 B-13 D S 50 OF N 150 OF LOT 3 BLK 13 LYING W OF I-95, LESS E 40

Case Status Closed **Case #** 5707

Notes

1. Exterior maintenance required. Refresh parking lot stripes. Obtain plans, permit and inspections.
2. Exterior maintenance required. Remove roof dirt build up and repair. Obtain plans, permit and inspections.
3. Installed light fixtures without a permit. Obtain plans, permit and inspections.
4. "Tops Cabinet" sign requires maintenance. The letter "s" is exposed and requires cover.
5. Permanent window signs are prohibited. Remove all window signs.
6. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/29/2021		Notice of Violation	Regular Mail
2/16/2023		Affidavit of Non-Compliance	Certified Mail
2/16/2023	3/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
3/15/2023	3/15/2023	Final Order	Certified Mail
5/2/2023		Affidavit of Non-Compliance	
9/18/2024	10/16/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
9/18/2024		Affidavit of Non-Compliance	Certified Mail
10/1/2024		Affidavit of Compliance	Regular Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Compiled
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	2/16/2023
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.	10/1/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	10/1/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	2/16/2023

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...	10/1/2024
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	10/1/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	10/1/2024	\$134,000.00
Individual Violation		Individual Violation	10/1/2024	
Admin Fixed		Admin Fixed		
Total Fines				

Payments

<u>Date</u>	<u>Payment Type Name</u>	
	Total Payments	
	Fees Outstanding	

Town of Pembroke Park

INVOICE

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



DATE: October 11, 2024
INVOICE # 435
FOR:

Case #5707
XYD INVESTMENTS LLC
2500 SW 30 AVE,
PEMBROKE PARK, FL 33009

Bill To:

XYD INVESTMENTS LLC
2500 SW 30 AVE,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 5-17 21-19 and 21-21(7).		
	Final Order 03/15/2023		
1	Admin Fee	\$ 100.00	\$ 100.00
536	Day(s) of Per Diem from (04/14/2023 - 10/01/2024)	\$ 250.00	\$ 134,000.00
Balance			\$ 134,100.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

XYD INVESTMENTS LLC)

CASE NO. 5707

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: XYD INVESTMENTS LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2500 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: XYD INVESTMENTS LLC AT 10:44 A.M. ON
THE 04 DAY OF OCTOBER 2024.

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

TYPE OF SERVICE

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


AFFIANT

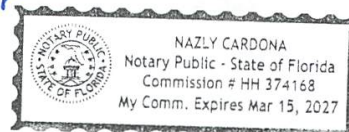
STATE OF FLORIDA
COUNTY OF BROWARD

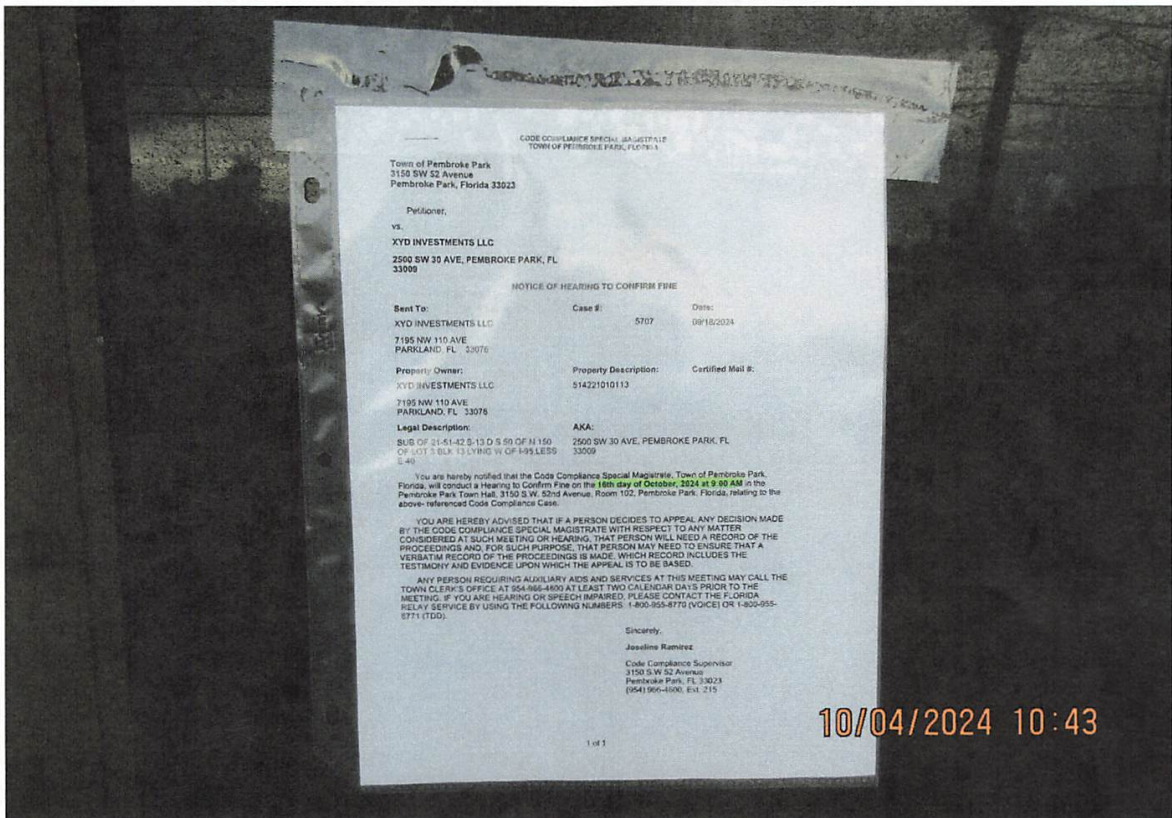
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of oct, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona GA
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.

XYD INVESTMENTS LLC

2500 SW 30 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
XYD INVESTMENTS LLC	5707	09/18/2024
7195 NW 110 AVE PARKLAND, FL 33076		
Property Owner:	Property Description:	Certified Mail #:
XYD INVESTMENTS LLC	514221010113	
7195 NW 110 AVE PARKLAND, FL 33076		
Legal Description:	AKA:	
SUB OF 21-51-42 B-13 D S 50 OF N 150 OF LOT 3 BLK 13 LYING W OF I-95, LESS E 40	2500 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 **16th day of October, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

5707

Petitioner,

vs.

XYD INVESTMENTS LLC

2500 SW 30 AVE, PEMBROKE PARK, FL
33009

Respondent(s)

On 9/18/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: XYD INVESTMENTS LLC
Address: 7195 NW 110 AVE PARKLAND, FL 33076
Folio: 514221010113
Site Address: 2500 SW 30 AVE, PEMBROKE PARK, FL 33009
Legal Description: SUB OF 21-51-42 B-13 D S 50 OF N 150 OF LOT 3 BLK 13 LYING W OF I-95, LESS E 40

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	2/16/2023

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	2/16/2023
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)	2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note — Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	2/16/2023

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...

Not in Compliance -
Reinspection Date:
9/18/2024

SIGNS AND
ADVERTISING

Sec. 21-21. (7) -
Temporary signs

Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...

Not in Compliance -
Reinspection Date:
9/18/2024

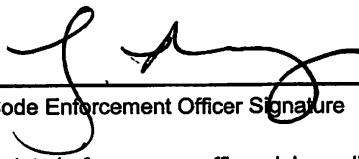
Notes/Mean of Correction:

1. Exterior maintenance required. Refresh parking lot stripes. Obtain plans, permit and inspections. Corrected.
2. Exterior maintenance required. Remove roof dirt build up and repair. Obtain plans, permit and inspections. Permit #2111156-0 completed for new roof.
3. Installed light fixtures without a permit. Obtain plans, permit and inspections. Not corrected.
4. "Tops Cabinet" sign requires maintenance. The letter "s" is exposed and requires cover. Corrected.
5. Permanent window signs are prohibited. Remove all window signs and leave only 25%. Not corrected.

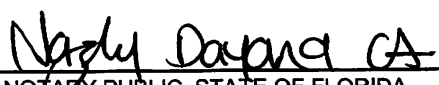
Further, Affiant sayeth naught

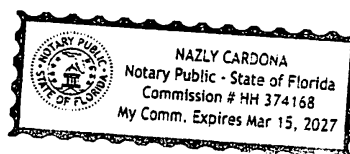
STATE OF FLORIDA

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 9/18/2024


NOTARY PUBLIC, STATE OF FLORIDA



3 of 3

9589 0710 5270 1605 9740 21

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

Postage
9.64

Total Postage and
 \$

Sent To
 XYD INVESTMENTS LLC

Street and Apt. N
 HCF #5707

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

PS Form 3800, 11-1-2013

Postmark Here
 SEP 19 2024
 HOLLYWOOD FL 33023

9589 0710 5270 1605 9740 38

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

Postage
9.64

Total Postage and
 \$

Sent To
 XYD INVESTMENTS LLC

Street and Apt. N
 LIN, PING

City, State, Zip+4
 HCF #5707
 7195 NW 110 AVE
 PARKLAND FL 33076

PS Form 3800, 11-1-2013

Postmark Here
 SEP 19 2024
 HOLLYWOOD FL 33023

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
1. Article Addressed to: XYD INVESTMENTS LLC LIN, PING HCF #5707 7195 NW 110 AVE PARKLAND FL 33076		SEP 23 2024	
2. Article Number (Transfer from service label) 9590 9402 8780 4005 5377 24		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 ☐ Signature Confirmation Restricted Delivery	
9589 0710 5270 1605 9740 38		Domestic Return Receipt	
PS Form 3811, July 2020 PSN 7530-02-000-9053			

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5707
Petitioner,)
vs.)
XYD INVESTMENTS LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 15th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2500 SW 30 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: XYD INVESTMENTS LLC

FOLIO NO.: 5142 21 01 0113

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D S 50 OF N 150 OF LOT 3 BLK 13 LYING W OF I-95, LESS E 40

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 21-19 and 21-21(7). 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) 21-19 and 21-21(7) WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING held on 15th day of March 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 15th day of March 2023.

TOWN OF PEMBROKE PARK

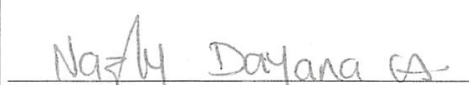

Harry Hipler, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ☐ No ☐

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of March, 2023.


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

7022 2410 0002 7328 7946

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

Postage
 \$ 7.85

Total Postage and Fee
 \$ 7.85

Sent To
 XYD INVESTMENTS LLC
 NOH #5707
 2500 SW 30 AVE,
 PEMBROKE PARK, FL 33009

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

PS Form 3800, April 2019

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

Postage
 \$ 3.09

Total Postage and Fee
 \$ 3.09

Sent To
 XYD INVESTMENTS LLC
 LIN, PING
 NOH #5707
 7195 NW 110 AVE
 PARKLAND FL 33076

City, State, ZIP+4®
 PARKLAND FL 33076

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:

XYD INVESTMENTS LLC
 NOH #5707
 2500 SW 30 AVE,
 PEMBROKE PARK, FL 33009



9590 9402 7912 2234 7834 24

2. Article Number (Transfer from service label)

7022 2410 0002 7328 7946

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Sutherland☐ Agent☐ Addressee

B. Received by (Printed Name)

Lisa Kay Sutherland

C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ 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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Extra Services & Fees (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 Fee
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 XYD INVESTMENTS LLC
 FO #5707
 2500 SW 30 AVE,
 PEMBROKE PARK, FL 33009

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

PS Form 3800, April 2019

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

☐ Return Receipt (hardcopy)	\$
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 FO #5707
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 PARKLAND FL 33076

City, State, ZIP+4®
 PARKLAND FL 33076

PS Form 3800, April 2019

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
XYD INVESTMENTS LLC) CASE NO.5707
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: XYD INVESTMENTS LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2500 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: XYD INVESTMENTS LLC AT 11:18 A.M. ON
THE 03RD DAY OF MARCH 2023.

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

TYPE OF SERVICE

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

J. Ramirez 3/7/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online
notarization this 7th day of March 2023, by Josefine Ramirez as Code Enforcement Officer for the
Town of Pembroke Park.

Stephanie Woodbury
Signature

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



STEPHANIE WOODBURY
Commission # HH 081214
Expires March 27, 2025
Bonded Thru Budget Notary Services





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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/16/2023

Case #:

5707

Sent To:

XYD INVESTMENTS LLC

7195 NW 110 AVE
PARKLAND, FL 33076

Certified Mail #:

Property Owner:

XYD INVESTMENTS LLC

7195 NW 110 AVE
PARKLAND, FL 33076

Property Description:

514221010113

Legal Description:

SUB OF 21-51-42 B-13 D S 50 OF N 150
OF LOT 3 BLK 13 LYING W OF I-95, LESS E
40

AKA:

2500 SW 30 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/29/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, door, roof, and all other	

03/03/2023 11:18

STAPLES

7022 2410 0002 7328 7946

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$ 7.85

Total Postage and **XYD INVESTMENTS LLC**

Sent To **NOH #5707**

Street and Apt. No. **2500 SW 30 AVE,**
 City, State, ZIP+4® **PEMBROKE PARK, FL 33009**

PS Form 3800, Apr

Postmark
Here

7022 2410 0002 7328 8295

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$ 3.09

Total Postage and **XYD INVESTMENTS LLC**

Sent To **LIN, PING**

Street and Apt. No. **NOH #5707**
 City, State, ZIP+4® **7195 NW 110 AVE
 PARKLAND FL 33076**

PS Form 3800, Apr

Postmark
Here

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**XYD INVESTMENTS LLC
 NOH #5707
 2500 SW 30 AVE,
 PEMBROKE PARK, FL 33009**



9590 9402 7912 2234 7834 24

2. Article Number (Transfer from service label)

7022 2410 0002 7328 7946

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Lisa Kay Sutherland*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Lisa Kay Sutherland

C. Date of Delivery

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Mail Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/16/2023

Sent To:

XYD INVESTMENTS LLC
7195 NW 110 AVE
PARKLAND, FL 33076

Case #:

5707

Property Owner:

XYD INVESTMENTS LLC
7195 NW 110 AVE
PARKLAND, FL 33076

Certified Mail #:

Property Description:

514221010113

Legal Description:

SUB OF 21-51-42 B-13 D S 50 OF N 150
OF LOT 3 BLK 13 LYING W OF I-95, LESS E
40

AKA:

2500 SW 30 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/29/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and Installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	30
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	30

1. Exterior maintenance required. Refresh parking lot stripes. Obtain plans, permit and inspections.
2. Exterior maintenance required. Remove roof dirt build up and repair. Obtain plans, permit and inspections.
3. Installed light fixtures without a permit. Obtain plans, permit and inspections.
4. "Tops Cabinet" sign requires maintenance. The letter "s" is exposed and requires cover.
5. Permanent window signs are prohibited. Remove all window signs.
6. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of March, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

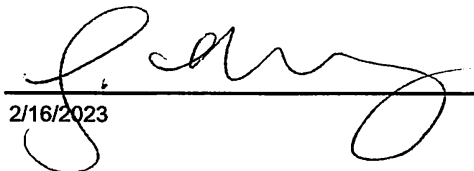
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



2/16/2023



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 #:
5707

Petitioner,

vs.

XYD INVESTMENTS LLC
2500 SW 30 AVE, PEMBROKE PARK, FL
33009

Respondent(s)

On 2/16/2023 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: XYD INVESTMENTS LLC
Address: 7195 NW 110 AVE PARKLAND, FL 33076
Folio: 514221010113
Site Address: 2500 SW 30 AVE, PEMBROKE PARK, FL 33009
Legal Description: SUB OF 21-51-42 B-13 D S 50 OF N 150 OF LOT 3 BLK 13 LYING W OF I-95, LESS E 40

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	2/16/2023

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	2/16/2023
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BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	2/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	2/16/2023
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BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note — Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	2/16/2023

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...	Not in Compliance - Reinspection Date: 2/16/2023
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	Not in Compliance - Reinspection Date: 2/16/2023

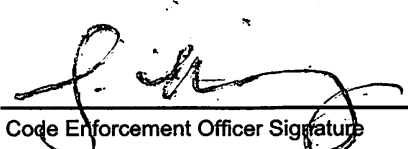
Notes/Mean of Correction:

1. Exterior maintenance required. Refresh parking lot stripes. Obtain plans, permit and inspections. Corrected.
2. Exterior maintenance required. Remove roof dirt build up and repair. Obtain plans, permit and inspections. Obtained permit for new roof and completed permit.
3. Installed light fixtures without a permit. Obtain plans, permit and inspections. Corrected.
4. "Tops Cabinet" sign requires maintenance. The letter "s" is exposed and requires cover. Corrected, but did not obtain permit for the removal and installation of channel letter sign after roof was repaired.
5. Permanent window signs are prohibited. Remove all window signs. In-competete, remove all window and follow temporary window sign ordinance regulations.

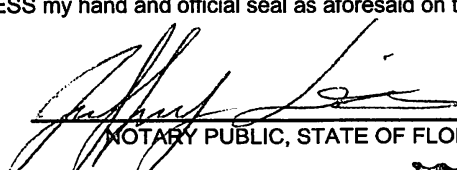
Further, Affiant sayeth naught

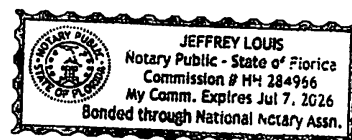
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/16/2023


NOTARY PUBLIC, STATE OF FLORIDA





MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	2500 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0113
Property Owner	XYD INVESTMENTS LLC	Millage	0613
Mailing Address	7195 NW 110 AVE PARKLAND FL 33076	Use	48-01
Abbr Legal Description	SUB OF 21-51-42 B-13 D S 50 OF N 150 OF LOT 3 BLK 13 LYING W OF I-95, LESS E 40		

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

* 2023 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2023*	\$72,050	\$390,870	\$462,920	\$462,920				
2022	\$72,050	\$390,870	\$462,920	\$462,920	\$9,777.04			
2021	\$72,050	\$355,180	\$427,230	\$427,230	\$9,187.42			
2023* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$462,920	\$462,920	\$462,920	\$462,920				
Portability	0	0	0	0				
Assessed/SOH	\$462,920	\$462,920	\$462,920	\$462,920				
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	\$462,920	\$462,920	\$462,920	\$462,920				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
4/8/2015	WD-Q	\$450,000	112921749	\$9.00	8,005	SF		
4/17/2008	QCD-T	\$100	45321 / 498					
2/13/1997	WD	\$100	26307 / 741					
8/1/1984	QCD	\$60,000	12266 / 511					
7/1/1971	PRO	\$15,500		Adj. Bldg. S.F. (Card, Sketch)		4200		
				Eff./Act. Year Built: 1974/1973				
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
XYD INVESTMENTS LLC

Filing Information

Document Number	L15000060784
FEI/EIN Number	47-3664128
Date Filed	04/07/2015
Effective Date	04/08/2015
State	FL
Status	ACTIVE

Principal Address

7195 NW 110 AVENUE
PARKLAND, FL 33076

Mailing Address

7195 NW 110 AVENUE
PARKLAND, FL 33076

Registered Agent Name & Address

LIN, PING
7195 NW 110 AVENUE
PARKLAND, FL 33076

Authorized Person(s) Detail

Name & Address

Title MGR

LIN, PING
7195 NW 110 AVENUE
PARKLAND, FL 33076

Title MGR

HUANG, XIU JING
7195 NW 110 AVENUE
PARKLAND, FL 33076

Annual Reports

Report Year	Filed Date
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Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
XYD INVESTMENTS LLC/Tops Cabinet 7195 NW 110 AVE PARKLAND, FL 33076	5707	03/29/2021
Property Owner:	Property Description:	Certified Mail #:
XYD INVESTMENTS LLC/Tops Cabinet 7195 NW 110 AVE PARKLAND, FL 33076	514221010113	
Legal Description:	AKA:	
SUB OF 21-51-42 B-13 D S 50 OF N 150 OF LOT 3 BLK 13 LYING W OF I-95, LESS E 40	2500 SW 30 AVE, PEMBROKE PARK, FL 33009	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/29/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	(Ord. No. 13-09-01, § 2, 9-11-13) Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30

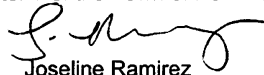
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor.	30
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	Cross reference— Code enforcement, Ch. 7. The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	30
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	30

Notes/Mean of Correction:

1. Exterior maintenance required. Refresh parking lot stripes. Obtain plans, permit and inspections.
2. Exterior maintenance required. Remove roof dirt build up and repair. Obtain plans, permit and inspections.
3. Installed light fixtures without a permit. Obtain plans, permit and inspections.
4. "Tops Cabinet" sign requires maintenance. The letter "s" is exposed and requires cover.
5. Permanent window signs are prohibited. Remove all window signs.
6. Double permit fee assessed.

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

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



Joseline Ramirez
Chief Code Enforcement Officer



Code Dept.
OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5707

Hasler
03/29/2021
US POSTAGE \$000.51⁰

ZIP 33023
011D10656696

Sent To:
XYD INVESTMENTS LLC/Tops
Cabinet
7195 NW 110 AVE
PARKLAND, FL 33076

Case #
5707

Code Dept.
OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5707

Hasler
03/29/2021
US POSTAGE \$000.51⁰

ZIP 33023
011D10656696

XYD Investments LLC/Tops Cabinet
2500 SW 30 Ave
Pembroke Park, FL 33009

Sep 19, 2024 at 3:37:53 PM



Sep 19, 2024 at 3:39:46 PM



Sep 19, 2024 at 3:39:55 PM



Sep 19, 2024 at 3:40:01 PM



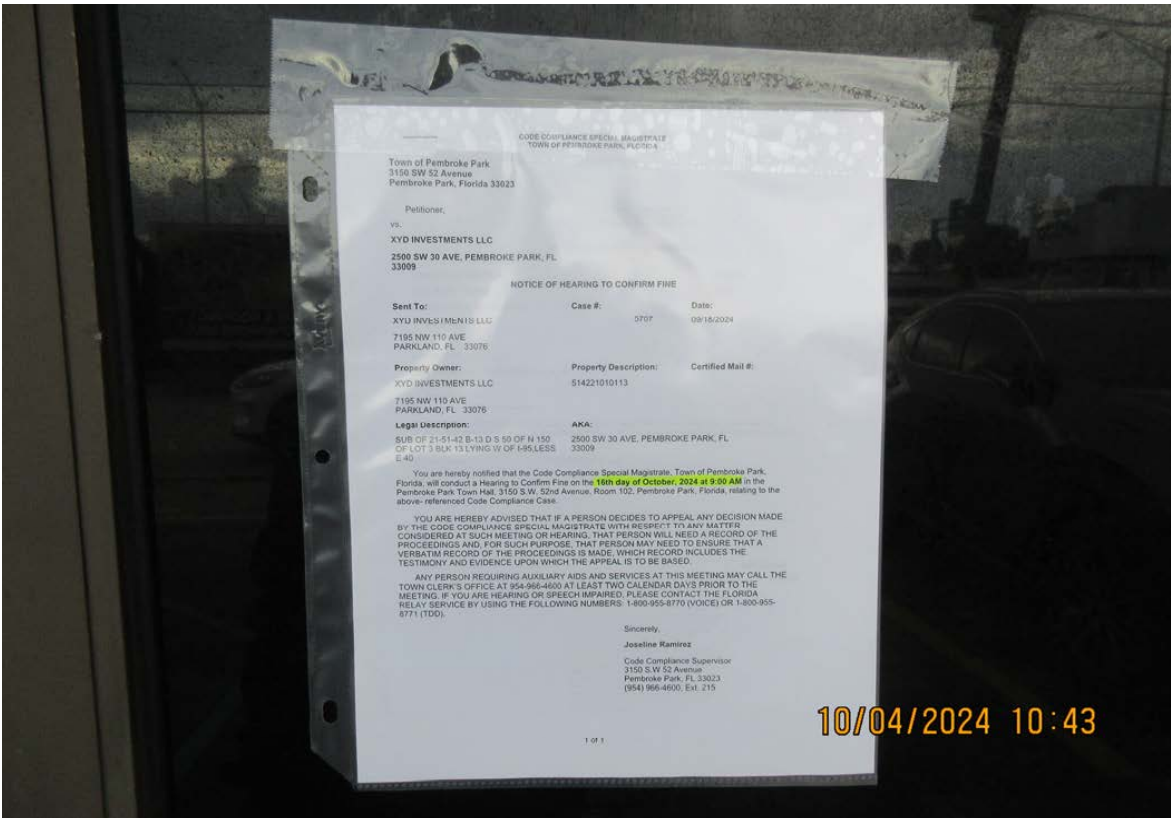
Sep 19, 2024 at 3:40:24 PM



Sep 19, 2024 at 3:40:30 PM









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	Open	Case #	7112	Date Next Inspection	10/16/2024
--------------------	------	---------------	------	-----------------------------	------------

Notes

Repeat violation.

1. Installed racks without a permit where Fume is operating without a Business Tax Receipt. Obtain plans for permit and inspections.
2. Certificate of occupancy must be obtain prior to any use of the building. Obtain architect or engineer for plans.
3. Two Mezzanines inside building require building permits. Obtain architect or engineer for plans.
4. Installed two a/c units without a permit. Obtain plans for permit and inspections.
5. Tenant buildout done without a permit where Fume is operating without a Business Tax Receipt. Obtain plans for permit and inspections.

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

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/23/2022		Notice of Violation	Regular Mail
8/29/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/22/2022	9/21/2022	Final Order	Certified Mail Hand
11/22/2022	12/21/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
12/22/2022	12/21/2022	Amended Final Order	Certified Mail Hand
3/7/2024		Affidavit of Non-Compliance	Regular Mail
3/8/2024	3/20/2024	Notice of Formal Hearing - Extension of Time	Email
3/20/2024	3/20/2024	2nd Amended Final Order	Certified Mail
9/18/2024		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
9/19/2024	10/16/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 10/16/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/16/2024
FLORIDA BUILDING CODE	111.1 Certificate of Occupancy	111.1.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or nature or use or portion thereof shall be made until the Building Official has issued until all requirements of the FBC, and the FFPC have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by Building Official. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction.	Not in Compliance - Reinspection Date: 10/16/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$28,750.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$29,050.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$29,050.00

Town of Pembroke Park

INVOICE

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



DATE: October 8, 2024
INVOICE # 435
FOR:

Case #7112
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 and 111.1.		
	2nd Amended Final Order 03/20/2024		
1	Admin Fee	\$ 100.00	\$ 100.00
120	Day(s) of Per Diem from (06/18/2024 - 10/16/2024)	\$ 250.00	\$ 30,000.00
Balance			\$ 30,100.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

1730 PR LLC)

CASE NO. 7112

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 1730 PR LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

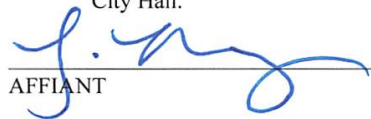
ADDRESS: 1730 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 1730 PR LLC AT 10:41 A.M. ON THE 04 DAY OF OCTOBER 2024.

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

TYPE OF SERVICE

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

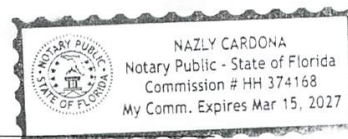

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of oct, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
1730 PR LLC
1730 SW 30 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To: 1730 PR LLC 67 N FEDERAL HWY DANIA BEACH, FL 33004	Case #: 7112	Date: 09/19/2024
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 Confirm Fine on the 18th day of October, 2024 at 8:00 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 954-956-4600 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,
Justine Ramirez
Code Compliance Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 956-4600 Ext. 215

10/04/2024 10:41

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U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ **9.64**

Total Postage and
\$

Sent To
1730 PR LLC / MELLOUL, SHLOMO
HCF #7112
67 N FEDERAL HWY
DANIA BEACH FL 33004

City, State, ZIP+4[®]

Postmark Here
SEP 19 2024

PS Form 3800, Ja

9589 0710 5270 1605 9739 01

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OFFICIAL USE

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

Postage
\$ **9.64**

Total Postage and
\$

Sent To
1730 PR LLC
HCF #7112
1730 SW 30 AVE,
PEMBROKE PARK, FL 33009

City, State, ZIP+4[®]

Postmark Here
SEP 19 2024

PS Form 3800, Ja

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 CONFIRM FINE

Sent To:	Case #:	Date:
1730 PR LLC	7112	09/19/2024

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 Confirm Fine on the **16th day of October, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

7112

Petitioner,

vs.

1730 PR LLC

1730 SW 30 AVE, PEMBROKE PARK, FL
33009

Respondent(s)

On 9/18/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	1730 PR LLC
Address:	67 N FEDERAL HWY DANIA BEACH, FL 33004
Folio:	514221280021
Site Address:	1730 SW 30 AVE, PEMBROKE PARK, FL 33009
Legal Description:	MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 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: 9/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/18/2024
FLORIDA BUILDING CODE	111.1 Certificate of Occupancy	111.1.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or nature or use or portion thereof shall be made until the Building Official has issued until all requirements of the FBC, and the FFPC have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by Building Official. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction.	Not in Compliance - Reinspection Date: 9/18/2024

Notes/Mean of Correction:

1. Installed racks without a permit where Fume is operating without a Business Tax Receipt. Obtain plans for permit and inspections. Permit #24362676-0 in progress, must complete permit.
2. Certificate of occupancy must be obtain prior to any use of the building. Obtain architect or engineer for plans. Unit 1790 and 1760 is missing a C.O.
3. Two Mezzanines inside building require building permits. Obtain architect or engineer for plans. Permit #2110796-0 and 2212010-0 have approved plans for the existing mezzanines, unit 1730 mezzanine has been closed off.
4. Installed two a/c units without a permit. Obtain plans for permit and inspections. No permit has been obtained for a/c, for unit 1790.
5. Tenant buildout done without a permit where Fume is operating without a Business Tax Receipt. Obtain plans for permit and inspections. An expired permit application was submitted under process# 578738 for the added offices, but never completed. The permit application is expired.

Further, Affiant sayeth naught

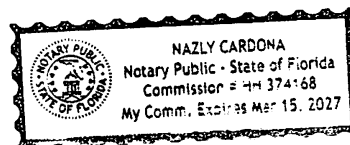
STATE OF FLORIDA

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 9/18/2024


NOTARY PUBLIC, STATE OF FLORIDA



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7112
Petitioner,)
)
vs.)
)
1730 PR LLC)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 20th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO ____

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

PROPERTY OWNER: 1730 PR LLC

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 and 111.1. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 111.1 WITHIN 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of March 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th of March 2024.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

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

Certificate of Service

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

Yes ____ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of March, 2024.



Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 1605 9276 21

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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
 \$ **8.69**

Total Postage and Fees \$

Sent To 1730 PR LLC
 Street and Apt. No., AFO #7112
 1730 SW 30 AVE,
 City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, Jan 2019 See reverse for instructions

USPS NORLAND BRANCH
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MIAMI FLORIDA 33169-9998

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OFFICIAL USE

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

Postage
 \$ **8.69**

Total Postage and Fees \$

Sent To 1730 PR LLC / MELEOU, SHLOMO
 Street and Apt. No., AFO #7112
 67 N FEDERAL HWY
 City, State, ZIP+4® DANIA BEACH FL 33004

PS Form 3800, Jan 2019 See reverse for instructions

USPS NORLAND BRANCH
MAR 2 1 2024
MIAMI FLORIDA 33169-9998

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 / MELLOUL, SHLOMO
AFO #7112
67 N FEDERAL HWY
DANIA BEACH FL 33004



9590 9402 8582 3244 8689 89

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9276 14

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

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| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☒ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail Restricted Delivery | |

Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.

1730 PR LLC
1730 SW 30 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
1730 PR LLC	7112	03/08/2024
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 Extend time on the **20th day of March, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 3/8/24

Phone: 3054507944

Email: shlomo@baruchslitusa.com

Property Address: 1990 SW 30th

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Shlomo Melloul (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7112 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the March 20, 2024 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 03/07/24 imposing the fine of \$_____ per day for violation(s) of the Town's Code of Ordinances:

- 1) Reinstalled racks w/o permit where fence is operating w/o Business Tax Recp
- 2) Certificate of occupancy was missing. Need architect or engineer for plans
- 3) Two Mezzanines, require w/o permits. 4) Two A/C units w/o permit
- 5) Tenant buildout w/o permit where fence operating w/o Business Tax Receipt.

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Shlomo Melloul

Petitioner's Name (Print)

Shlomo Melloul

Petitioner's Signature

State of Florida)
County of Broward)

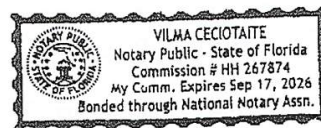
PERSONALLY APPEARED before me, the undersigned authority, Shlomo Melloul, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 8th day of March, 2024.

Vilma Cecotaitte

Notary

My Commission expires 9/17/26





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 #:

7112

Petitioner,

vs.

1730 PR LLC

1730 SW 30 AVE, PEMBROKE PARK, FL
33009

Respondent(s)

On 3/7/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	1730 PR LLC
Address:	67 N FEDERAL HWY DANIA BEACH, FL 33004
Folio:	514221280021
Site Address:	1730 SW 30 AVE, PEMBROKE PARK, FL 33009
Legal Description:	MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 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: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/20/2024
FLORIDA BUILDING CODE	111.1 Certificate of Occupancy	111.1.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or nature or use or portion thereof shall be made until the Building Official has issued until all requirements of the FBC, and the FFPC have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by Building Official. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction.	Not in Compliance - Reinspection Date: 3/20/2024

Notes/Mean of Correction:

1. Installed racks without a permit where Fume is operating without a Business Tax Receipt. Obtain plans for permit and inspections. Permit #24362676-0 in progress, must complete permit.
2. Certificate of occupancy must be obtain prior to any use of the building. Obtain architect or engineer for plans. Unit 1790 and 1760 is missing a C.O.
3. Two Mezzanines inside building require building permits. Obtain architect or engineer for plans. Permit #2110796-0 and 2212010-0 have approved plans for the existing mezzanines, unit 1730 mezzanine has been closed off.
4. Installed two a/c units without a permit. Obtain plans for permit and inspections. No permit has been obtained for a/c, for unit 1790.
5. Tenant buildout done without a permit where Fume is operating without a Business Tax Receipt. Obtain plans for permit and inspections. An expired permit application was submitted under process# 578738 for the added offices, but never completed. The permit application is expired.

Further, Affiant sayeth naught

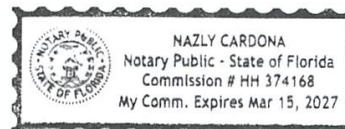
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/7/2024


NOTARY PUBLIC, STATE OF FLORIDA





Finance Department

TOWN OF PEMBROKE PARK

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



quadiënt
FIRST-CLASS MAIL
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\$000.64⁰
03/08/2024 ZIP 33023
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US POSTAGE

1730 PR LLC

AONC #7112.

1730 SW 30 Ave
Pembroke Park, FL 33009.

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



quadiënt
FIRST-CLASS MAIL
IMI
\$000.64⁰
03/08/2024 ZIP 33023
043M30245597

US POSTAGE

Melbou, Shlomo

AONC

Sent To:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:

7112

7020 0640 0000 5918 5944

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

Postage
 \$ 7.82

Total Postage and Fees

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, A

1730 PR LLC/MELLOUL, SHLOMO
 AFO# 7112, OA #6567
 67 N FEDERAL HWY
 DANIA BEACH FL 33004

Postmark
 Here

7020 0640 0000 5918 5937

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OFFICIAL USE

Certified Mail Fee
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ 7.82

Total Postage and Fees

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800,

1730 PR LLC
 AFO# 7112, OA #6567
 1730 SW 30 AVENUE,
 PEMBROKE PARK FL 33009

Postmark
 Here

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

1730 PR LLC
 AFO# 7112, OA #6567
 1730 SW 30 AVENUE,
 PEMBROKE PARK FL 33009



9590 9402 6655 1060 4520 86

2. Article Number (Transfer from service label)

7020 0640 0000 5918 5937

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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:

1730 PR LLC/MELLOUL, SHLOMO
 AFO# 7112, OA #6567
 67 N FEDERAL HWY
 DANIA BEACH FL 33004



9590 9402 6655 1060 4520 55

2. Article Number (Transfer from service label)

7020 0640 0000 5918 5944

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

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

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

\$ **8.06**

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, Apr

1730 PR LLC

S.O.C.L #6909, #6567, #6771

F.O #7112

1730 SW 30 AVENUE,
 PEMBROKE PARK, FL, 33009

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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



9590 9402 6921 1104 9661 73

2. Article Number (Transfer from service label)

7020 0640 0000 5918 9430

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

7020 0640 0000 5918 9447

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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

1730 PR LLC

S.O.C.L #6909, #6567, #6771 F.O #7112

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

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Domestic Return Receipt

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7112
Petitioner,)
)
vs.)
)
)
1730 PR LLC)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on December 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: 1730 SW 30 AVE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: 1730 PR LLC

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 AND THE FLORIDA BUILDING CODE SECTION 111.1. The Special Magistrate adopted as its findings of facts those facts as set forth by the Building Official, 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 Building Official does in fact exist on the subject real property.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and the FLORIDA BUILDING CODE SECTION 111.1 **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 \$ 250.00 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 BUILDING OFFICIAL, 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 December 2022.

TOWN OF PEMBROKE PARK



Andre McKenney, Special Magistrate

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

Certificate of Service

This final order was 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 Dec, 2022.



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.: 7112
Petitioner,)
)
vs.)
)
1730 PR LLC)
Respondent(s)

FINAL ORDER

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FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

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

PROPERTY OWNER: 1730 PR LLC

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 AND THE FLORIDA BUILDING CODE SECTION 111.1. The Special Magistrate adopted as its findings of facts those facts as set forth by the Building Official, 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 Building Official does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and the FLORIDA BUILDING CODE SECTION 111.1 **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 BUILDING OFFICIAL, 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, FLORIDA)
)
 Petitioner)
)
 vs.)
)
 1730 PR LLC)
)
 Respondent)

CASE NO. 7112



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 EXTEND TIME

Sent To:	Case #:	Date:
1730 PR LLC	7112	11/22/2022
67 N FEDERAL HWY DANIA BEACH, FL 33004		
Property Owner:	Property Description:	Certified Mail #:
1730 PR LLC	514221260021	
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 Extend time on the **21st day of December, 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

12/08/2022 11:54

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: 1730 PR LLC HET# 7112 HAF #6567 1730 SW 30 AVENUE, PEMBROKE PARK FL 33009		A. Signature X ☐ Agent ☐ Addressee															
		B. Received by (Printed Name)	C. Date of Delivery														
		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No															
2. Article Number (Transfer from service label) 7022 2410 0002 7328 2361		3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Return Receipt for Merchandise</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery</td> <td></td> </tr> </table>		☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise	☐ Collect on Delivery	☐ Signature Confirmation™	☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery	☐ Insured Mail Restricted Delivery	
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9590 9402 4729 8344 1620 75																	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt															

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☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$ <u>7.82</u>	
Sent To	1730 PR LLC/MELLOUL, SHLOMO
Street and Apt. #	HET# 7112, HAF #6567
City, State, ZIP+4	67 N FEDERAL HWY DANIA BEACH FL 33004
PS Form 3800	

7022 2410 0002 7328 2361

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Sent To	1730 PR LLC
Street and Apt. #	HET# 7112, HAF #6567
City, State, ZIP+4	1730 SW 30 AVENUE, PEMBROKE PARK FL 33009
PS Form 3800	

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 EXTEND TIME

Sent To:	Case #:	Date:
1730 PR LLC	7112	11/22/2022
67 N FEDERAL HWY DANIA BEACH, FL 33004		

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

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

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Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 11/18/22 Phone: 305 450 7744
Email: shlomo@bananasplitusa.com
Property Address: 1730 SW 30th AVE. Pembroke Park 33009.

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Shlomo Mellon (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7112 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 12/21/22 9:00 AM
Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 9/21/22 imposing the fine of \$ 250 per day for violation(s) of the Town's Code of Ordinances: Section 5-105, Section 5-17 and Florida Building Code 111.1

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Shlomo Mellon
Shlomo Mellon

Petitioner's Name (Print)

Shlomo Mellon

Petitioner's Signature

State of Florida)
County of Broward)

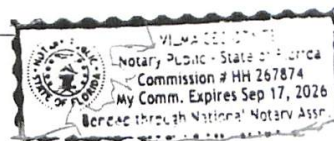
PERSONALLY APPEARED before me, the undersigned authority, _____,
and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 21 day of November, 2022.

Vilma Cecobike

Notary

My Commission expires 09/17/2026



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7112
Petitioner,)
)
vs.)
)
)
1730 PR 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: 1730 SW 30 AVE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: 1730 PR LLC

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 AND THE FLORIDA BUILDING CODE SECTION 111.1. The Special Magistrate adopted as its findings of facts those facts as set forth by the Building Official, 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 Building Official does in fact exist on the subject real property.

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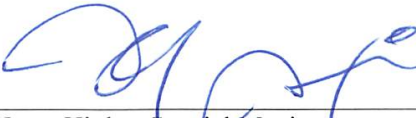
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and the FLORIDA BUILDING CODE SECTION 111.1 **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 BUILDING OFFICIAL, 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

7020 0640 0000 5918 9430

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Postage

\$ **8.06**

Total Postage and

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City, State, ZIP+4®

PS Form 3800, Apr

1730 PR LLC
 S.O.C.L #6909, #6561 #6771
 F.O #7112
 1730 SW 30 AVENUE,
 PEMBROKE PARK, FL, 33009

SEP 26 2022 Postmark Here

SEP 26 2022 FLORIDA 3302

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Postage

\$ **8.06**

Total Postage and

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Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Apr

1730 PR LLC
 SHLOMO MELLOUL
 S.O.C.L #6909, #6561 #6771 F.O #7112
 67 N FEDERAL HWY,
 DANIA BEACH, FL, 33004

SEP 26 2022 Postmark Here

SEP 26 2022 FLORIDA 3302

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

PREVIOUS CASE

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

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		\$34,750.00
Individual Violation		Individual Violation	5/6/2022	\$25,500.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$60,350.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$60,350.00

UNSAFE
STRUCTURES - CH. 116.

7.1

Case Overview

REPEAT
VIOLATOR

60 days
\$100. Admin. x Day.
\$250. x Day.

Property/Incident Information

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

Legal Description

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

Repeat violation.

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

Documents Issued

Date Issue	Hearing Date	Document Type
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5/23/2022		Notice of Violation
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8/29/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV
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VISITED SITE 5/24/2022 W/ OWNER
+ HIS LEGAL COUNSEL.

Delivery

Regular Mail 5/23/22

Affidavit of Service/Posted to Property 9/7/22

Certified Mail 8/30/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/21/2022
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FLORIDA BUILDING CODE	111.1 Certificate of Occupancy	111.1.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or nature or use or portion thereof shall be made until the Building Official has issued until all requirements of the FBC, and the FFPC have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by Building Official. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction.	Not in Compliance - Reinspection Date: 9/21/2022

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

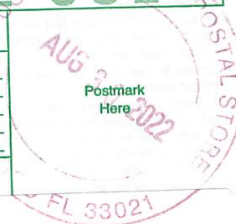
Postage

\$ 8.06

Total Postage and

Sent To 1730 PR LLC
 SHLOMO MELLOUL
Street and Apt. No. H.C.F #6909, #6567, #6771 N.O.H #7112
City, State, ZIP+4® 67 N FEDERAL HWY,
 DANIA BEACH, FL, 33004

PS Form 3800, April 2019



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Postage

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Total Postage and

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 N.O.H #7112
Street and Apt. No. 1730 SW 30 AVENUE,
City, State, ZIP+4® PEMBROKE PARK, FL, 33009

PS Form 3800, April 2019



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
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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 ☐ 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			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: 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) <i>Shlomo</i> Date of Delivery	
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 ☐ 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			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



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.						
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
* 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
--------------------	-------------------

TOWN OF PEMBROKE PARK

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

NOV 7112

Hasler

FIRST-CLASS MAIL

05/23/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Sent To:

Case #:

1730 PR LLC / Melloul Shlomo 7112

67 N FEDERAL HWY
DANIA BEACH, FL 33004

TOWN OF PEMBROKE PARK

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

NOV # 7112

Hasler

FIRST-CLASS MAIL

05/23/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

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



MARTY 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		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$492,260	\$4,380,790	\$4,873,050	\$4,873,050	
2021	\$492,260	\$1,919,100	\$2,411,360	\$2,411,360	\$51,855.34
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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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
1730 PR LLC)
CASE NO. 7112
Respondent

AFFIDAVIT OF SERVICE

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

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

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

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

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

TYPE OF SERVICE

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

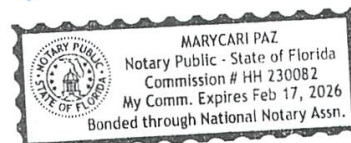
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ 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 _____






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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
08/29/2022

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

Case #:
7112

Property Owner:
1730 PR LLC
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Certified Mail #:

Property Description:
514221280021

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

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

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

Ordinance/Regulation	Section	Description	Days to Comply Date of this 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.	09/07/2022 11:31
BUILDING AND BUILDING REGULATIONS	Sec. 5-17 - Permit application	The Building Official or designee may require certain documentation to complete the permit application process including, but not limited to, the following:	30



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/29/2022

Sent To:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:

7112

Property Owner:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Certified Mail #:

Property Description:

514221280021

Legal Description:

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

AKA:

1730 SW 30 AVE, PEMBROKE PARK, FL
33009

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

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

Repeat violation.

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

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

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

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

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

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

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

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

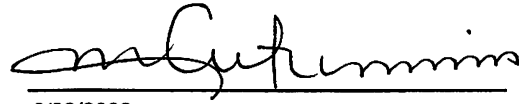
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Miguel A Nunez

Chief Building Official



8/29/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

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

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

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

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

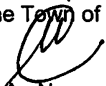
Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed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

Notes/Mean of Correction:

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

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

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



Miguel A. Nunez
Chief Building Official

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC	3707 SW 56 AVE PEMBROKE PARK, FL 33023	3707 SW 56 AVE, PEMBROKE PARK, FL 33023

Folio

514230130030

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 3 & 4 LESS POR DESC IN OR 24174/613 & OR 31352/1976 FOR R/W

Case Status	Open	Case #	7174	Date Next Inspection	10/16/2024
--------------------	------	---------------	------	-----------------------------	------------

Notes

1. Trailer sign in front of property. Trailer signs are prohibited. Remove. Repeat violation.
2. Banner signs in front of property. Banner signs are prohibited. Remove. Repeat violation.
3. Expired Permit - Commercial A.C. Changeouts, Master Process # 83051 Permit # 177171-0 (Work without permit). Obtain new permit and complete all inspections.
4. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/22/2022		Notice of Violation	Certified Mail
6/23/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Posted to Property
7/6/2022		Affidavit of Non-Compliance	
7/21/2022	7/20/2022	Final Order	Certified Mail Hand
7/22/2022		Affidavit of Non-Compliance	
7/22/2024		Affidavit of Non-Compliance	Certified Mail
9/19/2024	10/16/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/16/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/16/2024

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...

7/22/2022

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$180,500.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$180,600.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
Total Payments		\$0.00
Fees Outstanding		\$180,600.00

Town of Pembroke Park

INVOICE

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



DATE: October 10, 2024
INVOICE # 435
FOR:

Case #7174
PEMBROKE PARK CHURCH OF
CHRIST OF BROWARD
COUNTY INC
3707 SW 56 AVE,
PEMBROKE PARK, FL 33023

Bill To:

PEMBROKE PARK CHURCH
OF CHRIST OF BROWARD
COUNTY INC
3707 SW 56 AVE,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 5-17 and 21-19.		
	Final Order 07/20/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
728	Day(s) of Per Diem from (10/19/2022 - 10/16/2024)	\$ 250.00	\$ 182,000.00
Balance			\$ 182,100.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK CHURCH OF CHRIST OF
BROWARD COUNTY INC

CASE NO. 7174

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3707 SW 56 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC AT 9:46 A.M. ON THE 04 DAY OF OCTOBER 2024.

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

TYPE OF SERVICE

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


AFFIANT

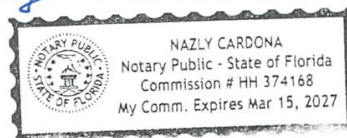
STATE OF FLORIDA
COUNTY OF BROWARD

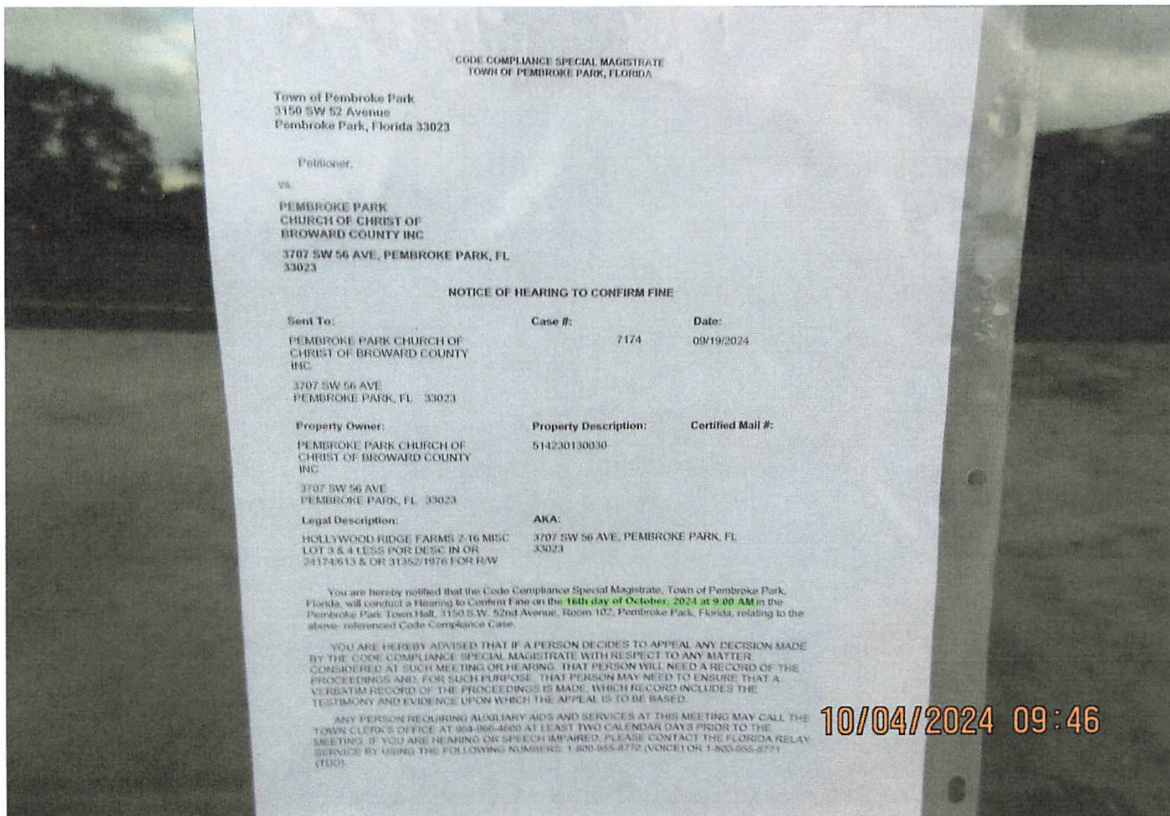
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of OCT, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____





9589 0710 5270 1605 9738 88

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OFFICIAL USE

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

Postage
\$ **9.64.**

Total Postage and Fees
\$

Sent To
PEMBROKE PARK CHURCH OF
CHRIST OF BROWARD COUNTY INC
HCF #7174
3707 SW 56 AVE,
PEMBROKE PARK, FL 33023

Postmark
Here
SEP 19 2024

PS Form 3800, January 2019

9589 0710 5270 1605 9738 71

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

Postage
\$ **9.64.**

Total Postage and Fees
\$

Sent To
BARNARD, LARRY D, Sr.
HCF #7174
6007 SANDHILL CRANE DRIVE
GREENACRES, FL 33415

Postmark
Here
SEP 19 2024

PS Form 3800, January 2019

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PEMBROKE PARK
CHURCH OF CHRIST OF
BROWARD COUNTY INC

3707 SW 56 AVE, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

PEMBROKE PARK CHURCH OF
CHRIST OF BROWARD COUNTY
INC

3707 SW 56 AVE
PEMBROKE PARK, FL 33023

Case #:

7174

Date:

09/19/2024

Property Owner:

PEMBROKE PARK CHURCH OF
CHRIST OF BROWARD COUNTY
INC

3707 SW 56 AVE
PEMBROKE PARK, FL 33023

Property Description:

514230130030

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 3 & 4 LESS POR DESC IN OR
24174/613 & OR 31352/1976 FOR R/W

AKA:

3707 SW 56 AVE, PEMBROKE PARK, FL
33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **16th day of October, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
7174

Petitioner,

vs.

PEMBROKE PARK
CHURCH OF CHRIST OF
BROWARD COUNTY INC
3707 SW 56 AVE, PEMBROKE PARK, FL
33023

Respondent(s)

On 7/22/2024 | JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC
Address:	3707 SW 56 AVE PEMBROKE PARK, FL 33023
Folio:	514230130030
Site Address:	3707 SW 56 AVE, PEMBROKE PARK, FL 33023
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 3 & 4 LESS POR DESC IN OR 24174/613 & OR 31352/1976 FOR R/W

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: 7/22/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/22/2024
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	7/22/2022

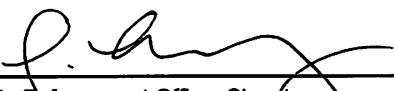
Notes/Mean of Correction:

1. Trailer sign in front of property. Trailer signs are prohibited. Remove. Repeat violation. Corrected.
2. Banner signs in front of property. Banner signs are prohibited. Remove. Repeat violation. Corrected.
3. Expired Permit - Commercial A.C. Changeouts, Master Process # 83051 Permit # 177171-0 (Work without permit). Obtain new permit and complete all inspections. Not corrected.

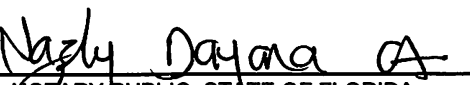
Further, Affiant sayeth naught

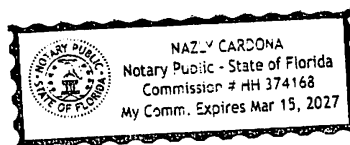
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/22/2024


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK

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

BAR NARD, LARRY D, Sr



quadiant

FIRST-CLASS MAIL
IMI

\$000.69⁰

07/25/2024 ZIP 33023
043M30245597

US POSTAGE

AONC #7174.

6007 SANDHILL CRANE DR,
GREENACRES, FL 33415.

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadiant

FIRST-CLASS MAIL
IMI

\$000.69⁰

07/25/2024 ZIP 33023
043M30245597

US POSTAGE

AONC

7174

PEMBROKE PARK CHURCH OF
CHRIST OF BROWARD COUNTY
INC

3707 SW 56 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.: 7174

Petitioner,)

vs.)

PEMBROKE PARK CHURCH OF)
CHRIST OF BROWARD COUNTY INC)
Respondent(s) _____

FINAL ORDER

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

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO _____

SUBJECT REAL PROPERTY: 3707 SW 56 AVENUE, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC

FOLIO NO.: 5142 30 13 0030

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 3 & 4 LESS POR
DESC IN OR 24174/613 & OR 31352/1976 FOR R/W

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

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 21-19 WITHIN 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of July 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250 - PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

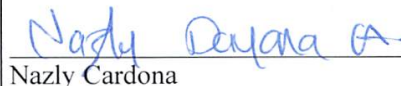
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

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

Yes X No _____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of July, 2022.



Nazly Cardona

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

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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

\$ **3.69**

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

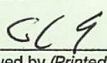
PS Form 3800, A

PEMBROKE PARK CHURCH OF
CHRIST OF BROWARD COUNTY INC
S.O.C.L #5479 F.O : , #7174
3707 SW 56 AVENUE,
PEMBROKE PARK, FL, 33023

Postmark
Here

7021 1970 0000 4565 4278

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: BERNARD, LARRY D, SR S.O.C.L #5479 F.O #7174 6007 SANDHILL CRANE DRIVE, GREENACRES, FL, 33415		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7021 1970 0000 4565 6261		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: BERNARD, LARRY D, SR H.C.F #5479 N.O.H #6304, #7174 6007 SANDHILL CRANE DRIVE, GREENACRES, FL, 33415		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7021 1970 0000 4565 4229		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
PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC	3707 SW 56 AVE PEMBROKE PARK, FL 33023	3707 SW 56 AVE, PEMBROKE PARK, FL 33023
Legal Description		

Case Status	Open	Case #	7174	Date Next Inspection	7/20/2022 <i>Removed</i>
Notes	1. Trailer sign in front of property. Trailer signs are prohibited. Remove. Repeat violation. - <i>7/6/22</i> 2. Banner signs in front of property. Banner signs are prohibited. Remove. Repeat violation. - <i>7/6/22</i> 3. Expired Permit - Commercial A.C. Changeouts, Master Process # 83051 Permit # 177171-0 (Work without permit). Obtain new permit and complete all inspections. 4. Double permit fee assessed.				

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/22/2022		Notice of Violation	Certified Mail
6/23/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail <i>6/23/22</i> Posted to Property <i>7/6/22</i> <i>* TOWN HALL</i>

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: 7/20/2022
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: 7/20/2022
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: 7/20/2022

7021 1970 0000 4565 4063

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Hollywood, FL 33023

OFFICIAL USE

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$7.53

Sent To
CHRIST OF BROWARD COUNTY INC
H.C.F #5479 N.O.H #6304, #7174
3707 SW 56 AVENUE,
PEMBROKE PARK, FL, 33023

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

PS Form 3800, April 2010

Postmark Here JUN 23 2022 0310

7021 1970 0000 4565 4229

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

West Palm Beach, FL 33415

OFFICIAL USE

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$7.53

Sent To
BERNARD, LARRY D, SR
H.C.F #5479 N.O.H #6304, #7174
6007 SANDHILL CRANE DRIVE,
GREENACRES, FL, 33415

City, State, Zip+4®
GREENACRES, FL, 33415

PS Form 3800, April 2010

Postmark Here JUN 23 2022 0310



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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$1,461,700	\$963,310	\$2,425,010	\$2,271,450	
2021	\$1,461,700	\$963,310	\$2,425,010	\$2,064,960	
2020	\$912,580	\$964,660	\$1,877,240	\$1,877,240	

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$2,425,010	\$2,425,010	\$2,425,010	\$2,425,010
Portability	0	0	0	0
Assessed/SOH	\$2,271,450	\$2,425,010	\$2,271,450	\$2,271,450
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 30	\$2,271,450	\$2,425,010	\$2,271,450	\$2,271,450
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/20/1998	QCD	\$60,000	27882 / 364	\$8.00	182,712	SF
7/1/1994	WD	\$165,000	22412 / 734			
				Adj. Bldg. S.F. (Card, Sketch)		10828
				Eff./Act. Year Built: 1994/1955		

Special Assessments

[illegible]



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

Detail by Entity Name

Florida Not For Profit Corporation

PEMBROKE PARK CHURCH OF CHRIST, BROWARD COUNTY, INC.

Filing Information

Document Number	N93000000825
FEI/EIN Number	65-0394118
Date Filed	03/12/1993
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	03/22/2020

Principal Address

3707 S.W. 56 AVE.
PEMBROKE PARK, FL 33023

Mailing Address

3707 S.W. 56 AVE.
PEMBROKE PARK, FL 33023

Registered Agent Name & Address

BARNARD, LARRY D, Sr.
6007 Sandhill Crane Drive
Greenacres, FL 33415

Name Changed: 04/19/2016

Address Changed: 07/15/2018

Officer/Director Detail

Name & Address

Title P/D

FINCH, ROY
17201 N.W. 41ST AVE.
MIAMI, FL 33055

Title VP/D

WILLIAMS, HERBERT

2940 N.W. 174TH ST.
MIAMI, FL 33056

Title S/D

JOHNSON, JASPER
3420 SW 147 AVE
MIRAMAR, FL 33027

Title T/D

BARNARD, LARRY D, SR.
6007 Sandhill Crane Drive
Greenacres, FL 33415

Title D

ALEXANDER, LC
3800 NW 175 STREET
Miami Gardens, FL 33055

Annual Reports

Report Year	Filed Date
2020	03/22/2020
2021	02/08/2021
2022	01/30/2022

Document Images

01/30/2022 -- ANNUAL REPORT	View image in PDF format
02/08/2021 -- ANNUAL REPORT	View image in PDF format
03/22/2020 -- REINSTATEMENT	View image in PDF format
07/15/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2018 -- Restated Articles	View image in PDF format
02/14/2017 -- ANNUAL REPORT	View image in PDF format
04/19/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
03/29/2014 -- ANNUAL REPORT	View image in PDF format
03/25/2013 -- ANNUAL REPORT	View image in PDF format
03/16/2012 -- ANNUAL REPORT	View image in PDF format
04/12/2011 -- ANNUAL REPORT	View image in PDF format
03/03/2010 -- ANNUAL REPORT	View image in PDF format
03/05/2009 -- Amendment	View image in PDF format
02/07/2009 -- ANNUAL REPORT	View image in PDF format
03/13/2008 -- ANNUAL REPORT	View image in PDF format
02/27/2007 -- ANNUAL REPORT	View image in PDF format
04/18/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
04/30/2004 -- ANNUAL REPORT	View image in PDF format

08/25/2003 -- Amendment	View image in PDF format
02/26/2003 -- ANNUAL REPORT	View image in PDF format
04/02/2002 -- ANNUAL REPORT	View image in PDF format
02/19/2001 -- ANNUAL REPORT	View image in PDF format
07/17/2000 -- ANNUAL REPORT	View image in PDF format
10/12/1999 -- ANNUAL REPORT	View image in PDF format
03/16/1998 -- ANNUAL REPORT	View image in PDF format
03/19/1997 -- ANNUAL REPORT	View image in PDF format
02/27/1996 -- ANNUAL REPORT	View image in PDF format
04/07/1995 -- ANNUAL REPORT	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK CHURCH OF
CHRIST OF BROWARD COUNTY INC)

CASE NO. 7174

Respondent

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

TO BE SERVED: 3707 SW 56 AVENUE, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3707 SW 56 AVENUE, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC AT 11:03 A.M. ON THE 6 DAY OF JULY 2022.

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

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

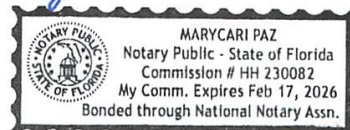
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____






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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
06/23/2022

Sent To:
PEMBROKE PARK CHURCH OF
CHRIST OF BROWARD COUNTY
INC
3707 SW 56 AVE
PEMBROKE PARK, FL 33023

Case #:
7174

Property Owner:
PEMBROKE PARK CHURCH OF
CHRIST OF BROWARD COUNTY
INC
3707 SW 56 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:
514230130030

Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 3 & 4 LESS FOR DESC IN OR
24174/613 & OR 31352/1976 FOR RW

AKA:
3707 SW 56 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/23/2022 the following
violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Date to comply with
Code 105 - Fences and	105.01	Fences and	07/06/2022

07/06/2022 11:03





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/23/2022

Sent To:

PEMBROKE PARK CHURCH OF
CHRIST OF BROWARD COUNTY
INC

3707 SW 56 AVE
PEMBROKE PARK, FL 33023

Case #:

7174

Property Owner:

PEMBROKE PARK CHURCH OF
CHRIST OF BROWARD COUNTY
INC

3707 SW 56 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230130030

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 3 & 4 LESS POR DESC IN OR
24174/613 & OR 31352/1976 FOR R/W

AKA:

3707 SW 56 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/22/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15

- (1) Animated signs;
- (2) Sidewalk or sandwich signs;
- (3) Snipe signs, with the exception of political signs;
- (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;
- (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures;
- (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures;
- (7) Roof signs;
- (8) Billboards; except as provided for in section 21-20(4);
- (9) Advertising benches; people shelters or bus shelters; except by municipal contract;
- (10) Box or cabinet signs; except as allowed by this article;
- (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies;
- (12) Sign locate...

1. Trailer sign in front of property. Trailer signs are prohibited. Remove. Repeat violation.
2. Banner signs in front of property. Banner signs are prohibited. Remove. Repeat violation.
3. Expired Permit - Commercial A.C. Changeouts, Master Process # 83051 Permit # 177171-0 (Work without permit). Obtain new permit and complete all inspections.
4. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

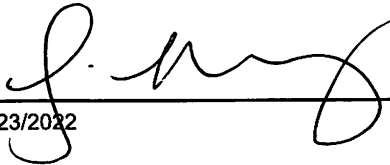
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


6/23/2022

Case Overview

Property/Incident Information

Owner	Address	Site Address
VENTURE UNIT 120 INC	2000 ISLAND BLVD #704 AVENTURA, FL 33160	5100 SW 41 ST, PEMBROKE PARK, FL 33023 318

Folio
514230AA0610

Legal Description

CONDADO REAL CONDO UNIT 318 PER CDO BK/PG: 32763/1084

Case Status	Open	Case #	8547	Date Next Inspection	10/16/2024
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Notes

1. Two-bathroom renovations done without permits. Obtain plans for an after the fact permit and complete all inspections.
2. Installed a/c unit without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Installed water heater without a permit. Obtain an after the fact permit and complete inspections.
4. Kitchen renovation done without permits. Obtain an after the fact permit and complete inspections.
5. Mold like substance in bathroom area and door entrance area. Remove mold like substance and infestation. Provide remediation report.

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>
5/23/2023		Notice of Violation	Regular Mail
1/29/2024	2/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
1/29/2024		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
2/23/2024	2/21/2024	Final Order	Certified Mail Hand
5/23/2024	6/18/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
6/17/2024		Affidavit of Non-Compliance	Regular Mail
6/18/2024	6/18/2024	Amended Final Order	Certified Mail Hand
9/19/2024	10/16/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/16/2024

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/16/2024
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: 10/16/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$6,250.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$6,450.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
7/15/2024	Credit	\$200.00
	Total Payments	\$200.00
	Fees Outstanding	\$6,250.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

VENTURE UNIT 120 INC)

CASE NO. 8547

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: VENTURE UNIT 120 INC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 5100 SW 41 ST, #318, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: VENTURE UNIT 120 INC AT 9:39 A.M. ON THE 04 DAY OF OCTOBER 2024.

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

TYPE OF SERVICE

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

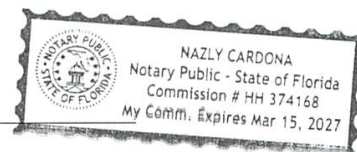
AFFIANT

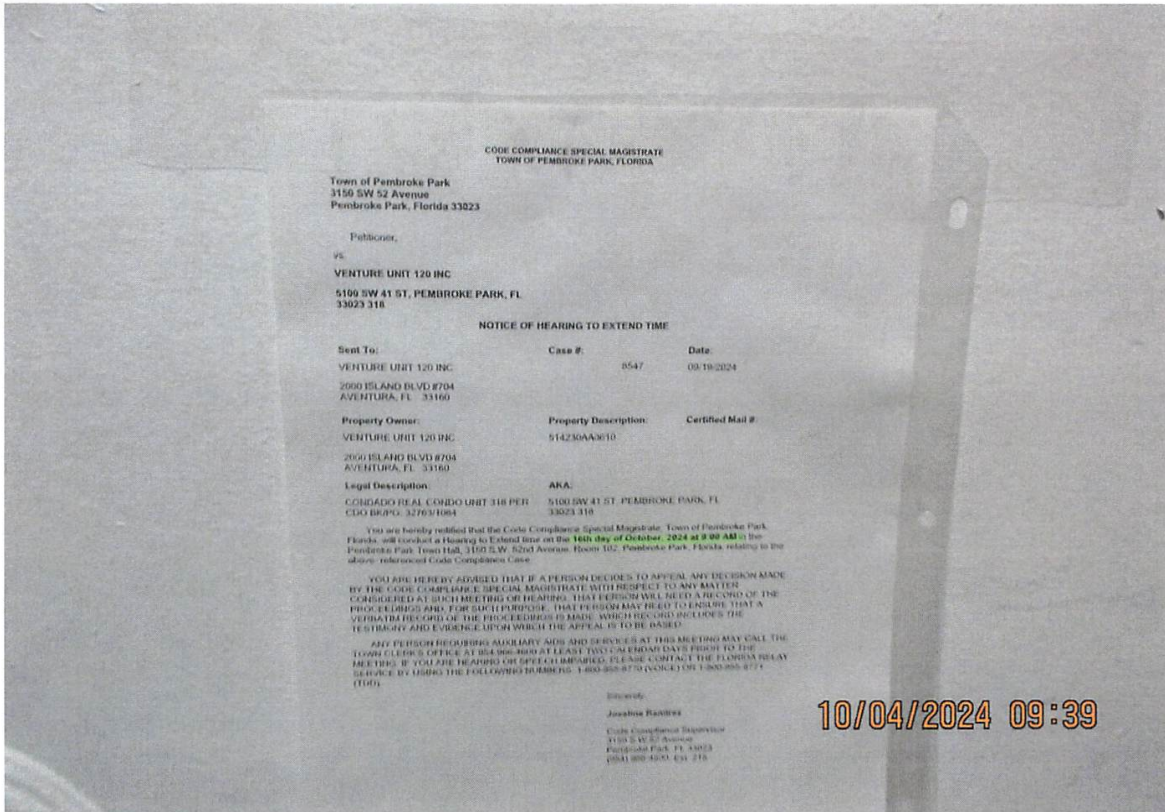
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of oct, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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





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☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage		
\$ 9.64		
Total Postage and		
\$		
Sent To		
Street and Apt. No.		
City, State, ZIP+4®		
VENTURE UNIT 120 INC		
AVENTURA MANAGEMENT LLC		
HET #8547		
2000 ISLAND BLVD #704		
AVENTURA FL 33160		
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		

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Extra Services & Fees (check box, add fee as appropriate)		
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☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
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Postage		
\$ 9.64		
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Sent To		
Street and Apt. No.		
City, State, ZIP+4®		
VENTURE UNIT 120 INC		
HET #8547		
5100 SW 41 ST #318,		
PEMBROKE PARK, FL 33023		
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

VENTURE UNIT 120 INC

**5100 SW 41 ST, PEMBROKE PARK, FL
33023 318**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
VENTURE UNIT 120 INC	8547	09/19/2024
2000 ISLAND BLVD #704 AVENTURA, FL 33160		
Property Owner:	Property Description:	Certified Mail #:
VENTURE UNIT 120 INC	514230AA0610	
2000 ISLAND BLVD #704 AVENTURA, FL 33160		
Legal Description:	AKA:	
CONDADO REAL CONDO UNIT 318 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 318	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of October, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: September 16, 2024

Phone: 831-596-2007

Email: albertmontoto@gmail.com

Property Address: 5100 SW 41st unit 318 Pembroke Park FL 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Venture unit 120 INC (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8547 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the October 16, 2024 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on June 18, 2024 imposing the fine of \$ 250.00 per day for violation(s) of the Town's Code of Ordinances:

WE ARE HERE IN NEED OF REQUESTING THE 90 DAYS EXTENSION KINDLY OFFERED ON THE FEB 21, 2024 HEARING DO TO THE PERMIT PROCESS AND REVIEW BEEN SLOW AND OUT OF OUR CONTROL, PLEASE GRANTE OUR REQUEST SINCERELY.

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

MARCELO O'SHEA

Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

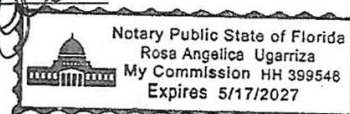
PERSONALLY APPEARED before me, the undersigned authority, Marcelo O'Shea, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 16 day of September, 2024.

Rosa Angelica Ugarriza

Notary

My Commission expires 5/17/2027



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

Postage
 \$

Total Postage and Fee
 \$ **8.69**

Sent To
 VENTURE UNIT 120 INC
 AVENTURA MANAGEMENT LLC
 AFO #8547
 2000 ISLAND BLVD #704
 AVENTURA FL 33160

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

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

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

Postage
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Total Postage and Fee
 \$ **8.69**

Sent To
 VENTURE UNIT 120 INC
 AFO #8547
 5100 SW 41 ST #318,
 PEMBROKE PARK, FL 33023

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

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

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8547
Petitioner,)
)
vs.)
)
)
VENTURE UNIT 120 INC)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 18th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO _____

SUBJECT REAL PROPERTY: 5100 SW 41 ST #318, PEMBROKE PARK, FL 33023

PROPERTY OWNER: VENTURE UNIT 120 INC

FOLIO #: 5142 30 AA 0610

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 318 PER CDO BK/PG:
32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17 and 12-76(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

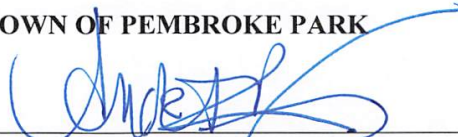
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 12-76(b) WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING held on 18th day of June 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 18th June 2024.

TOWN OF PEMBROKE PARK


Andre Mckenney, Special Magistrate

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

Certificate of Service

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

Yes ☒ 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 21 day of June, 2024.


Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

VENTURE UNIT 120 INC)

CASE NO. 8547

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: VENTURE UNIT 120 INC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 5100 SW 41 ST, Unit 318, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: VENTURE UNIT 120 INC AT 10:15 A.M. ON
THE 05 DAY OF JUNE 2024.

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

TYPE OF SERVICE

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

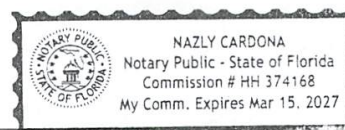

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of June, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona CA.
Signature

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



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: 6/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/17/2024
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: 6/17/2024

Notes/Mean of Correction:

1. Two-bathroom renovations done without permits. Obtain plans for an after the fact permit and complete all inspections. Process #882530 in plan review for permit issuance.
2. Installed a/c unit without a permit. Obtain plans for an after the fact permit and complete all inspections. Process #882530 in plan review for permit issuance.
3. Installed water heater without a permit. Obtain an after the fact permit and complete inspections. Process #882530 in plan review for permit issuance.
4. Kitchen renovation done without permits. Obtain an after the fact permit and complete inspections. Process #882530 in plan review for permit issuance.
5. Mold like substance in bathroom area and door entrance area. Remove mold like substance and infestation. Provide remediation report. Not Corrected.

Further, Affiant sayeth naught

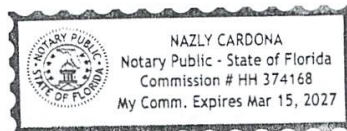
STATE OF FLORIDA

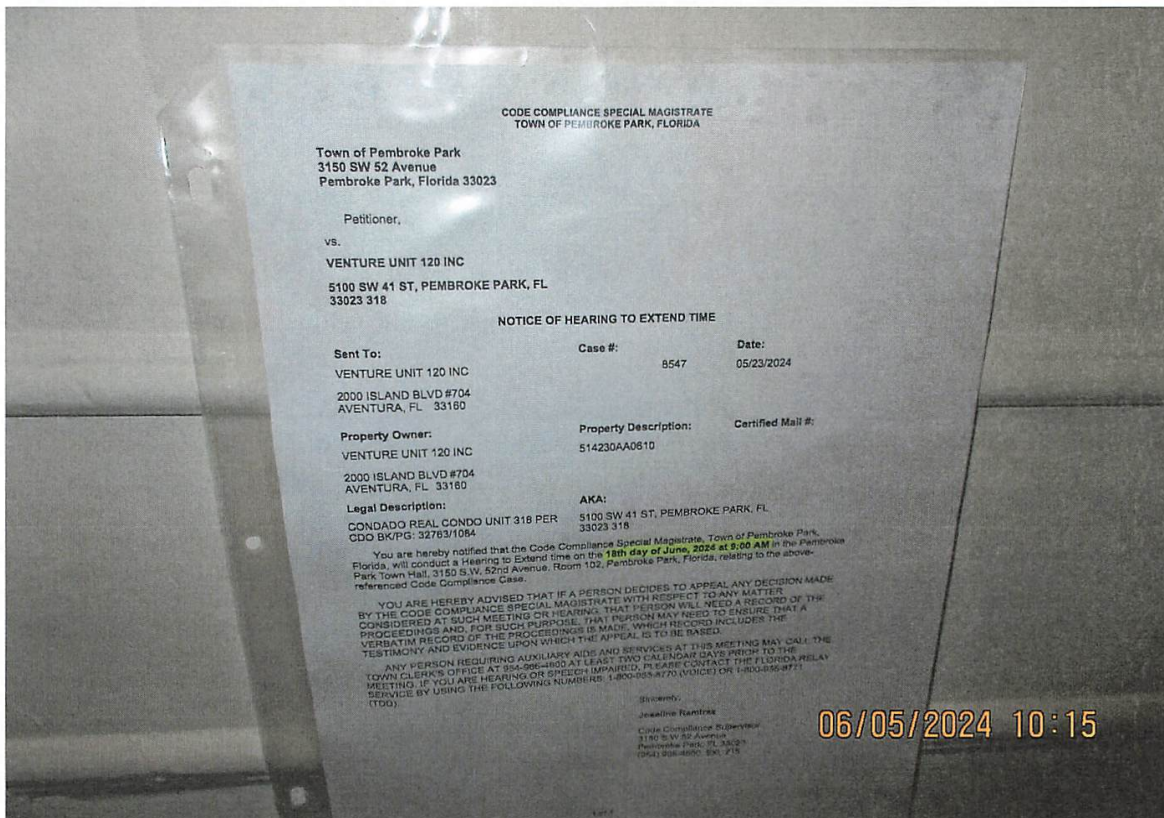
COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/17/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

Postage
\$ **8.69**

Total Postage and Fees
\$

Sent To
VENTURE UNIT 120 INC
AVENTURA MANAGEMENT LLC
HET #8547
2000 ISLAND BLVD #704
AVENTURA FL 33160

City, State, ZIP+4®
AVENTURA FL 33160

PS Form 3800, JUN 2015

Postmark Here
MAY 24 2024

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☐ Adult Signature Restricted Delivery	\$

Postage
\$ **8.69**

Total Postage and Fees
\$

Sent To
VENTURE UNIT 120 INC
HET #8547
5100 SW 41 ST #318,
PEMBROKE PARK, FL 33023

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

PS Form 3800, JUN 2015

Postmark Here
MAY 24 2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

VENTURE UNIT 120 INC
5100 SW 41 ST, PEMBROKE PARK, FL
33023 318

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
VENTURE UNIT 120 INC	8547	05/23/2024
2000 ISLAND BLVD #704 AVENTURA, FL 33160		
Property Owner:	Property Description:	Certified Mail #:
VENTURE UNIT 120 INC	514230AA0610	
2000 ISLAND BLVD #704 AVENTURA, FL 33160		
Legal Description:	AKA:	
CONDADO REAL CONDO UNIT 318 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 318	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **18th day of June, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: MAY 17, 2024

Phone: 831-596-2007

Email: albertmontoto@gmail.com

Property Address: 5100 SW 41st unit 318 Pembroke Park FL 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Venture unit 120 INC (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8547 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the FEB 21, 2024 June 18/2024 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on FEB 21, 2024 imposing the fine of \$ 250.00 per day for violation(s) of the Town's Code of Ordinances:

WE ARE HERE IN NEED OF REQUESTING THE 90 DAYS EXTENSION KINDLY OFFERED ON THE FEB 21, 2024 HEARING DO TO THE PERMIT PROCESS AND REVIEW BEEN SLOW AND OUT OF OUR CONTROL, PLEASE GRANTE OUR REQUEST SINCERELY.

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

MARCELO O'SHEA

Petitioner's Name (Print)

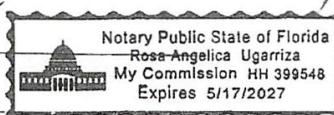
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Marcelo O'Shea, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 20 day of May, 2024.

Rosa Angelica Ugarriza
Notary
My Commission expires 5/17/27



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

Postage
\$

Total Postage and
\$ **8.69**

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

VENTURE UNIT 120 INC
FO #8547
5100 SW 41 ST #318,
PEMBROKE PARK, FL 33023

Postmark Here
FEB 23 2024

PS Form 3800, January 2020 PSN 7530-02-000-9047 See Reverse for Instructions

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

Postage
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Total Postage and
\$ **8.69**

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

AVENTURA MANAGEMENT LLC VENTURE
UNIT 120 INC
FO #8547
2000 ISLAND BLVD #704
AVENTURA FL 33160

Postmark Here
FEB 23 2024

PS Form 3800, January 2020 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 that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, on the front if space permits.

1. Article Addressed to:
 AVENTURA MANAGEMENT LLC VENTURE
 UNIT 120 INC
 FO #8547
 2000 ISLAND BLVD #704
 AVENTURA FL 33160

2. Article Number (Transfer from service label)
 9589 0710 5270 1605 9290 76

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X MARCELO O SHEA

B. Received by (Printed Name)
MARCELO O SHEA

C. Date of Delivery
MAR-7 2024

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

Barcode: 9590 9402 8582 3244 8724 36

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

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8547
Petitioner,)
vs.)
VENTURE UNIT 120 INC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 21st, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5100 SW 41 ST #318, PEMBROKE PARK, FL 33023

PROPERTY OWNER: VENTURE UNIT 120 INC

FOLIO NO.: 5142 30 AA 0610

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 318 PER CDO BK/PG: 32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17 and 12-76(a). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 12-76(a) WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING held on 21st day of February 2024. 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 21st of February 2024.

TOWN OF PEMBROKE PARK


Andre Mckenney, Special Magistrate

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

Certificate of Service

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

Yes ☒ No ☐

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Feb, 2024.


Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

VENTURE UNIT 120 INC)

CASE NO. 8547

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: VENTURE UNIT 120 INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5100 SW 41 ST, UNIT 318, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: VENTURE UNIT 120 INC AT 10:39 A.M. ON THE 09 DAY OF FEBRUARY 2024.

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

TYPE OF SERVICE

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

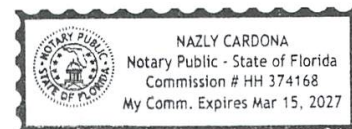
[Signature] Date: 02/09/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of Feb, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

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






Town of Pembroke Park
10000 W. 24th Avenue
Pembroke Park, FL 33023

CODE COMPLAINT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
01/29/2024

Sent To:
VENTURE UNIT 120 INC
2000 ISLAND BLVD #704
AVENTURA, FL 33160

Case #:
8547

Property Owner:
VENTURE UNIT 120 INC
2000 ISLAND BLVD #704
AVENTURA, FL 33160

Certified Mail #:

Property Description:
514230AA0810

Legal Description:
CONDADO REAL CONDO UNIT 318 PER
CDO BK/PG: 32763/1084
AKA:
5100 SW 41 ST, PEMBROKE PARK, FL
33023 318

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/23/2023 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. 6-17 - Permit application	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, shaded plans, survey, site/landscape, calculations and any other documents that are necessary to fulfill the permitting application process.	30

02/09/2024 10:39

(Ord. No. 13-08-01, § 2, 9-11-13)



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/29/2024

Sent To:

VENTURE UNIT 120 INC
2000 ISLAND BLVD #704
AVENTURA, FL 33160

Case #:

8547

Property Owner:

VENTURE UNIT 120 INC
2000 ISLAND BLVD #704
AVENTURA, FL 33160

Certified Mail #:

Property Description:

514230AA0610

Legal Description:

CONDADO REAL CONDO UNIT 318 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 318

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/23/2023 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

1. Two-bathroom renovations done without permits. Obtain plans for an after the fact permit and complete all inspections.
 2. Installed a/c unit without a permit. Obtain plans for an after the fact permit and complete all inspections.
 3. Installed water heater without a permit. Obtain an after the fact permit and complete inspections.
 4. Kitchen renovation done without permits. Obtain an after the fact permit and complete inspections.
 5. Mold like substance in bathroom area and door entrance area. Remove mold like substance and infestation. Provide remediation report.
- 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 21st day of February, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

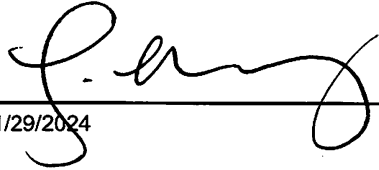
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



1/29/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8547

Petitioner,

vs.

VENTURE UNIT 120 INC
5100 SW 41 ST, PEMBROKE PARK, FL
33023 318

Respondent(s)

On 1/29/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	VENTURE UNIT 120 INC
Address:	2000 ISLAND BLVD #704 AVENTURA, FL 33160
Folio:	514230AA0610
Site Address:	5100 SW 41 ST, PEMBROKE PARK, FL 33023 318
Legal Description:	CONDADO REAL CONDO UNIT 318 PER CDO BK/PG: 32763/1084

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/29/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/29/2024
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: 1/29/2024

Notes/Mean of Correction:

1. Two-bathroom renovations done without permits. Obtain plans for an after the fact permit and complete all inspections. Not Corrected.
2. Installed a/c unit without a permit. Obtain plans for an after the fact permit and complete all inspections. Not Corrected.
3. Installed water heater without a permit. Obtain an after the fact permit and complete inspections. Not Corrected.
4. Kitchen renovation done without permits. Obtain an after the fact permit and complete inspections. Not Corrected.
5. Mold like substance in bathroom area and door entrance area. Remove mold like substance and infestation. Provide remediation report. Not Corrected.

Further, Affiant sayeth naught

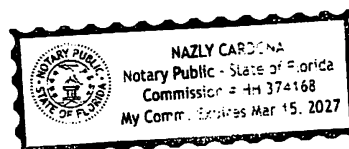
STATE OF FLORIDA

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 1/29/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

VENTURE UNIT 120 INC
2000 ISLAND BLVD #704
AVENTURA, FL 33160

Case #:

8547

Date:

05/23/2023

Property Owner:

VENTURE UNIT 120 INC
2000 ISLAND BLVD #704
AVENTURA, FL 33160

Property Description:

514230AA0610

Certified Mail #:**Legal Description:**

CONDADO REAL CONDO UNIT 318 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 318

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/23/2023 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
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

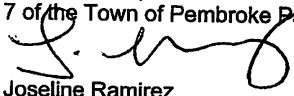
Notes/Mean of Correction:

1. Two-bathroom renovations done without permits. Obtain plans for an after the fact permit and complete all inspections.
2. Installed a/c unit without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Installed water heater without a permit. Obtain an after the fact permit and complete inspections.
4. Kitchen renovation done without permits. Obtain an after the fact permit and complete inspections.
5. Mold like substance in bathroom area and door entrance area. Remove mold like substance and infestation.

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.


Joseline Ramirez
Chief Code Compliance Officer



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	5100 SW 41 STREET #318, PEMBROKE PARK FL 33023	ID #	5142 30 AA 0610
Property Owner	VENTURE UNIT 120 INC	Millage	0613
Mailing Address	2000 ISLAND BLVD #704 AVENTURA FL 33160	Use	04
Abbr Legal Description	CONDADO REAL CONDO UNIT 318 PER CDO BK/PG: 32763/1084		

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

* 2023 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2023*	\$11,830	\$106,430	\$118,260	\$93,100				
2022	\$9,440	\$84,980	\$94,420	\$84,640	\$1,847.66			
2021	\$8,610	\$77,490	\$86,100	\$76,950	\$1,713.91			
2023* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$118,260	\$118,260	\$118,260	\$118,260				
Portability	0	0	0	0				
Assessed/SOH	\$93,100	\$118,260	\$93,100	\$93,100				
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	\$93,100	\$118,260	\$93,100	\$93,100				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
6/19/2015	WD-Q	\$55,000	113126578					
3/30/2012	QCD-T	\$100	48684 / 925					
9/6/2011	SWD-D	\$36,200	48184 / 47					
2/2/2011	CET-D	\$5,200	47875 / 406					
9/19/2005	WD	\$137,000	40624 / 21	Adj. Bldg. S.F.		1030		
				Units/Beds/Baths		1/2/2		
				Eff./Act. Year Built: 1974/1973				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
1								



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

Detail by Entity Name

Florida Profit Corporation
THE VENTURE UNIT 120 INC

Filing Information

Document Number	P06000067116
FEI/EIN Number	20-8547674
Date Filed	05/11/2006
Effective Date	05/05/2006
State	FL
Status	ACTIVE

Principal Address

2000 island blvd.
apt 704
AVENTURA, FL 33160

Changed: 04/08/2014

Mailing Address

2000 island blvd.
apt 704
AVENTURA, FL 33160

Changed: 02/10/2015

Registered Agent Name & Address

AVENTURA MANAGEMENT LLC
2000 island blvd.
apt 704
AVENTURA, FL 33160

Name Changed: 02/01/2023

Address Changed: 03/26/2016

Officer/Director Detail

Name & Address

Title P

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁰

05/25/2023 ZIP 33023
043M30245597

US POSTAGE

Aventura Management LLC

Nov

Sent To:

Case #:

VENTURE UNIT 120 INC

8547

2000 ISLAND BLVD #704
AVENTURA, FL 33160

TOWN OF PEMBROKE PARK

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



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FIRST-CLASS MAIL

IMI

\$000.60⁰

05/25/2023 ZIP 33023
043M30245597

US POSTAGE

VENTURE UNIT 120 INC

NOV #8547

5100 SW 41 Street #318,
Pembroke Park, FL 33023.

7022 2410 0002 7328 3597

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

Postage
\$ 8.93

Total Postage and
\$

Sent To
VENTURE UNIT 120 INC
NOH #8547
Street and Apt. No.
City, State, Zip+4
5100 SW 41 ST #318,
PEMBROKE PARK, FL 33023

PS Form 3800, Ap

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FL 33021
JAN 30 2024

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

Postage
\$ 8.69

Total Postage and
\$

Sent To
AVENTURA MANAGEMENT LLC VENTURE
UNIT 120 INC
NOH #8547
Street and Apt. No.
City, State, Zip+4
2000 ISLAND BLVD #704
AVENTURA FL 33160

PS Form 3800, Ap

Postmark Here
HILLCREST POSTAL STORE
FL 33021
JAN 30 2024

TOWN OF PEMBROKE PARK

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

MIAMI FL 330

26 MAY 2023PM 4 L

VENTURE UNIT 120 INC

NOV #8547

5100 SW 41 Street #31B,
Pembroke Park, FL 33023.



quadiant

FIRST-CLASS MAIL

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\$000.60⁰

05/25/2023 ZIP 33023

043M30245597

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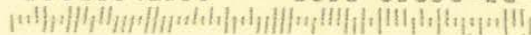
0006/02/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK
33023-6906
33023-6906

BC: 33023541350

*2938-03630-26-42

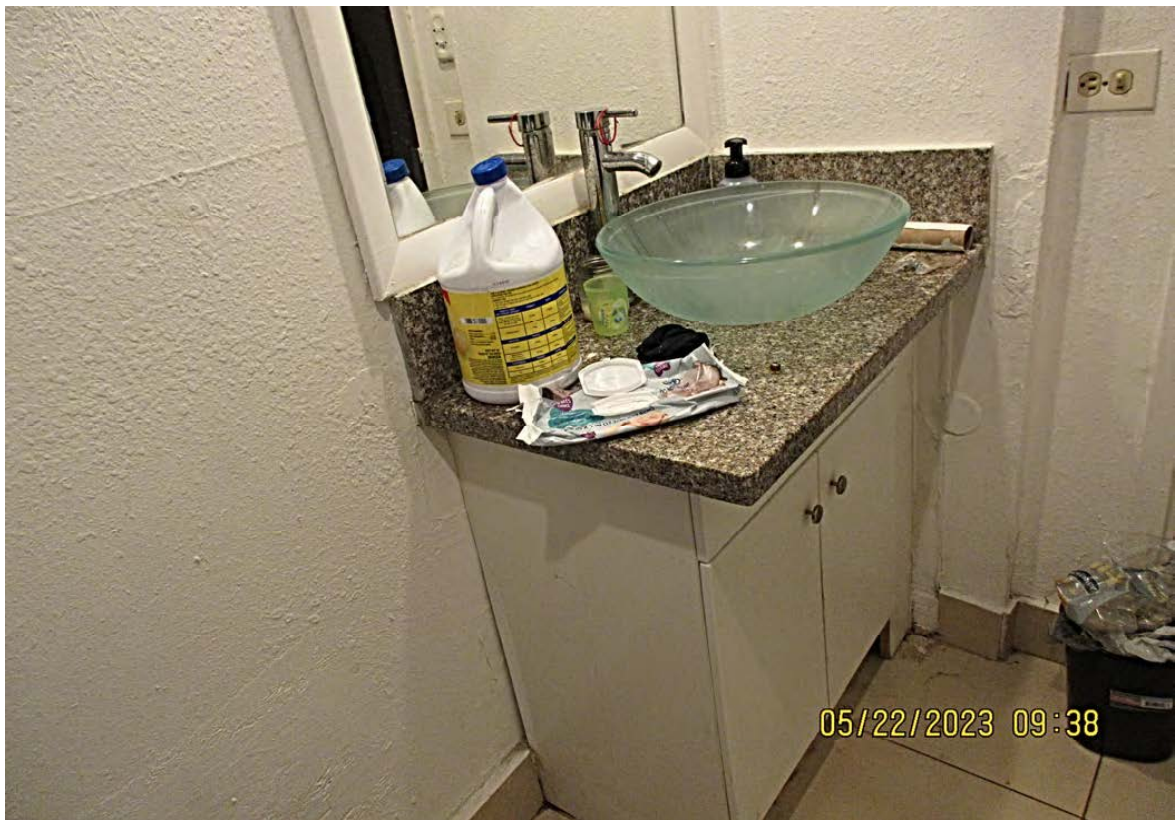


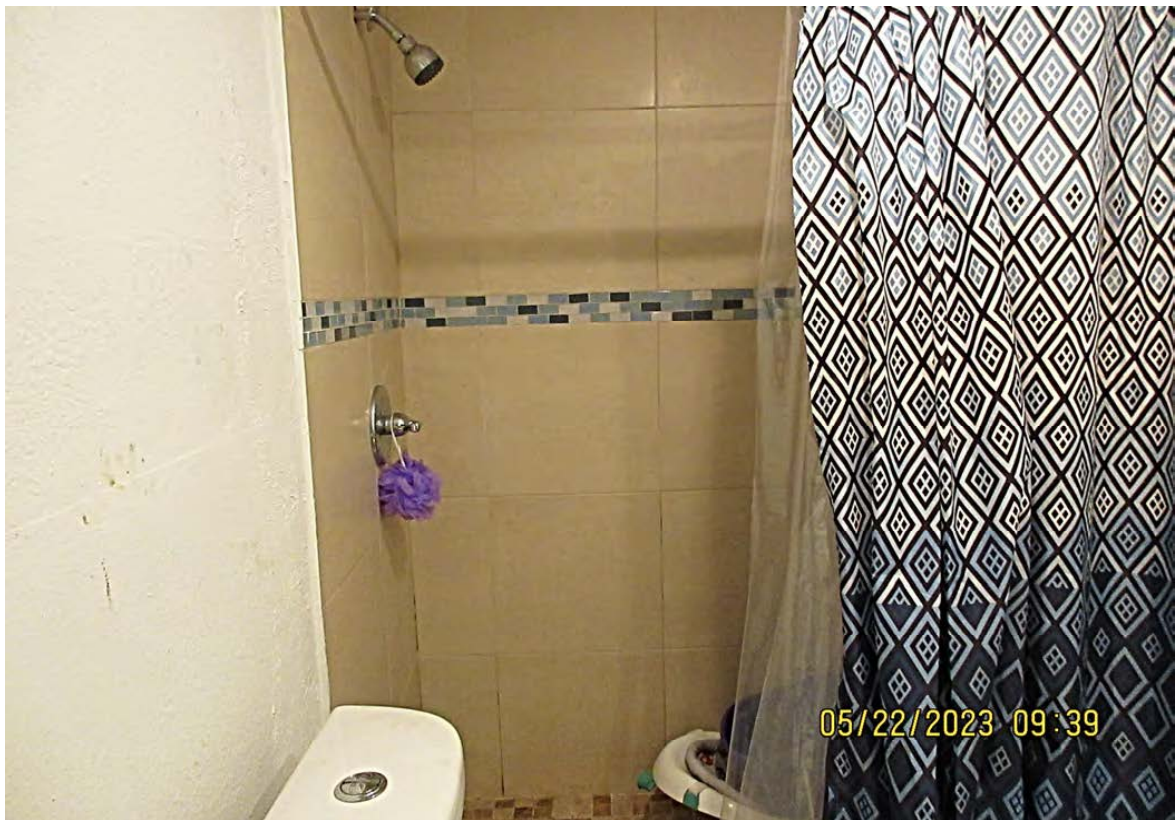




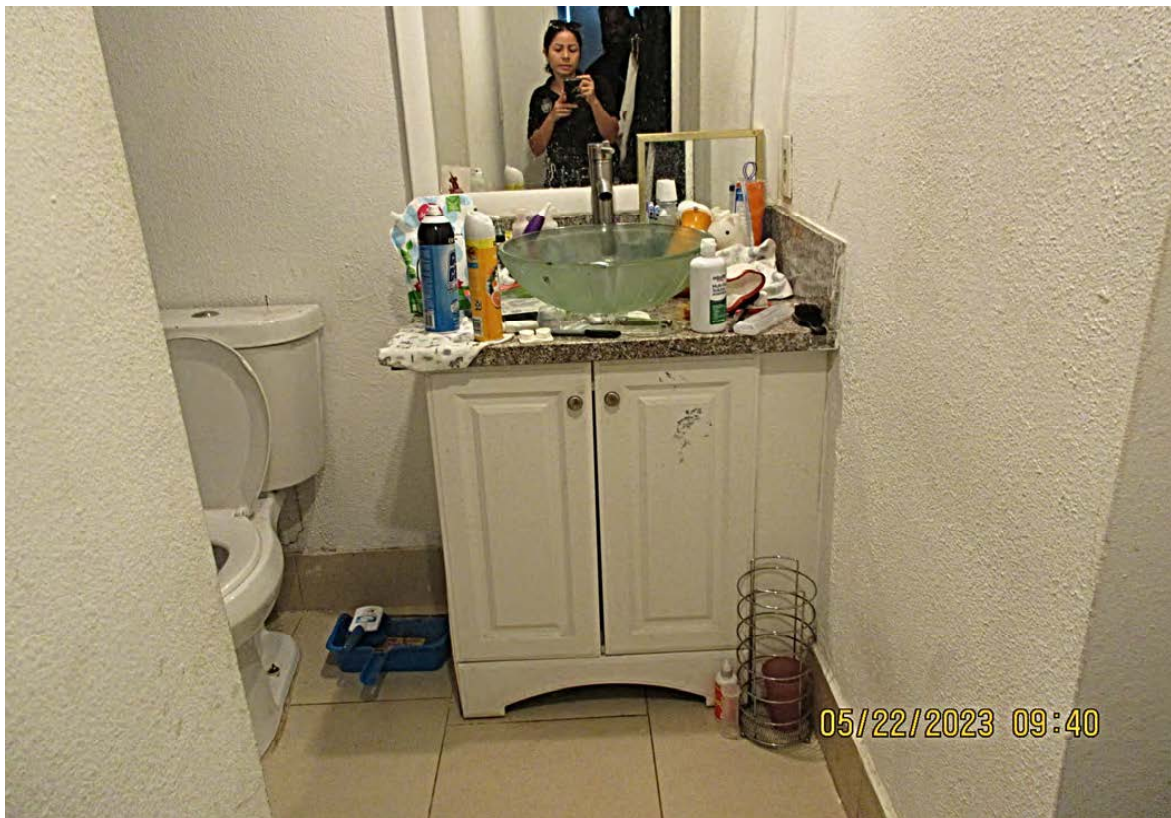


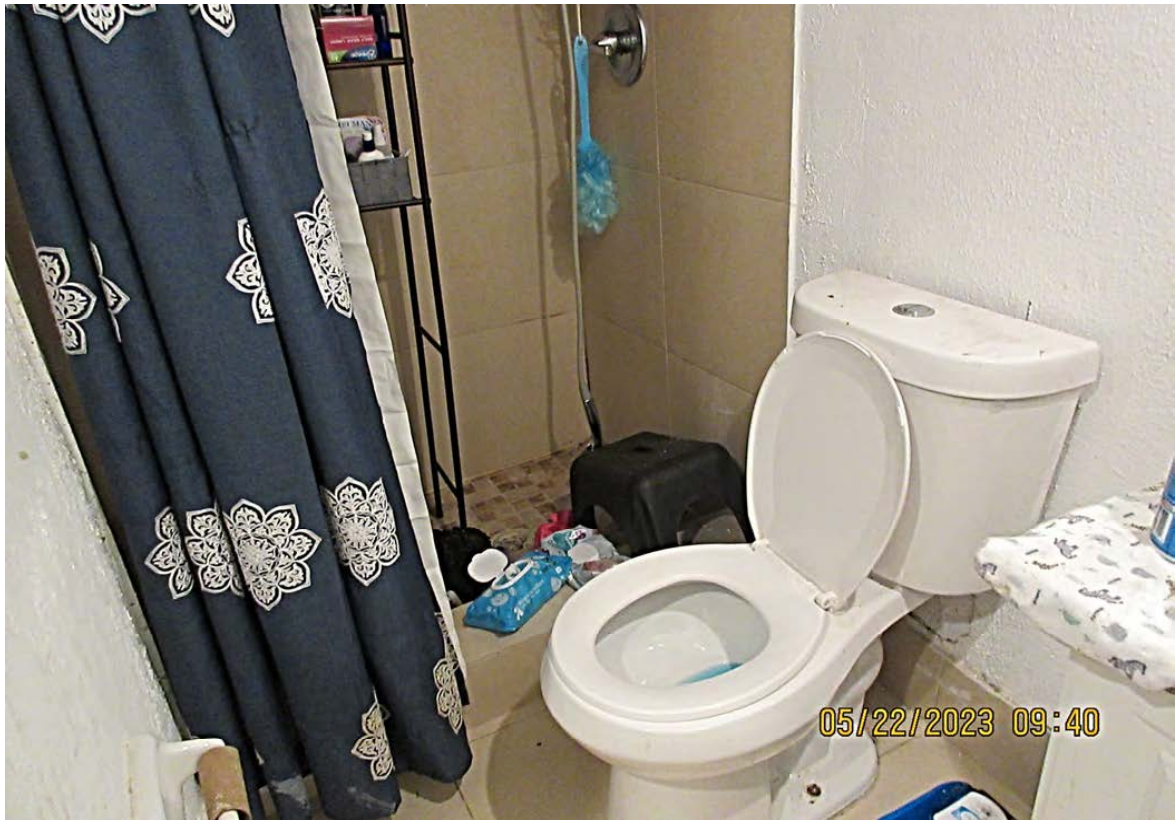
























Case Overview

Property/Incident Information

Owner	Address	Site Address
SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP	2601 SW 32 Ave Pembroke Park, FL 33023	2601 SW 32 AVE, PEMBROKE PARK, FL 33023

Folio

514220170040

Legal Description

SENECA PLAT 165-9 B POR OF PARS A & B DESC AS: COMM NW COR PAR B, S 104.02, E 534.44 TO POB N 631, E 455.50, S 631, W 455.50 TO POB (PARCEL LYING N1/2 SEC 29)

Case Status	Open	Case #	8742	Date Next Inspection	10/16/2024
--------------------	------	---------------	------	-----------------------------	------------

Notes GDR ACQUISITIONS LLC (WAREHOUSE) dba Cors-Air business currently located at 2601 SW 32 AVE
 1. Installed racks without a permit. Obtain plans for an after the fact permit and inspections.
 2. Installed wooden structure for a conference room without a permit. Structure is blocking one of the garage doors. 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>
7/17/2023		Notice of Violation	Regular Mail
3/28/2024		Affidavit of Non-Compliance	Certified Mail
3/28/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/17/2024	4/17/2024	Final Order	Certified Mail Hand
9/6/2024		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
9/6/2024	10/16/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
9/17/2024	10/16/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and Installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/16/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/16/2024

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		\$21,500.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$21,600.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$21,600.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

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

CASE NO. 8742

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

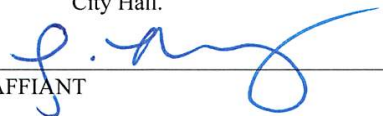
ADDRESS: 2601 SW 32 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP AT 10:49 A.M. ON THE 04 DAY OF OCTOBER 2024.

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

TYPE OF SERVICE

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

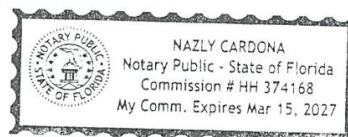

AFFIANT

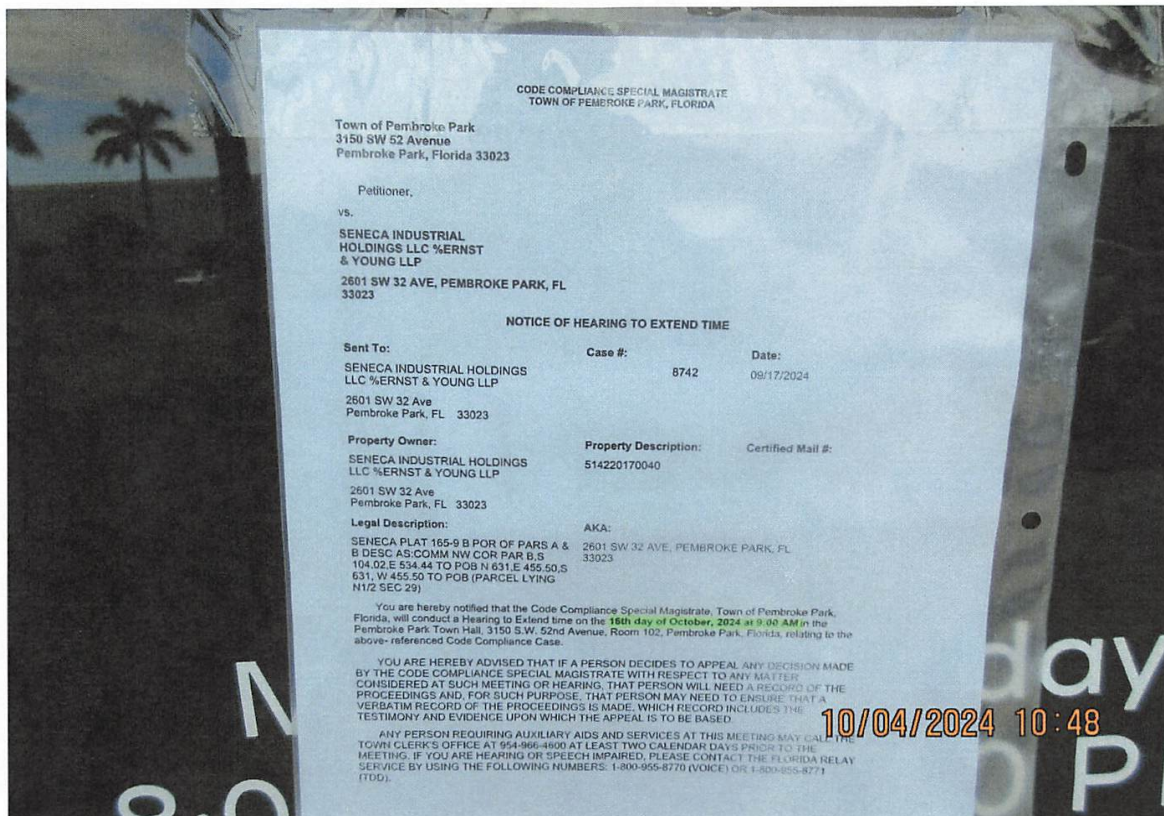
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of oct, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

SENECA INDUSTRIAL
HOLDINGS LLC %ERNST
& YOUNG LLP

2601 SW 32 AVE, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:

SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP

2601 SW 32 Ave
Pembroke Park, FL 33023

Case #:

8742

Date:

09/17/2024

Property Owner:

SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP

2601 SW 32 Ave
Pembroke Park, FL 33023

Property Description:

514220170040

Certified Mail #:

Legal Description:

SENECA PLAT 165-9 B POR OF PARS A &
B DESC AS: COMM NW COR PAR B,S
104.02,E 534.44 TO POB N 631,E 455.50,S
631, W 455.50 TO POB (PARCEL LYING
N1/2 SEC 29)

AKA:

2601 SW 32 AVE, PEMBROKE PARK, FL
33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of October, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 09/9/2024

Phone: 954-456-4300

Email: rena@stanweaver.com

Property Address: 2601 SW 32 Ave, Pembroke Park, FL 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Rena Adan (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8742 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the April 18, 2024 10/16/24 J.E. 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on April 18, 2024 imposing the fine of \$250.00 per day for violation(s) of the Town's Code of Ordinances: 5-105 and 5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Rena Adan

Petitioner's Name (Print)

Rena Adan, Agent
Petitioner's Signature

State of Florida)

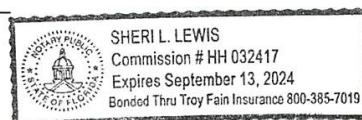
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Rena Adan, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 10 day of September, 2024.

Sheri L. Lewis
Notary

My Commission expires 9-13-2024



9589 0710 5270 1605 9733 07

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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

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 SENeca INDUSTRIAL HOLDINGS LLC
 %ERNST & YOUNG LLP
 HET #8742
 2601 SW 32 AVE,
 PEmBROKE PARK, FL 33023

City, State, ZIP+4®

PS Form 3800, J

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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
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Total Postage and
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 SENeca INDUSTRIAL HOLDINGS LLC
 %ERNST & YOUNG LLP
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 CHARLOTTE NC 28230

City, State, ZIP+4®

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

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Total Postage and Fees
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PS Form 3800, Jan 2012

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

Postage
\$ **9.64**

Total Postage and Fees
\$

Sent To
SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
HCF #8742 NOV #9982
2601 SW 32 AVE,
PEMBROKE PARK, FL 33023

City, State, ZIP+4®

PS Form 3800, Jan 2012

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

Postage
\$ **9.64**

Total Postage and Fees
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SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
HCF #8742 NOV #9982
PO BOX 30428
CHARLOTTE NC 28230

City, State, ZIP+4®

PS Form 3800, Jan 2012

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: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP FO #8742 2601 SW 32 AVE, PEMBROKE PARK, FL 33023	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9285 35	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	

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■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X ☐ Agent ☐ Addressee
1. Article Addressed to: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP FO #8742 PO BOX 30428 CHARLOTTE NC 28230	B. Received by (Printed Name) C. Date of Delivery 5/2/24
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9285 05	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	

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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
\$ **8.69**

Total Postage and Fees
\$

Sent To
SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
FO #8742

Street and Apt. No.
2601 SW 32 AVE,

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

PS Form 3800, January 2023 PSN 7530-02-000-9047 See reverse for instructions

9589 0710 5270 1605 9285 05

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
\$ **8.69**

Total Postage and Fees
\$

Sent To
SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
FO #8742
PO BOX 30428
CHARLOTTE NC 28230

PS Form 3800, January 2023 PSN 7530-02-000-9047 See reverse for instructions

9589 0710 5270 1605 9284 75

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

Postage
\$ **8.69**

Total Postage and Fees
\$

Sent To
CORPORATION SERVICE COMPANY
FO #6658, #8742, #6661, #6619
1201 HAYS STREET
TALLAHASSEE, FL 32301

PS Form 3800, January 2023 PSN 7530-02-000-9047 See reverse for instructions

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8742
Petitioner,)
)
vs.)
)
SENECA INDUSTRIAL HOLDINGS LLC)
%ERNST & YOUNG LLP)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 17th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2601 SW 32 AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP

FOLIO #: 5142 20 17 0040

LEGAL DESCRIPTION: SENECA PLAT 165-9 B POR OF PARS A & B DESC AS:COMM NW COR PAR B,S 104.02,E 534.44 TO POB N 631,E 455.50,S 631, W 455.50 TO POB (PARCEL LYING N1/2 SEC 29)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 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 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of April 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th of April 2024.

TOWN OF PEMBROKE PARK



Andre Mckenney, Special Magistrate

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

Certificate of Service

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

Yes 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 18 day of April, 2024.



Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP)

CASE NO. 8742

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2601 SW 32 AVE, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP AT 2:33 P.M. ON THE 05 DAY OF APRIL 2024.

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

TYPE OF SERVICE

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

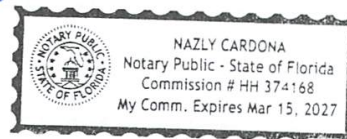
[Signature] DATE: 04/08/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of April, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A
Signature

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






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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
03/28/2024

Sent To:
SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP
2601 SW 32 Ave
Pembroke Park, FL 33023

Case #:
8742

Property Owner:
SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP
2601 SW 32 Ave
Pembroke Park, FL 33023

Certified Mail #:

Property Description:
514220170040

Legal Description:
SENECA PLAT 165-9 B POR OF PARS A &
B DESC AS: COMM NW COR PAR B.S
104.02, E 534.44 TO POB N 831, E 455.50, S
631, W 455.50 TO POB (PARCEL LYING
N1/2 SEC 29)

AKA:
2601 SW 32 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/17/2023 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, scaled plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30

04/05/2024 14:33

Ord. No. 13-08-01, § 2, 10, 11, 12

9589 0710 5270 1605 9279 66

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

Postage
 \$

Total Postage and
 \$

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

SENECA INDUSTRIAL HOLDINGS LLC
 %ERNST & YOUNG LLP
 NOH #8742
 2677 SW 32 AVE,
 PEMBROKE PARK, FL 33023

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

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Total Postage and
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Sent To
 Street and Apt. No.
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 %ERNST & YOUNG LLP
 NOH #8742
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 PEMBROKE PARK, FL 33023

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

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Postage
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Total Postage and
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Sent To
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SENECA INDUSTRIAL HOLDINGS LLC
 %ERNST & YOUNG LLP
 NOH #8742
 PO BOX 30428
 CHARLOTTE NC 28230

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

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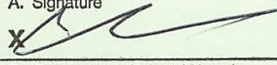
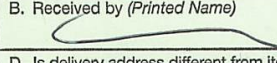
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CORPORATION SERVICE COMPANY
 NOH #8742
 1201 HAYS STREET
 TALLAHASSEE, FL 32301

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

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

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 9590 9402 8582 3244 8682 55		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	
2. Article Number (<i>Transfer from service label</i>) 9589 0710 5270 1605 9279 73		☐ Mail Restricted Delivery ☐	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/28/2024

Sent To:

SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP

2601 SW 32 Ave
Pembroke Park, FL 33023

Case #:

8742

Property Owner:

SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP

2601 SW 32 Ave
Pembroke Park, FL 33023

Certified Mail #:

Property Description:

514220170040

Legal Description:

SENECA PLAT 165-9 B POR OF PARS A &
B DESC AS: COMM NW COR PAR B,S
104.02, E 534.44 TO POB N 631, E 455.50, S
631, W 455.50 TO POB (PARCEL LYING
N1/2 SEC 29)

AKA:

2601 SW 32 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/17/2023 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

GDR ACQUISITIONS LLC (WAREHOUSE) dba Cors-Air business currently located at 2601 SW 32 AVE

1. Installed racks without a permit. Obtain plans for an after the fact permit and inspections.
2. Installed wooden structure for a conference room without a permit. Structure is blocking one of the garage doors. 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 17th day of April, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM.

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

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

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

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

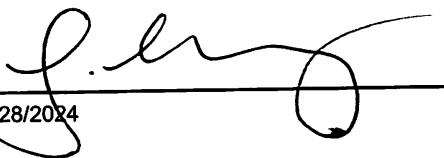
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


3/28/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8742

Petitioner,
vs.

SENECA INDUSTRIAL
HOLDINGS LLC %ERNST
& YOUNG LLP
2601 SW 32 AVE, PEMBROKE PARK, FL
33023

Respondent(s)

On 3/28/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP
Address: 2601 SW 32 Ave Pembroke Park, FL 33023
Folio: 514220170040
Site Address: 2601 SW 32 AVE, PEMBROKE PARK, FL 33023
Legal Description: SENECA PLAT 165-9 B POR OF PARS A & B DESC AS: COMM NW COR PAR B, S 104.02, E 534.44 TO POB N 631, E 455.50, S 631, W 455.50 TO POB (PARCEL LYING N1/2 SEC 29)

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: 3/28/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/28/2024

Notes/Mean of Correction:

GDR ACQUISITIONS LLC (WAREHOUSE) dba Cors-Air business currently located at 2601 SW 32 AVE
1. Installed racks without a permit. Obtain plans for an after the fact permit and inspections. Not corrected.
2. Installed wooden structure for a conference room without a permit. Structure is blocking one of the garage doors. Obtain plans for an after the fact permit and inspections. Not corrected.

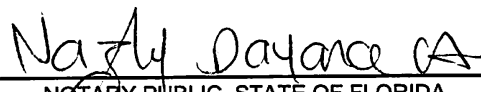
Further, Affiant sayeth naught

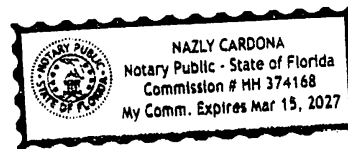
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/28/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP
PO BOX 30428
CHARLOTTE, NC 28230

Case #: 8742

Date: 07/17/2023

Property Owner: SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP
PO BOX 30428
CHARLOTTE, NC 28230

Property Description: 514220170040

Certified Mail #:

Legal Description: SENECA PLAT 165-9 B POR OF PARS A &
B DESC AS:COMM NW COR PAR B,S
104.02,E 534.44 TO POB N 631,E 455.50,S
631, W 455.50 TO POB (PARCEL LYING
N1/2 SEC 29)

AKA: 2601 SW 32 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/17/2023 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

Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...

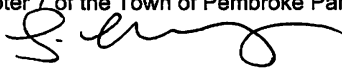
Notes/Mean of Correction:

GDR ACQUISITIONS LLC (WAREHOUSE) dba Cors-Air business currently located at 2601 SW 32 AVE

1. Installed racks without a permit. Obtain plans for an after the fact permit and inspections.
 2. Installed wooden structure for a conference room without a permit. Structure is blocking one of the garage doors. Obtain plans for an after the fact permit and inspections.
 3. Installed channel letter sign 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.



Joseline Ramirez
Chief Code Compliance Officer



Site Address	2601-2799 SW 32 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 20 17 0040	
Property Owner	SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP		Millage	0613
Mailing Address	PO BOX 30428 CHARLOTTE NC 28230		Use	48-09
Abbr Legal Description	SENECA PLAT 165-9 B POR OF PARS A & B DESC AS:COMM NW COR PAR B,S 104.02,E 534.44 TO POB N 631,E 455.50,S 631, W 455.50 TO POB (PARCEL LYING N1/2 SEC 29)			

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*	\$1,724,620	\$11,223,030	\$12,947,650	\$12,213,200	
2022	\$1,724,620	\$9,378,290	\$11,102,910	\$11,102,910	\$234,497.91
2021	\$1,724,620	\$9,028,520	\$10,753,140	\$10,753,140	\$231,241.98

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$12,947,650	\$12,947,650	\$12,947,650	\$12,947,650
Portability	0	0	0	0
Assessed/SOH	\$12,213,200	\$12,947,650	\$12,213,200	\$12,213,200
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$12,213,200	\$12,947,650	\$12,213,200	\$12,213,200

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/11/2007	SW*-T	\$100	44911 / 14	\$6.00	287,437	SF
3/8/2000	SW*	\$10,373,300	30326 / 2044			
2/10/1999	WD*	\$1,702,600	29242 / 1919			
				Adj. Bldg. S.F. (Card, Sketch)		109616
				Eff./Act. Year Built: 2000/1999		

* Denotes Multi-Parcel Sale (See Deed)

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
109616								



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

Detail by Entity Name

Foreign Limited Liability Company
SENECA INDUSTRIAL HOLDINGS, LLC

Filing Information

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

Principal Address

730 THIRD AVENUE
NEW YORK, NY 10017

Changed: 04/30/2022

Mailing Address

730 THIRD AVENUE
NEW YORK, NY 10017

Changed: 04/30/2022

Registered Agent Name & Address

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

Name Changed: 07/13/2009

Address Changed: 07/13/2009

Authorized Person(s) Detail

Name & Address

Title Secretary

AGARD, WAYNE A
730 THIRD AVENUE
NEW YORK, NY 10017

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁹
07/18/2023 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:

SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP

PO BOX 30428
CHARLOTTE, NC 28230

Case #:

8742

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁹
07/18/2023 ZIP 33023
043M30245597

US POSTAGE

SENECA INDUSTRIAL HOLDINGS LLC
% ERNST & YOUNG LLP

NOV # 8742.

2601 SW 32 AVE,
PEMBROKE PARK, FL 33023.

TOWN OF PEMBROKE PARK

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

CORPORATION SERVICE COMPANY

NOV #8742.

1201 Hays Street,
Tallahassee, FL 32301



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁹

07/18/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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

SENECA INDUSTRIAL HOLDINGS LLC

% ERNST & YOUNG LLP

NOV #8742.

2799 SW 32 AVE,
Pembroke Park, FL 33023.



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁹

07/18/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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



9589 0710 5270 1605 9279 66

MIAMI FL 330

28 MAR 2024 PM 6 L



NSN

SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
NOH #8742
2677 SW 32 AVE,
PEMBROKE PARK, FL 33023

1: 93270206540123

93023-77017
33023>5413

NIXIE

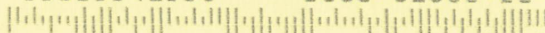
331 DE 1

0004/12/24

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

BC: 33023541350

*2606-01006-28-45



CERTIFIED MAIL

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
NOH #8742
2677 SW 32 AVE,
PEMBROKE PARK, FL 33023



9590 9402 8582 3244 8682 48

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9279 66

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 | |

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

MIAMI FL 330

21 JUL 2023 PM 6 L

SENECA INDUSTRIAL HOLDINGS LLC
% ERNST & YOUNG LLP

NOV # 8742.

2601 SW 32 AVE,
PEMBROKE PARK, FL 33023.



quadiant

FIRST-CLASS MAIL
IMI

\$000.60

07/18/2023 ZIP 33023
043M30245597

US POSTAGE

ANK

NIXIE

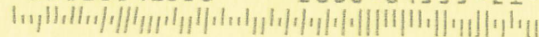
331 DE 1

0007/30/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 33023541350

*2606-04555-21-36



.. 9326010903323480 33023-770101 ANK
33023>5413









BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT
 115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 - 954-831-4000
 VALID OCTOBER 1, 2022 THROUGH SEPTEMBER 30, 2023

DBA: **Business Name:** GDR ACQUISITIONS LLC DBA CORP AIR **Receipt #:** 270-327474
Business Type: MANUFACTURING (HVAC MFG REP)

Owner Name: G DERRICK ROBERTS **Business Location:** 2601 SW 32 AVE
 PEMBROKE PARK
Business Phone: 954-456-4300 **Business Opened:** 07/15/2022
State/County/Cert/Reg: **Exemption Code:**

Rooms: Seats: Employees: 24 Machines: Professionals:

Number of Machines:		For Vending Business Only			Vending Type:		
Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid	
135.00	0.00	0.00	0.00	0.00	0.00	135.00	

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

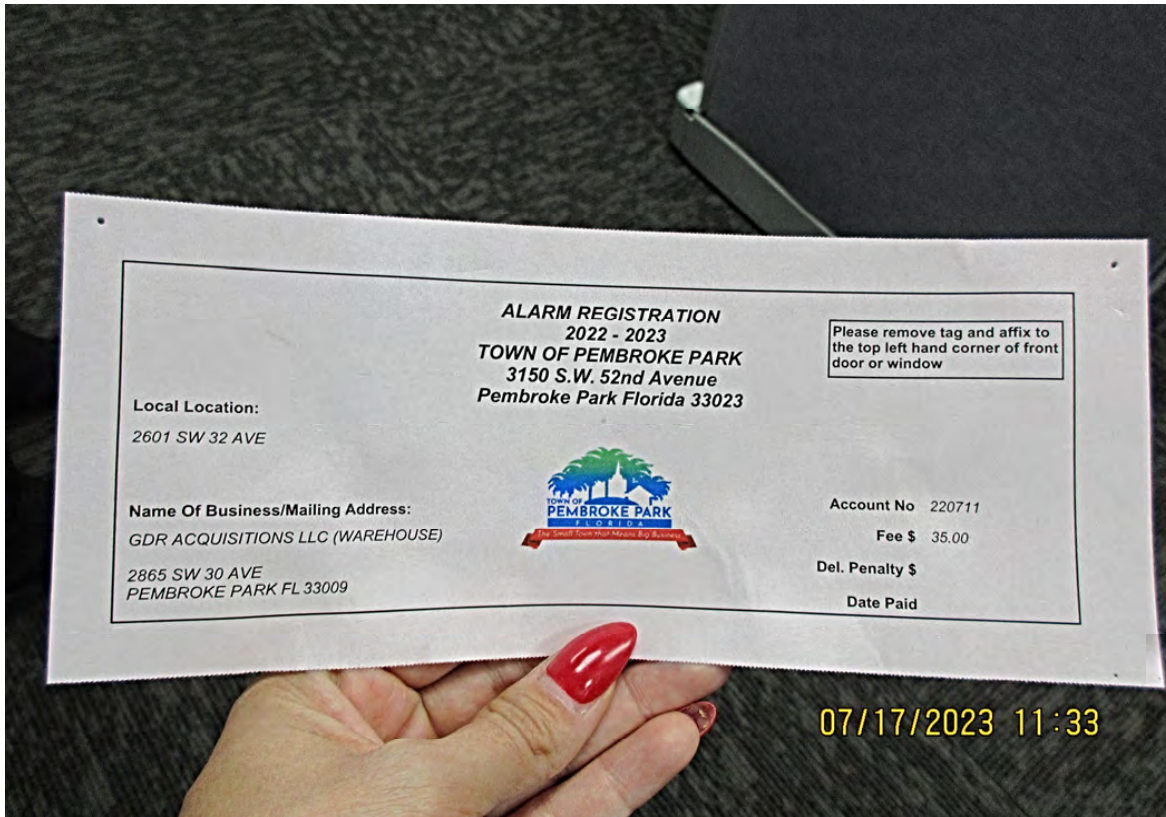
THIS BECOMES A TAX RECEIPT WHEN VALIDATED

Mailing Address:
 G DERRICK ROBERTS
 2865 SW 30 AVE
 PEMBROKE PARK, FL 33009

Receipt # 03A-21-00003519
Paid 07/15/2022 135.00

2022 - 2023

07/17/2023 11:32



Case Overview

Property/Incident Information

Owner	Address	Site Address
LUMAX INVESTMENTS LLC	4211 SW 32 DR West Park, FL 33023	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

Folio
514230120130

Legal Description
LEE-MILL SUB 50-25 B LOT 5 BLK 2

Case Status	Open	Case #	8797	Date Next Inspection	10/16/2024
--------------------	------	---------------	------	-----------------------------	------------

Notes

1. Installed new windows without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Installed new doors without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Gravel piled on swale. Remove gravel and put sod (grass). Keep grass area in a neat appearance. 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>
8/11/2023		Notice of Violation	Regular Mail
1/29/2024		Affidavit of Non-Compliance	Certified Mail
1/29/2024	2/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/23/2024	2/21/2024	Final Order	Certified Mail Hand
5/16/2024	6/18/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
6/17/2024		Affidavit of Non-Compliance	Regular Mail
6/18/2024	6/18/2024	Amended Final Order	Certified Mail Hand
9/17/2024	10/16/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	1/29/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/16/2024

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/16/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	1/29/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$5,500.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$5,700.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
2/26/2024	Credit	\$100.00
6/21/2024	Credit	\$100.00
Total Payments		\$200.00
Fees Outstanding		\$5,500.00

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
LUMAX INVESTMENTS LLC		CASE NO. 8797
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: LUMAX INVESTMENTS LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 5501 SW 33 ST, UNIT 1 & 2, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LUMAX INVESTMENTS LLC AT 9:50 A.M.
ON THE 04 DAY OF OCTOBER 2024.

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

TYPE OF SERVICE

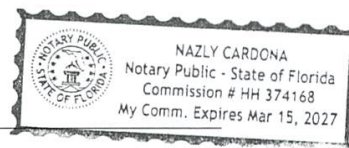
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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

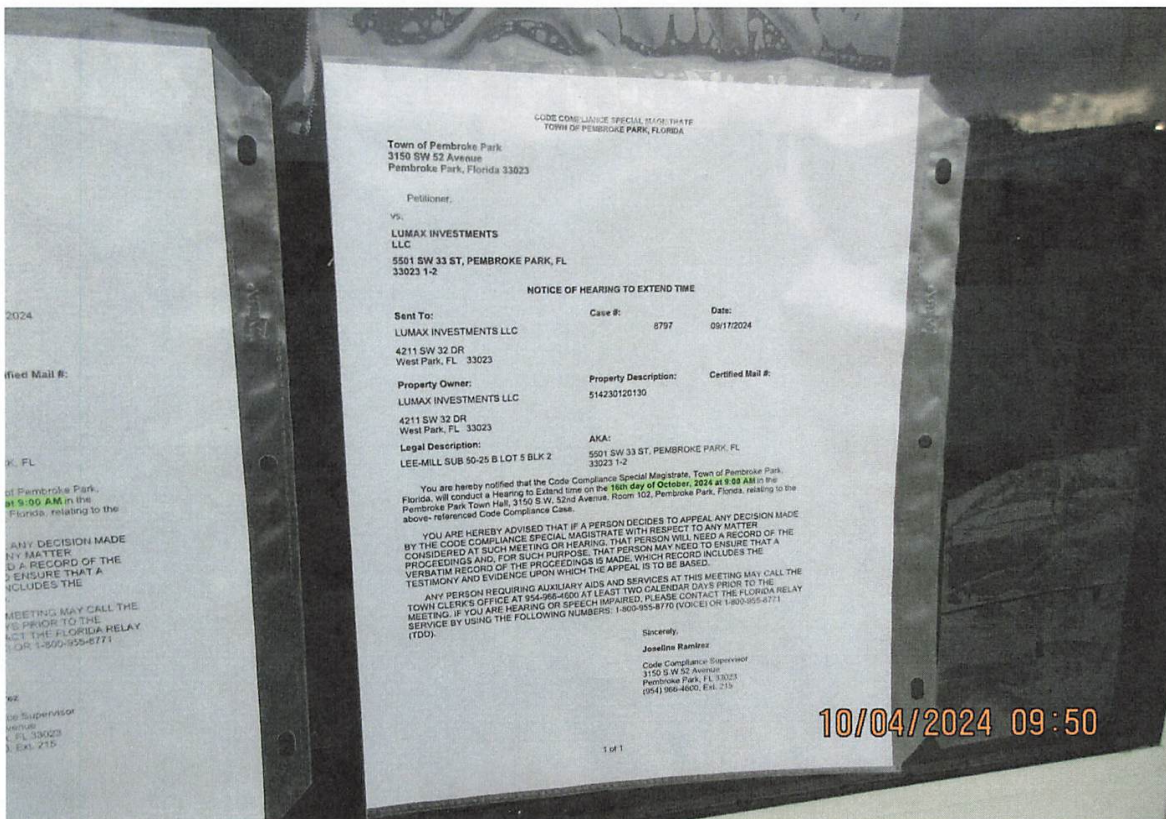

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of Oct, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


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





9589 0710 5270 1605 9733 21

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **9.64**

Total Postage and
 \$

Sent To **LUMAX INVESTMENTS LLC**
HET #8797, #9004
 Street and Apt. No. **5501 SW 33 ST #1-2,**
 City, State, ZIP+4® **PEMBROKE PARK, FL 33023**

PS Form 3800, January 2010

Postmark Here
 SEP 17 2013

9589 0710 5270 1605 9733 14

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

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

OFFICIAL USE

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

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

Postage
 \$ **9.64**

Total Postage and
 \$

Sent To **LUMAX INVESTMENTS LLC**
RESCALDANI, LEONARDO
 Street and Apt. No. **HET #8797, #9004**
 City, State, ZIP+4® **4211 SW 32 DR**
WEST PARK FL 33023

PS Form 3800, January 2010

Postmark Here
 SEP 17 2013

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

LUMAX INVESTMENTS
LLC

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
LUMAX INVESTMENTS LLC	8797	09/17/2024
4211 SW 32 DR West Park, FL 33023		
Property Owner:	Property Description:	Certified Mail #:
LUMAX INVESTMENTS LLC	514230120130	
4211 SW 32 DR West Park, FL 33023		
Legal Description:	AKA:	
LEE-MILL SUB 50-25 B LOT 5 BLK 2	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of October, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 09/16/24 Phone: 786 877 7810
Email: LUMAXMIAMICORP@GMAIL.COM
Property Address: 5501 SW 33 ST 1-2

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, LEONARDO RESCALDANI (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8797 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 10/16/24 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 6/18/24 imposing the fine of \$ 250.00 per day for violation(s) of the Town's Code of Ordinances: 5-105 ; 5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

LEONARDO RESCALDANI
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

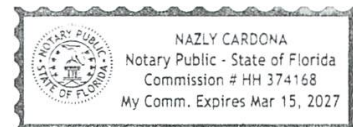
State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Leonardo Rescaldani, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 16 day of sept., 20 24.

Nazly Cardona CA
Notary

My Commission expires Mar 15, 24



Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310



SALES RECEIPT

Bill To:

LUMAX INVESTMENTS LLC
4211 SW 32 DRIVE
WEST PARK, FL 33023

Date 6/21/2024 12:01:25 PM

Invoice # 26890

For Code Enforcement Case#
8797

Site Address:

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	\$100.00
Total		\$100.00

Account Fine Detail

<u>Fine Type</u>	<u>Date Board Order Comply</u>	<u>Date Complied</u>	<u>Fine Amount</u>	<u>Nr Days</u>	<u>Total Fine</u>
Individual Violation	9/16/2024		\$250.00	0	\$0.00
Admin Fixed	2/23/2024		\$100.00	0	\$100.00
Admin Fixed	6/18/2024		\$100.00	0	\$100.00
Total					\$200.00

Payments

<u>Date</u>	<u>Type</u>	<u>Amount</u>
2/26/2024	Credit	\$100.00
6/21/2024	Credit	\$100.00
Total		\$200.00

Balance (\$100.00)

LUMAX INVESTMENTS LLC
4211 SW 32ND DRIVE
WEST PARK, FL 33023

63-27/631

2050

DATE

06/18/2024

PAY TO THE
ORDER OF

TOWN OF PEMBROKE PARK

\$100.00

ONE HUNDRED

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DOLLARS



Security Features
Include the
Security Logo

BANK OF AMERICA
ACH R/T 063100277

MEMO

CASE #8797

[Signature]

MP

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

Postage
 \$

Total Postage
 \$ 8.69

Sent To
 LUMAX INVESTMENTS LLC
 AFO #9004, #8797
 5501 SW 33 ST, #1-2
 PEMBROKE PARK, FL 33023

Street and Apt. No.
 City, State, ZIP

Postmark
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☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
 \$

Total Postage
 \$ 8.69

Sent To
 LUMAX INVESTMENTS LLC
 RESCALDANI, LEONARDO
 AFO #9004, #8797
 4211 SW 32 DR
 WEST PARK FL 33023

Street and Apt. No.
 City, State, ZIP

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8797
Petitioner,)
)
vs.)
)
LUMAX INVESTMENTS LLC)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 18th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO

SUBJECT REAL PROPERTY: 5501 SW 33 ST #1-2, PEMBROKE PARK, FL 33023

PROPERTY OWNER: LUMAX INVESTMENTS LLC

FOLIO #: 5142 30 12 0130

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 5 BLK 2

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(l); 5-105; 5-17 and 22-28. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(l); 5-105; 5-17 and 22-28 WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING held on 18th day of June 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 18th June 2024.

TOWN OF PEMBROKE PARK



Andre Mckenney, Special Magistrate

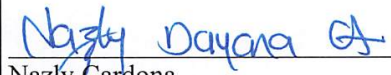
Any person aggrieved by a Amended Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

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

Yes X No _____

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of June, 2024.



Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8797

Petitioner,

vs.

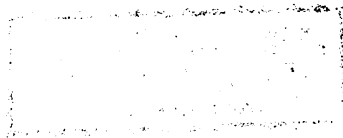
LUMAX INVESTMENTS
LLC

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

Respondent(s)

On 6/17/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	LUMAX INVESTMENTS LLC
Address:	4211 SW 32 DR West Park, FL 33023
Folio:	514230120130
Site Address:	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2
Legal Description:	LEE-MILL SUB 50-25 B LOT 5 BLK 2



Ordinance/Regulation	Section	Description	Date Complied
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.	1/29/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/17/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	1/29/2024

Notes/Mean of Correction:

1. Installed new windows without a permit. Obtain plans for an after the fact permit and complete all inspections. Permit #23358798-0 in progress with failed inspections. Must complete permit and pass all inspections.
2. Installed new doors without a permit. Obtain plans for an after the fact permit and complete all inspections. Permit #23358798-0 in progress with failed inspections. Must complete permit and pass all inspections.
3. Gravel piled on swale. Remove gravel and put sod (grass). Keep grass area in a neat appearance. Gravel has been removed, grass needs care.

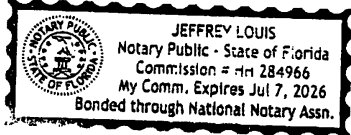
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD


Code Enforcement Officer Signature

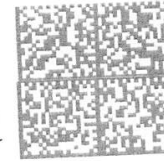
I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/17/2024


NOTARY PUBLIC, STATE OF FLORIDA


JEFFREY LOUIS
Notary Public - State of Florida
Commission # HM 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

TOWN OF PEMBROKE PARK

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



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LUMAX INVESTMENTS LLC

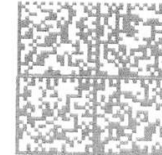
AONC #8797.

5501 SW 33 STREET, #1-2.
PEMBROKE PARK, FL 33023.



TOWN OF PEMBROKE PARK

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



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\$000.64⁰
06/20/2024 ZIP 33023
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US POSTAGE

Rescaldani, Leonardo.

AONC

Sent To:

LUMAX INVESTMENTS LLC

4211 SW 32 DR
West Park, FL 33023

Case #:

8797



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 #:
8797

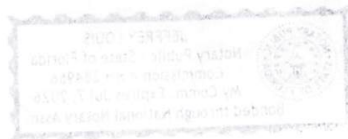
Petitioner,
vs.

LUMAX INVESTMENTS
LLC
5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

Respondent(s)

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Folio:	514230120130
Site Address:	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2
Legal Description:	LEE-MILL SUB 50-25 B LOT 5 BLK 2



Ordinance/Regulation	Section	Description	Date Complied
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BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/17/2024
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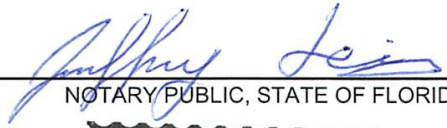
Further, Affiant sayeth naught

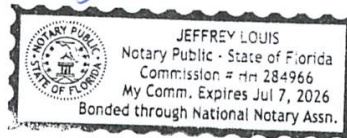
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/17/2024


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
LUMAX INVESTMENTS LLC) CASE NO. 8797
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LUMAX INVESTMENTS LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 5501 SW 33 ST, UNIT N, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LUMAX INVESTMENTS LLC AT 09:57 A.M.
ON THE 05 DAY OF JUNE 2024.

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

TYPE OF SERVICE

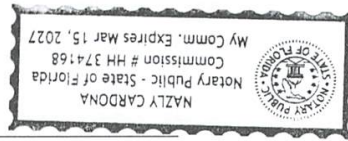
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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

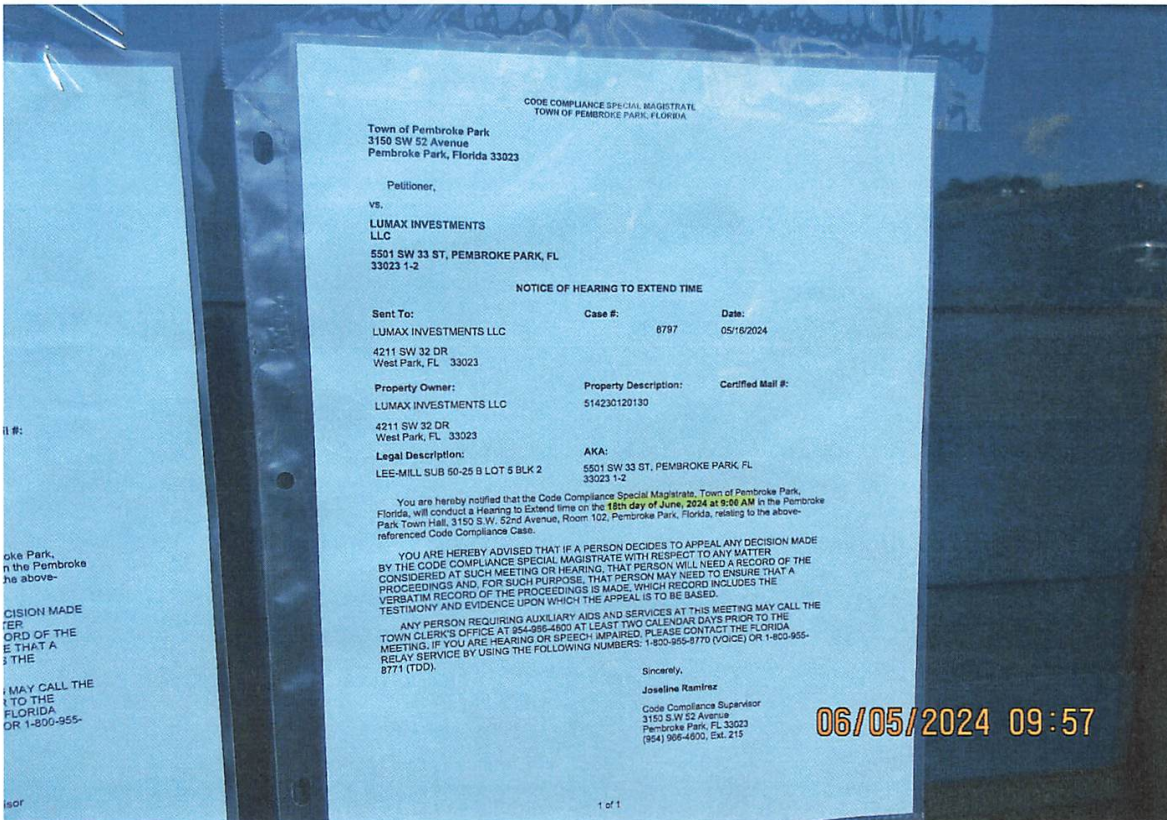

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of June, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature Nazly Dayana CA
Personally Known X OR Produced Identification _____
Type of Identification Produced _____





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

Postage
\$ **8.69**

Total Postage and Fees
\$

Sent To
LUMAX INVESTMENTS LLC
RESCALDANI, LEONARDO
HET #9004, #8797
4211 SW 32 DR
WEST PARK FL 33023

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

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MAY 17 2024

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☐ Adult Signature Restricted Delivery	\$

Postage
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Total Postage and Fees
\$

Sent To
LUMAX INVESTMENTS LLC
HET #9004, #8797
5501 SW 33 ST, #1-2
PEMBROKE PARK, FL 33023

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

PS Form 3800, 11-15-2019

Postmark Here
MAY 17 2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**LUMAX INVESTMENTS
LLC**

**5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
LUMAX INVESTMENTS LLC	8797	05/16/2024
4211 SW 32 DR West Park, FL 33023		

Property Owner:	Property Description:	Certified Mail #:
LUMAX INVESTMENTS LLC	514230120130	
4211 SW 32 DR West Park, FL 33023		

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 5 BLK 2	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **18th day of June, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 04/18/24 Phone: 786 877 9810
Email: LUMAXMIAMICORP@GMAIL.COM
Property Address: 5501 SW 33 ST 1-2 PEMBROKE PARK FL, 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, LEONARDO RESCALDANI (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8797 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 06/19/2024 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 02/21/2024 imposing the fine of \$ 250 per day for violation(s) of the Town's Code of Ordinances:

5-(103)(1); 5-105; 22-2B and 5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

LEONARDO RESCALDANI
Petitioner's Name (Print)

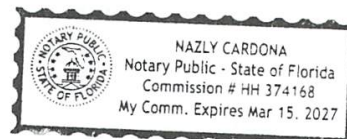
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Leonardo Rescaldani, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 18 day of April, 20 24.

Nazly Dayana CA.
Notary
My Commission expires Mar 15, 2027



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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
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Postage
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Total Postage and
 \$ **8.69**

Sent To
 LUMAX INVESTMENTS LLC
 RESCALDAN, LEONARDO
 FO #9004, #8797

Street and Apt. No.
 4211 SW 32 DR

City, State, Zip+4®
 WEST PARK FL 33023

PS Form 3800, January 2019 (PSN 7530-02-000-9000)

9589 0710 5270 1605 9288 95

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

Postage
 \$

Total Postage and
 \$ **8.69**

Sent To
 LUMAX INVESTMENTS LLC
 FO #9004, #8797

Street and Apt. No.
 5501 SW 33 ST #1-2,

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

PS Form 3800, January 2019 (PSN 7530-02-000-9000)

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8797
Petitioner,)
vs.)
LUMAX INVESTMENTS LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 21st, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5501 SW 33 ST #1-2, PEMBROKE PARK, FL 33023

PROPERTY OWNER: LUMAX INVESTMENTS LLC

FOLIO NO.: 5142 30 12 0130

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 5 BLK 2

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 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of February 2024. 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 21st of February 2024.

TOWN OF PEMBROKE PARK


Andre Mckenney, Special Magistrate

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

Certificate of Service

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

Yes 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 23 day of Feb, 2024.


Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
LUMAX INVESTMENTS LLC) CASE NO. 8797
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LUMAX INVESTMENTS LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5501 SW 33 ST, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LUMAX INVESTMENTS LLC AT 11:03 A.M.
ON THE 09 DAY OF FEBRUARY 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

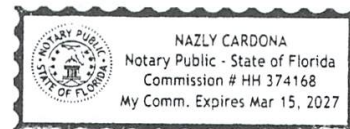
 Date: 02/09/2024
AFFIANT

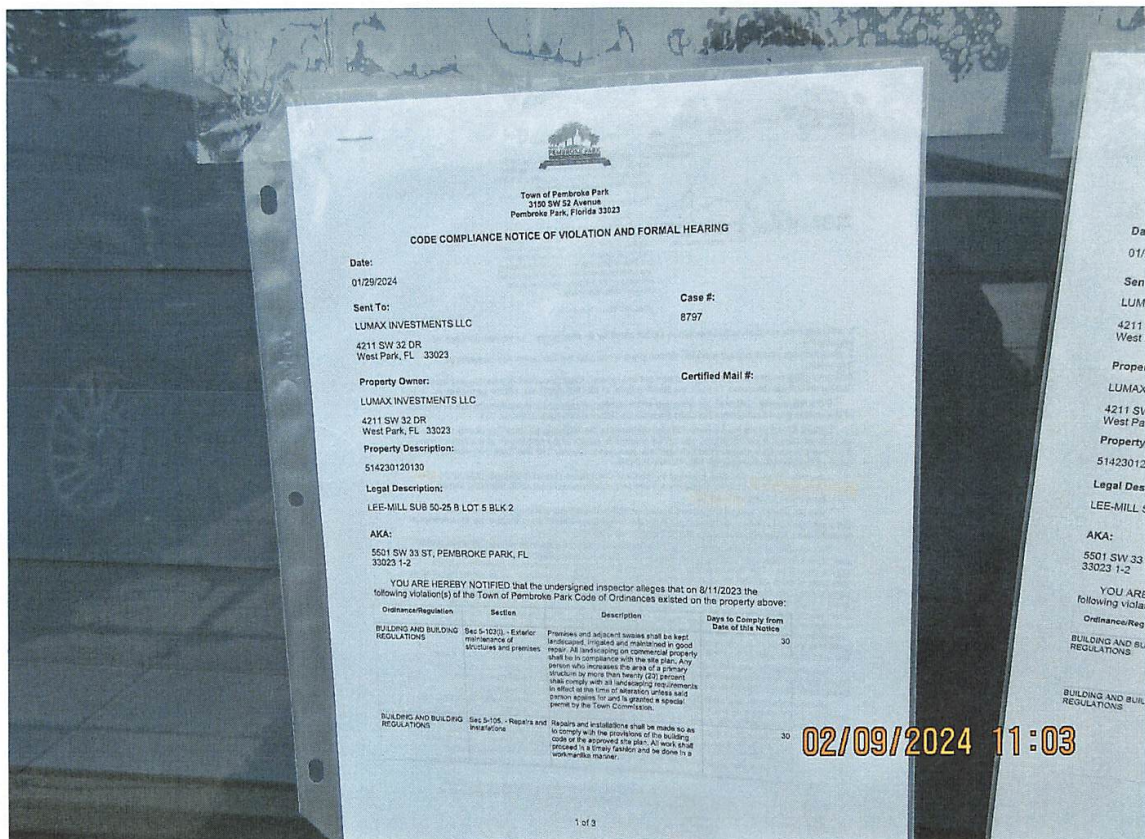
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of Feb, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA.
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____







Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/29/2024

Sent To:

LUMAX INVESTMENTS LLC

4211 SW 32 DR
West Park, FL 33023

Case #:

8797

Property Owner:

LUMAX INVESTMENTS LLC

4211 SW 32 DR
West Park, FL 33023

Certified Mail #:

Property Description:

514230120130

Legal Description:

LEE-MILL SUB 50-25 B LOT 5 BLK 2

AKA:

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/11/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

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
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	30

1. Installed new windows without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Installed new doors without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Gravel piled on swale. Remove gravel and put sod (grass). Keep grass area in a neat appearance. 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 21st day of February, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

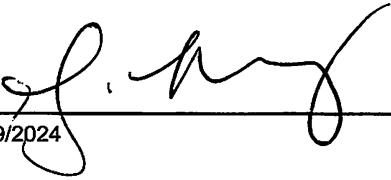
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jamirez@tppl.gov.

Joseline Ramirez

Chief Code Compliance
Officer


1/29/2024



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:

8797

Petitioner,

vs.

LUMAX INVESTMENTS
LLC

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

Respondent(s)

On 1/29/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	LUMAX INVESTMENTS LLC
Address:	4211 SW 32 DR West Park, FL 33023
Folio:	514230120130
Site Address:	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2
Legal Description:	LEE-MILL SUB 50-25 B LOT 5 BLK 2

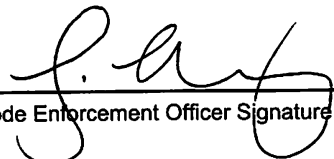
Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance 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: 1/29/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/29/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/29/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	1/29/2024

Notes/Mean of Correction:

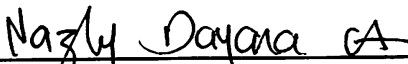
1. Installed new windows without a permit. Obtain plans for an after the fact permit and complete all inspections. Permit #23358798-0 in progress with failed inspections. Must complete permit and pass all inspections.
2. Installed new doors without a permit. Obtain plans for an after the fact permit and complete all inspections. Permit #23358798-0 in progress with failed inspections. Must complete permit and pass all inspections.
3. Gravel piled on swale. Remove gravel and put sod (grass). Keep grass area in a neat appearance. Gravel has been removed, grass needs care.

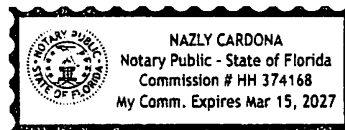
Further, Affiant sayeth naught

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 1/29/2024


NOTARY PUBLIC, STATE OF FLORIDA





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: LUMAX INVESTMENTS LLC
4211 SW 32 DR
West Park, FL 33023

Case #: 8797

Date: 08/11/2023

Property Owner: LUMAX INVESTMENTS LLC
4211 SW 32 DR
West Park, FL 33023

Property Description: 514230120130

Certified Mail #:

Legal Description: LEE-MILL SUB 50-25 B LOT 5 BLK 2

AKA: 5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/11/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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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Notes/Mean of Correction:

1. Installed new windows without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Installed new doors without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Gravel piled on swale. Remove gravel and put sod (grass). Keep grass area in a neat appearance. 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.


Joseline Ramirez
Chief Code Compliance Officer



Site Address	5501 SW 33 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0130
Property Owner	LUMAX INVESTMENTS LLC	Millage	0613
Mailing Address	4211 SW 32 DR WEST PARK FL 33023	Use	08-02
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 5 BLK 2		

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*	\$12,000	\$250,070	\$262,070	\$222,290	
2022	\$12,000	\$213,410	\$225,410	\$202,090	\$4,411.38
2021	\$12,000	\$191,820	\$203,820	\$183,720	\$4,080.72

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$262,070	\$262,070	\$262,070	\$262,070
Portability	0	0	0	0
Assessed/SOH	\$222,290	\$262,070	\$222,290	\$222,290
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$222,290	\$262,070	\$222,290	\$222,290

Sales History

Date	Type	Price	Book/Page or CIN
2/16/2023	WD-Q	\$380,000	118685245
12/23/2017	WD-Q	\$190,000	114800836
7/13/2012	SWD-Q-DS	\$81,500	48921 / 1301
9/19/2011	QCD-T	\$100	48235 / 1451
7/5/2011	CET-D	\$64,000	48074 / 717

Land Calculations

Price	Factor	Type
\$2.00	6,000	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units		2
Eff./Act. Year Built: 1962/1961		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
2								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
LUMAX INVESTMENTS LLC

Filing Information

Document Number L18000145627
FEI/EIN Number 83-0897360
Date Filed 06/13/2018
Effective Date 06/12/2018
State FL
Status ACTIVE

Principal Address

4211 SW 32ND DRIVE
WEST PARK, CO 33023

Changed: 09/13/2018

Mailing Address

4211 SW 32ND DRIVE
WEST PARK, CO 33023

Changed: 09/13/2018

Registered Agent Name & Address

RESCALDANI, LEONARDO
4211 SW 32ND DRIVE
WEST PARK, FL 33023

Name Changed: 01/03/2022

Authorized Person(s) Detail

Name & Address

Title AMBR

RESCALDANI, LEONARDO
4211 SW 32ND DRIVE
WEST PARK, FL 33023

Annual Reports

Report Year	Filed Date
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U.S. Postal Service™
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 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$ **8.93**

Total Postage and Fees \$ **8.93**

Sent To **LUMAX INVESTMENTS LLC**

Street and Apt. No. **NOH #9004, #8797**

City, State, ZIP+4® **5501 SW 33 ST #1-2, PEMBROKE PARK, FL 33023**

PS Form 3800, A

Postmark Here

JAN 30 2024

USPS HILLIARD FL 33021

POSTAL STORE

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$ **8.93**

Total Postage and Fees \$ **8.93**

Sent To **LUMAX INVESTMENTS LLC**

Street and Apt. No. **RESCALDANI, LEONARDO**

City, State, ZIP+4® **NOH #9004, #8797 4211 SW 32 DR WEST PARK FL 33023**

PS Form 3800, A

Postmark Here

JAN 30 2024

USPS HILLIARD FL 33021

POSTAL STORE

TOWN OF PEMBROKE PARK
 3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

LUMAX INVESTMENTS LLC
RESCALDANI, LEONARDO
NOV #8797
4211 SW 32nd DRIVE,
WEST PARK, FL 33023.



quadrant
 FIRST-CLASS MAIL
 IM1
\$000.63
 08/11/2023 ZIP 33023
 043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

LUMAX INVESTMENTS LLC
NOV #8797



5501 SW 33 Street #1,2,
Pembroke Park, FL 33023.



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁰
08/11/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁰
08/11/2023 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:

LUMAX INVESTMENTS LLC

4211 SW 32 DR
West Park, FL 33023

Case #:

8797





Case Overview

Property/Incident Information

Owner	Address	Site Address
LUMAX INVESTMENTS LLC	4211 SW 32 DR West Park, FL 33023	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

Folio
514230120130

Legal Description

LEE-MILL SUB 50-25 B LOT 5 BLK 2

Case Status	Open	Case #	9004	Date Next Inspection	10/16/2024
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Notes

1. Per Building Official, interior renovations of bathrooms for both units were done without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Per Building Official, new a/c units were installed without a permit. Obtain plans for an after the fact permit and complete all inspections.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry. Repeat offense case 8797.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/20/2023		Notice of Violation	Regular Mail
1/29/2024	2/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
1/29/2024		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
2/23/2024	2/21/2024	Final Order	Certified Mail Hand
5/16/2024	6/18/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
6/17/2024		Affidavit of Non-Compliance	Regular Mail
6/18/2024	6/18/2024	Amended Final Order	Certified Mail Hand
9/17/2024	10/16/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/16/2024

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/16/2024
---	-------------------------------------	---	---

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$5,500.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$5,700.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
2/27/2024	Credit	\$100.00
6/21/2024	Credit	\$100.00
Total Payments		\$200.00
Fees Outstanding		\$5,500.00

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ **9.64**

Total Postage and
\$

Sent To **LUMAX INVESTMENTS LLC**
HET #8797, #9004
Street and Apt. No. **5501 SW 33 ST #1-2,**
City, State, ZIP+4® **PEMBROKE PARK, FL 33023**

PS Form 3800, Jan 2012

Postmark Here
SEP 17 2012
WEST HOLLYWOOD FL 33023

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ **9.64**

Total Postage and
\$

Sent To **LUMAX INVESTMENTS LLC**
RESCALDANI, LEONARDO
Street and Apt. No. **HET #8797, #9004**
City, State, ZIP+4® **4211 SW 32 DR**
WEST PARK FL 33023

PS Form 3800, Jan 2012

Postmark Here
SEP 17 2012
WEST HOLLYWOOD 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.

**LUMAX INVESTMENTS
LLC**

**5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
LUMAX INVESTMENTS LLC	9004	09/17/2024
4211 SW 32 DR West Park, FL 33023		
Property Owner:	Property Description:	Certified Mail #:
LUMAX INVESTMENTS LLC	514230120130	
4211 SW 32 DR West Park, FL 33023		
Legal Description:	AKA:	
LEE-MILL SUB 50-25 B LOT 5 BLK 2	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of October, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

LUMAX INVESTMENTS LLC)

CASE NO. 9004

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LUMAX INVESTMENTS LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

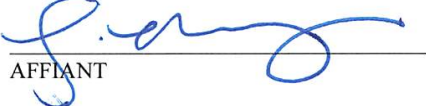
ADDRESS: 5501 SW 33 ST, UNIT 1 & 2, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LUMAX INVESTMENTS LLC AT 9:50 A.M.
ON THE 04 DAY OF OCTOBER 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

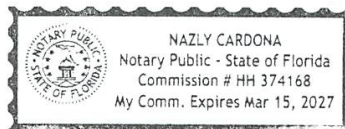

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of Oct, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.
LUMAX INVESTMENTS
LLC
5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
LUMAX INVESTMENTS LLC 4211 SW 32 DR West Park, FL 33023	9004	09/17/2024
Property Owner:	Property Description:	Certified Mail #:
LUMAX INVESTMENTS LLC 4211 SW 32 DR West Park, FL 33023	514230120130	
Legal Description:	AKA:	
LEE-MILL SUB 50-25 B LOT 5 BLK 2	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend Time on the **16th day of October, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,
Joseline Ramirez
Code Compliance Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

1 of 1

10/04/2024 09:50



90 Days

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 09/16/24 Phone: 786 877 9810
Email: LUMAXMIAMI@GMAIL.COM
Property Address: 5501 SW 33 ST 1-2

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, LEONARDO RESCALDANI (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9004 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 10/16/24 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Amended on 6/18/24 imposing the fine of \$ 250.00 per day for violation(s) of the Town's Code of Ordinances:

S-105 ; S-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

LEONARDO RESCALDANI
Petitioner's Name (Print)

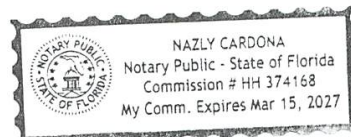
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Leonardo Rescaldani, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 16 day of Sept., 20 24.

Nazly Dayana A
Notary
My Commission expires Mar 15, 27



TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



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LUMAX INVESTMENTS LLC
RESCALDANI, LEONARDO
HET #9004, #8797
4211 SW 32 DR
WEST PARK FL 33023

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RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

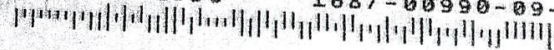
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BC: 33023541350

*1687-00990-09-24



Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310



SALES RECEIPT

Bill To:

LUMAX INVESTMENTS LLC
4211 SW 32 DRIVE
WEST PARK, FL 33023

Date 6/21/2024 11:49:51 AM

Invoice # 26889

For Code Enforcement Case#
9004

Site Address:

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	\$100.00
Total		\$100.00

Account Fine Detail

<u>Fine Type</u>	<u>Date Board Order Comply</u>	<u>Date Complied</u>	<u>Fine Amount</u>	<u>Nr Days</u>	<u>Total Fine</u>
Individual Violation	9/16/2024		\$250.00	0	\$0.00
Admin Fixed	2/23/2024		\$100.00	0	\$100.00
Admin Fixed	6/18/2024		\$100.00	0	\$100.00
Total					\$200.00

Payments

<u>Date</u>	<u>Type</u>	<u>Amount</u>
2/27/2024	Credit	\$100.00
6/21/2024	Credit	\$100.00
Total		\$200.00

Balance (\$100.00)

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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$

Total Postage and
 \$ 8.99

Sent To **LUMAX INVESTMENTS LLC**
AFO #9004, #8797
5501 SW 33 ST, #1-2
PEMBROKE PARK, FL 33023

Street and Apt. No.
 City, State, Zip

Postmark
 Here

PS Form 3800, 11-1-2021

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$

Total Postage and
 \$ 8.99

Sent To **LUMAX INVESTMENTS LLC**
RESCALDANI, LEONARDO
AFO #9004, #8797
4211 SW 32 DR
WEST PARK FL 33023

Street and Apt. No.
 City, State, Zip

Postmark
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PS Form 3800, 11-1-2021

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9004
Petitioner,)
)
vs.)
)
LUMAX INVESTMENTS LLC)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 18th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO

SUBJECT REAL PROPERTY: 5501 SW 33 ST #1-2, PEMBROKE PARK, FL 33023

PROPERTY OWNER: LUMAX INVESTMENTS LLC

FOLIO #: 5142 30 12 0130

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 5 BLK 2

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 90 DAYS OF THE DATE OF THE FORMAL HEARING held on 18th day of June 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 18th June 2024.

TOWN OF PEMBROKE PARK


Andre Mckenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ___ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of June, 2024.


Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

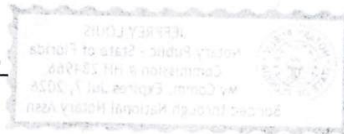
AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
9004

Petitioner,
vs.

LUMAX INVESTMENTS
LLC
5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2
Respondent(s)



On 6/17/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: LUMAX INVESTMENTS LLC
Address: 4211 SW 32 DR West Park, FL 33023
Folio: 514230120130
Site Address: 5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2
Legal Description: LEE-MILL SUB 50-25 B LOT 5 BLK 2

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: 6/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/17/2024

Notes/Mean of Correction:

1. Per Building Official, interior renovations of bathrooms for both units were done without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
2. Per Building Official, new a/c units were installed without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.

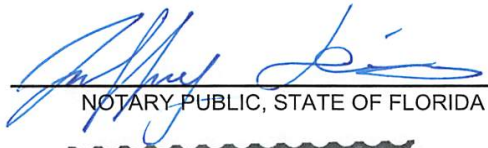
Further, Affiant sayeth naught

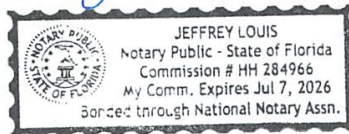
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/17/2024


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

LUMAX INVESTMENTS LLC)

CASE NO. 9004

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LUMAX INVESTMENTS LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 5501 SW 33 ST, UNIT N, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LUMAX INVESTMENTS LLC AT 09:57 A.M.
ON THE 05 DAY OF JUNE 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

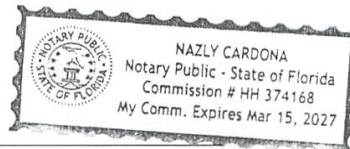

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of June, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.
LUMAX INVESTMENTS
LLC
5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

NOTICE OF HEARING TO EXTEND TIME

Sent To: LUMAX INVESTMENTS LLC 4211 SW 32 DR West Park, FL 33023	Case #: 9004	Date: 05/16/2024
Property Owner: LUMAX INVESTMENTS LLC 4211 SW 32 DR West Park, FL 33023	Property Description: 514230120130	Certified Mail #:
Legal Description: LEE-MILL SUB 50-25 B LOT 5 BLK 2	AKA: 5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **18th day of June, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-986-4800 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).

Sincerely,
Joseline Ramirez
Code Compliance Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 986-4800, Ext. 215

06/05/2024 09:57

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☐ Return Receipt (electronic) \$
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ **8.69**

Total Postage and Fees \$

Sent To
LUMAX INVESTMENTS LLC
RESCALDANI, LEONARDO
HET #9004, #8797
4211 SW 32 DR
WEST PARK FL 33023

City, State, ZIP+4®
WEST PARK FL 33023

PS Form 3800, June 2019

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MAY 17 2024

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☐ Adult Signature Restricted Delivery \$

Postage
\$ **8.69**

Total Postage and Fees \$

Sent To
LUMAX INVESTMENTS LLC
HET #9004, #8797
5501 SW 33 ST, #1-2
PEMBROKE PARK, FL 33023

City, State, ZIP+4®
PEMBROKE PARK, FL 33023

PS Form 3800, June 2019

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MAY 17 2024

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CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

**LUMAX INVESTMENTS
LLC**

**5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2**

NOTICE OF HEARING TO EXTEND TIME

Sent To:

LUMAX INVESTMENTS LLC

4211 SW 32 DR
West Park, FL 33023

Case #:

9004

Date:

05/16/2024

Property Owner:

LUMAX INVESTMENTS LLC

4211 SW 32 DR
West Park, FL 33023

Property Description:

514230120130

Certified Mail #:

Legal Description:

LEE-MILL SUB 50-25 B LOT 5 BLK 2

AKA:

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **18th day of June, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 04/18/24

Phone: 7868729810

Email: LUMAXIMAPICORP@GMAIL.COM

Property Address: 424 SW 32 DR WEST PARK FL 33023, LR
5501 SW 33ST PEMBROKE PARK FL 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, LEONARDO RESCOLDANI (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9004 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 06/19/2024 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 02/21/2024 imposing the fine of \$ 250 per day for violation(s) of the Town's Code of Ordinances:

S-105 and S-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

LEONARDO RESCOLDANI
Petitioner's Name (Print)

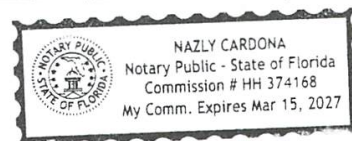
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Leonardo Rescoldani and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 18 day of April, 20 24.

Nazly Cardona GA
Notary
My Commission expires Mar 15, 2027



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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and LUMAX INVESTMENTS LLC
\$ 8.69 RESCALDANI, LEONARDO
Sent To FO #9004, #8797
Street and Apt. No. 4211 SW 32 DR
City, State, ZIP+4® WEST PARK FL 33023

PS Form 3800, January 2023 PSN 7530-02-000-9000-7 See Reverse for Instructions

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and LUMAX INVESTMENTS LLC
\$ 8.69
Sent To FO #9004, #8797
Street and Apt. No. 5501 SW 33 ST #1-2,
City, State, ZIP+4® PEMBROKE PARK, FL 33023

PS Form 3800, January 2023 PSN 7530-02-000-9000-7 See Reverse for Instructions

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FEB 23 2024
Postmark Here

TOWN OF PEMBROKE PARK CODE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



7022 2410 0002 7328 3658



\$008.93⁰

01/30/2024 ZIP 33023
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US POSTAGE

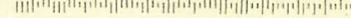
LUMAX INVESTMENTS LLC
RESCALDANI, LEONARDO
NOH #9004, #8797
4211 SW 32 DR
WEST PARK FL 33023

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RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

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33022-556311

BC: 33023541350 *2938-00868-30-42



CERTIFIED MAIL

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LUMAX INVESTMENTS LLC
RESCALDANI, LEONARDO
NOH #9004, #8797
4211 SW 32 DR
WEST PARK FL 33023



9590 9402 8582 3244 8692 38

2. Article Number (Transfer from service label)

7022 2410 0002 7328 3658

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Full Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-6053

Domestic Return Receipt

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9004
Petitioner,)
vs.)
LUMAX INVESTMENTS LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 21st, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5501 SW 33 ST #1-2, PEMBROKE PARK, FL 33023

PROPERTY OWNER: LUMAX INVESTMENTS LLC

FOLIO NO.: 5142 30 12 0130

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 5 BLK 2

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 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 21st day of February 2024. 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 21st of February 2024.

TOWN OF PEMBROKE PARK


Andre Mckenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes 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 23 day of Feb, 2024.


Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
LUMAX INVESTMENTS LLC) CASE NO. 9004
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: LUMAX INVESTMENTS LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5501 SW 33 ST, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LUMAX INVESTMENTS LLC AT 11:03 A.M.
ON THE 09 DAY OF FEBRUARY 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

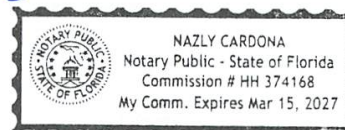
[Signature] Date: 02/09/2024
AFFIANT

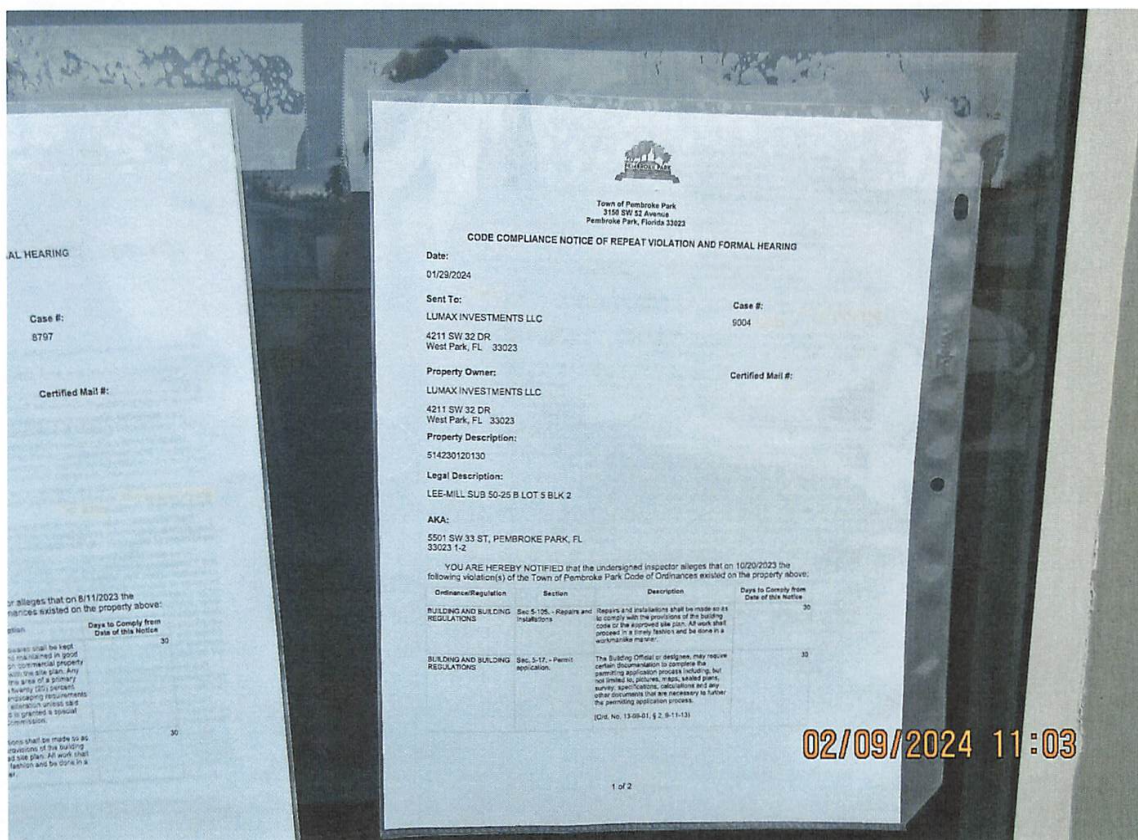
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of Feb, 2024, 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 _____







Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

01/29/2024

Sent To:

LUMAX INVESTMENTS LLC

4211 SW 32 DR
West Park, FL 33023

Case #:

9004

Property Owner:

LUMAX INVESTMENTS LLC

4211 SW 32 DR
West Park, FL 33023

Certified Mail #:

Property Description:

514230120130

Legal Description:

LEE-MILL SUB 50-25 B LOT 5 BLK 2

AKA:

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2023 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. Per Building Official, interior renovations of bathrooms for both units were done without a permit. Obtain plans for an after the fact permit and complete all inspections.
 2. Per Building Official, new a/c units were installed without a permit. Obtain plans for an after the fact permit and complete all inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.
Repeat offense case 8797.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of February, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

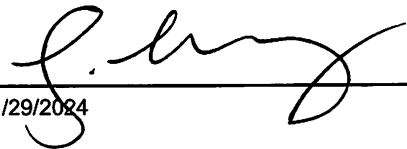
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance
Officer



1/29/2024



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:

9004

Petitioner,

vs.

LUMAX INVESTMENTS
LLC

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

Respondent(s)

On 1/29/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

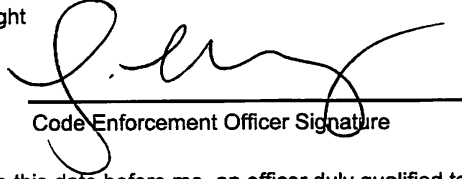
Owner Name: LUMAX INVESTMENTS LLC
Address: 4211 SW 32 DR West Park, FL 33023
Folio: 514230120130
Site Address: 5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2
Legal Description: LEE-MILL SUB 50-25 B LOT 5 BLK 2

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/29/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/29/2024

Notes/Mean of Correction:

1. Per Building Official, interior renovations of bathrooms for both units were done without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
2. Per Building Official, new a/c units were installed without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.

Further, Affiant sayeth naught



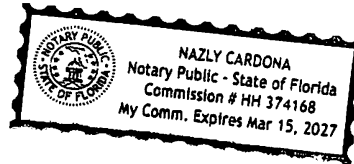
Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/29/2024



NOTARY PUBLIC, STATE OF FLORIDA





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION

Sent To: LUMAX INVESTMENTS LLC
4211 SW 32 DR
West Park, FL 33023

Case #: 9004

Date: 10/20/2023

Property Owner: LUMAX INVESTMENTS LLC
4211 SW 32 DR
West Park, FL 33023

Property Description: 514230120130

Certified Mail #:

Legal Description: LEE-MILL SUB 50-25 B LOT 5 BLK 2

AKA: 5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2023 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. Per Building Official, interior renovations of bathrooms for both units were done without a permit. Obtain plans for an after the fact permit and complete all inspections.
 2. Per Building Official, new a/c units were installed without a permit. Obtain plans for an after the fact permit and complete all inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.
Repeat offense.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.


Joseline Ramirez
Chief Code Compliance Officer



MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	5501 SW 33 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0130
Property Owner	LUMAX INVESTMENTS LLC	Millage	0613
Mailing Address	4211 SW 32 DR WEST PARK FL 33023	Use	08-02
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 5 BLK 2		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024	\$12,000	\$250,070	\$262,070	\$262,070				
2023	\$12,000	\$250,070	\$262,070	\$222,290				
2022	\$12,000	\$213,410	\$225,410	\$202,090	\$4,411.38			
2024 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$262,070	\$262,070	\$262,070	\$262,070				
Portability	0	0	0	0				
Assessed/SOH	\$262,070	\$262,070	\$262,070	\$262,070				
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	\$262,070	\$262,070	\$262,070	\$262,070				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
2/16/2023	WD-Q	\$380,000	118685245	\$2.00	6,000	SF		
12/23/2017	WD-Q	\$190,000	114800836					
7/13/2012	SWD-Q-DS	\$81,500	48921 / 1301					
9/19/2011	QCD-T	\$100	48235 / 1451					
7/5/2011	CET-D	\$64,000	48074 / 717	Adj. Bldg. S.F. (Card, Sketch)		1476		
				Units		2		
				Eff./Act. Year Built: 1962/1961				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
2								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
LUMAX INVESTMENTS LLC

Filing Information

Document Number L18000145627
FEI/EIN Number 83-0897360
Date Filed 06/13/2018
Effective Date 06/12/2018
State FL
Status ACTIVE

Principal Address

4211 SW 32ND DRIVE
WEST PARK, CO 33023

Changed: 09/13/2018

Mailing Address

4211 SW 32ND DRIVE
WEST PARK, CO 33023

Changed: 09/13/2018

Registered Agent Name & Address

RESCALDANI, LEONARDO
4211 SW 32ND DRIVE
WEST PARK, FL 33023

Name Changed: 01/03/2022

Authorized Person(s) Detail

Name & Address

Title AMBR

RESCALDANI, LEONARDO
4211 SW 32ND DRIVE
WEST PARK, FL 33023

Annual Reports

Report Year	Filed Date
-------------	------------

TOWN OF PEMBROKE PARK CODE COMPLIANCE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Lumax Investments LLC

Nov #9004

5501 SW 33 ST, #1-2.
Pembroke Park, FL 33023.



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

10/20/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

10/20/2023 ZIP 33023
043M30245597

US POSTAGE

Rescaldan, Leonardo

NOV

Sent To:

LUMAX INVESTMENTS LLC

4211 SW 32 DR
West Park, FL 33023

Case #:

9004

7022 2410 0002 7328 3641

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$8.93
 Total Postage and
 \$

Sent To **LUMAX INVESTMENTS LLC**
 Street and Apt. No **NOH #9004, #8797**
 City, State, ZIP+4 **5501 SW 33 ST #1-2,
 PEMBROKE PARK, FL 33023**

PS Form 3800, A

Postmark Here
 JAN 30 2024
 USPS HILL WEST POSTAL STORE

7022 2410 0002 7328 3656

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$8.93
 Total Postage and
 \$

Sent To **LUMAX INVESTMENTS LLC
 RESCALDANI, LEONARDO**
 Street and Apt. No **NOH #9004, #8797**
 City, State, ZIP+4 **4211 SW 32 DR
 WEST PARK FL 33023**

PS Form 3800, A

Postmark Here
 JAN 30 2024
 USPS HILL WEST POSTAL STORE







Case Overview

Property/Incident Information

Owner	Address	Site Address
ANA JULIA LABRADA BATISTA	3120 W HALLANDALE BEACH BLVD LOT 813 PEMBROKE PARK , FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #813

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 Closed **Case #** 6131

Notes

1. Multiple additions added to the mobile home without a permit. Obtain a permit for each addition including the doors, windows, and any electrical in the additions with plans and inspections.
2. Enclosed storage room added with washer and dryer without a permit. Obtain a permit for the storage room with washer and dryer with electrical and plumbing with plans and inspections.
3. Screen room enclosed without a permit and also added plastic shutters on the screen room. Obtain a permit for the screen room enclosure and plastic shutters with plans and inspections.
4. Water heater was replaced without a permit. Obtain a permit for the water heater Serial # GE 0310B10515 with plans and inspections.
5. Wooden fence added to mobile home without a permit. Obtain a permit for the wooden fence with plans and inspections.
6. Partial chain-link fence added to the mobile home without a permit. Obtain a permit for the chain-link fence with plans and inspections.
7. Shutters added to the mobile home without a permit. Obtain a permit for the shutters with plans and inspections.
8. A double permit fee has been assessed on all work done without a permit.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/6/2021		Notice of Violation	Posted to Property Regular Mail
11/1/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/16/2022	11/16/2022	Final Order	Certified Mail
12/12/2023		Affidavit of Non-Compliance	Certified Mail
12/12/2023	1/17/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
1/17/2024	1/17/2024	Supplemental Order/Claim of Lien	Certified Mail
4/15/2024		Affidavit of Non-Compliance	Regular Mail
6/10/2024		Affidavit of Compliance	Regular Mail

Case Overview

10/1/2024 10/16/2024 Notice of Formal Hearing - Abate Fine

Hand

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.	6/10/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	6/10/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	6/10/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	6/10/2024	\$26,350.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$26,450.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$26,450.00

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: October 8, 2024
INVOICE # 435
FOR:

Case #6131
ANA JULIA LABRADA BATISTA
3140 W HALLANDALE BEACH
BLVD #813,
PEMBROKE PARK, FL 33009

Bill To:

ANA JULIA LABRADA BATISTA
3140 W HALLANDALE BEACH
BLVD #813,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 5-17 and 12-48.		
	Final Order 11/16/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
527	Day(s) of Per Diem from (12/31/2022 - 06/10/2024)	\$ 50.00	\$ 26,350.00
1	Recorded Lien	\$ 48.50	\$ 48.50
1	Release of Lien	\$ 8.50	\$ 8.50
	Recommend to Abate Per Diem Fine by 90%		\$ 2,635.00
	\$2,635.00 + \$100.00 + 48,50.00 + 8,50.00		\$ 2,792.00
	Balance		\$ 26,450.00

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.)

ANA JULIA LABRADA BATISTA)

CASE NO. 6131

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ANA JULIA LABRADA BATISTA

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

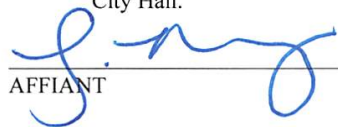
ADDRESS: 3120 W HALLANDALE BEACH BLVD, LOT 813, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ANA JULIA LABRADA BATISTA AT 10:13 A.M. ON THE 04 DAY OF OCTOBER 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

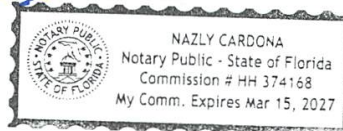
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of oct, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known X OR Produced Identification _____

Type of Identification Produced _____



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

**ANA JULIA LABRADA
BATISTA**

**3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #813**

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
ANA JULIA LABRADA BATISTA	6131	10/01/2024
3120 W HALLANDALE BEACH BLVD LOT 813 PEMBROKE PARK , FL 33009		

Property Owner:	Property Description:	Certified Mail #:
ANA JULIA LABRADA BATISTA	514229000300	
3120 W HALLANDALE BEACH BLVD LOT 813 PEMBROKE PARK , FL 33009		

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SLY 169.20, SWLY 13.93, WLY 77.37, SLY 125.24, CONT SLY 31.57, SLY 80.38 ELY 43.89, SLY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #813

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **16th day of October, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 10/1/24

Phone #: 786 203 2680

Case # 6131

E-mail: anaia777@yahoo-es

Address of Violation: 3140 W Hallandale Beach Blvd, Lot 813

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Ana Labrada (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6131 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 10/16/24 11/20/24 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 11/16/22 imposing the fine of \$ 26,450.00 for violation(s) of the Town's Code of Ordinances:

5-105 ; 5-17 ; 12-48

Brief summary for request: No se me comunico por las violaciones de esta propiedad en ningún momento, no me puedo hacer responsable de esta cantidad soy sola en este país

Ana Labrada

Petitioner's Name (Print)

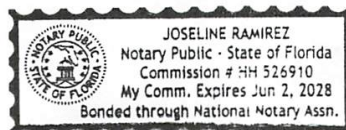
Petitioner's Signature

State of Florida, County of Broward

Personally appeared before me the undersigned authority, Ana Labrada and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 10/1/24.

Notary Public State of Florida:

My Commission expires: 6/2/2028



T# 1814358995
B# 1996998

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
13355	1958	ZIMM	HS	46'		17156251

Registered Owner:

Date of Issue 05/26/2023

ANA JULIA LABRADA BATISTA
3120 W HALL BCH BLVD LOT 813
HALLANDALE BEACH, FL 33009

Lien Release
Interest in the described vehicle is hereby released
By _____
Title _____
Date _____

IMPORTANT INFORMATION

1. When ownership of the vehicle described herein is transferred, the seller **MUST** complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel:
<http://www.hsmv.state.fl.us/html/titinf.html>

Mail To:

ANA JULIA LABRADA BATISTA
3120 W HALL BCH BLVD LOT 813
HALLANDALE BEACH, FL 33009

CERTIFICATE OF TITLE

Identification Number		Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
13355		1958	ZIMM	HS	46		17156251
Prev State	Color	Primary Brand	Secondary Brand		No of Brands	Use	Prev Issue Date
FL	UNK					PRIVATE	03/05/2020
Odometer Status or Vessel Manufacturer or OH use				Engine Drive	Hull Material	Prop	Date of Issue
							05/26/2023

Registered Owner

ANA JULIA LABRADA BATISTA
3120 W HALL BCH BLVD LOT 813
HALLANDALE BEACH, FL 33009

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE



FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Director

Control Number 160999564
1 /20 160999564


David M. Kerner
Executive Director

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership.
Failure to complete or providing a false statement may result in fines and/or imprisonment.
This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name _____ Address: _____

Seller Must Enter Selling Price _____ Seller Must Enter Date Sold: _____

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads ☐ X ☐ (no tenths) miles, date read _____ and I hereby certify that to the best of my knowledge the odometer reading:

☐ 1. reflects ACTUAL MILEAGE ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS. ☐ 3. is NOT THE ACTUAL MILEAGE.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must Sign Here _____ CO-SELLER Must Sign Here _____
 Print Here _____ Print Here _____

Selling Dealer's License Number: _____ Tax No. _____ Tax Collected: _____

Auction Name: _____ License Number: _____

PURCHASER Must Sign Here _____		CO-PURCHASER Must Sign Here _____	
Print Here _____		Print Here _____	

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE.

HSMV 82250 (REV. 3/15)

STATE OF FLORIDA

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
HFC #6131, #5996
 1201 HAYS STREET
 TALLAHASSEE, FL 32301



9590 9402 7581 2098 7719 68

2. Article Number (Transfer from service label)

7022 2410 0001 1497 4226

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Sebrana B Randolph* ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☒ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™
☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery

Mail
☐ Mail Restricted Delivery

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
SOCL #6131, #5996
 3140 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7711 59

2. Article Number (Transfer from service label)

7022 2410 0001 1497 4486

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☐ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™
☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery

Mail
☐ Mail Restricted Delivery

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:

HAZEL MCCUMBER /ANA JULIA LABRADA B
SOCL #6131
 3140 W HALLANDALE BEACH BLVD #813,
 PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7705 10

2. Article Number (Transfer from service label)

7022 2410 0001 1497 4332

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☒ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™
☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery

Mail
☐ Mail Restricted Delivery

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>Howard Lopez</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Howard Lopez</i> C. Date of Delivery <i>1/22/24</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC SOCL #6131, #5996 8800 N BRONX AVE 2ND FL SKOKIE IL 60077	
 9590 9402 7581 2098 7733 44	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 4370	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 (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 ☒ <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery <i>1/24/24</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC SOCL #6131, #5996 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	
 9590 9402 7581 2098 7733 51	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 4356	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 (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 ☒ <i>Danielle Nelloms</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Danielle Nelloms</i> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: CORPORATION SERVICE COMPANY HFC #6131, #5996 1201 HAYS STREET TALLAHASSEE, FL 32301	
 9590 9402 7581 2098 7733 68	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 4363	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 (over \$500)
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner.

vs.

HAZEL MCCUMBER
ANA JULIA LABRADA BATISTA
Respondent(s)

D. Marten Martell
The Town Clerk, of the
Town of Pembroke Park, Broward County, Florida,
do hereby certify that the foregoing is a true and
correct copy of the Supplemental Order/Claim of
Cash and Special Magistrate Case Number

6131

The Special Magistrate of the
Town of Pembroke Park,
Broward County, Florida, adopted
this on the 17 day of Jan, 2024



Dated at Pembroke Park, Broward County, Florida,
on this 24 day of Jan, 2024

By: *[Signature]*
Town Clerk

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 17th, 2024 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on November 16th, 2022. Based upon the evidence presented [and there being in no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ☐ NO ☒

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD #LOT 813.
PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: HAZEL MCCUMBER /ANA JULIA LABRADA
BATISTA

VEHICLE IDENTIFICATION #: 13355

1. The Special Magistrate entered a Final Order on November 16th, 2022, 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 12-48. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN HUNDRED SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on November 16th, 2022, 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 November 16th, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SLY 169.20, SWLY 13.93, WLY 77.37, SLY 125.24, CONT SELY 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

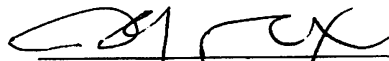
4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

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 17th day of January 2024.

TOWN OF PEMBROKE PARK

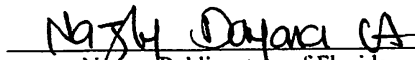

Harry Hippler, Special Magistrate

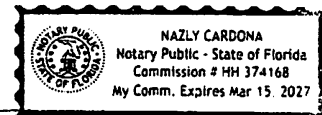
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hippler, Special Magistrate, and Jean Gustin, 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:

January 17, 2024.


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.

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

HAZEL MCCUMBER
ANA JULIA LABRADA BATISTA
Respondent(s)

Marden Martell
The Town Clerk, of the
Town of Pembroke Park, Broward County, Florida,
do hereby certify that the foregoing is a true and
correct copy of the Supplemental Order/Claim of
Case No. 6131 Magistrate Case Number

6131
The Special Magistrate of the
Town of Pembroke Park,
Broward County, Florida, adopted
this on the 17 day of Jan 2024

Dated at Pembroke Park, Broward County, Florida,
on this 24 day of Jan, 2024

By: [Signature]
Town Clerk



SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 17th, 2024 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on November 16th, 2022. Based upon the evidence presented [and there being in no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ___ NO X

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD #LOT 813,
PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: HAZEL MCCUMBER /ANA JULIA LABRADA
BATISTA

VEHICLE IDENTIFICATION #: 13355

1. The Special Magistrate entered a Final Order on November 16th, 2022, 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 12-48. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN HUNDRED SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on November 16th, 2022, 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 November 16th, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, 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

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 17th day of January 2024.

TOWN OF PEMBROKE PARK

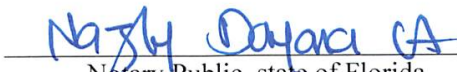

Harry Hipler, Special Magistrate

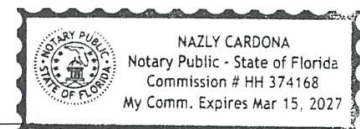
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Jean Gustin, 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:

January 17, 2024.


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 ____ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Supplemental Order on this 22 day of January, 2024.

Nazly Cardona A
Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6131
Petitioner,)
)
vs.)
)
HAZEL MCCUMBER)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD LOT 813,
PEMBROKE PARK, FL 33009

PROPERTY OWNER: HAZEL MCCUMBER

FOLIO NO.: 5142 30 13 0300

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 TOGETHER WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGETHER WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-17; 5-105 and 12-48. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as

alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

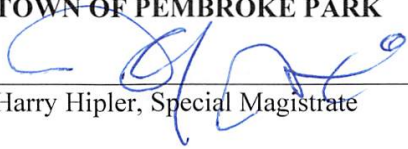
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-17; 5-105 and 12-48. **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of November 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 50 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
This 16th day of November 2022.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

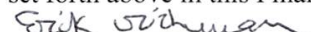
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ___ No X

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 16 day of November, 2022.



Erik Richwagen

Erik Richwagen
Code Enforcement Officer
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.)

HAZEL MCCUMBER)

CASE NO. 6131

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HAZEL MCCUMBER

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3140 W HALLANDALE BEACH BLVD # LOT 813, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: HAZEL MCCUMBER AT 02:58 P.M. ON THE 13 DAY OF DECEMBER 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.

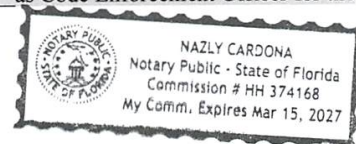

AFFIANT

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 Dec, 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 _____



Dec 13, 2023 at 2:58:50 PM



813

Dec 13, 2023 at 2:58:55 PM

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.

HAZEL MCCUMBER

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #813

NOTICE OF HEARING TO CONFIRM FINE

Sent To: Case #: Date:
HAZEL MCCUMBER 6131 12/13/2023
3140 W HALLANDALE BEACH BLVD LOT 813
PEMBROKE PARK, FL 33009

Property Owner: Property Description: Certified Mail #:
HAZEL MCCUMBER 514229000300
3140 W HALLANDALE BEACH BLVD LOT 813
PEMBROKE PARK, FL 33009

Legal Description: AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4 ELY 15,
SLY 50 FOR POB ELY 495.10 SLY
200.34 WLY 95.74 SLY 83.28 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 873.71 WLY 200.55 NLY
623.65 TO POB TOGETHER WITH W 18' OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 80' &
TOGETHER WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 17th day of January, 2024 at 9:00 AM in the above-referenced Code Compliance Case.

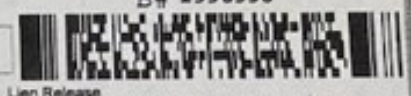
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

1 of 2

Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32399-0600

T# 1814358995
B# 1996998

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regs. No.	Title Number
13355	1958	ZIMM	HS	46'		17156251



Registered Owner:
ANA JULIA LABRADA BATISTA
3120 W HALL BCH BLVD LOT 813
HALLANDALE BEACH, FL 33009

Date of Issue 05/26/2023

Lien Release
Interest in the described vehicle is hereby released
By _____
Title _____
Date _____

Mail To:
ANA JULIA LABRADA BATISTA
3120 W HALL BCH BLVD LOT 813
HALLANDALE BEACH, FL 33009

IMPORTANT INFORMATION

1. When ownership of the vehicle described herein is transferred, the seller MUST complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel: <http://www.hsmv.state.fl.us/hmv/titinf.html>

CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regs. No.	Title Number
13355	1958	ZIMM	HS	46'		17156251
Prev State	Color	Primary Brand	Secondary Brand	No of Brands	Use	Prev Issue Date
FL	UNK				PRIVATE	03/05/2020
Odometer Status or Vessel Manufacturer or CH use				Engine Drive	Hull Material	Prop
						Date of Issue
						05/26/2023

Lien Release
Interest in the described vehicle is hereby released
By _____
Title _____
Date _____

Registered Owner
ANA JULIA LABRADA BATISTA
3120 W HALL BCH BLVD LOT 813
HALLANDALE BEACH, FL 33009

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE



FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch

Robert R. Kynoch
Director

David M. Kerner

David M. Kerner
Executive Director

Control Number 160999564

1 /20 160999564

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership.
Failure to complete or providing a false statement may result in fines and/or imprisonment.
This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name: _____

Address: _____

Seller Must Enter Selling Price: _____

Seller Must Enter Date Sold: _____

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads _____ (no tenths) miles, date read _____ and I hereby certify that to the best of my knowledge the odometer reading:
☐ 1. reflects ACTUAL MILEAGE ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS ☐ 3. is NOT THE ACTUAL MILEAGE.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must
Sign Here: _____

CO-SELLER Must
Sign Here: _____

Print Here: _____

Print Here: _____

Selling Dealer's License Number: _____ Tax No. _____

Tax Collected: _____

Auction Name: _____

License Number: _____

PURCHASER Must
Sign Here: _____

CO-PURCHASER Must
Sign Here: _____

Print Here: _____

Print Here: _____

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

HAZEL MCCUMBER

**3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #813**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

Case #:

Date:

HAZEL MCCUMBER

6131

12/12/2023

3140 W HALLANDALE BEACH BLVD LOT 813
PEMBROKE PARK , FL 33009

Property Owner:

Property Description:

Certified Mail #:

HAZEL MCCUMBER

514229000300

3140 W HALLANDALE BEACH BLVD LOT 813
PEMBROKE PARK , FL 33009

Legal Description:

AKA:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4,ELY 15,
SLY 50 FOR POB,ELY 495.10,SLY
200.24,WLY 95.74,SLY 63.28,SELY
169.20,SWLY 13.93,WLY 77.37,SELY
125.24,CONT SELY 31.57,SLY 80.38 ELY
43.89,SELY 70.07,SLY 635.63, WLY
323.53,NLY 673.71,WLY 320.55 NLY
623.65 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #813

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of January, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
6131

Petitioner,

vs.

HAZEL MCCUMBER

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #813

Respondent(s)

On 12/12/2023 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:	HAZEL MCCUMBER
Address:	3140 W HALLANDALE BEACH BLVD LOT 813 PEMBROKE PARK , FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #813
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: 12/12/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 12/12/2023
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: 12/12/2023

Notes/Mean of Correction:

1. Multiple additions added to the mobile home without a permit. - According to Broward County property appraiser, the multiple addition has existed since 2006. There is no evidential support for item 1 that work was done without a permit. -Corrected.
2. Enclosed storage room added with washer and dryer without a permit. - No permit has been obtained. - Modification was made to the front addition, enclosing it into a screen room. -No permit has been obtained.
3. Screen room enclosed without a permit and plastic shutters added to the screen room. - Modification was made to the front addition, enclosing it into a screen room. -No permit has been obtained.
4. Water heater (Serial # GE 0310B10515) was replaced without a permit. - Not corrected.
5. Wooden fence added to mobile home without a permit. - No permit has been obtained.
6. Partial chain-link fence added to the mobile home without a permit. - No permit has been obtained.
7. Shutters added to the mobile home without a permit. - According to Broward County property appraiser, the shutters have existed since 2006. There is no evidential support, for item 7 that work was done without a permit. -Corrected.

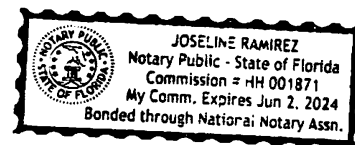
Further, Affiant sayeth naught

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 12/12/2023


NOTARY PUBLIC, STATE OF FLORIDA













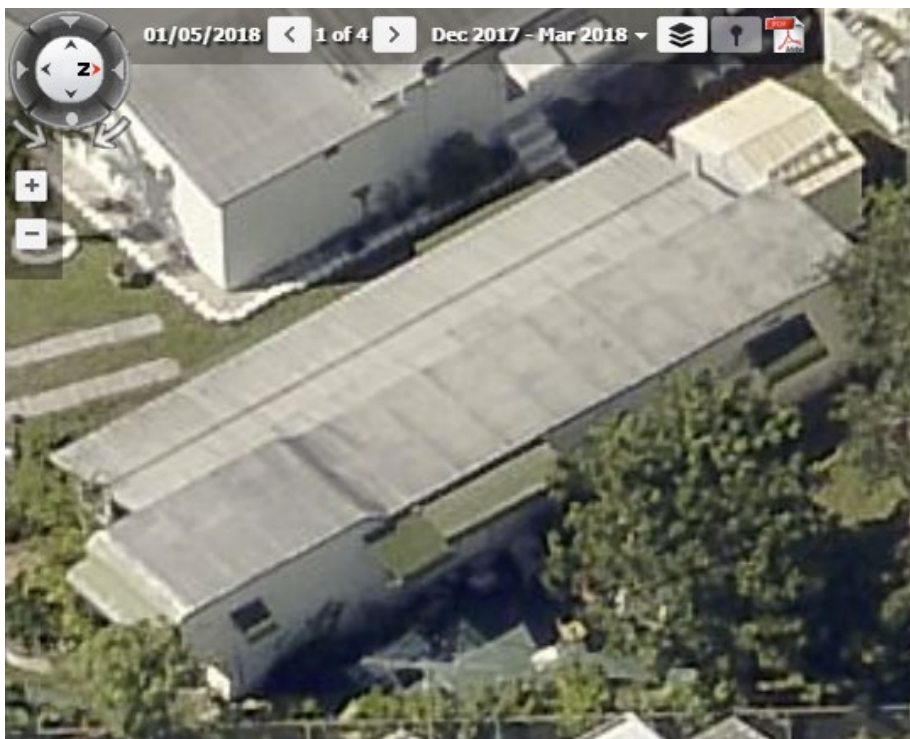






















**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6131
Petitioner,)
)
vs.)
)
HAZEL MCCUMBER)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD LOT 813,
PEMBROKE PARK, FL 33009

PROPERTY OWNER: HAZEL MCCUMBER

FOLIO NO.: 5142 30 13 0300

LEGAL DESCRIPTION: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-17; 5-105 and 12-48. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as

alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

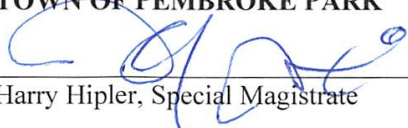
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-17; 5-105 and 12-48. **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of November 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 50 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
This 16th day of November 2022.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

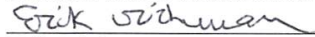
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ___ No X

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 16 day of November, 2022.



Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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 (FO-6131) 1201 HAYS STREET TALLAHASSEE, FL 32301-2525  9590 9402 4729 8344 1609 58 2. Article Number (Transfer from service label) 7020 0640 0000 5918 6071	A. Signature ☒ <i>Britany Doty</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Britany Doty</i> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table style="width: 100%; font-size: small;"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Return Receipt for Merchandise</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise	☐ Collect on Delivery	☐ Signature Confirmation™	☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery	☐ Insured Mail		☐ Insured Mail Restricted Delivery (over \$500)	
☐ Adult Signature	☐ Priority Mail Express®																
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☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery																
☐ Insured Mail																	
☐ Insured Mail Restricted Delivery (over \$500)																	

PS Form 3811, July 2015 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 (FO-6131) 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077  9590 9402 4729 8344 1609 41 2. Article Number (Transfer from service label) 7020 0640 0000 5918 6064	A. Signature ☒ <i>Hung Rosen</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Rosen</i> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table style="width: 100%; font-size: small;"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Return Receipt for Merchandise</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise	☐ Collect on Delivery	☐ Signature Confirmation™	☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery	☐ Insured Mail		☐ Insured Mail Restricted Delivery (over \$500)	
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☐ Insured Mail																	
☐ Insured Mail Restricted Delivery (over \$500)																	

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

7022 2410 0001 1497 4226

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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
\$

Sent To **CORPORATION SERVICE COMPANY**
HCF #6131, #5996
Street and Apt. No. **1201 HAYS STREET**
City, State, ZIP+4® **TALLAHASSEE, FL 32301**

PS Form 3800, April 2015 PSN 7530-02-000PS047

USPS HILLCREST POSTAL STORE
DEC 13 2023
FL 33021

7022 2410 0001 1497 4233

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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 **HOLIDAY HALLANDALE MHC LLC**
HCF #6131, #5996
Street and Apt. No. **8800 N BRONX AVE 2ND FL**
City, State, ZIP+4® **SKOKIE IL 60077**

PS Form 3800, April 2015 PSN 7530-02-000PS047

USPS HILLCREST POSTAL STORE
DEC 13 2023
FL 33021

7022 2410 0001 1497 4240

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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 **HOLIDAY HALLANDALE MHC LLC**
HCF #6131, #5996
Street and Apt. No. **3140 W HALLANDALE BEACH BLVD,**
City, State, ZIP+4® **PEMBROKE PARK, FL 33009**

PS Form 3800, April 2015 PSN 7530-02-000PS047

USPS HILLCREST POSTAL STORE
DEC 13 2023
FL 33021

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$ **8.53**

Total Postage and
\$

Sent To **HAZEL MCCUMBER**
HCF #6131
Street and Apt. No. **3140 W HALLANDALE BEACH BLVD #813,**
City, State, ZIP+4® **PEMBROKE PARK, FL 33009**

PS Form 3800, April 2015 PSN 7530-02-000PS047

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FL 33021

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ 7.82

HAZEL MCCUMBER
(FO-6131)
3140 W HALLANDALE BEACH BLVD LOT 813
PEMBROKE PARK, FL 33009

NOV 18 2022
BOYNTON BEACH FL
33437-USPS

See Reverse for Instructions

7020 0640 0000 5918 5630

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ 7.82

HOLIDAY HALLANDALE MHC LLC
(FO-6131)
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

NOV 18 2022
BOYNTON BEACH FL
33437-USPS

See Reverse for Instructions

7020 0640 0000 5918 6064

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ 7.82

HOLIDAY HALLANDALE MHC LLC
(FO-6131)
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

NOV 18 2022
BOYNTON BEACH FL
33437-USPS

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7020 0640 0000 5918 6071

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ 7.82

CORPORATION SERVICE COMPANY
(FO-6131)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

NOV 18 2022
BOYNTON BEACH FL
33437-USPS

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X B. Received by (Printed Name) C. Date of Delivery 11/27/22 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC (FO-6131) 3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
2. Article Number (Transfer from service label) 7020 0640 0000 5918 5630	Domestic Return Receipt

PS Form 3811, July 2015 PSN 7530-02-000-9053

Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLIDAY HALLANDALE MHC LLC/HAZEL MCCUMBER	3140 W HALLANDALE BEACH BLVD LOT 813 PEMBROKE PARK , FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #813

Legal Description

Description

1. Multiple additions added to the mobile home without a permit. Obtain a permit for each addition including the doors, windows, and any electrical in the additions with plans and inspections.
2. Enclosed storage room added with washer and dryer without a permit. Obtain a permit for the storage room with washer and dryer with electrical and plumbing with plans and inspections.
3. Screen room enclosed without a permit and also added plastic shutters on the screen room. Obtain a permit for the screen room enclosure and plastic shutters with plans and inspections.
4. Water heater was replaced without a permit. Obtain a permit for the water heater Serial # GE 0310B10515 with plans and inspections.
5. Wooden fence added to mobile home without a permit. Obtain a permit for the wooden fence with plans and inspections.
6. Partial chain-link fence added to the mobile home without a permit. Obtain a permit for the chain-link fence with plans and inspections.
7. Shutters added to the mobile home without a permit. Obtain a permit for the shutters with plans and inspections.
8. A double permit fee has been assessed on all work done without a permit.

Case Status	Open	Case #	6131	Date Next Inspection	11/16/2022
--------------------	------	---------------	------	-----------------------------	------------

Notes	1. Multiple additions added to the mobile home without a permit. Obtain a permit for each addition including the doors, windows, and any electrical in the additions with plans and inspections. 2. Enclosed storage room added with washer and dryer without a permit. Obtain a permit for the storage room with washer and dryer with electrical and plumbing with plans and inspections. 3. Screen room enclosed without a permit and also added plastic shutters on the screen room. Obtain a permit for the screen room enclosure and plastic shutters with plans and inspections. 4. Water heater was replaced without a permit. Obtain a permit for the water heater Serial # GE 0310B10515 with plans and inspections. 5. Wooden fence added to mobile home without a permit. Obtain a permit for the wooden fence with plans and inspections. 6. Partial chain-link fence added to the mobile home without a permit. Obtain a permit for the chain-link fence with plans and inspections. 7. Shutters added to the mobile home without a permit. Obtain a permit for the shutters with plans and inspections. 8. A double permit fee has been assessed on all work done without a permit.
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Documents Issued

<u>Date Issue</u>	<u>Document Type</u>	
8/6/2021	Notice of Violation	M-1 8/6/21
11/1/2022	Notice of Formal Hearing	AOS / Posted to Property 11/1/22

Violations

Certified mail 11/2/22

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: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/16/2022
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 11/16/2022

7020 0640 0000 5918 5685

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (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

\$

St

St

City

State

Zip

HAZEL MCCUMBER
 (NOH-6131)
 3140 W HALLANDALE BEACH BLVD LOT 813
 PEMBROKE PARK, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

NOV - 2022
 Postmark Here

7020 0640 0000 5918 5692

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (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

\$

St

St

City

State

Zip

HOLIDAY HALLANDALE MHC LLC
 (NOH-6131)
 3140 W HALLANDALE BEACH BLVD
 PEMBROKE PARK, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047

NOV - 2022
 Postmark Here

7020 0640 0000 5918 5708

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (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

\$

St

St

City

State

Zip

HOLIDAY HALLANDALE MHC LLC
 (NOH-6131)
 8800 NORTH BRONX AVE 2ND FLOOR
 SKOKIE IL 60077

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

NOV - 2022
 Postmark Here

7020 0640 0000 5918 5715

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (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

\$

St

St

City

State

Zip

CORPORATION SERVICE COMPANY
 (NOH-6131)
 1201 HAYS STREET
 TALLAHASSEE, FL 32301-2525

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

NOV - 2022
 Postmark Here

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
 (NOH-6131)
 3140 W HALLANDALE BEACH BLVD
 PEMBROKE PARK, FL 33009



9590 9402 6921 1104 9970 16

2. Article Number (Transfer from service label)

7020 0640 0000 5918 5692

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt



HZC
Transmittal Number: 25858978

Rejection of Service of Process

Return to Sender Information:

Erik Richwagen null
Pembroke Park Code Enforcement
3150 SW 52 Avenue
Pembroke Park , FL 33023

Date:	11/08/2022
Party Served:	Hazel McCumber
Jurisdiction Served:	FL
Method Served:	Certified Mail
Title of Action:	Town Of Pembroke Park vs. 3140 W Hallandale Beach Blvd, Pembroke Park, FL 33009 #813
Case/Reference No:	6131

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

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-6131) 1201 HAYS STREET TALLAHASSEE, FL 32301-2525 9590 9402 6921 1104 9969 96 2. Article Number (Transfer from service label) 7020 0640 0000 5918 5715		A. Signature X <i>Britany Doty</i> B. Received by (Printed Name) Britany Doty 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 (over \$500)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC (NOH-6131) 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077 9590 9402 6921 1104 9970 09 2. Article Number (Transfer from service label) 7020 0640 0000 5918 5708		A. Signature X <i>Alvin C. Coughlin</i> B. Received by (Printed Name) Alvin C. Coughlin C. Date of Delivery 11.7.20 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)	

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 (FO-6132) 3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009 9590 9402 4729 8344 1609 65 2. Article Number (Transfer from service label) 7020 0640 0000 5918 6088		A. Signature X <i>[Signature]</i> B. Received by (Printed Name) [Signature] C. Date of Delivery 11/2/20 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 ☐ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC HCF #6131, #5996 8800 N BRONX AVE 2ND FL SKOKIE IL 60077		B. Received by (Printed Name) 	C. Date of Delivery 12-18-23
2. Article Number (Transfer from service label) 7022 2410 0001 1497 4233		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 7581 2098 7719 51		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (00)	

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC HCF #6131, #5996 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009		B. Received by (Printed Name) D.F.	C. Date of Delivery 12/15
2. Article Number (Transfer from service label) 7022 2410 0001 1497 4240		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 7581 2098 7719 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 ☐ Insured Mail ☐ Mail Restricted Delivery (00)	

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: HAZEL MCCUMBER HCF #6131 3140 W HALLANDALE BEACH BLVD #813, PEMBROKE PARK, FL 33009		B. Received by (Printed Name) N.F.	C. Date of Delivery 12/15
2. Article Number (Transfer from service label) 7022 2410 0001 1497 4219		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 7581 2098 7719 75		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (00)	

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

FIRST-CLASS MAIL

08/06/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Sent To:

Case #:

HAZEL MCCUMBER

6131

3140 W HALLANDALE BEACH BLVD LOT 813
PEMBROKE PARK, FL 33009

NOV # 6131
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

FIRST-CLASS MAIL

08/06/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Holiday Hallandale MHC LLC
3140 W Hallandale Beach
BLVD
PEMBROKE PARK
FL
33009

NOV#6131
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
08/06/2021
US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Corporation Service Company
1201 Hays Street
Tallahassee, FL
32301

NOV#6131
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
08/06/2021
US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Holiday Hallandale MHC
8800 N Bronx Ave
2nd Floor
Skokie, IL 60077



The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$5,446,320	\$5,446,320	\$5,446,320	\$5,446,320
Portability	0	0	0	0
Assessed/SOH	\$4,360,080	\$5,446,320	\$4,360,080	\$4,360,080
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$4,360,080	\$5,446,320	\$4,360,080	\$4,360,080

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number M14000003856
FEI/EIN Number 47-1194906
Date Filed 06/04/2014
State DE
Status ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MANAGER

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Title SIGNATORY

BUELTMANN, TOM
8800 NORTH BRONX AVENUE

2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/22/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2014 -- Foreign Limited	View image in PDF format

**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HAZEL MCCUMBER

CASE NO 6131

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3140 W HALLANDALE BEACH BLVD LOT 813, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD LOT 813, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: HAZEL MCCUMBER AT 9:42. ON THE 4TH DAY OF NOVEMBER 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

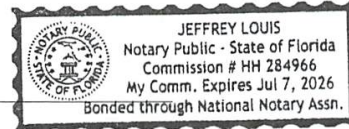
STATE OF FLORIDA
COUNTY OF BROWARD

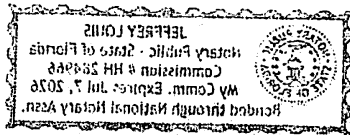
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 14 day of Nov, 2022, by Erik Richwagen as Code Enforcement Officer for the
Town of Pembroke Park.


Signature

Personally Known x OR Produced Identification _____

Type of Identification Produced _____







Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/01/2022

Sent To:

HAZEL MCCUMBER

3140 W HALLANDALE BEACH BLVD LOT 813
PEMBROKE PARK , FL 33009

Property Owner:

HAZEL MCCUMBER

3140 W HALLANDALE BEACH BLVD LOT 813
PEMBROKE PARK , 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 #813

Case #:

6131

Certified Mail #:

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/6/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
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. Multiple additions added to the mobile home without a permit. Obtain a permit for each addition including the doors, windows, and any electrical in the additions with plans and inspections.
2. Enclosed storage room added with washer and dryer without a permit. Obtain a permit for the storage room with washer and dryer with electrical and plumbing with plans and inspections.
3. Screen room enclosed without a permit and also added plastic shutters on the screen room. Obtain a permit for the screen room enclosure and plastic shutters with plans and inspections.
4. Water heater was replaced without a permit. Obtain a permit for the water heater Serial # GE 0310B10515 with plans and inspections.
5. Wooden fence added to mobile home without a permit. Obtain a permit for the wooden fence with plans and inspections.
6. Partial chain-link fence added to the mobile home without a permit. Obtain a permit for the chain-link fence with plans and inspections.
7. Shutters added to the mobile home without a permit. Obtain a permit for the shutters with plans and inspections.
8. A double permit fee has been assessed on all work done without a permit.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jamirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer



11/1/2022

N/C



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: HAZEL MCCUMBER
Case #: 6131
Date: 08/06/2021
3140 W HALLANDALE BEACH BLVD LOT 813
PEMBROKE PARK , FL 33009

Property Owner: HAZEL MCCUMBER
Property Description: 514229000300
Certified Mail #:
3140 W HALLANDALE BEACH BLVD LOT 813
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 #813

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/6/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

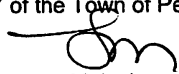
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	(Ord. No. 13-09-01, § 2, 9-11-13) It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Notes/Mean of Correction:

1. Multiple additions added to the mobile home without a permit. Obtain a permit for each addition including the doors, windows, and any electrical in the additions with plans and inspections.
2. Enclosed storage room added with washer and dryer without a permit. Obtain a permit for the storage room with washer and dryer with electrical and plumbing with plans and inspections.
3. Screen room enclosed without a permit and also added plastic shutters on the screen room. Obtain a permit for the screen room enclosure and plastic shutters with plans and inspections.
4. Water heater was replaced without a permit. Obtain a permit for the water heater Serial # GE 0310B10515 with plans and inspections.
5. Wooden fence added to mobile home without a permit. Obtain a permit for the wooden fence with plans and inspections.
6. Partial chain-link fence added to the mobile home without a permit. Obtain a permit for the chain-link fence with plans and inspections.
7. Shutters added to the mobile home without a permit. Obtain a permit for the shutters with plans and inspections.
8. A double permit fee has been assessed on all work done without a permit.

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 Hazel Mc Cumber
Site Address 3110 W H B B Lot 813
Pembroke Park, FL 33009
Permit # _____

Date 8.6.2021
Case # _____
Sub/Park Holly day

☐ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105; 5-17; 12-18

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

Multiple Additions added to m/h, windows,
doors water heater replaced, washer + dryer
added into the storage enclosure, Plastic
Shutters added Around illegal screen enclosure.
Corrective Action(s) without permits.

Obtain a permit for the Additions with electrical,
Water heater, windows, doors, Screen room,
Plastic shutters, wooden fence, partial chainlink
fence and vinyl siding with plans and inspections.

☒ Structural

☒ Plumbing

☐ Mechanical

☒ Electrical

☒ Code Enforcement

☒ Zoning

☐ Business Tax Receipt

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

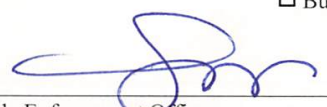
Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

☒ Code Enforcement Ext. 215

☐ Business Tax Receipt Ext. 214

☒ Building Dept. Ext. 211/227

☐ Public Works Ext. 238


Code Enforcement Officer

Posted
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator

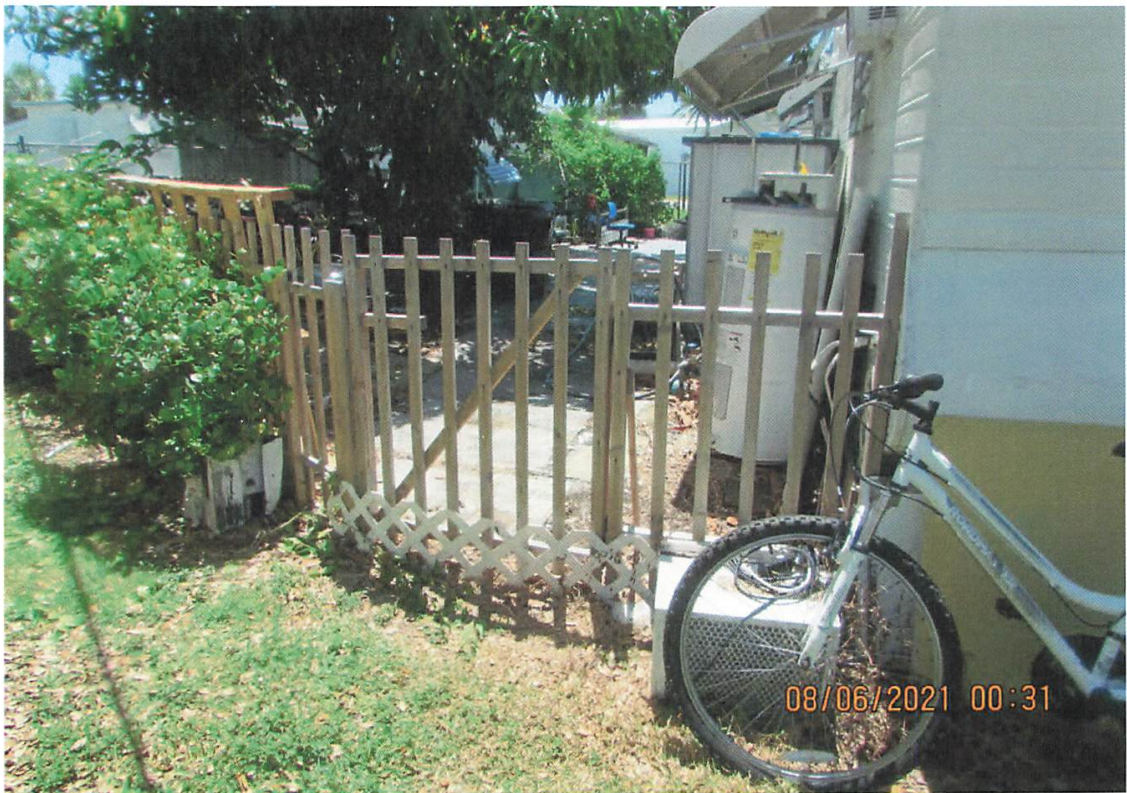


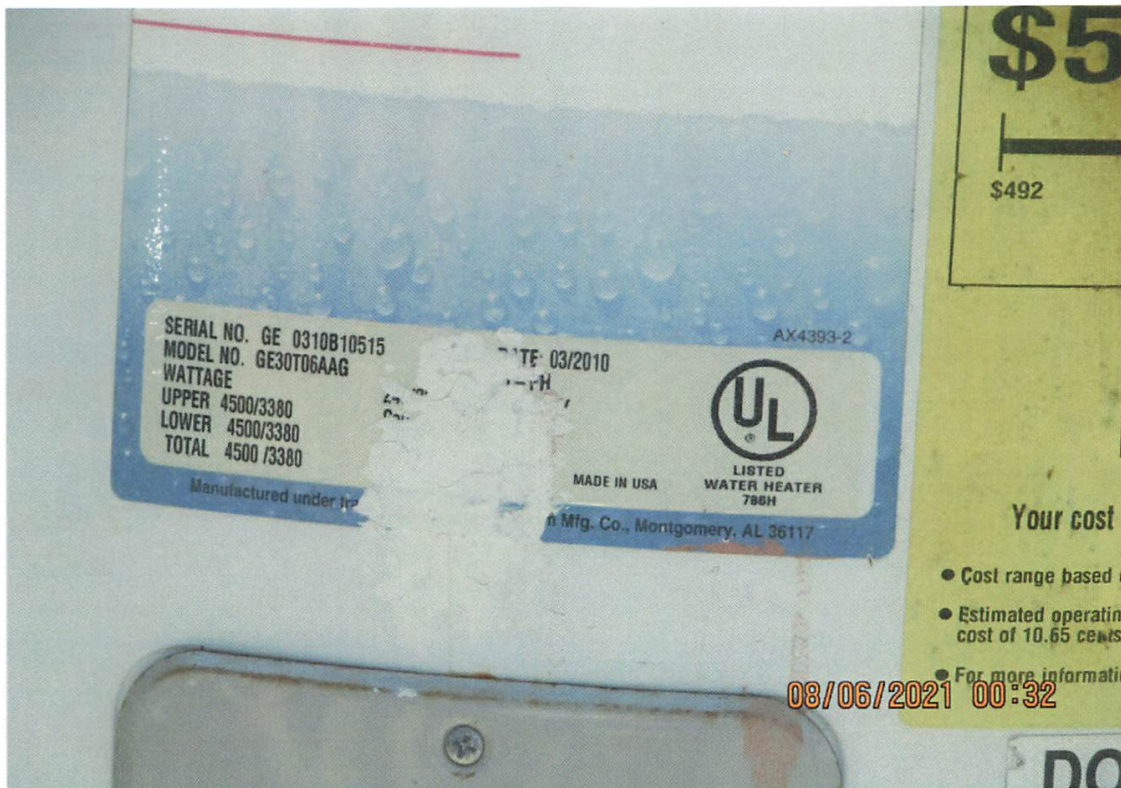












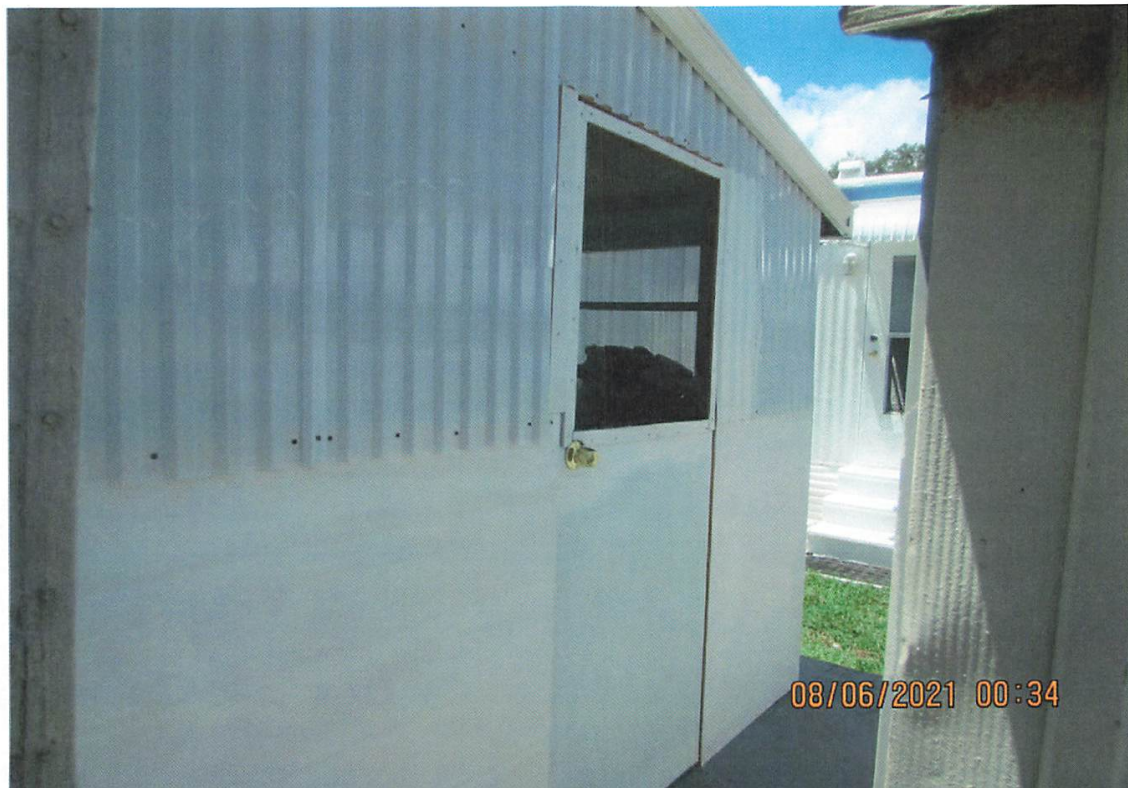












Case Overview

Property/Incident Information

Owner	Address	Site Address
Robert Granger	2320 Charles RD PEMBROKE PARK, FL 33009	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2320 Charles RD

Folio

514220030020

Legal Description

HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

Case Status	Open	Case #	7068	Date Next Inspection	2/14/2023
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Notes

There are two additions that have been added onto this property without a permit. Obtain plans and inspections for required permits

There are concrete pavers that have been installed without a permit. Obtain plans and inspections for required permits

There is a concrete slab that has been installed without a permit. Obtain plans and inspections for required permits

There is a wooden deck that has been installed without a permit. Obtain plans and inspections for required permits

There is exterior discoloration on this property. Pressure wash and remove all discoloration from the property

Double permit fee assessed

Contact the building department (954)966-4600)

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/12/2022		Notice of Violation	Regular Mail
7/5/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/20/2022	7/20/2022	Final Order	Certified Mail
11/1/2022	11/16/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
11/16/2022	11/16/2022	Amended Final Order	Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 2/14/2023
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: 2/14/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/14/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$30,250.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$30,350.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$30,350.00

Case Overview

Property/Incident Information

Owner	Address	Site Address
WEAVER, BRINDA L	5405 SW 41 ST PEMBROKE PARK, FL 33023	5405 SW 41 ST, PEMBROKE PARK, FL 33023

Folio

514230270280

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 142.09 TO POB, N 20.00, W 52.04, S 20.00, W 52.08 TO POB AKA: UNIT E-28 LA ESTANCIA

Case Status	Open	Case #	5678	Date Next Inspection	9/18/2021
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Notes

1. Camera system installed without a permit, no record on file. Obtain permit with plans and inspections.
2. Verify the type of pump of equipment by the front entrance door. Obtain permit if needed. Refer to the Building Department for verification.
3. Patio slab appears to need repair at bottom or to be filled with concrete. Obtain permit with plans and inspections.
4. A double permit fee has been assessed. permit. No record on file, obtain permit with plans and inspections.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/23/2021		Notice of Violation	Regular Mail
7/30/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/25/2021	8/19/2021	Final Order	

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: 9/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 9/18/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$55,950.00

Case Overview

Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$56,050.00

Payments

Date	Payment Type Name	Amount
	Total Payments	\$0.00
	Fees Outstanding	\$56,050.00

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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 \$

Postmark
Here

Postage

\$ 6.51

Total Postage and

\$ 6.96

Sent To

BRENDA WEAVER
 5405 SW 41 ST
 PEMBROKE PARK, FL 33023
 NOH # 5678

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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 \$
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Total Postage and

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 5405 SW 41 ST
 PEMBROKE PARK, FL 33023
 NOH # 5678

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See Reverse for Instructions

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Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total

\$

Sent To

BRINDA WEAVER
 5405 SW 41 ST
 PEMBROKE PARK, FL 33023
 FO # 5678

City

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Case Overview

Property/Incident Information

Owner	Address	Site Address
WEAVER, BRINDA L	5405 SW 41 ST PEMBROKE PARK, FL 33023	5405 SW 41 ST, PEMBROKE PARK, FL 33023

Folio

514230270280

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 142.09 TO POB, N 20.00, W 52.04, S 20.00, W 52.08 TO POB AKA: UNIT E-28 LA ESTANCIA

Case Status	Open	Case #	5678	Date Next Inspection	9/18/2021
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Notes

1. Camera system installed without a permit, no record on file. Obtain permit with plans and inspections.
2. Verify the type of pump of equipment by the front entrance door. Obtain permit if needed. Refer to the Building Department for verification.
3. Patio slab appears to need repair at bottom or to be filled with concrete. Obtain permit with plans and inspections.
4. A double permit fee has been assessed. permit. No record on file, obtain permit with plans and inspections.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/23/2021		Notice of Violation	Regular Mail
7/30/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/25/2021	8/19/2021	Final Order	

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: 9/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/18/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 9/18/2021

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$55,950.00

Case Overview

Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$56,050.00

Payments

Date	Payment Type Name	Amount
	Total Payments	\$0.00
	Fees Outstanding	\$56,050.00

Case Overview

Property/Incident Information

Owner	Address	Site Address
GREEN ACRES PEMBROKE MHC LLC	8800 N BRONX AVE 2 FL SKOKIE, IL 60077	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Folio

514229000331

Legal Description

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 510.50, SLY 50 FOR POB, CONT SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, ELY 323.30, NLY 674.99, ELY 35.02, NLY 612.41, NWLY 250.64, WLY 244.81 TO POB

Case Status	Open	Case #	6892	Date Next Inspection	11/20/2022
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Notes

VIOLATIONS/CORRECTIVE ACTIONS:

GREEN ACRES MHC IS IN VIOLATION OF FLORIDA STATUTE- §20.8325) A mobile home or park trailer manufactured in accordance with the code standards and labeled "hurricane and windstorm resistive" shall be anchored to each anchor point provided on the mobile home or park trailer. A mobile home or park trailer which does not meet these standards must be anchored with anchor points spaced as required by the department starting at each end of the mobile home or park trailer.

GREEN ACRES MHC IS IN VIOLATION OF THE TOWN OF PEMBROKE PARK ORDINANCE- (Sec. 28-285.5.) Tie-down requirements for permanent location status vehicles. Any recreational vehicle granted permanent location status shall be tied down in accordance with the standards applicable to mobile homes for such purposes. (Ord. No. 00-4-4, § 17, 4-26-00)
THE FOLLOWING LOTS ARE IN VIOLATION:
203,207,211,213,214,215,216,217,218,114,112,110,108,106,104,102,311,313,315,316,409,407,402,422,703,710,800,803,808,810,812,306,303,305,311,205,1003,1007

Sec. 28-285.4. - Permanent location application and fee. Any recreational vehicle owner desiring to obtain permanent location status may do so by filing an application on forms promulgated by the Town and pay an initial application and inspection fee as established by resolution of the Town Commission. Every permanently located recreational vehicle will be inspected annually by the Town to verify it is in compliance with the requirements of the Town's Code of Ordinances. The owner of any permanently located recreational vehicle shall pay the Town an annual inspection fee as established by resolution of the Town Commission.

(Sec. 28-264.) - Recreational vehicle site dimensions. Every recreational vehicle site in an area designated in a mobile home park for occupation by recreational vehicles shall be not less than one thousand (1,000) square feet in area, and not less than thirty (30) feet in average width.

(Sec. 28-267). - Distance between structures. (a) No part of any living area within a mobile home or recreational vehicle may be placed, constructed or maintained within ten (10) feet of any other living area of an adjacent mobile home or recreational vehicle.

(b) No noncombustible accessory structure may be placed, constructed or maintained within three (3) feet of a mobile home, recreational vehicle or accessory structure located on an adjacent mobile home lot or recreational vehicle lot.

(c) No combustible accessory structure may be placed, constructed or maintained within five (5) feet of a mobile home, recreational vehicle, or accessory structure located on an adjacent mobile home lot or recreational vehicle lot.

(d) No part of any living area within a mobile home or recreational vehicle shall be located within ten (10) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.

Case Overview

(e) No noncombustible accessory structures shall be located within three (3) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.
(f) No combustible accessory structure shall be located within five (5) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.

(Sec. 28-285.) - Attachment of structures, additions, appurtenances to recreational vehicle prohibited.
(a) It shall be unlawful to attach any structure, addition or appurtenance to any recreational vehicle located within the Town.

(b) There shall be no addition or attachment to recreational vehicles located on recreational vehicle lot or nonpermanent mobile home lots except for a demountable canvas awning. (c) The provisions of subsection (a) shall not apply to any recreational vehicle when said recreational vehicle is parked or located on a full size mobile home lot in a mobile home park and is tied down in the method required by this Code and Florida Statutes as same applies to mobile homes, and is attached to the water distribution system, wastewater collection system, and electrical distribution system as required for mobile homes under this Code and Florida Statutes.

(Sec. 28-285.1.) - Size restrictions for parking on recreational vehicle lot. (a) It shall be unlawful to park, cause to be parked, permit to be parked, locate cause to be located or permit to be located a recreational vehicle that exceeds the width of eight (8) feet or a length of forty (40) feet on a lot designated as a recreational vehicle lot.

(b) For purposes of this section, the measurement of the width or length of a recreational vehicle shall include any appurtenance attached to any portion of any recreational vehicle, except portable awnings, and shall further include any expanded or pull-out portion of such recreational vehicle.

(Sec. 28-285.3.) - Minimum space between vehicles. There must be maintained a separation of at least ten (10) feet between all recreational vehicles parked or located within the Town either on permanent or nonpermanent sites.

CORRECTIVE ACTIONS:

(1) An RV tie down permit is required to be submitted to the Town of Pembroke Park. The permit will be approved and issued when an in-person inspection is done by a code enforcement officer for lots:

203,207,211,213,214,215,216,217,218,114,112,110,108,106,104,102,311,313,315,316,409,407,402,422,703,710,800,803,808,810,812,306,303,305,311,205,1003,1007

(2) Permanent location application and fee must be submitted for RV's lots:

203,207,211,213,214,215,216,217,218,114,112,110,108,106,104,102,311,313,315,316,409,407,402,422,703,710,800,803,808,810,812,306,303,305,311,205,1003,1007

(3) All Recreational vehicle site dimensions must meet the town ordinance standard

(4) All Distances between structures must meet the town ordinance standard

(5) All Prohibited Attachments of structures, additions, appurtenances and recreational vehicles must meet the town ordinance standard

(6) All Size restrictions for parking on recreational vehicle lots must meet the town ordinance standard

(7) The Minimum space between vehicles must meet the town ordinance standard

Documents Issued

Case Overview

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/30/2022		Notice of Violation	Certified Mail
3/30/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/18/2022	5/18/2022	Final Order	Certified Mail
9/8/2022	9/21/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
9/22/2022	9/21/2022	Amended Final Order	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
ZONING	Sec. 28-264. - Recreational vehicle site dimensions.	Every recreational vehicle site in an area designated in a mobile home park for occupation by recreational vehicles shall be not less than one thousand (1,000) square feet in area, and not less than thirty (30) feet in average width.	Not in Compliance - Reinspection Date: 11/20/2022
ZONING	Sec. 28-267. - Distance between structures.	(a)No part of any living area within a mobile home or recreational vehicle may be placed, constructed or maintained within ten (10) feet of any other living area of an adjacent mobile home or recreational vehicle. (b)No noncombustible accessory structure may be placed, constructed or maintained within three (3) feet of a mobile home, recreational vehicle or accessory structure located on an adjacent mobile home lot or recreational vehicle lot. (c)No combustible accessory structure may be placed, constructed or maintained within five (5) feet of a mobile home, recreational vehicle, or accessory structure located on an adjacent mobile home lot or recreational vehicle lot. (d)No part of any living area within a mobile home or recreational vehicle shall be located within ten (10) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park. (e)No noncombustible accessory structures shall be located within three (3) feet of any ser...	Not in Compliance - Reinspection Date: 11/20/2022
ZONING	Sec. 28-285. - Attachment of structures, additions, appurtenances to recreational vehicle prohibited.	(a)It shall be unlawful to attach any structure, addition or appurtenance to any recreational vehicle located with the Town. (b)There shall be no addition or attachment to recreational vehicles located on recreational vehicle lot or nonpermanent mobile home lots except for a demountable canvas awning.(c)The provisions of subsection (a) shall not apply to any recreational vehicle when said recreational vehicle is parked or located on a full size mobile home lot in a mobile home park and is tied down in the method required by this Code and Florida Statutes as same applies to mobile homes, and is attached to the water distribution system, wastewater collection system, and electrical distribution system as required for mobile homes under this Code and Florida Statutes.	Not in Compliance - Reinspection Date: 11/20/2022
ZONING	Sec. 28-285.1. - Size restrictions for parking on recreational vehicle lot.	(a)It shall be unlawful to park, cause to be parked, permit to be parked, locate cause to be located or permit to be located a recreational vehicle that exceeds the width of eight (8) feet or a length of forty (40) feet on a lot designated as a recreational vehicle lot. (b)For purposes of this section, the measurement of the width or length of a recreational vehicle shall include any appurtenance attached to any portion of any recreational vehicle, except portable awnings, and shall further include any expanded or pull-out portion of such recreational vehicle.	Not in Compliance - Reinspection Date: 11/20/2022
ZONING	Sec. 28-285.3. - Minimum space between vehicles.	There must be maintained a separation of at least ten (10) feet between all recreational vehicles parked or located within the Town either on permanent or nonpermanent sites.	Not in Compliance - Reinspection Date: 11/20/2022

Case Overview

ZONING	Sec. 28-285.4. - Permanent location application and fee.	Any recreational vehicle owner desiring to obtain permanent location status may do so by filing an application on forms promulgated by the Town and pay an initial application and inspection fee as established by resolution of the Town Commission. Every permanently located recreational vehicle will be inspected annually by the Town to verify it is in compliance with the requirements of the Town's Code of Ordinances. The owner of any permanently located recreational vehicle shall pay the Town an annual inspection fee as established by resolution of the Town Commission.	Not in Compliance - Reinspection Date: 11/20/2022
ZONING	Sec. 28-285.5. - Tie-down requirements for permanent location status vehicles.	Any recreational vehicle granted permanent location status shall be tied down in accordance with the standards applicable to mobile homes for such purposes. (Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 11/20/2022

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$172,750.00
Individual Violation		Individual Violation		\$172,750.00
Individual Violation		Individual Violation		\$172,750.00
Individual Violation		Individual Violation		\$172,750.00
Individual Violation		Individual Violation		\$172,750.00
Individual Violation		Individual Violation		\$172,750.00
Individual Violation		Individual Violation		\$172,750.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$1,209,450.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$1,209,450.00

Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLIDAY HALLANDALE MHC LLC	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

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 #	6893	Date Next Inspection	11/20/2022
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Notes

VIOLATIONS/CORRECTIVE ACTIONS:

HOLIDAY HALLANDALE MHC LLC IS IN VIOLATION OF FLORIDA STATUTE- §20.8325) A mobile home or park trailer manufactured in accordance with the code standards and labeled "hurricane and windstorm resistive" shall be anchored to each anchor point provided on the mobile home or park trailer. A mobile home or park trailer which does not meet these standards must be anchored with anchor points spaced as required by the department starting at each end of the mobile home or park trailer.

HOLIDAY HALLANDALE MHC LLC IS IN VIOLATION OF THE TOWN OF PEMBROKE PARK ORDINANCE-

(Sec. 28-285.5.) Tie-down requirements for permanent location status vehicles. Any recreational vehicle granted permanent location status shall be tied down in accordance with the standards applicable to mobile homes for such purposes. (Ord. No. 00-4-4, § 17, 4-26-00)

THE FOLLOWING LOTS ARE IN VIOLATION:

12-20, 120-122, 221-236, 327-333, 423-436, 513-533, 601-615, 713-722, 802, 914-916, 1001-1013, 1102-1130, 1132-1201, 1301-1335, 1310-1334, 1401-1433

Sec. 28-285.4. - Permanent location application and fee. Any recreational vehicle owner desiring to obtain permanent location status may do so by filing an application on forms promulgated by the Town and pay an initial application and inspection fee as established by resolution of the Town Commission. Every permanently located recreational vehicle will be inspected annually by the Town to verify it is in compliance with the requirements of the Town's Code of Ordinances. The owner of any permanently located recreational vehicle shall pay the Town an annual inspection fee as established by resolution of the Town Commission.

(Sec. 28-264.) - Recreational vehicle site dimensions. Every recreational vehicle site in an area designated in a mobile home park for occupation by recreational vehicles shall be not less than one thousand (1,000) square feet in area, and not less than thirty (30) feet in average width.

(Sec. 28-267). - Distance between structures. (a) No part of any living area within a mobile home or recreational vehicle may be placed, constructed or maintained within ten (10) feet of any other living area of an adjacent mobile home or recreational vehicle.

(b) No noncombustible accessory structure may be placed, constructed or maintained within three (3) feet of a mobile home, recreational vehicle or accessory structure located on an adjacent mobile home lot or recreational vehicle lot.

(c) No combustible accessory structure may be placed, constructed or maintained within five (5) feet of a mobile home, recreational vehicle, or accessory structure located on an adjacent mobile home lot

Case Overview

or recreational vehicle lot.

(d) No part of any living area within a mobile home or recreational vehicle shall be located within ten (10) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.

(e) No noncombustible accessory structures shall be located within three (3) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.

(f) No combustible accessory structure shall be located within five (5) feet of any service building or structure used in connection with the operation or maintenance of a mobile home park.

(Sec. 28-285.) - Attachment of structures, additions, appurtenances to recreational vehicle prohibited.

(a) It shall be unlawful to attach any structure, addition or appurtenance to any recreational vehicle located with the Town.

(b) There shall be no addition or attachment to recreational vehicles located on recreational vehicle lot or nonpermanent mobile home lots except for a demountable canvas awning. (c) The provisions of subsection (a) shall not apply to any recreational vehicle when said recreational vehicle is parked or located on a full size mobile home lot in a mobile home park and is tied down in the method required by this Code and Florida Statutes as same applies to mobile homes, and is attached to the water distribution system, wastewater collection system, and electrical distribution system as required for mobile homes under this Code and Florida Statutes.

(Sec. 28-285.1.) - Size restrictions for parking on recreational vehicle lot. (a) It shall be unlawful to park, cause to be parked, permit to be parked, locate cause to be located or permit to be located a recreational vehicle that exceeds the width of eight (8) feet or a length of forty (40) feet on a lot designated as a recreational vehicle lot.

(b) For purposes of this section, the measurement of the width or length of a recreational vehicle shall include any appurtenance attached to any portion of any recreational vehicle, except portable awnings, and shall further include any expanded or pull-out portion of such recreational vehicle.

(Sec. 28-285.3.) - Minimum space between vehicles. There must be maintained a separation of at least ten (10) feet between all recreational vehicles parked or located within the Town either on permanent or nonpermanent sites.

CORRECTIVE ACTIONS:

(1) An RV tie down permit is required to be submitted to the Town of Pembroke Park. The permit will be approved and issued when an in-person inspection is done by a code enforcement officer for lots: 12-20, 120-122, 221-236, 327-333, 423-436, 513-533, 601-615, 713-722, 802, 914-916, 1001-1013, 1102-1130, 1132-1201, 1301-1335, 1310-1334, 1401-1433

(2) Permanent location application and fee must be submitted for RV's lots: 12-20, 120-122, 221-236, 327-333, 423-436, 513-533, 601-615, 713-722, 802, 914-916, 1001-1013, 1102-1130, 1132-1201, 1301-1335, 1310-1334, 1401-1433

(3) All Recreational vehicle site dimensions must meet the town ordinance standard

(4) All Distances between structures must meet the town ordinance standard

(5) All Prohibited Attachments of structures, additions, appurtenances and recreational vehicles must meet the town ordinance standard

(6) All Size restrictions for parking on recreational vehicle lots must meet the town ordinance standard

(7) The Minimum space between vehicles must meet the town ordinance standard

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>
3/30/2022		Notice of Violation

<u>Delivery</u>
Certified Mail

Case Overview

3/30/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/18/2022	5/18/2022	Final Order	Certified Mail
9/8/2022	9/21/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
9/22/2022	9/21/2022	Amended Final Order	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
ZONING	Sec. 28-264. - Recreational vehicle site dimensions.	Every recreational vehicle site in an area designated in a mobile home park for occupation by recreational vehicles shall be not less than one thousand (1,000) square feet in area, and not less than thirty (30) feet in average width.	Not in Compliance - Reinspection Date: 11/20/2022
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ZONING	Sec. 28-285.4. - Permanent location application and fee.	Any recreational vehicle owner desiring to obtain permanent location status may do so by filing an application on forms promulgated by the Town and pay an initial application and inspection fee as established by resolution of the Town Commission. Every permanently located recreational vehicle will be inspected annually by the Town to verify it is in compliance with the requirements of the Town's Code of Ordinances. The owner of any permanently located recreational vehicle shall pay the Town an annual inspection fee as established by resolution of the Town Commission.	Not in Compliance - Reinspection Date: 11/20/2022

Case Overview

ZONING	Sec. 28-285.5. - Tie-down requirements for permanent location status vehicles.	Any recreational vehicle granted permanent location status shall be tied down in accordance with the standards applicable to mobile homes for such purposes. (Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 11/20/2022
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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		\$172,750.00
Individual Violation		Individual Violation		\$172,750.00
Individual Violation		Individual Violation		\$172,750.00
Individual Violation		Individual Violation		\$172,750.00
Individual Violation		Individual Violation		\$172,750.00
Individual Violation		Individual Violation		\$172,750.00
Individual Violation		Individual Violation		\$172,750.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$1,209,450.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$1,209,450.00