AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, October 19, 2022
Council Chambers - 3150 SW 52 AVE, PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

4. ADOPTION OF MINUTES

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

6. PUBLIC HEARING

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

7. FORMAL HEARING - BUILDING OFFICIAL MIGUEL NUNEZ

9 - 14 7.1. **CASE 7356** - TOWN OF PEMBROKE PARK - 3150 SW 52 AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE**
Case Overview 7356

8. HEARING TO CONFIRM FINE - BUILDING OFFICIAL MIGUEL NUNEZ

15 - 40 8.1. **CASE 6306** - PEMBROKE PARK WAREHOUSES HOLDING - 3150 W PEMBROKE RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE**
Case Overview 6306

41 - 64 8.2. **CASE 6309** - FINE LINE INTERIORS INC - 2530 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE**
Case Overview 6309

65 - 86 8.3. **CASE 6310** - LAKE FOREST BAPTIST CHURCH INC - 3610 SW 48 AVE, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE**
Case Overview 6310

8.4. **CASE 6404** - 2727 PARK RD LLC - 2727 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE**

9. HEARING TO ABATE FINE - BUILDING OFFICIAL MIGUEL NUNEZ

87 - 131 9.1. **CASE 6392** - ANO LLC - 1960 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE**
Case Overview 6392

10. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

132 - 150 10.1. **CASE 5906** - LAWES,PRUDENCE - 3401 SW 52 AVE PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 5906

151 - 176 10.2. **CASE 5925** - TIMELY PROPERTY INC. - 3001 W HALLANDALE BEACH BLVD #300 PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(b) NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**
Case Overview 5925

177 - 195 10.3. **CASE 6006** - LIVMA LLC - 2050 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 21-19 - PROHIBITED SIGNS; 21-23(a) - PERMIT - **FIRST OFFENSE**
Case Overview 6006

196 - 215 10.4. **CASE 6020** - ERIC RAYMOND THOMAS/NICOLETTE VAZQUEZ - 3140 W HALLANDALE BEACH BLVD, LOT 1322, 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 6020

216 - 242 10.5. **CASE 6185** - NATIONDOM INC - 5100 SW 41 ST, #307 PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(a)(b) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(b) NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**
Case Overview 6185

243 - 271 10.6. **CASE 6279** - JONATHAN ROJAS RIVERA/MONICA MARCELA PRIETO SIERRA - 3120 W HALLANDALE BEACH BLVD, LOT 821, PEMBROKE PARK, FL 33009 - SECTION(s) 5-103(a)(b)(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 6279

272 - 291 10.7. **CASE 6382** - 3101 REALTY CORP - 3101 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 15-375 - PERMIT REQUIRED - **FIRST OFFENSE**
Case Overview 6382

292 - 320 10.8. **CASE 6480** - 3101 REALTY CORP - 3109 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a)(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 6480

321 - 347 10.9. **CASE 6481** - 3101 REALTY CORP - 3121 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
Case Overview 6481

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

348 - 405 11.1. **CASE 5202** - PEMBROKE VILLAS APARTMENTS LTD - 4801 SW 41 ST, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(b)(c)(g)(h)(i)(o) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-207 - GRAFFITI ENFORCEMENT - **FIRST OFFENSE**
Case Overview 5202

406 - 438 11.2. **CASE 6126** - LAKE FOREST BAPTIST CHURCH INC - 3610 SW 48 AVE PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(m) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 6126

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

439 - 556 12.1. **CASE 4601** - E&M PROPERTIES 2665 LLC - 2649 S PARK ROAD PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED - **FIRST OFFENSE**
Case Overview 4601

557 - 628 12.2. **CASE 4773** - GLADYS DUPRAT - 102 DAVID DRIVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 28-272 - NUMBER OF OCCUPANTS PER MOBILE HOME OR RECREATIONAL VEHICLE - **FIRST OFFENSE**
Case Overview 4773

629 - 714 12.3. **CASE 5280** - BNUMO INC - 4520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(b)(e)(g)(k)(n)(o) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-104 - DETERMINATION OF NEED FOR CORRECTION; 13-2 - STORAGE OF ABANDON PROPERTY IN THE OPEN PROHIBITED - **FIRST OFFENSE**
Case Overview 5280

715 - 738 12.4. **CASE 6309** - FINE LINE INTERIORS INC - 2530 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE**
Case Overview 6309

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

739 - 764 13.1. **CASE 5375** - ROCAMORA,ENRIQUE - 5100 SW 41 ST, #220, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 12-76(b) - NUISANCES: DUTY IF PROPERTY OWNERS AND TENANTS TO PREVENT - **FIRST OFFENSE**
Case Overview 5375

765 - 808 13.2. **CASE 5613** - 2250 WAREHOUSE LLC - 2260 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**
Case Overview 5613

14. HEARING TO CONFIRM FINE - CODE OFFICER ERIK RICHWAGEN

809 - 838 14.1. **CASE 6810** - WILSON,MCNEIL WILSON,ANGELA. - 5511 SW 32 CT, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(c) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 6810 WILSON,MCNEIL WILSON,ANGELA

839 - 874 14.2. **CASE 6822** - PEMBROKE PARK LAKES INC. - 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 6822 PEMBROKE PARK LAKES INC

875 - 913 14.3. **CASE 6829** - PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA. - 4945 SW 41 ST, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(c)(h)(I)(j) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-61 - EXCESSIVE, UNTENDED GROWTH DEEMED PUBLIC NUISANCE - **FIRST OFFENSE**
Case Overview 6829 PEMBROKE PARK VILLAS LLC

914 - 944 14.4. **CASE 6948** - BACKBONE HALLANDALE INVESTMENTS CORP. - 2801 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(k)(m) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 6948 ACKBONE HALLANDALE INVESTMENTS CORP

15. HEARING TO ABATE FINE - CODE OFFICER ERIK RICHWAGEN

945 - 992 15.1. **CASE 4769** - EDITH MONGE. - 101 DAVID DRIVE, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 4769 EDITH MONGE

993 - 1039 15.2. **CASE 6722** - V & A MIAMI LLC. - 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 12-19 - PROHIBITED SIGNS; 21-21(7) - TEMPORARY SIGNS - **FIRST OFFENSE**
Case Overview 6722 V & A MIAMI LLC

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

1040 - 1080 16.1. **CASE 6980** - CICF III-FL2W01 LLC %CABOT PROPERTIES INC. - 3400 SW 20 ST, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 6980 CICF III-FL2W01 LLC

17. FORMAL HEARING - CODE OFFICER ERIK RICHWAGEN

1081 - 1116 17.1. **CASE 5832** - LUZ MARIA MOYA. - 3100 W HALLANDALE BEACH BLVD LOT 111, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 5832 LUZ MARIA MOYA

1117 - 1143 17.2. **CASE 6057** - SERGE LESSARD LIV TR CLAUDINE LESSARD LIV TR. - 104 S KEY DR, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 6057 SERGE LESSARD LIV TR

1144 - 1161 17.3. **CASE 7126** - REEF PROPERTIES LLC. - 5521 SW 34 ST, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(l) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED; 11-43(d) - FREQUENCY AND PREPARATION GENERALLY - **FIRST OFFENSE**
Case Overview 7126 REEF PROPERTIES LLC

1162 - 1178 17.4. **CASE 7127** - 4350 PS LLC. - 4350 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 7127 4350 PS LLC

1179 - 1199 17.5. **CASE 7193** - RHAYCOM LLC. - 5510 SW 32 ST, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-104 - DETERMINATION OF NEED FOR CORRECTION; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 7193 RHAYCOM LLC

1200 - 1215 17.6. **CASE 7196** - JOHNSON,KATHRYN E. - 5520 SW 32 ST, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-104 - DETERMINATION OF NEED FOR CORRECTION; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 7196 JOHNSON,KATHRYN E

1216 - 1235 17.7. **CASE 7206** - PEMBROKE GARDENS LTD . - 3701 SW 48 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(h) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 11-32 - OVERLOADING; 11-43(d) - FREQUENCY AND PREPARATION GENERALLY; 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE - **FIRST OFFENSE**
Case Overview 7206 PEMBROKE GARDENS LTD

1236 - 1258 17.8. **CASE 7457** - 3101 REALTY CORP. - 3127 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(l) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 7457 3101 REALTY CORP

18. FORMAL HEARING - BTR CODE OFFICER LISA CANNON

1259 - 1275 18.1. **CASE 4640** - 3101 REALTY CORP. - 3107 W HALLANDALE BEACH BLVD # 103, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-40 - DELIQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES- **FIRST OFFENSE**
CASE OVERVIEW 4640 3101 REALTY CORP

19. ADJOURNMENT

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

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
TOWN OF PEMBROKE PARK	3150 SW 52 AVE PEMBROKE PARK, FL 33023	3150 SW 52 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 7356 **Date Next Inspection** 10/19/2022

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

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/2/2022		Notice of Violation	Certified Mail
9/9/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 9/13/22 Certified Mail 9/13/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	Not in Compliance - Reinspection Date: 10/19/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TOWN OF PEMBROKE PARK CASE NO. 7356

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3150 SW 52 AVE, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3150 SW 52 AVE, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 3101 REALTY CORP AT 5:19 P.M. ON THE 7 DAY OF OCTOBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

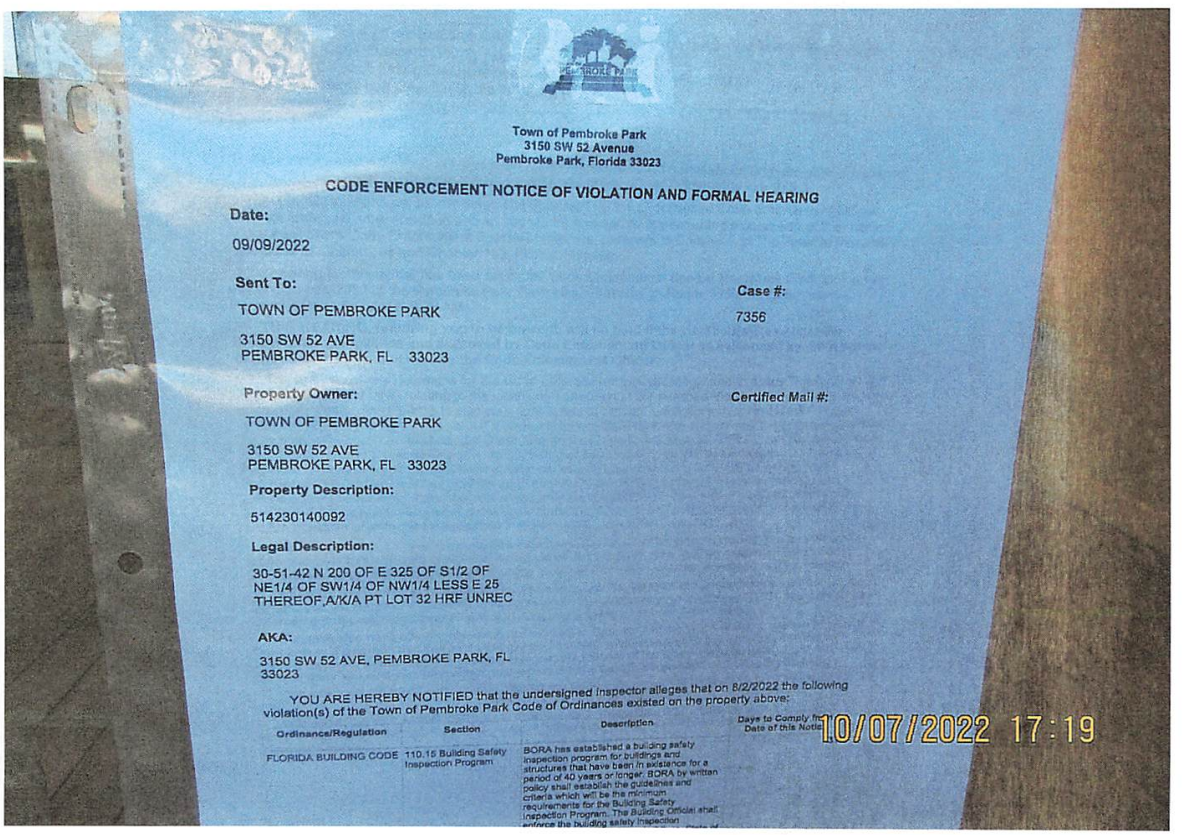
MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

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

Signature

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





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/09/2022

Sent To:

TOWN OF PEMBROKE PARK

3150 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

7356

Property Owner:

TOWN OF PEMBROKE PARK

3150 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230140092

Legal Description:

30-51-42 N 200 OF E 325 OF S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 25 THEREOF,A/K/A PT LOT 32 HRF UNREC

AKA:

3150 SW 52 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/2/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

10/07/2022 17:19

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/09/2022

Sent To:

TOWN OF PEMBROKE PARK

3150 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

7356

Property Owner:

TOWN OF PEMBROKE PARK

3150 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230140092

Legal Description:

30-51-42 N 200 OF E 325 OF S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 25 THEREOF,A/K/A PT LOT 32 HRF UNREC

AKA:

3150 SW 52 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/2/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	31

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

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of October, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

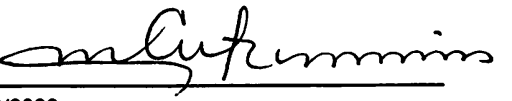
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

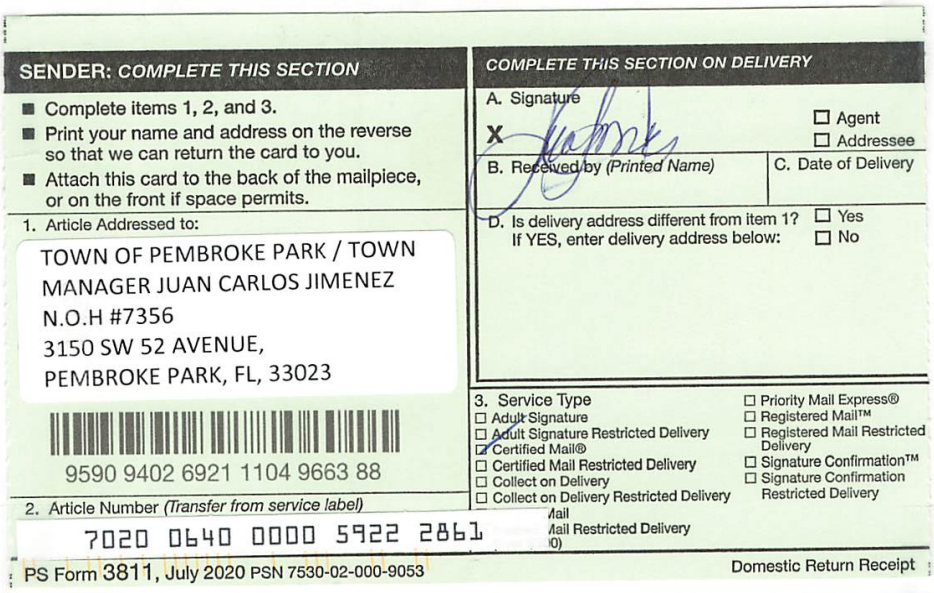
For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Miguel A Nunez

Chief Building Official



9/9/2022



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TOWN OF PEMBROKE PARK / TOWN
MANAGER JUAN CARLOS JIMENEZ
N.O.H #7356
3150 SW 52 AVENUE,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 9663 88

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

7020 0640 0000 5922 2861

COMPLETE THIS SECTION ON DELIVERY

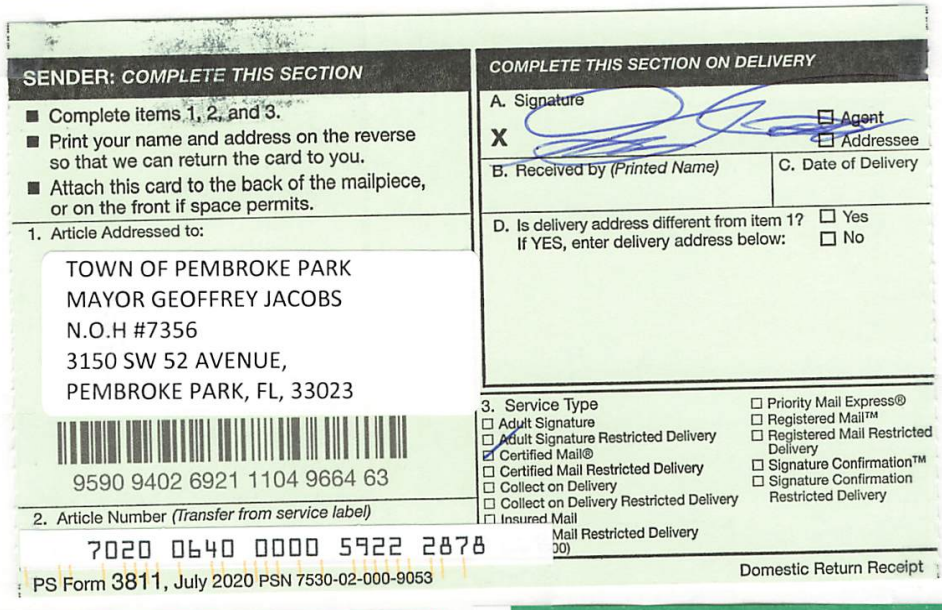
A. Signature — X — ☐ Agent ☐ Addressee

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

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

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TOWN OF PEMBROKE PARK
MAYOR GEOFFREY JACOBS
N.O.H #7356
3150 SW 52 AVENUE,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 9664 63

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

7020 0640 0000 5922 2878

COMPLETE THIS SECTION ON DELIVERY

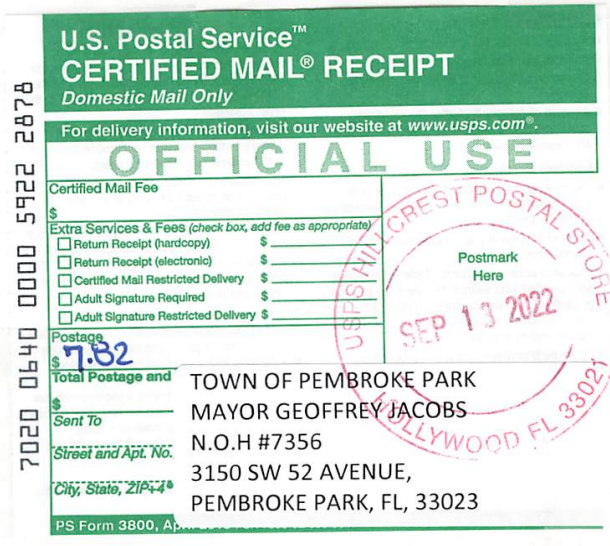
A. Signature — X — ☐ Agent ☐ Addressee

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

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

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

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



7020 0640 0000 5922 2878

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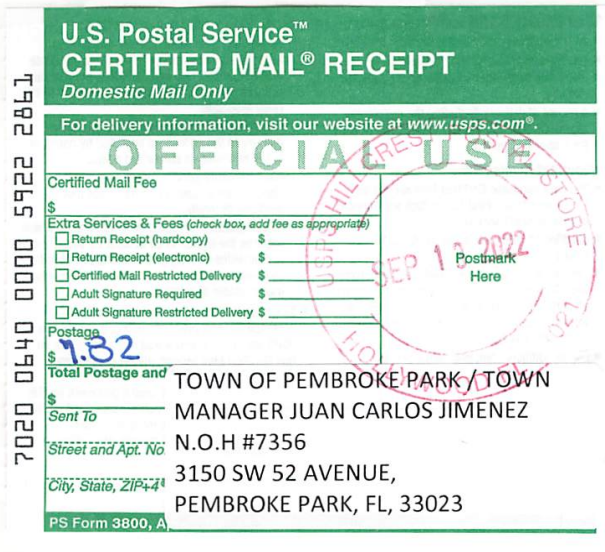
OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and
$
Sent To
Street and Apt. No.
City, State, ZIP+4®

TOWN OF PEMBROKE PARK
MAYOR GEOFFREY JACOBS
N.O.H #7356
3150 SW 52 AVENUE,
PEMBROKE PARK, FL, 33023

PS Form 3800, A

Postmark Here
SEP 13 2022
USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021



7020 0640 0000 5922 2861

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and
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TOWN OF PEMBROKE PARK / TOWN
MANAGER JUAN CARLOS JIMENEZ
N.O.H #7356
3150 SW 52 AVENUE,
PEMBROKE PARK, FL, 33023

PS Form 3800, A

Postmark Here
SEP 13 2022
USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	3121 SW 21 ST, PEMBROKE PARK, FL 33009

Legal Description

Case Status Closed **Case #** 6306

Notes Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf
(Initial request on 2016)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/22/2021		Notice of Violation	Certified Mail
10/5/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
10/21/2021	10/20/2021	Final Order	Certified Mail Hand
12/4/2021		Affidavit of Compliance	Regular Mail
10/6/2022	10/19/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property 10/7/22 Certified Mail 10/7/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	12/4/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	12/4/2021	$3,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$3,850.00**

Case Overview

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$3,850.00

Town of Pembroke Park

INVOICE

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

DATE: October 13, 2022
INVOICE # 320
FOR:

Case # 6306
PEMBROKE PARK
WAREHOUSES HOLDING
3150 PEMBROKE ROAD,
PEMBROKE PARK, F,L 33009

Bill To:
PEMBROKE PARK
WAREHOUSES HOLDING
3150 PEMBROKE ROAD,
PEMBROKE PARK, F,L 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.110.15.		
	Final Order on 10/20/2021		
1	Admin Fee	$ 100.00	$ 100.00
15	Day(s) of Per Diem from (11/19/21-12/04/2021)	$ 250.00	$ 3,750.00
		Balance	$ 3,850.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK WAREHOUSES HOLDING CASE NO. 6306

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3150 PEMBROKE ROAD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE HEARING TO CONFIRM FINE

ADDRESS: 3150 PEMBROKE ROAD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING AT 12:00 P.M. ON THE 7 DAY OF OCTOBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

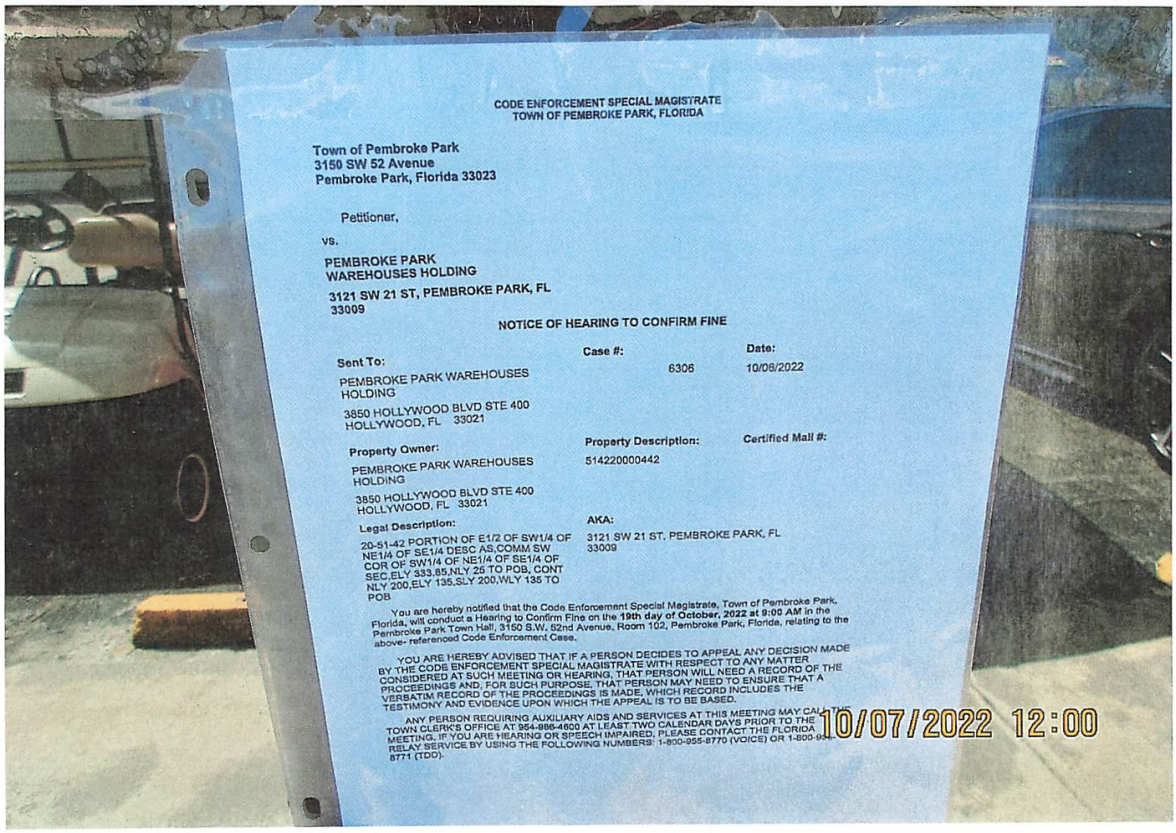
MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

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

Signature

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


RENTAL
OFFICE
(954) 989-2208
RING
DOOR
BELL
3150
OFFICE HOURS
MON - THUR
9AM - 5:00 PM
FRIDAY
9AM - 5:00 PM
SATURDAY
9AM - 12:00 PM
10/07/2022 12:00


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
PEMBROKE PARK
WAREHOUSES HOLDING
3121 SW 21 ST, PEMBROKE PARK, FL
33009
NOTICE OF HEARING TO CONFIRM FINE
Case #:
6306
Date:
10/06/2022
Sent To:
PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021
Property Owner:
PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021
Property Description:
514220000442
Certified Mail #:
Legal Description:
20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 DESC AS,COMM SW COR OF SW1/4 OF NE1/4 OF SE1/4 OF SEC,ELY 333.85,NLY 25 TO POB, CONT NLY 200,ELY 135,SLY 200,WLY 135 TO POB
AKA:
3121 SW 21 ST, PEMBROKE PARK, FL
33009
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 19th day of October, 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 954-986-4600 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).
10/07/2022 12:00



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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and Fees
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
Postmark Here
OCT - 7 2022
ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP
HCF #6306
200 EAST LAS OLAS BLVD, STE 1000
FORT LAUDERDALE, FL 33301
7020 0090 0001 3495 9188



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OCT - 7 2022
PEMBROKE PARK WAREHOUSES
HLDG
HCF #6306
3121 SW 21 STREET,
PEMBROKE PARK FL 33009
7020 0090 0001 3495 9201



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OCT - 7 2022
PEMBROKE PARK WAREHOUSES
HLDG
HCF #6306
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021-6746
7020 0090 0001 3495 9195

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING

3121 SW 21 ST, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	6306	10/06/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	514220000442	

Legal Description:	**AKA:**
20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 DESC AS,COMM SW COR OF SW1/4 OF NE1/4 OF SE1/4 OF SEC,ELY 333.85,NLY 25 TO POB, CONT NLY 200,ELY 135,SLY 200,WLY 135 TO POB	3121 SW 21 ST, 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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3121 SW 21 STREET, PEMBROKE PARK FL 33009
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746

ID #	5142 20 00 0442
Millage	0613
Use	48

Abbr Legal Description	20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 DESC AS,COMM SW COR OF SW1/4 OF NE1/4 OF SE1/4 OF SEC,ELY 333.85,NLY 25 TO POB, CONT NLY 200,ELY 135,SLY 200,WLY 135 TO POB

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$54,000	$428,380	$482,380	$306,540	
2020	$54,000	$428,380	$482,380	$278,680	$7,339.52
2019	$54,000	$428,380	$482,380	$253,350	$7,075.16

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$482,380	$482,380	$482,380	$482,380
Portability	0	0	0	0
Assessed/SOH	$306,540	$482,380	$306,540	$306,540
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$306,540	$482,380	$306,540	$306,540

Sales History

Date	Type	Price	Book/Page or CIN
12/1/1992	TD*	$100	20656 / 149
2/1/1984	WD	$190,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	27,001	SF
Adj. Bldg. S.F. (Card, Sketch)		9000
Eff./Act. Year Built: 1962/1961		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK WAREHOUSES HOLDING COMPANY

Filing Information

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

Principal Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Mailing Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Registered Agent Name & Address

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

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title PSD

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

Annual Reports

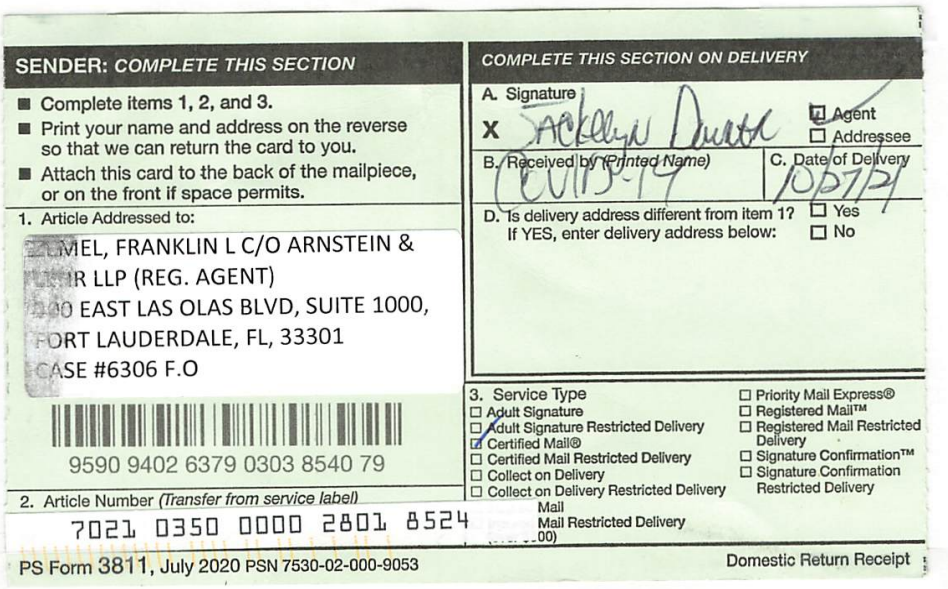
Report Year	Filed Date
2019	03/18/2019

2020	05/03/2020
2021	03/30/2021

Document Images

03/30/2021 -- ANNUAL REPORT	View image in PDF format
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04/18/2005 -- ANNUAL REPORT	View image in PDF format
03/31/2004 -- ANNUAL REPORT	View image in PDF format
03/05/2003 -- ANNUAL REPORT	View image in PDF format
05/02/2002 -- ANNUAL REPORT	View image in PDF format
04/17/2001 -- ANNUAL REPORT	View image in PDF format
04/28/2000 -- ANNUAL REPORT	View image in PDF format
04/02/1999 -- ANNUAL REPORT	View image in PDF format
04/24/1998 -- ANNUAL REPORT	View image in PDF format
04/21/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations



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1. Article Addressed to:

[redacted]MEL, FRANKLIN L C/O ARNSTEIN &
[redacted]R LLP (REG. AGENT)
[redacted]0 EAST LAS OLAS BLVD, SUITE 1000,
FORT LAUDERDALE, FL, 33301
CASE #6306 F.O

9590 9402 6379 0303 8540 79

2. Article Number *(Transfer from service label)*
7021 0350 0000 2801 8524

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Ackelyn Durant ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
[illegible] 10/7/21

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PEMBROKE PARK WAREHOUSES HOLDING Respondent(s)	)	Case No.: 6306

FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3121 SW 21 STREET, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING, 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021

FOLIO NO.: 5142 20 00 0442

LEGAL DESCRIPTION: 20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 DESC AS,COMM SW COR OF SW1/4 OF NE1/4 OF SE1/4 OF SEC,ELY 333.85,NLY 25 TO POB, CONT NLY 200,ELY 135,SLY 200,WLY 135 TO POB

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 110.15. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 110.15 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, 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 Oct., 2021.

Nazly Cardona CA

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/19/2021

Sent To:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

6306

Property Owner:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000442

Legal Description:

20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 DESC AS,COMM SW COR OF SW1/4 OF NE1/4 OF SE1/4 OF SEC,ELY 333.85,NLY 25 TO POB, CONT NLY 200,ELY 135,SLY 200,WLY 135 TO POB

AKA:

3121 SW 21 ST, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	15

Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf
(Initial request on 2016)

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

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

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

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

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

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

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

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

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

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

Miguel A Nunez

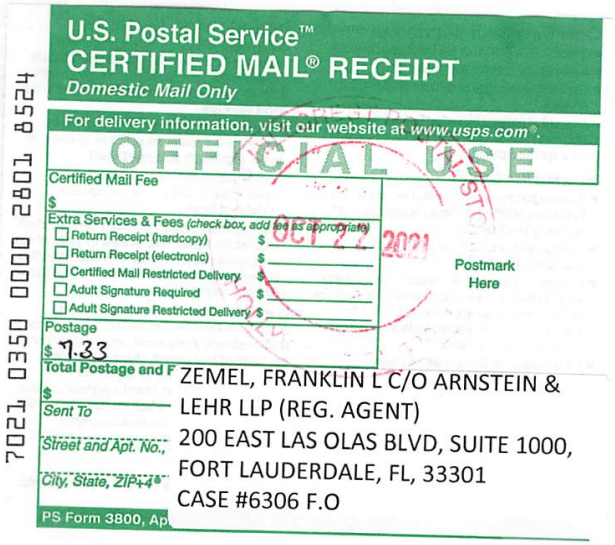
Chief Building Official

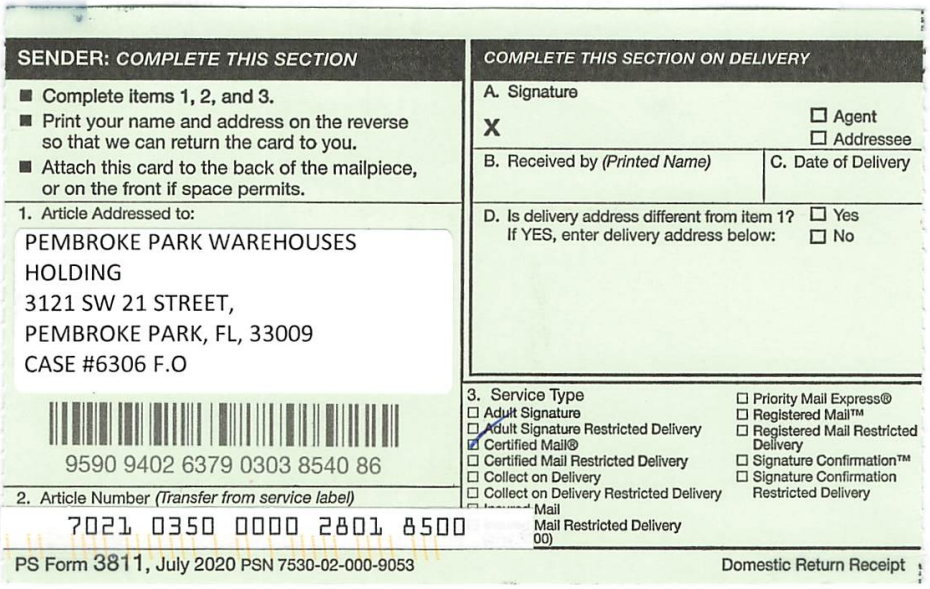
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Adult Signature Required
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7021 0350 0000 2801 8517
CORNFELD, ROBERT M (PSD)
3850 HOLLYWOOD BLVD SUITE 400,
HOLLYWOOD, FL, 33021
CASE #6306 F.O


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PEMBROKE PARK WAREHOUSES
HOLDING
3850 HOLLYWOOD BLVD SUITE 400,
HOLLYWOOD, FL, 33021
CASE #6306 F.O


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PEMBROKE PARK WAREHOUSES
HOLDING
3121 SW 21 STREET,
PEMBROKE PARK, FL, 33009
CASE #6306 F.O


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OCT 22 2021
7021 0350 0000 2801 8524
ZEMEL, FRANKLIN L C/O ARNSTEIN &
LEHR LLP (REG. AGENT)
200 EAST LAS OLAS BLVD, SUITE 1000,
FORT LAUDERDALE, FL, 33301
CASE #6306 F.O


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1. Article Addressed to:
PEMBROKE PARK WAREHOUSES
HOLDING
3121 SW 21 STREET,
PEMBROKE PARK, FL, 33009
CASE #6306 F.O
9590 9402 6379 0303 8540 86
2. Article Number (Transfer from service label)
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B. Received by (Printed Name)
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
Mail
Mail Restricted Delivery
00)
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Signature Confirmation™
Signature Confirmation Restricted Delivery

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	3121 SW 21 ST, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6306 **Date Next Inspection** 10/20/2021

Notes Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf
(Initial request on 2016)

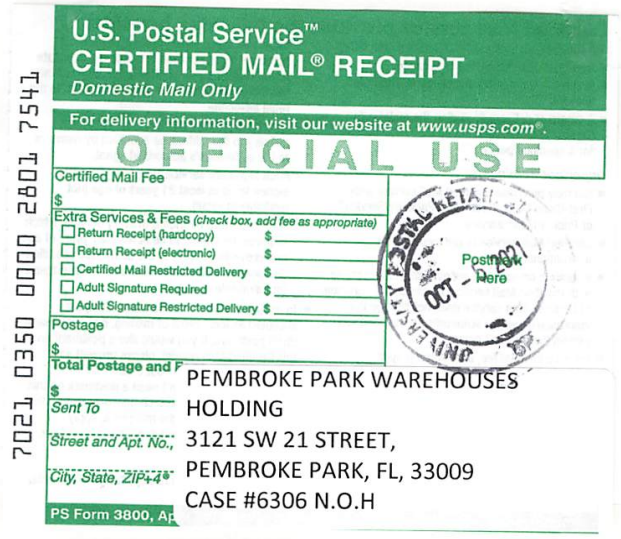
Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/22/2021		Notice of Violation	Certified Mail
10/5/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	Not in Compliance - Reinspection Date: 10/20/2021

Notice of formal hearing.



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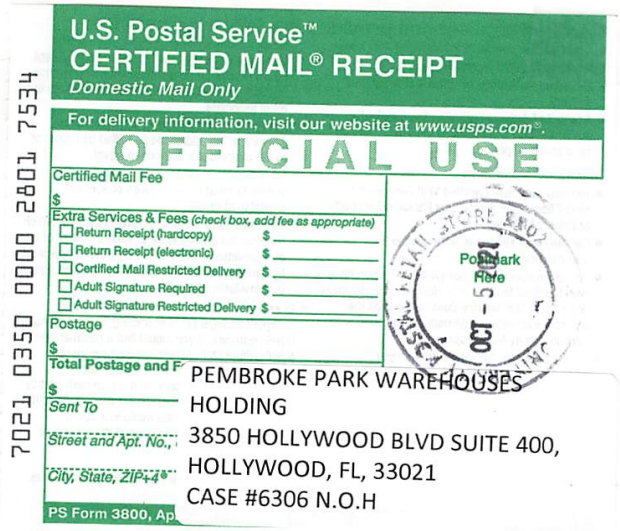
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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
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3121 SW 21 STREET,
PEMBROKE PARK, FL, 33009
CASE #6306 N.O.H



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PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD SUITE 400,
HOLLYWOOD, FL, 33021
CASE #6306 N.O.H



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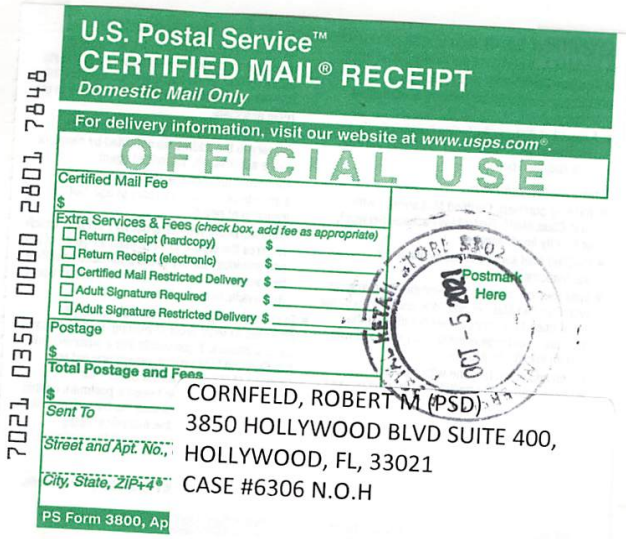
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ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP (REG. AGENT)
200 EAST LAS OLAS BLVD, SUITE 1000,
FORT LAUDERDALE, FL, 33301
CASE #6306 N.O.H



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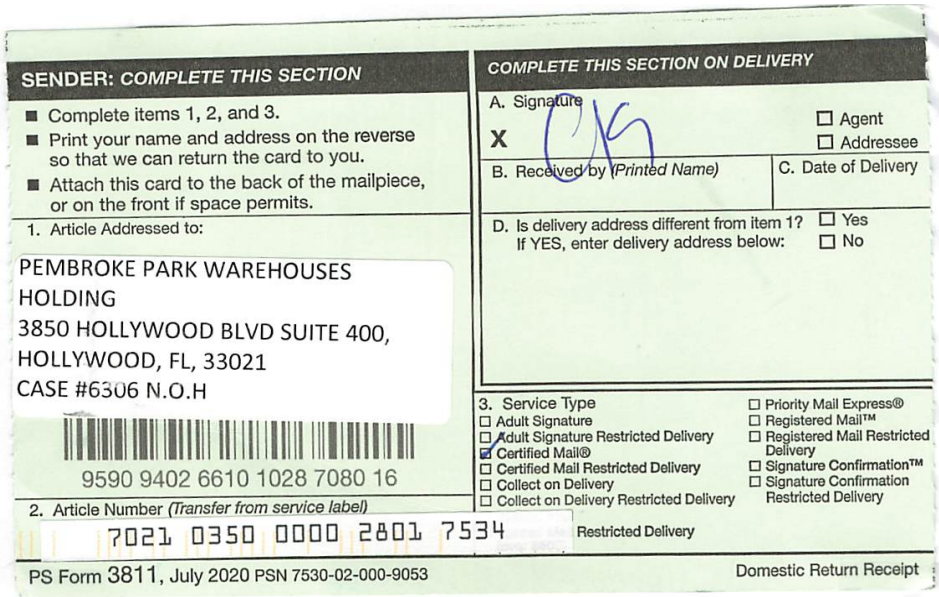
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☐ Return Receipt (hardcopy) $
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☐ Certified Mail Restricted Delivery $
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7021 0350 0000 2801 7848

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CORNFELD, ROBERT M (PSD)
3850 HOLLYWOOD BLVD SUITE 400,
HOLLYWOOD, FL, 33021
CASE #6306 N.O.H



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PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD SUITE 400,
HOLLYWOOD, FL, 33021
CASE #6306 N.O.H

9590 9402 6610 1028 7080 16

2. Article Number *(Transfer from service label)*
7021 0350 0000 2801 7534

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A. Signature
X

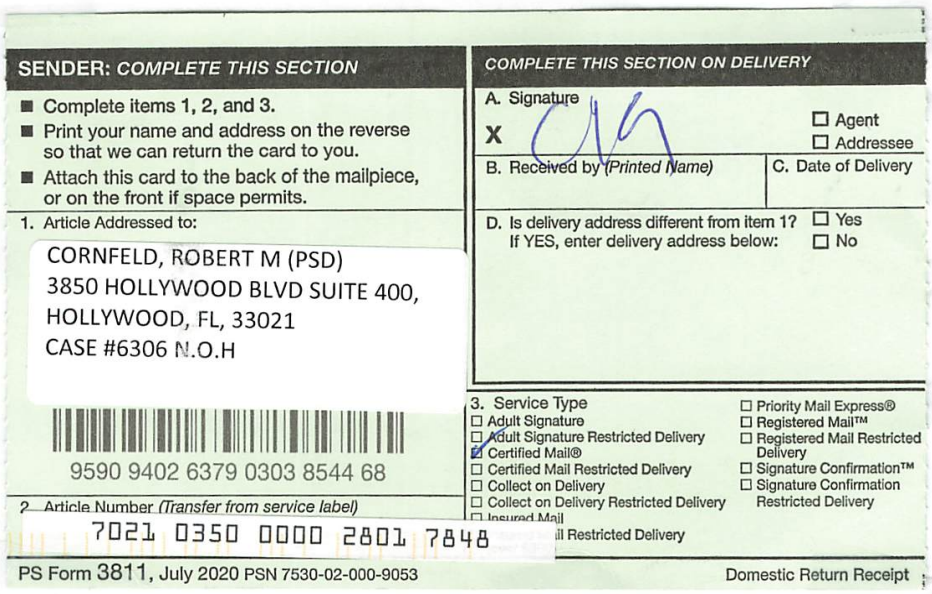
☐ Agent
☐ Addressee

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

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

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

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1. Article Addressed to:

CORNFELD, ROBERT M (PSD)
3850 HOLLYWOOD BLVD SUITE 400,
HOLLYWOOD, FL, 33021
CASE #6306 N.O.H

9590 9402 6379 0303 8544 68

2. Article Number *(Transfer from service label)*
7021 0350 0000 2801 7848

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

☐ Agent
☐ Addressee

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

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

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

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CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK WAREHOUSES HOLDING CASE NO. 6306

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3121 SW 21 ST, PEMBROKE PARK, FL, 33009

I, MIGUEL NUNEZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING AT 11:38 A.M. ON THE 6 DAY OF OCTOBER 2021.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

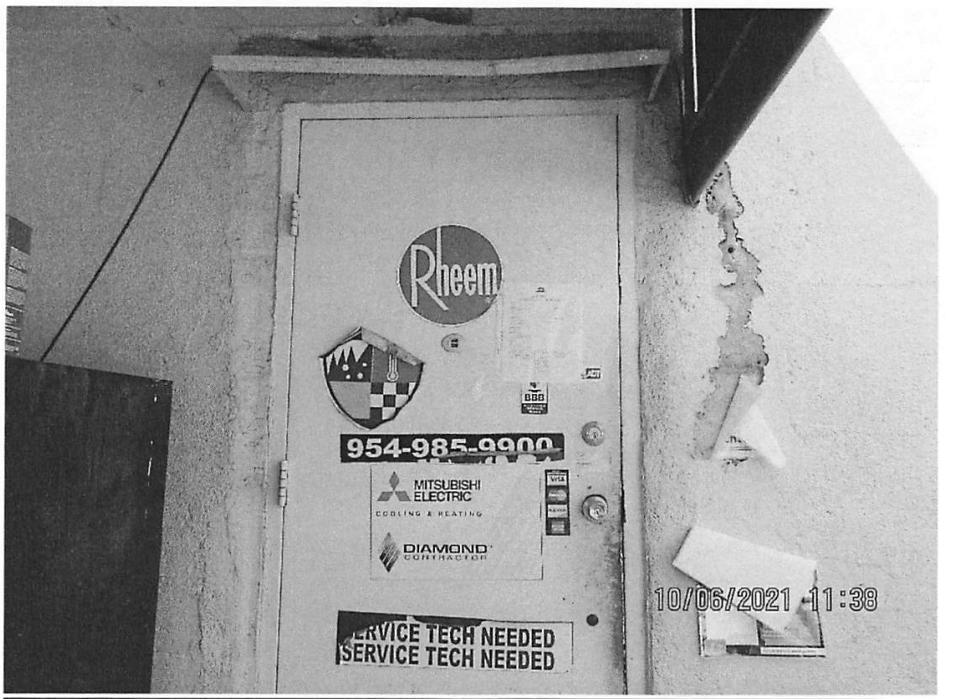
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6 day of Oct, 2021, by Miguel Nunez as Code Enforcement Officer for the Town of Pembroke Park.

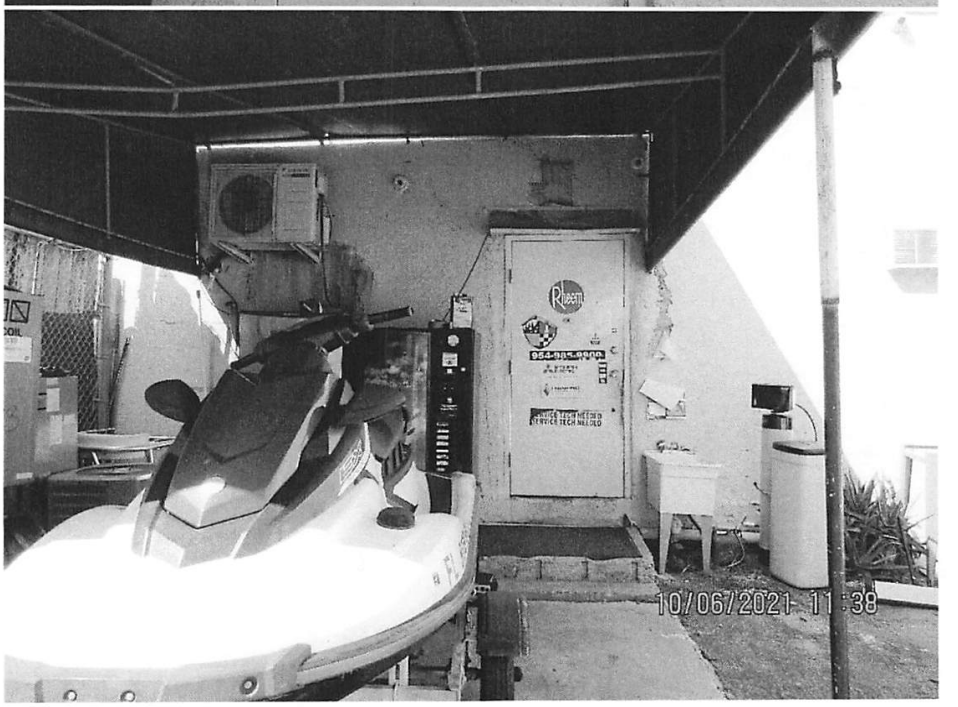
Signature

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

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

6306


Rheem
954-985-9900
MITSUBISHI ELECTRIC
COOLING & HEATING
DIAMOND CONTRACTOR
10/06/2021 11:38
SERVICE TECH NEEDED
SERVICE TECH NEEDED


Rheem
10/06/2021 11:38

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/05/2021

Sent To:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

6306

Property Owner:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000442

Legal Description:

20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 DESC AS,COMM SW COR OF SW1/4 OF NE1/4 OF SE1/4 OF SEC,ELY 333.85,NLY 25 TO POB, CONT NLY 200,ELY 135,SLY 200,WLY 135 TO POB

AKA:

3121 SW 21 ST, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	15

Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf
(Initial request on 2016)

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of October, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m..

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

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

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

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

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

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

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

Miguel A Nunez

Chief Building Official

10/5/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	6306	09/22/2021

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	514220000442	

Legal Description:	AKA:
20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 DESC AS,COMM SW COR OF SW1/4 OF NE1/4 OF SE1/4 OF SEC,ELY 333.85,NLY 25 TO POB, CONT NLY 200,ELY 135,SLY 200,WLY 135 TO POB	3121 SW 21 ST, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	15

Notes/Means of Correction:

Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf
(Initial request on 2016)

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
FINE LINE INTERIORS INC	2530 SW 30 AVE PEMBROKE PARK, FL 33009	2530 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Closed **Case #** 6309

Notes Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf
(Initial Request on 2017)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/22/2021		Notice of Violation	Regular Mail
10/5/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
10/21/2021	10/20/2021	Final Order	Certified Mail Hand
11/10/2021		Affidavit of Compliance	Regular Mail
10/6/2022	10/19/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	11/10/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	11/10/2021	$1,500.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$1,600.00**

Case Overview

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$1,600.00

Town of Pembroke Park

INVOICE

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

DATE: October 13, 2022
INVOICE # 320
FOR:

Case # 6309
FINE LINE INTERIORS INC
2530 SW 30 AVE,
PEMBROKE PARK, FL, 33009

Bill To:
FINE LINE INTERIORS INC
2530 SW 30 AVE,
PEMBROKE PARK, FL, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.110.15.		
	Final Order on 10/20/2021		
1	Admin Fee	$ 100.00	$ 100.00
6	Day(s) of Per Diem from (11/04/21-11/10/2021)	$ 250.00	$ 1,500.00
		Balance	$ 1,600.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 10/11/22 Phone #: 305-323-3697

Case # 6309 E-mail: finelineskater@yahoo.com

Address of Violation: 2530 SW 30th Ave, Pembroke Park, FL 33009

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, William Mears (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6309 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the _____ 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 10/19/2022 imposing the fine of $ 1600.00 for violation(s)of the Town's Code of Ordinances: 40 year inspection

Brief summary for request: Fine Line Interiors did perform a 40 year inspection in 2021 after receipt of notice dated 9/22/21. The 40 yr inspection was hand delivered on 11/9/21. On 11/10/21, an Affidavit of Compliance was issued by Miguel Nunez. Our 40 year inspection was completed on 10/11/21. The inspection mailed to our office did not arrive for 1 month so 2nd set had to be created by inspector + delivered. Tried to drop off on 11/4 but missing notarized 1st pg from inspector.

William M. Mears
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, William M. Mears and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 10/19/2022.

Notary Public State of Florida: Amy W Smith My Commission expires: 7/16/2023

AMY W. SMITH
MY COMMISSION # GG342457
EXPIRES: July 16, 2023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

FINE LINE INTERIORS INC CASE NO. 6309

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2530 SW 30 AVE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE HEARING TO CONFIRM FINE

ADDRESS: 2530 SW 30 AVE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: FINE LINE INTERIORS INC AT 12:13 P.M. ON THE 7 DAY OF OCTOBER 2022.

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

TYPE OF SERVICE

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

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

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

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

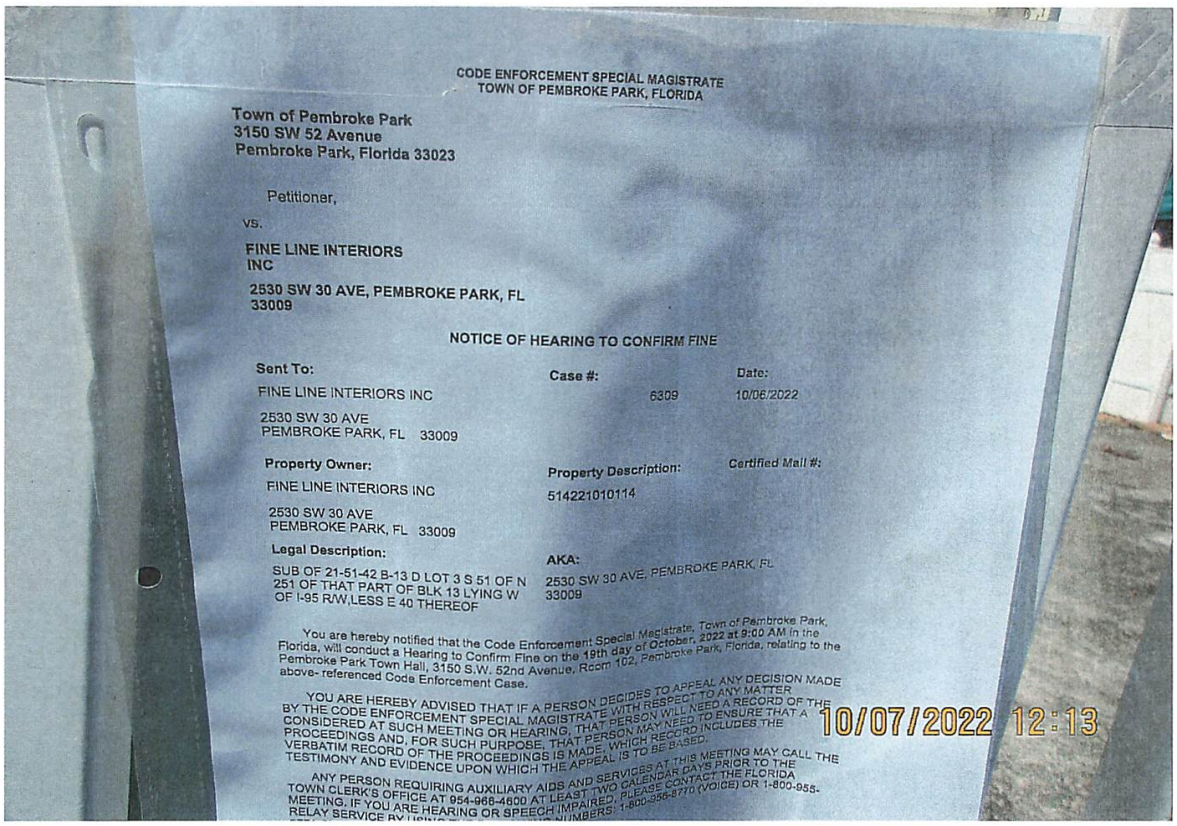
AFFIANT

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

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

Signature

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



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

FINE LINE INTERIORS INC

2530 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
FINE LINE INTERIORS INC 2530 SW 30 AVE PEMBROKE PARK, FL 33009	6309	10/06/2022

Property Owner:	Property Description:	Certified Mail #:
FINE LINE INTERIORS INC 2530 SW 30 AVE PEMBROKE PARK, FL 33009	514221010114	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 3 S 51 OF N 251 OF THAT PART OF BLK 13 LYING W OF I-95 R/W,LESS E 40 THEREOF	2530 SW 30 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 19th day of October, 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 [illegible] NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-

10/07/2022 12:13



10/07/2022 12:13

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

FINE LINE INTERIORS INC

2530 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
FINE LINE INTERIORS INC 2530 SW 30 AVE PEMBROKE PARK, FL 33009	6309	10/06/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
FINE LINE INTERIORS INC 2530 SW 30 AVE PEMBROKE PARK, FL 33009	514221010114	

Legal Description:	**AKA:**
SUB OF 21-51-42 B-13 D LOT 3 S 51 OF N 251 OF THAT PART OF BLK 13 LYING W OF I-95 R/W,LESS E 40 THEREOF	2530 SW 30 AVE, PEMBROKE PARK, FL 33009

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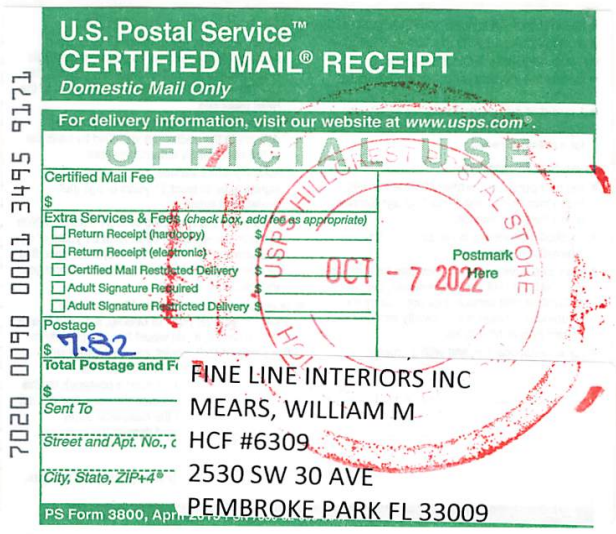
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR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

Sincerely,

Joseline Ramirez

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

1 of 1


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.82
Total Postage and Fees
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800,
OCT - 7 2022
Postmark Here
FINE LINE INTERIORS INC
MEARS, WILLIAM M
HCF #6309
2530 SW 30 AVE
PEMBROKE PARK FL 33009
7020 0090 0001 3495 9171



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2530 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0114
Property Owner	FINE LINE INTERIORS INC	Millage	0613
Mailing Address	2530 SW 30 AVE PEMBROKE PARK FL 33009	Use	27
Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 3 S 51 OF N 251 OF THAT PART OF BLK 13 LYING W OF I-95 R/W,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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$73,580	$280,200	$353,780	$353,780	
2020	$73,580	$275,390	$348,970	$348,970	$7,531.41
2019	$73,580	$275,390	$348,970	$348,970	$7,619.42

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$353,780	$353,780	$353,780	$353,780
Portability	0	0	0	0
Assessed/SOH	$353,780	$353,780	$353,780	$353,780
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	$353,780	$353,780	$353,780	$353,780

Sales History

Date	Type	Price	Book/Page or CIN
2/1/2007	WD-Q	$600,000	43587 / 1068
5/1/1982	WD	$135,000	11713 / 794
12/1/1971	WD	$75,000	

Land Calculations

Price	Factor	Type
$9.00	8,176	SF
Adj. Bldg. S.F. (Card, Sketch)		4000
Eff./Act. Year Built: 1978/1977		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Profit Corporation
FINE LINE INTERIORS, INC

Filing Information

Document Number	P00000102819
FEI/EIN Number	65-1052964
Date Filed	11/01/2000
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/30/2012

Principal Address

2530 SW 30TH AVE
PEMBROKE PARK, FL 33009

Changed: 01/29/2007

Mailing Address

2530 SW 30TH AVE
PEMBROKE PARK, FL 33009

Changed: 05/04/2010

Registered Agent Name & Address

MEARS, WILLIAM M
2530 SW 30TH AVE.
PEMBROKE PARK, FL 33009

Address Changed: 05/04/2010

Officer/Director Detail

Name & Address

Title D

MEARS, WILLIAM M
2530 SW 30TH AVE.
PEMBROKE PARK, FL 33009

Annual Reports

Report Year	Filed Date

2019	04/09/2019
2020	04/14/2020
2021	03/16/2021

Document Images

03/16/2021 -- ANNUAL REPORT	View image in PDF format
04/14/2020 -- ANNUAL REPORT	View image in PDF format
04/09/2019 -- ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
03/29/2016 -- ANNUAL REPORT	View image in PDF format
03/31/2015 -- ANNUAL REPORT	View image in PDF format
04/09/2014 -- ANNUAL REPORT	View image in PDF format
04/23/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- REINSTATEMENT	View image in PDF format
07/08/2010 -- Off/Dir Resignation	View image in PDF format
05/04/2010 -- ANNUAL REPORT	View image in PDF format
03/31/2009 -- ANNUAL REPORT	View image in PDF format
03/24/2008 -- ANNUAL REPORT	View image in PDF format
01/29/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
04/13/2005 -- ANNUAL REPORT	View image in PDF format
04/28/2004 -- ANNUAL REPORT	View image in PDF format
04/18/2003 -- ANNUAL REPORT	View image in PDF format
04/30/2002 -- ANNUAL REPORT	View image in PDF format
04/10/2001 -- ANNUAL REPORT	View image in PDF format
11/01/2000 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. FINE LINE INTERIORS INC Respondent(s)	Case No.: 6309

FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2530 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: FINE LINE INTERIORS INC, 2530 SW 30 AVE, PEMBROKE PARK, FL, 33009

FOLIO NO.: 5142 21 01 0114

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D LOT 3 S 51 OF N 251 OF THAT PART OF BLK 13 LYING W OF I-95 R/W,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) 110.15. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 110.15 **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK

Rafael Suárez-Rivas

Rafael Suarez-Rivas, Special Magistrate

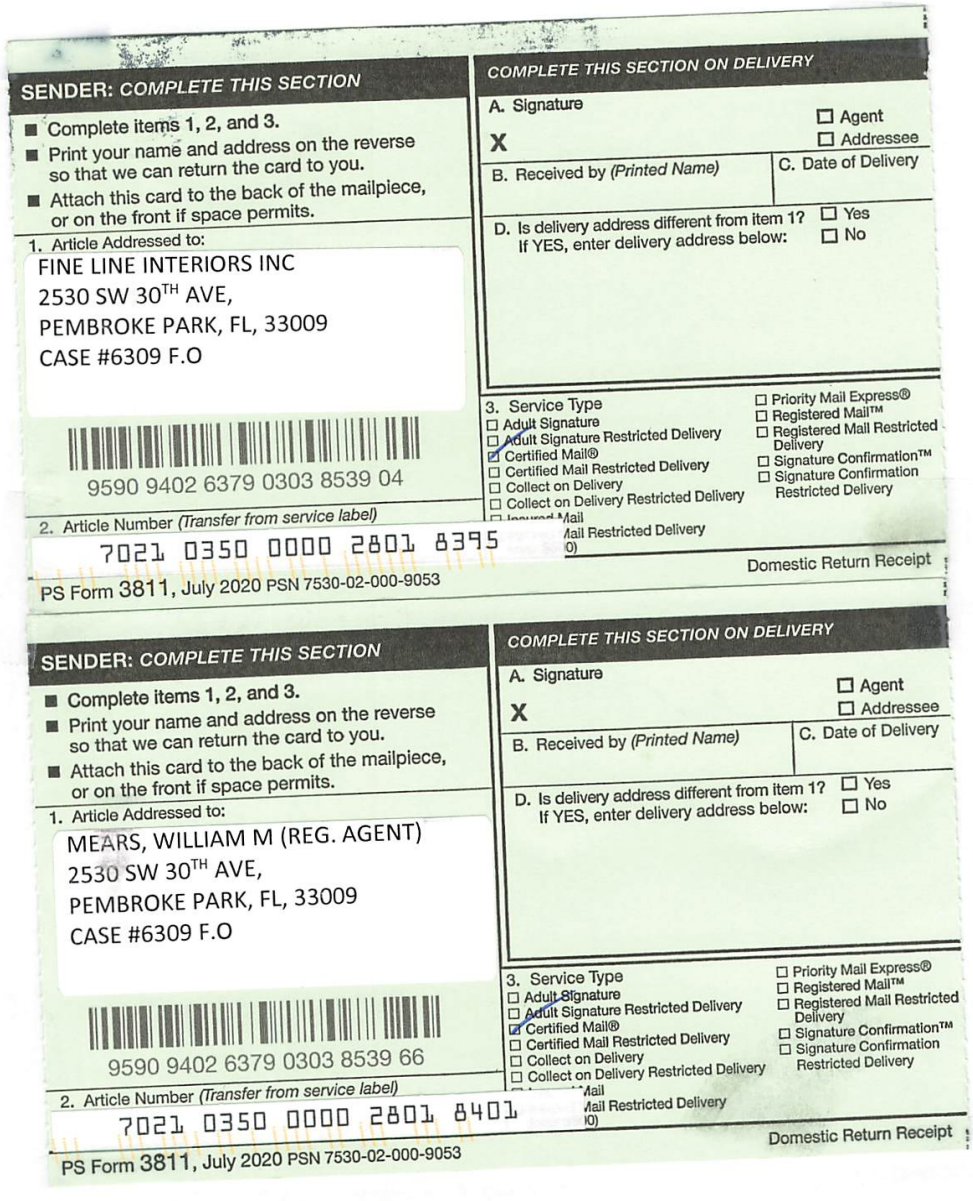
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of October, 2021.

Nazly Dayana CA.

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

FINE LINE INTERIORS INC
2530 SW 30TH AVE,
PEMBROKE PARK, FL, 33009
CASE #6309 F.O

9590 9402 6379 0303 8539 04

2. Article Number (Transfer from service label)

7021 0350 0000 2801 8395

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MEARS, WILLIAM M (REG. AGENT)
2530 SW 30TH AVE,
PEMBROKE PARK, FL, 33009
CASE #6309 F.O

9590 9402 6379 0303 8539 66

2. Article Number (Transfer from service label)

7021 0350 0000 2801 8401

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

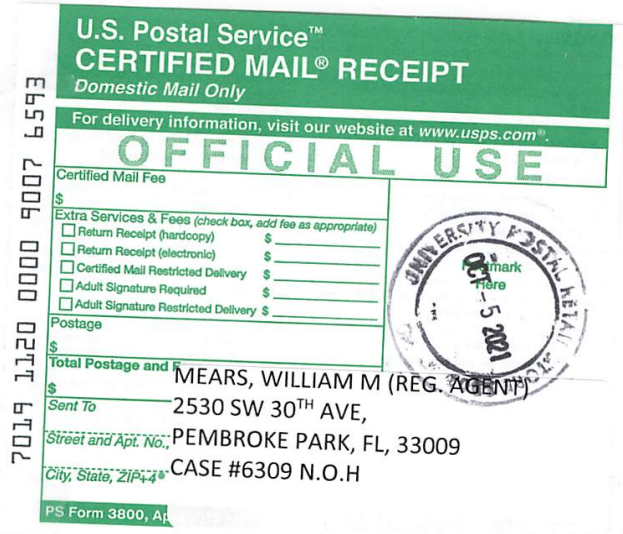
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

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

Notice of formal hearing.


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
Postmark Here
OCT 5 2021
7019 1120 0000 9007 6593
MEARS, WILLIAM M (REG. AGENT)
2530 SW 30TH AVE,
PEMBROKE PARK, FL, 33009
CASE #6309 N.O.H


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Apri
Postmark Here
5 2021
7019 1120 0000 9007 6586
FINE LINE INTERIORS INC
2530 SW 30 AVE,
PEMBROKE PARK, FL, 33009
CASE #6309 N.O.H


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$ 7.33
Total Postage and
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, A
Postmark Here
OCT 22 2021
7021 0350 0000 2801 8395
FINE LINE INTERIORS INC
2530 SW 30 AVE,
PEMBROKE PARK, FL, 33009
CASE #6309 F.O


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$ 7.33
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800, A
Postmark Here
OCT 22 2021
7021 0350 0000 2801 8401
MEARS, WILLIAM M (REG. AGENT)
2530 SW 30TH AVE,
PEMBROKE PARK, FL, 33009
CASE #6309 F.O

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

FINE LINE INTERIORS INC CASE NO. 6309

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: FINE LINE INTERIORS INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2530 SW 30 AVE, PEMBROKE PARK, FL, 33009

I, MIGUEL NUNEZ HEREBY CERTIFY that I SERVED: FINE LINE INTERIORS INC AT 11:14 A.M. ON THE 6 DAY OF OCTOBER 2021.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

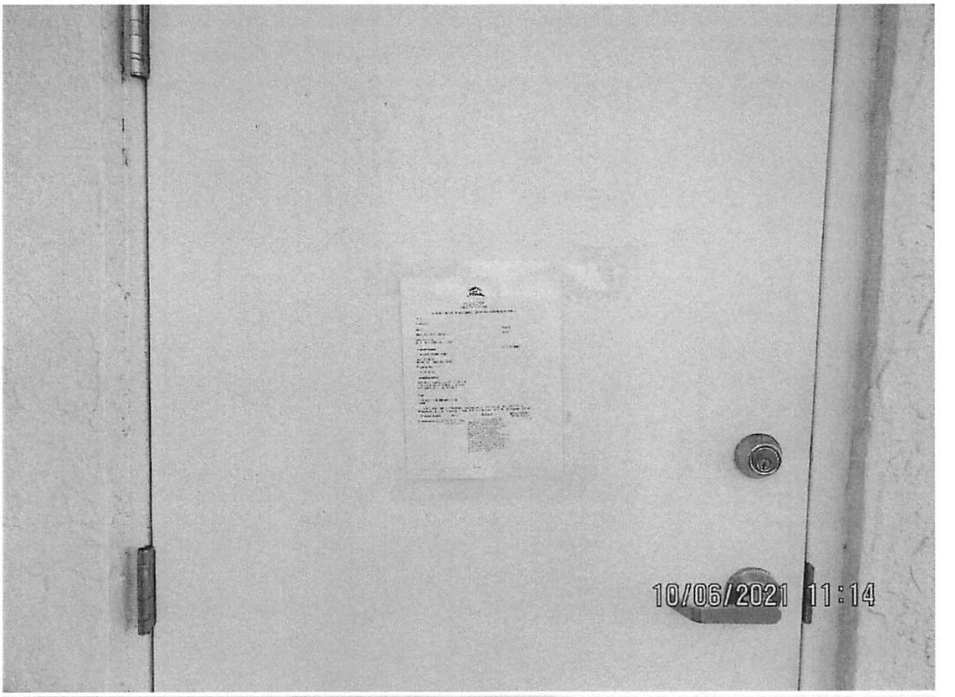
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6 day of Oct, 2021, by Miguel Nunez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

6309





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/05/2021

Sent To:

FINE LINE INTERIORS INC

2530 SW 30 AVE
PEMBROKE PARK, FL 33009

Case #:

6309

Property Owner:

FINE LINE INTERIORS INC

2530 SW 30 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514221010114

Legal Description:

SUB OF 21-51-42 B-13 D LOT 3 S 51 OF N 251 OF THAT PART OF BLK 13 LYING W OF I-95 R/W,LESS E 40 THEREOF

AKA:

2530 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	15

Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf
(Initial Request on 2017)

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of October, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

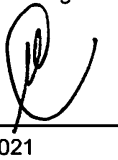
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Miguel A Nunez

Chief Building Official



10/5/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
FINE LINE INTERIORS INC 2530 SW 30 AVE PEMBROKE PARK, FL 33009	6309	09/22/2021

Property Owner:	Property Description:	Certified Mail #:
FINE LINE INTERIORS INC 2530 SW 30 AVE PEMBROKE PARK, FL 33009	514221010114	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 3 S 51 OF N 251 OF THAT PART OF BLK 13 LYING W OF I-95 R/W,LESS E 40 THEREOF	2530 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	15

Notes/Means of Correction:

Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf
(Initial Request on 2017)

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

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

AFFIDAVIT OF COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

FINE LINE INTERIORS INC

2530 SW 30 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

6309

On 11/10/2021 I MIGUEL A NUNEZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOW in compliance with the Ordinance(s) shown below:

Owner Name: FINE LINE INTERIORS INC

Address: 2530 SW 30 AVE PEMBROKE PARK, FL 33009

Folio: 514221010114

Site Address: 2530 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description: SUB OF 21-51-42 B-13 D LOT 3 S 51 OF N 251 OF THAT PART OF BLK 13 LYING W OF I-95 R/W,LESS E 40 THEREOF

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	11/10/2021

Notes/Means of Correction:

40 Year Completed under Building process number B-94542

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 11/10/2021

NOTARY PUBLIC, STATE OF FLORIDA

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

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

Hasler
11/12/2021
US POSTAGE $000.53⁰
FIRST-CLASS MAIL
ZIP 33023
011D10656696

Sent To:

FINE LINE INTERIORS INC

2530 SW 30 AVE
PEMBROKE PARK, FL 33009

Case #:

6309

Case Overview

Property/Incident Information

Owner	Address	Site Address
LAKE FOREST BAPTIST CHURCH INC	3610 SW 48 AVE PEMBROKE PARK, FL 33023	3610 SW 48 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status Closed **Case #** 6310

Notes Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf
(Initial request on 2017)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/22/2021		Notice of Violation	Regular Mail
10/5/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
10/21/2021	10/20/2021	Final Order	Certified Mail
7/29/2022		Affidavit of Compliance	~~Hand~~
10/6/2022	10/19/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	7/29/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	7/29/2022	$66,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$66,850.00**

Payments

Case Overview

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$66,850.00

Town of Pembroke Park

INVOICE

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

DATE: October 13, 2022
INVOICE # 320
FOR:

Case # 6310
LAKE FOREST BAPTIST
CHURCH INC
3610 SW 48 AVE,
PEMBROKE PARK, FL, 33023

Bill To:
LAKE FOREST BAPTIST
CHURCH INC
3610 SW 48 AVE,
PEMBROKE PARK, FL, 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.110.15 **Final Order** on 10/20/2021		
1	Admin Fee	$ 100.00	$ 100.00
267	Day(s) of Per Diem from (11/04/21-07/29/2022)	$ 250.00	$ 66,750.00
		Balance	$ 66,850.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LAKE FOREST BAPTIST CHURCH INC CASE NO. 6310

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3610 SW 48 AVE, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE HEARING TO CONFIRM FINE

ADDRESS: 3610 SW 48 AVE, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LAKE FOREST BAPTIST CHURCH INC AT 10:09 A.M. ON THE 7 DAY OF OCTOBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

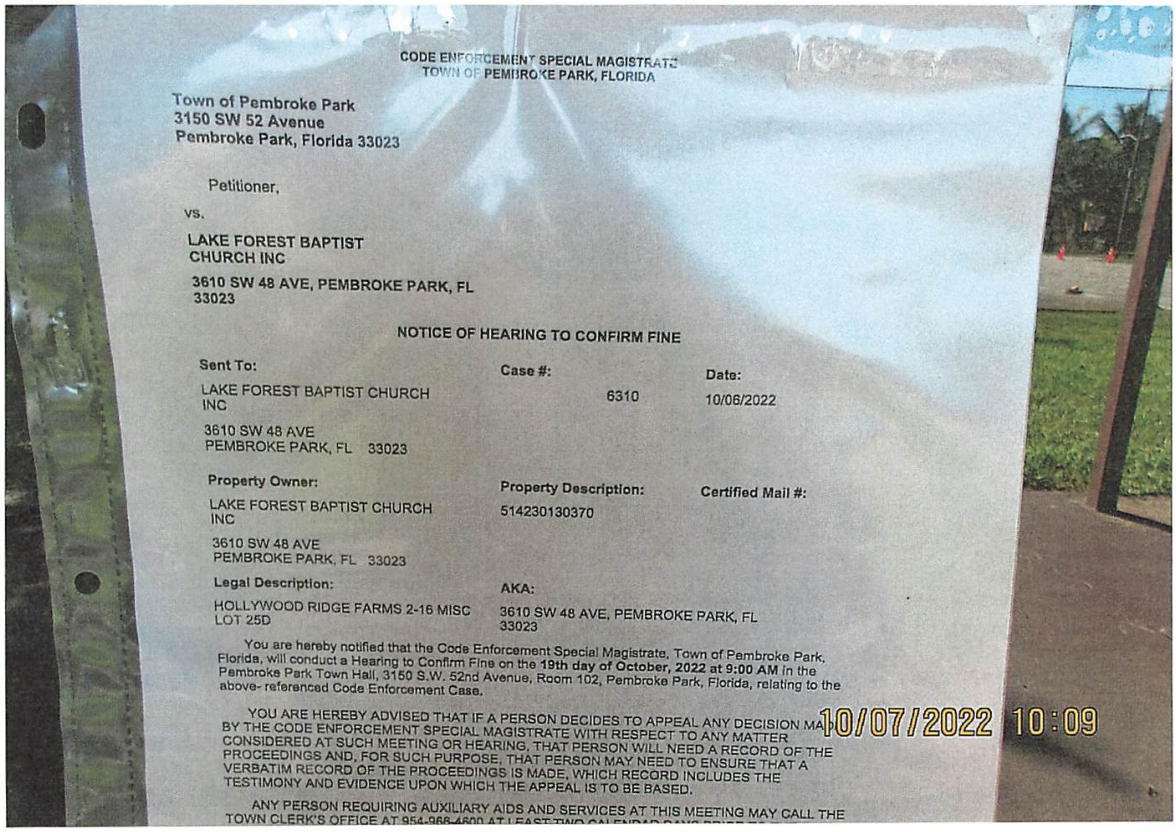
MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

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

Signature

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





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

LAKE FOREST BAPTIST
CHURCH INC

3610 SW 48 AVE, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
LAKE FOREST BAPTIST CHURCH INC 3610 SW 48 AVE PEMBROKE PARK, FL 33023	6310	10/06/2022

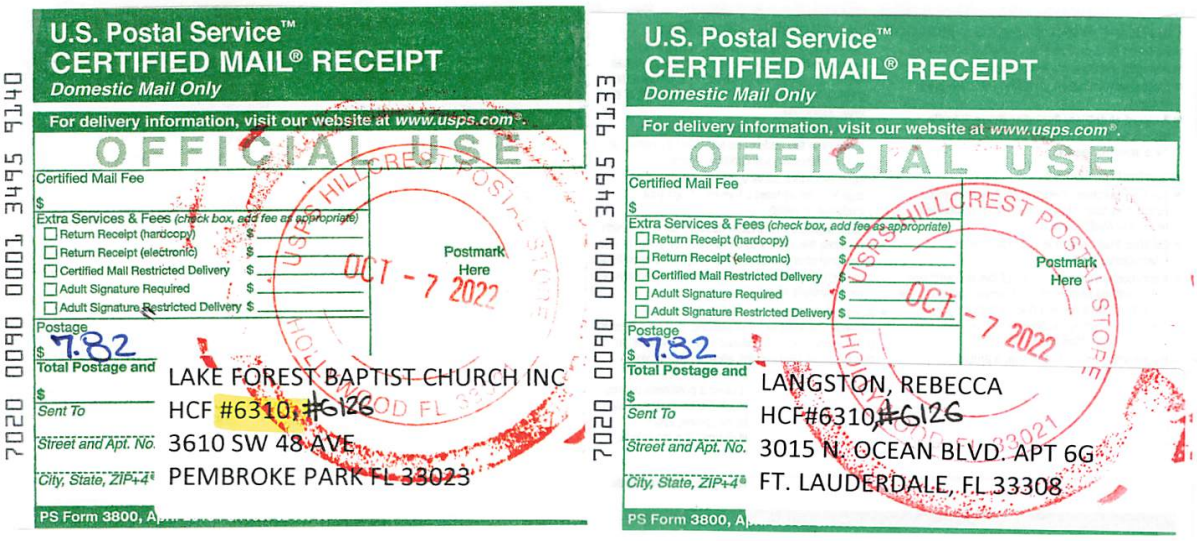
Property Owner:	Property Description:	Certified Mail #:
LAKE FOREST BAPTIST CHURCH INC 3610 SW 48 AVE PEMBROKE PARK, FL 33023	514230130370	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D	3610 SW 48 AVE, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of October, 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 MA
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



7020 0090 0001 3495 9140

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

Postage
$ 7.82

Total Postage and
$

Sent To LAKE FOREST BAPTIST CHURCH INC
HCF #6310, #6126

Street and Apt. No. 3610 SW 48 AVE

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

PS Form 3800, A

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$ 7.82

Total Postage and
$

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HCF#6310, #6126

Street and Apt. No. 3015 N. OCEAN BLVD. APT 6G

City, State, ZIP+4® FT. LAUDERDALE, FL 33308

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CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

LAKE FOREST BAPTIST CHURCH INC

3610 SW 48 AVE, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
LAKE FOREST BAPTIST CHURCH INC 3610 SW 48 AVE PEMBROKE PARK, FL 33023	6310	10/06/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
LAKE FOREST BAPTIST CHURCH INC 3610 SW 48 AVE PEMBROKE PARK, FL 33023	514230130370	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D	3610 SW 48 AVE, PEMBROKE PARK, FL 33023

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

Sincerely,

Joseline Ramirez

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3610 SW 48 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 13 0370
Property Owner	LAKE FOREST BAPTIST CHURCH INC	Millage	0613
Mailing Address	3610 SW 48 AVE PEMBROKE PARK FL 33023	Use	71
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$479,160	$1,225,250	$1,704,410	$1,704,410	
2020	$479,160	$1,228,770	$1,707,930	$1,707,930	
2019	$479,160	$1,228,770	$1,707,930	$1,636,500	

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,704,410	$1,704,410	$1,704,410	$1,704,410
Portability	0	0	0	0
Assessed/SOH	$1,704,410	$1,704,410	$1,704,410	$1,704,410
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 30	$1,704,410	$1,704,410	$1,704,410	$1,704,410
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
4/24/2001	WD	$82,300	31917 / 1295
11/1/1989	WD	$90,500	16906 / 248

Land Calculations

Price	Factor	Type
$217,800	2.20	AC
Adj. Bldg. S.F. (Card, Sketch)		15492
Eff./Act. Year Built: 1969/1967		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Not For Profit Corporation
LAKE FOREST BAPTIST CHURCH OF HOLLYWOOD, INC.

Filing Information

Document Number	N95000001568
FEI/EIN Number	65-0735219
Date Filed	03/31/1995
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/06/2014

Principal Address

3610 SW 48TH AVE.
HOLLYWOOD, FL 33023

Mailing Address

3610 SW 48TH AVE.
HOLLYWOOD, FL 33023

Registered Agent Name & Address

LANGSTON, REBECCA
3015 N. Ocean Blvd.
Apt 6G
Ft. Lauderdale, FL 33308

Name Changed: 04/01/2021

Address Changed: 04/01/2021

Officer/Director Detail

Name & Address

Title President

LANGSTON, REBECCA W
3015 N. Ocean Blvd.
Apt 6G
Ft. Lauderdale, FL 33308

Title CM

JUANITA, CLARK
3721 SW 46 AVENUE
HOLLYWOOD, FL 33023

Title Trustee

CLARK, KELTON, Sr.
3721 SW 46 AVENUE
WEST PARK, FL 33023

Annual Reports

Report Year	Filed Date
2020	01/17/2020
2021	01/12/2021
2021	04/01/2021

Document Images

04/01/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
01/12/2021 -- ANNUAL REPORT	View image in PDF format
01/17/2020 -- ANNUAL REPORT	View image in PDF format
04/05/2019 -- ANNUAL REPORT	View image in PDF format
02/22/2018 -- ANNUAL REPORT	View image in PDF format
02/10/2017 -- ANNUAL REPORT	View image in PDF format
04/20/2016 -- ANNUAL REPORT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
10/06/2014 -- REINSTATEMENT	View image in PDF format
04/13/2013 -- ANNUAL REPORT	View image in PDF format
01/23/2012 -- ANNUAL REPORT	View image in PDF format
02/17/2011 -- ANNUAL REPORT	View image in PDF format
02/01/2010 -- ANNUAL REPORT	View image in PDF format
04/01/2009 -- ANNUAL REPORT	View image in PDF format
02/17/2008 -- ANNUAL REPORT	View image in PDF format
04/16/2007 -- ANNUAL REPORT	View image in PDF format
02/01/2006 -- ANNUAL REPORT	View image in PDF format
02/09/2005 -- ANNUAL REPORT	View image in PDF format
01/12/2004 -- ANNUAL REPORT	View image in PDF format
07/17/2003 -- ANNUAL REPORT	View image in PDF format
05/29/2002 -- ANNUAL REPORT	View image in PDF format
02/01/2001 -- ANNUAL REPORT	View image in PDF format
05/09/2000 -- ANNUAL REPORT	View image in PDF format
04/28/1999 -- REINSTATEMENT	View image in PDF format
03/24/1997 -- ANNUAL REPORT	View image in PDF format
02/14/1996 -- ANNUAL REPORT	View image in PDF format
03/31/1995 -- DOCUMENTS PRIOR TO 1997	View image in PDF format

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

AFFIDAVIT OF COMPLIANCE

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

Petitioner,

vs.

LAKE FOREST BAPTIST
CHURCH INC
3610 SW 48 AVE, PEMBROKE PARK, FL
33023

Respondent(s)

Case #: 6310

On 7/29/2022 I MIGUEL A NUNEZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOW in compliance with the Ordinance(s) shown below:

Owner Name: LAKE FOREST BAPTIST CHURCH INC

Address: 3610 SW 48 AVE PEMBROKE PARK, FL 33023

Folio: 514230130370

Site Address: 3610 SW 48 AVE, PEMBROKE PARK, FL 33023

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	7/29/2022

Notes/Means of Correction:

Case is in compliance under Building Permit B-96468

Further, Affiant sayeth naught

STATE OF FLORIDA

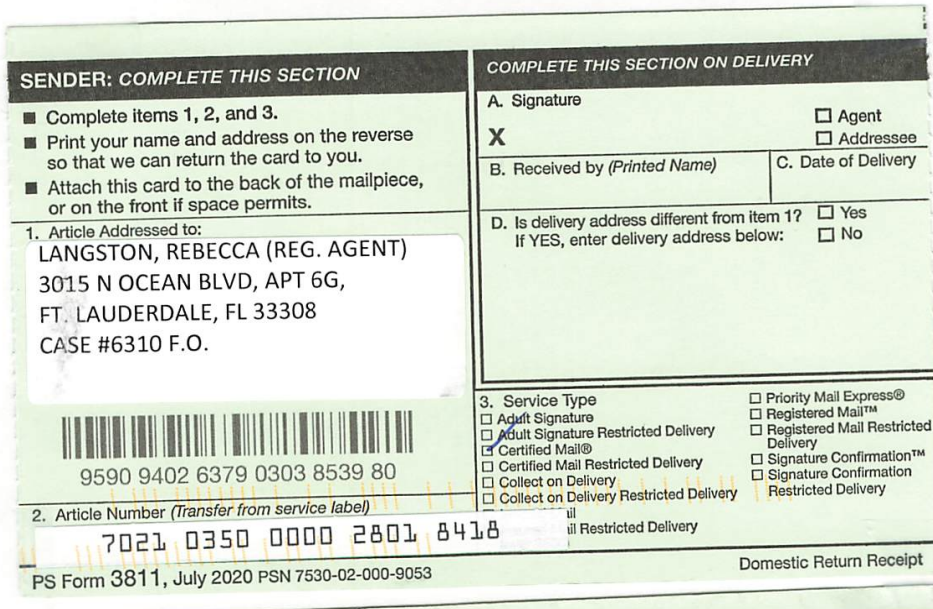
COUNTY OF BROWARD

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 7/29/2022

NOTARY PUBLIC, STATE OF FLORIDA

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



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:

LANGSTON, REBECCA (REG. AGENT)
3015 N OCEAN BLVD, APT 6G,
FT. LAUDERDALE, FL 33308
CASE #6310 F.O.

9590 9402 6379 0303 8539 80

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

7021 0350 0000 2801 8418

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

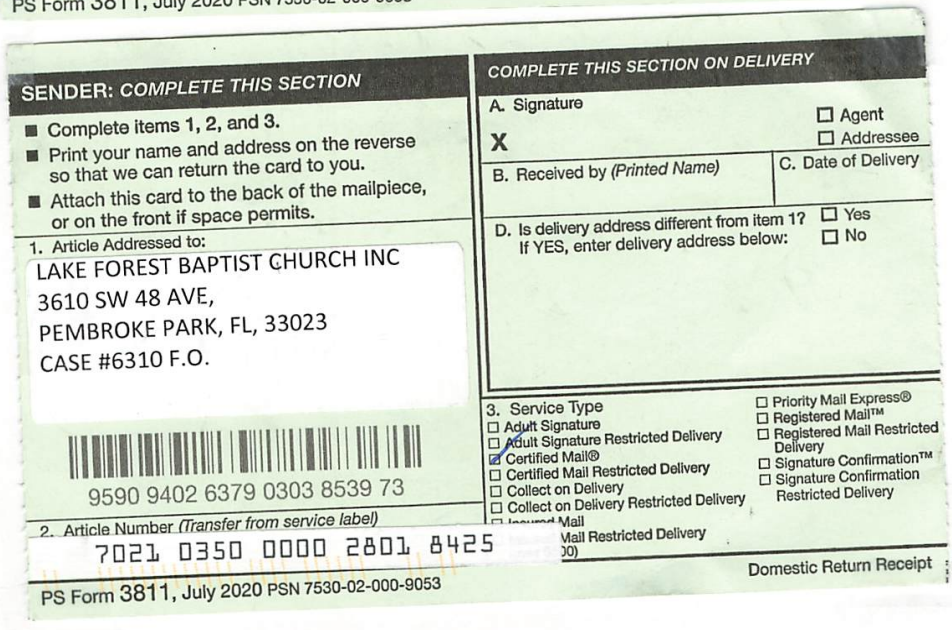
B. Received by *(Printed Name)*

C. Date of Delivery

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

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LAKE FOREST BAPTIST CHURCH INC
3610 SW 48 AVE,
PEMBROKE PARK, FL, 33023
CASE #6310 F.O.

9590 9402 6379 0303 8539 73

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

7021 0350 0000 2801 8425

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. LAKE FOREST BAPTIST CHURCH INC Respondent(s)	Case No.: 6310

FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3610 SW 48 AVENUE, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: LAKE FOREST BAPTIST CHURCH INC, 3610 SW 48 AVENUE, PEMBROKE PARK, FL, 33023

FOLIO NO.: 5142 30 13 0370

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 110.15. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 110.15 **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

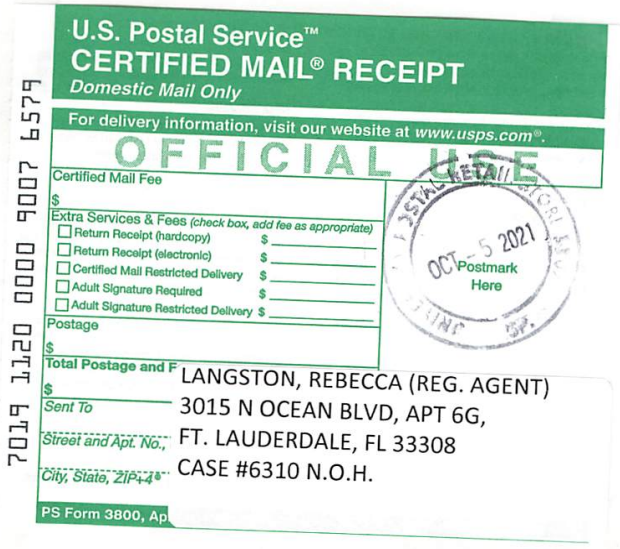
I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of OCT., 2021.

Nazly Cardona CA.

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

Notice of formal hearing.


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Street and Apt. No., 3610 SW 48 AVE,
City, State, ZIP+4® PEMBROKE PARK, FL, 33023
CASE #6310 N.O.H.
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City, State, ZIP+4® FT. LAUDERDALE, FL 33308
CASE #6310 N.O.H.
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Final Order


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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.33
Total Postage and Fees
$
Sent To LAKE FOREST BAPTIST CHURCH INC
Street and Apt. No., 3610 SW 48 AVE,
City, State, ZIP+4® PEMBROKE PARK, FL, 33023
CASE #6310 F.O.
PS Form 3800, A
OCT 22 2021
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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
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Street and Apt. No., 3015 N OCEAN BLVD, APT 6G,
City, State, ZIP+4® FT. LAUDERDALE, FL 33308
CASE #6310 F.O.
PS Form 3800, Ap
OCT 22 2021
Postmark Here
7021 0350 0000 2801 8418

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LAKE FOREST BAPTIST CHURCH INC CASE NO. 6310

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LAKE FOREST BAPTIST CHURCH INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3610 SW 48 AVE, PEMBROKE PARK, FL, 33023

I, MIGUEL NUNEZ HEREBY CERTIFY that I SERVED: LAKE FOREST BAPTIST CHURCH INC AT 12:02 P.M. ON THE 6 DAY OF OCTOBER 2021.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

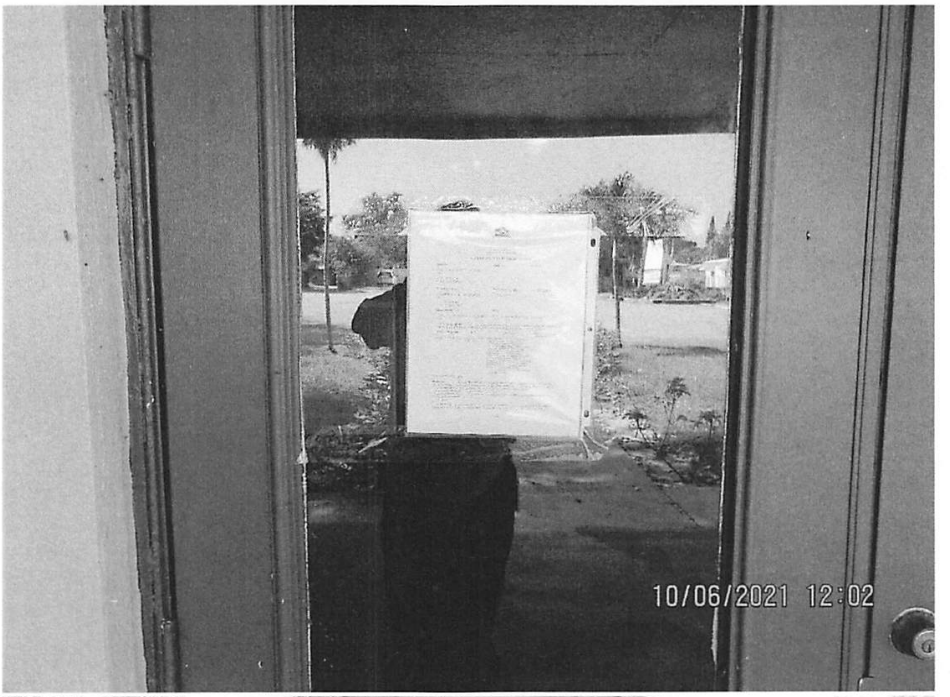
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6 day of Oct, 2021, by Miguel Nunez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

6310





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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
LAKE FOREST BAPTIST CHURCH INC 3610 SW 48 AVE PEMBROKE PARK, FL 33023	6310	09/22/2021

Property Owner:	Property Description:	Certified Mail #:
LAKE FOREST BAPTIST CHURCH INC 3610 SW 48 AVE PEMBROKE PARK, FL 33023	514230130370	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D	3610 SW 48 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	15

Notes/Means of Correction:

Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf
(Initial request on 2017)

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/05/2021

Sent To:

LAKE FOREST BAPTIST CHURCH INC

3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Case #:

6310

Property Owner:

LAKE FOREST BAPTIST CHURCH INC

3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230130370

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 25D

AKA:

3610 SW 48 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	15

Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf
(Initial request on 2017)

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of October, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Miguel A Nunez

Chief Building Official



10/5/2021

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANO LLC	844 ALTON RD STE 3 MIAMI BEACH, FL 33139	1960 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Closed **Case #** 6392

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

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/7/2021		Notice of Violation	Hand
10/7/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
11/17/2021	11/17/2021	Final Order	Certified Mail Hand
2/3/2022	2/16/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
2/3/2022		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
2/18/2022	2/16/2022	Supplemental Order/Claim of Lien	Certified Mail
8/18/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
9/21/2022		Affidavit of Compliance	~~Hand~~ 10/7/22
10/6/2022	10/19/2022	Notice of Formal Hearing - Abate Fine	~~Hand~~ Certified Mail Posted to property 10/7/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	9/21/2022

Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	9/21/2022	$73,250.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$73,350.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$73,350.00**

Town of Pembroke Park

INVOICE

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

Bill To:

ANO LLC
844 ALTON RD STE 3,
MIAMI BEACH, FL, 33139

DATE: October 14, 2022
INVOICE # 428
FOR:

Case # 6392
ANO LLC
1960 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 110.15		
	Final Order 11/17/2021		
1	Admin Fee	$ 100.00	$ 100.00
293	Day(s) of Per Diem from (12/02/21-09/212022)	$ 250.00	$ 73,250.00
	Recorded Lien Fee		$ 48.50
	Town's motion to abate by 15% 10,987.50+48.50+100		$ 11,136.00
		Balance	$ 73,398.50

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

THANK YOU FOR YOUR BUSINESS!



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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
$

Sent To
ANO LLC

Street and Apt. No
HAF #6392
1960 SW 30 AVENUE,

City, State, ZIP+4
PEMBROKE PARK FL 33009

PS Form 3800, A

Postmark Here
OCT - 7 2022

USPS HOLLYWOOD CREST POSTAL STORE
HOLLYWOOD FL 33021

7020 0090 0001 3495 9157



U.S. Postal Service™
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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
$ 7.82

Total Postage and Fees
$

Sent To
ANO LLC

Street and Apt. No
HAF #6392
844 ALTON RD STE 3

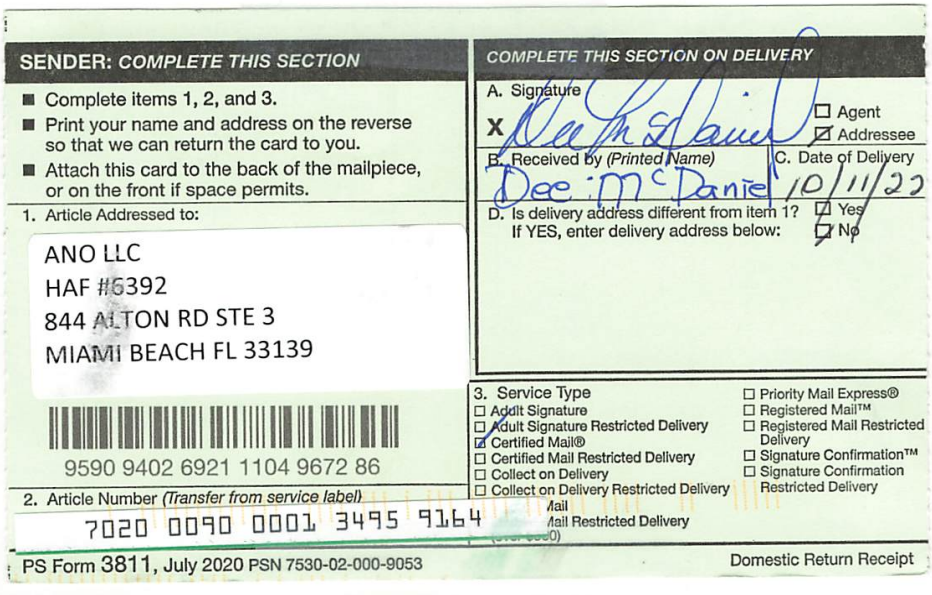
City, State, ZIP+4
MIAMI BEACH FL 33139

PS Form 3800,

Postmark Here
OCT - 7 2022

USPS HOLLYWOOD CREST POSTAL STORE
HOLLYWOOD FL 33021

7020 0090 0001 3495 9164



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:

ANO LLC
HAF #6392
844 ALTON RD STE 3
MIAMI BEACH FL 33139

9590 9402 6921 1104 9672 86

2. Article Number (Transfer from service label)
7020 0090 0001 3495 9164

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)
Dee McDaniel

C. Date of Delivery
10/11/22

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

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

Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ANO LLC CASE NO. 6392

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 1960 SW 30 AVE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE HEARING TO ABATE FINE

ADDRESS: 1960 SW 30 AVE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ANO LLC AT 12:08 P.M. ON THE 7 DAY OF OCTOBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

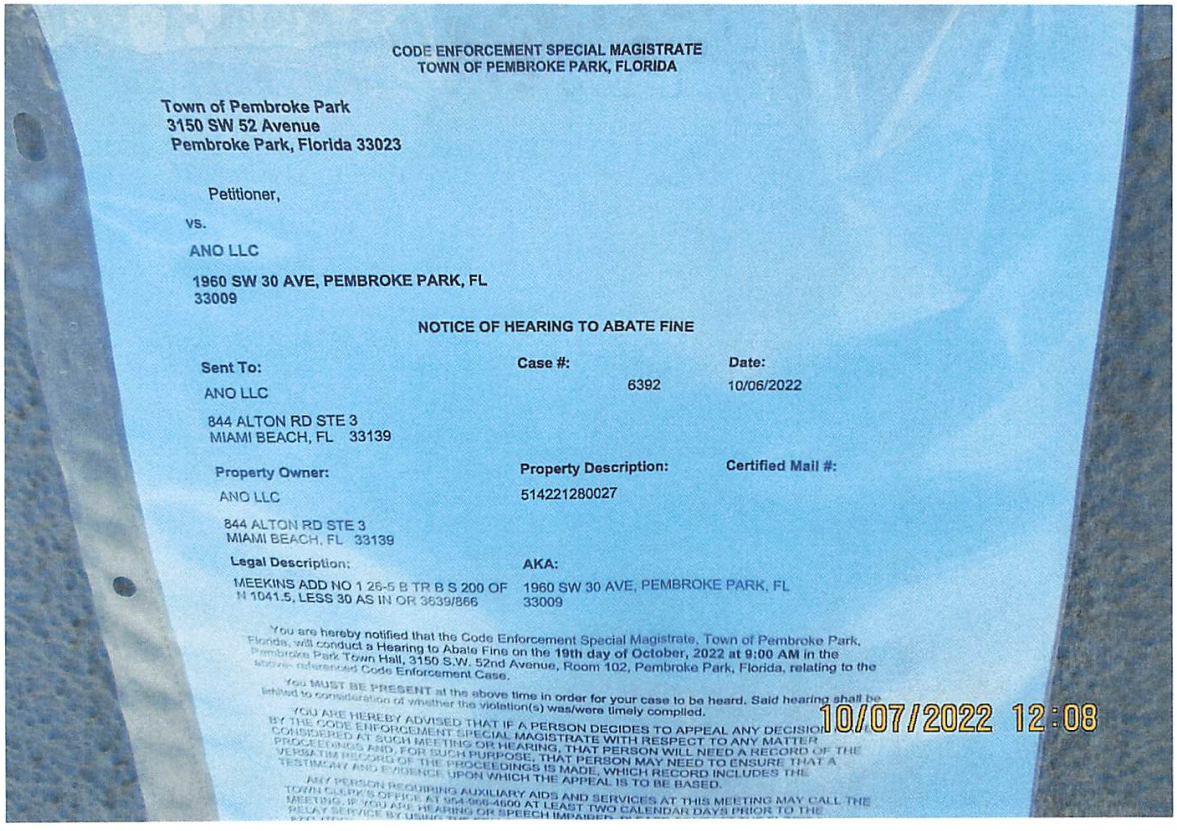
MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

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

Signature

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





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANO LLC

1960 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
ANO LLC	6392	10/06/2022
844 ALTON RD STE 3 MIAMI BEACH, FL 33139		

Property Owner:	**Property Description:**	**Certified Mail #:**
ANO LLC 844 ALTON RD STE 3 MIAMI BEACH, FL 33139	514221280027	

Legal Description:	**AKA:**
MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 1041.5, LESS 30 AS IN OR 3639/866	1960 SW 30 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **19th day of October, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION 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, [illegible] RELAY SERVICE BY USING THE [illegible]

10/07/2022 12:08

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANO LLC

1960 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
ANO LLC	6392	10/06/2022
844 ALTON RD STE 3 MIAMI BEACH, FL 33139		

Property Owner:	**Property Description:**	**Certified Mail #:**
ANO LLC	514221280027	
844 ALTON RD STE 3 MIAMI BEACH, FL 33139		

Legal Description:	**AKA:**
MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 1041.5, LESS 30 AS IN OR 3639/866	1960 SW 30 AVE, PEMBROKE PARK, FL 33009

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

Sincerely,

Joseline Ramirez

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

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

AFFIDAVIT OF COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

ANO LLC

1960 SW 30 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #: 6392

On 9/21/2022 I MIGUEL A NUNEZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOW in compliance with the Ordinance(s) shown below:

Owner Name: ANO LLC

Address: 844 ALTON RD STE 3 MIAMI BEACH, FL 33139

Folio: 514221280027

Site Address: 1960 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description: MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 1041.5, LESS 30 AS IN OR 3639/866

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	9/21/2022

Notes/Means of Correction:

Case is in compliance under Building Permit B-94678

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/21/2022

NOTARY PUBLIC, STATE OF FLORIDA

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

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 10/4/2022

Phone #: 786.200.7300

Case # 6392

E-mail: RyanA@FGProperties.com

Address of Violation: 1960 SW 30th Ave

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Thomas Sullivan (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6392 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the _____ 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 9/21/2022 imposing the fine of $ 73,500.00 for violation(s)of the Town's Code of Ordinances: _____

Brief summary for request: Due to covid completing the required work per 40 yr inspection took Extremely long.

Thomas Sullivan
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Thomas Sullivan and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 10/4/2022.

Notary Public State of Florida: _____ My Commission expires: 6/10/24

Notary Public State of Florida
Ryan Arcuri
My Commission HH 008922
Expires 06/10/2024



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

Postage
$ 7.82

Total Postage and F

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

PS Form 3800, Apr

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD

AUG 18 2022
Postmark Here
BOYNTON BEACH FL
33437-USPS

ANO LLC
N.H.A.F #6392
1960 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

7021 1970 0000 4565 4052



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

Postage
$ 7.82

Total Postage and Fees

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

PS Form 3800, Apr

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD

Postmark Here
AUG 18 2022
BOYNTON BEACH FL
33437-USPS

ANO LLC
N.H.A.F #6392
844 ALTON RD STE 3,
MIAMI BEACH, FL, 33139

7021 1970 0000 4565 4069

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANO LLC

1960 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
ANO LLC 844 ALTON RD STE 3 MIAMI BEACH, FL 33139	6392	08/18/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
ANO LLC 844 ALTON RD STE 3 MIAMI BEACH, FL 33139	514221280027	

Legal Description:	**AKA:**
MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 1041.5, LESS 30 AS IN OR 3639/866	1960 SW 30 AVE, PEMBROKE PARK, FL 33009

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

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

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

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

Sincerely,

Joseline Ramirez

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1960 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0027
Property Owner	ANO LLC	Millage	0613
Mailing Address	844 ALTON RD STE 3 MIAMI BEACH FL 33139	Use	48-08
Abbr Legal Description	MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 1041.5, LESS 30 AS IN OR 3639/866		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$301,660	$2,487,890	$2,789,550	$2,786,300	
2021	$301,660	$2,259,860	$2,561,520	$2,533,000	$54,655.46
2020	$301,660	$2,001,070	$2,302,730	$2,302,730	$49,697.06

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,789,550	$2,789,550	$2,789,550	$2,789,550
Portability	0	0	0	0
Assessed/SOH	$2,786,300	$2,789,550	$2,786,300	$2,786,300
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	$2,786,300	$2,789,550	$2,786,300	$2,786,300

Sales History

Date	Type	Price	Book/Page or CIN
3/31/2008	WD-O	$3,150,000	45276 / 1801
9/9/2005	WD	$2,150,000	40556 / 1776
6/21/2005	DRR	$100	40556 / 1772
10/31/2002	SWD	$1,173,600	34106 / 457

Land Calculations

Price	Factor	Type
$9.00	33,518	SF
Adj. Bldg. S.F. (Card, Sketch)		25562
Eff./Act. Year Built: 1969/1968		

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,) Case No.: 6392
Petitioner,)
)
vs.)
)
ANO LLC)
Respondent(s)

FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 1960 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: ANO LLC, 844 ALTON RD STE 3, MIAMI BEACH, FL, 33139

FOLIO NO.: 5142 21 28 0027

LEGAL DESCRIPTION: MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 1041.5, LESS 30 AS IN OR 3639/866

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 110.15. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

Certificate of Service

I the undersigned, Administrative Assistant, MaryCari Paz, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Lien Order on this 22 day of February, 2022.

MaryCari Paz
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Instr# 118020189 , Page 1 of 5, Recorded 03/21/2022 at 12:07 PM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

ANO LLC
Respondent(s)

Case No.: **6392**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

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

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY1960 SW 30 AVENUE, PEMBROKE PARK FL 33009

PROPERTY OWNER: ANO LLC, 1960 SW 30 AVENUE, PEMBROKE PARK FL 33009

FOLIO NO.: 5142 21 28 0027

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

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

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

MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 1041.5, LESS 30 AS IN OR 3639/866

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

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

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

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

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

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

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

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

Notary Public, state of Florida

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

ORDER

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

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

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

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

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

Nazly Cardona CA

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

ANO LLC
Respondent(s)

Case No.: **6392**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

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

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY1960 SW 30 AVENUE, PEMBROKE PARK FL 33009

PROPERTY OWNER: ANO LLC, 1960 SW 30 AVENUE, PEMBROKE PARK FL 33009

FOLIO NO.: 5142 21 28 0027

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

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

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

MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 1041.5, LESS 30 AS IN OR 3639/866

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

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

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

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

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

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

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

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

Notary Public, state of Florida

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

Certificate of Service

I the undersigned, Administrative Assistant, MaryCari Paz, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Lien Order on this 22 day of February, 2022.

MaryCari Paz
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. ANO LLC Respondent(s)	Case No.: 6392

FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 1960 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: ANO LLC, 844 ALTON RD STE 3, MIAMI BEACH, FL, 33139

FOLIO NO.: 5142 21 28 0027

LEGAL DESCRIPTION: MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 1041.5, LESS 30 AS IN OR 3639/866

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 110.15. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

ORDER

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

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

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

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

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

Nazly Cardona CA

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1960 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0027
Property Owner	ANO LLC	Millage	0613
Mailing Address	844 ALTON RD STE 3 MIAMI BEACH FL 33139	Use	48
Abbr Legal Description	MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 1041.5, LESS 30 AS IN OR 3639/866		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$301,660	$2,259,860	$2,561,520	$2,561,520	
2021	$301,660	$2,259,860	$2,561,520	$2,533,000	
2020	$301,660	$2,001,070	$2,302,730	$2,302,730	$49,697.06

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,561,520	$2,561,520	$2,561,520	$2,561,520
Portability	0	0	0	0
Assessed/SOH	$2,561,520	$2,561,520	$2,561,520	$2,561,520
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,561,520	$2,561,520	$2,561,520	$2,561,520

Sales History

Date	Type	Price	Book/Page or CIN
3/31/2008	WD-O	$3,150,000	45276 / 1801
9/9/2005	WD	$2,150,000	40556 / 1776
6/21/2005	DRR	$100	40556 / 1772
10/31/2002	SWD	$1,173,600	34106 / 457

Land Calculations

Price	Factor	Type
$9.00	33,518	SF
Adj. Bldg. S.F. (Card, Sketch)		25562
Eff./Act. Year Built: 1969/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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:

ANO LLC
1960 SW 30 AVE,
PEMBROKE PARK, FL, 33009
CASE #6392 N.O.H

9590 9402 6379 0303 8546 97

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

7021 0350 0000 2801 8050

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
(REG. AGENT)
1201 HAYS STREET,
TALLAHASSEE, FL, 32301
CASE #6392 N.O.H

9590 9402 6379 0303 8547 10

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

7021 0350 0000 2801 8074

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Kaitlyn Mannix ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

JUNIPER LANE PROPIETIES, LP (MGR)
844 ALTON RD, STE 3,
MIAMI BEACH, FL, 33139
CASE #6392 F.O

9590 9402 6379 0303 8534 47

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

7021 0350 0000 2801 9484

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

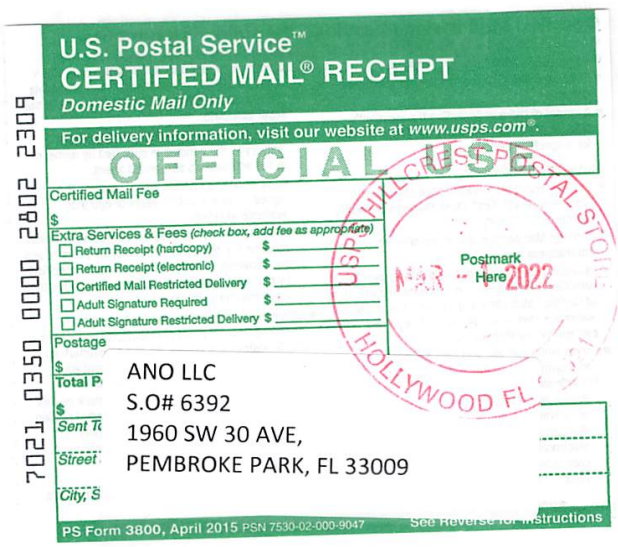
B. Received by *(Printed Name)* | C. Date of Delivery

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

3. Service Type

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

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total P
$

Sent To
ANO LLC
S.O# 6392

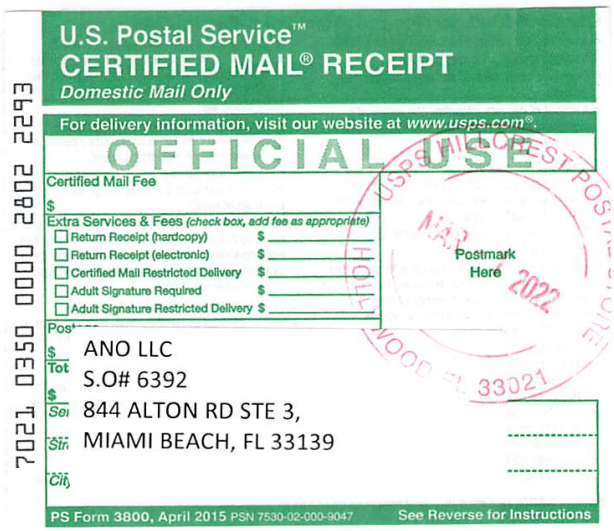
Street
1960 SW 30 AVE,

City, S
PEMBROKE PARK, FL 33009

Postmark Here
MAR 2022
HOLLYWOOD FL

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

7021 0350 0000 2802 2309



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
$

Tot
$

Sen
ANO LLC
S.O# 6392

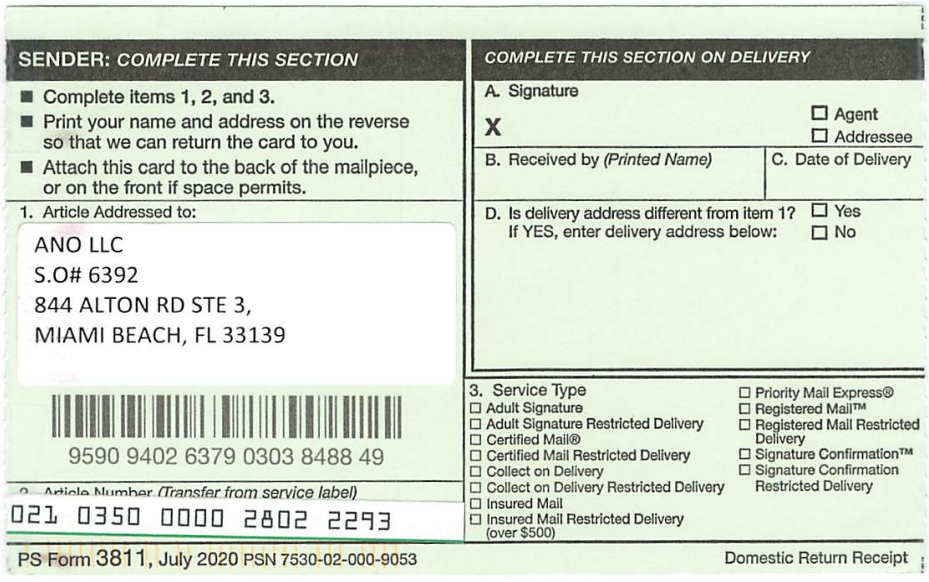
Stre
844 ALTON RD STE 3,

City
MIAMI BEACH, FL 33139

Postmark Here
MAR 2022
HOLLYWOOD FL 33021

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

7021 0350 0000 2802 2293



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:

ANO LLC
S.O# 6392
844 ALTON RD STE 3,
MIAMI BEACH, FL 33139

9590 9402 6379 0303 8488 49

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

021 0350 0000 2802 2293

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

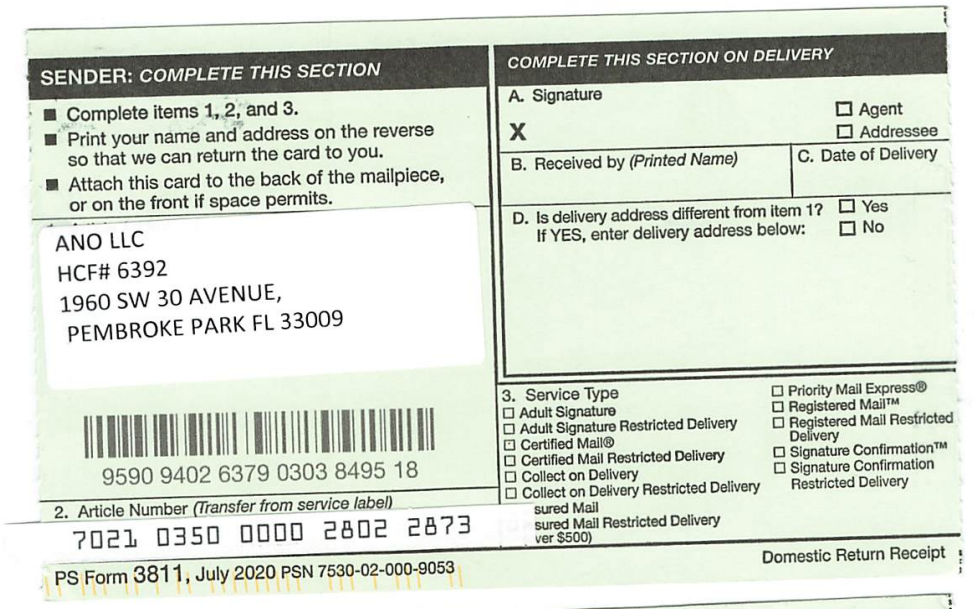
B. Received by *(Printed Name)* | C. Date of Delivery

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

3. Service Type

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

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



SENDER: COMPLETE THIS SECTION

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

ANO LLC
HCF# 6392
1960 SW 30 AVENUE,
PEMBROKE PARK FL 33009

9590 9402 6379 0303 8495 18

2. Article Number (Transfer from service label)
7021 0350 0000 2802 2873

COMPLETE THIS SECTION ON DELIVERY

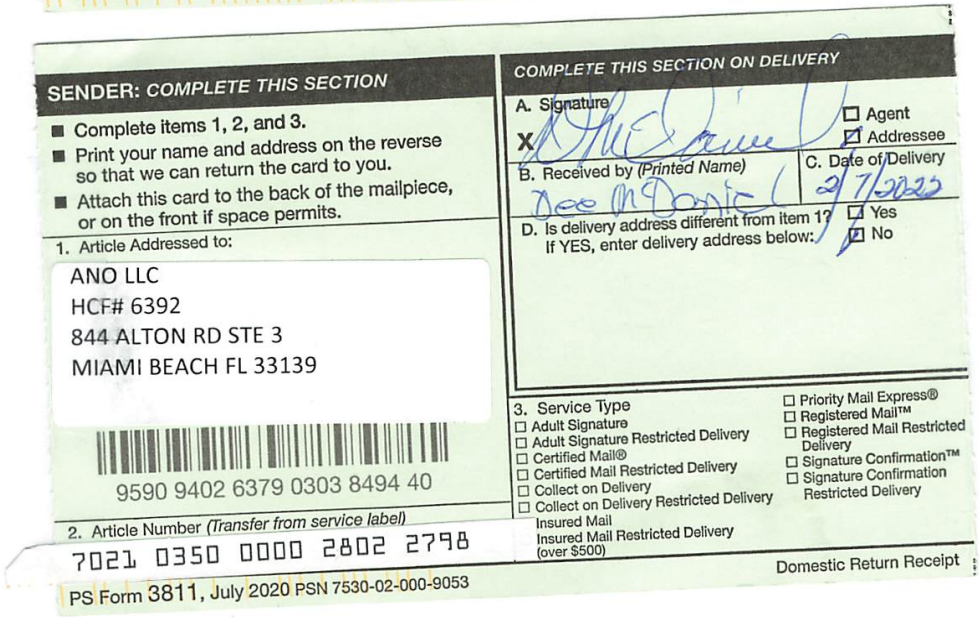
A. Signature
X ☐ Agent ☐ Addressee

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
sured Mail
sured Mail Restricted Delivery
ver $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ANO LLC
HCF# 6392
844 ALTON RD STE 3
MIAMI BEACH FL 33139

9590 9402 6379 0303 8494 40

2. Article Number (Transfer from service label)
7021 0350 0000 2802 2798

COMPLETE THIS SECTION ON DELIVERY

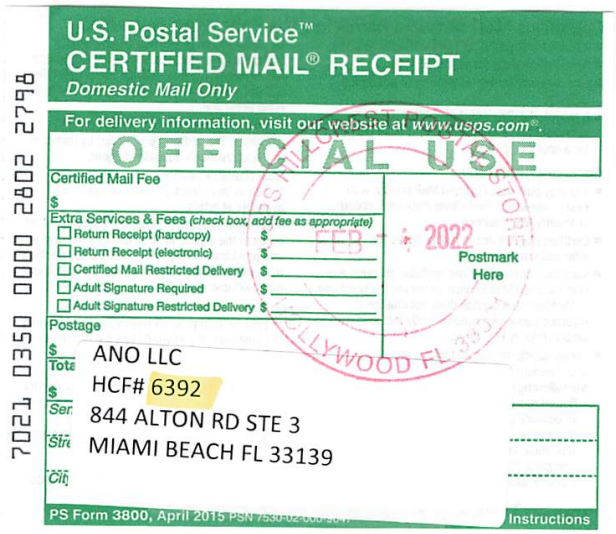
A. Signature
X ☐ Agent ☑ Addressee

B. Received by (Printed Name) C. Date of Delivery
Dee McDonic 2/7/2022

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

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

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



7021 0350 0000 2802 2798

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

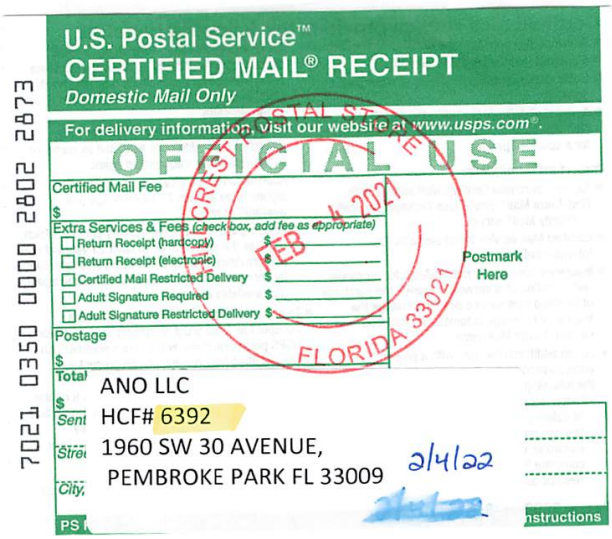
Total
$

Sent
Street
City

FEB 2022
Postmark Here

ANO LLC
HCF# 6392
844 ALTON RD STE 3
MIAMI BEACH FL 33139

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



7021 0350 0000 2802 2873

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total
$

Sent
Street
City

FEB 2021
Postmark Here

ANO LLC
HCF# 6392
1960 SW 30 AVENUE,
PEMBROKE PARK FL 33009

2/4/22

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

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

Detail by Entity Name

Foreign Limited Liability Company
F9 PROPERTIES, LLC

Filing Information

Document Number	M07000005915
FEI/EIN Number	02-0499172
Date Filed	10/02/2007
State	NH
Status	ACTIVE
Last Event	LC AMENDMENT AND NAME CHANGE
Event Date Filed	11/20/2013
Event Effective Date	NONE

Principal Address

844 Alton Road
Suite 3
Miami Beach, FL 33139

Changed: 04/18/2019

Mailing Address

844 Alton Road
Suite 3
Miami Beach, FL 33139

Changed: 04/18/2019

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title Manager

Juniper Lane Properties, LP
844 Alton Road
Suite 3
Miami Beach, FL 33139

Title Authorized Representative

Sullivan, Thomas D
844 Alton Road
Suite 3
Miami Beach, FL 33139

Annual Reports

Report Year	Filed Date
2019	04/18/2019
2020	04/20/2020
2021	04/26/2021

Document Images

04/26/2021 -- ANNUAL REPORT	View image in PDF format
04/20/2020 -- ANNUAL REPORT	View image in PDF format
04/18/2019 -- ANNUAL REPORT	View image in PDF format
01/09/2018 -- ANNUAL REPORT	View image in PDF format
03/22/2017 -- ANNUAL REPORT	View image in PDF format
04/12/2016 -- ANNUAL REPORT	View image in PDF format
01/16/2015 -- ANNUAL REPORT	View image in PDF format
01/09/2014 -- ANNUAL REPORT	View image in PDF format
11/20/2013 -- LC Amendment and Name Change	View image in PDF format
01/25/2013 -- ANNUAL REPORT	View image in PDF format
02/13/2012 -- ANNUAL REPORT	View image in PDF format
01/05/2012 -- ANNUAL REPORT	View image in PDF format
01/05/2011 -- ANNUAL REPORT	View image in PDF format
02/17/2010 -- ANNUAL REPORT	View image in PDF format
01/15/2009 -- ANNUAL REPORT	View image in PDF format
07/10/2008 -- ANNUAL REPORT	View image in PDF format
10/02/2007 -- Foreign Limited	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

ANO LLC CASE NO. 6392

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ANO LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 1960 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ANO LLC AT 11:09 A.M. ON THE 4 DAY OF FEBRUARY 2022.

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

TYPE OF SERVICE

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

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

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

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

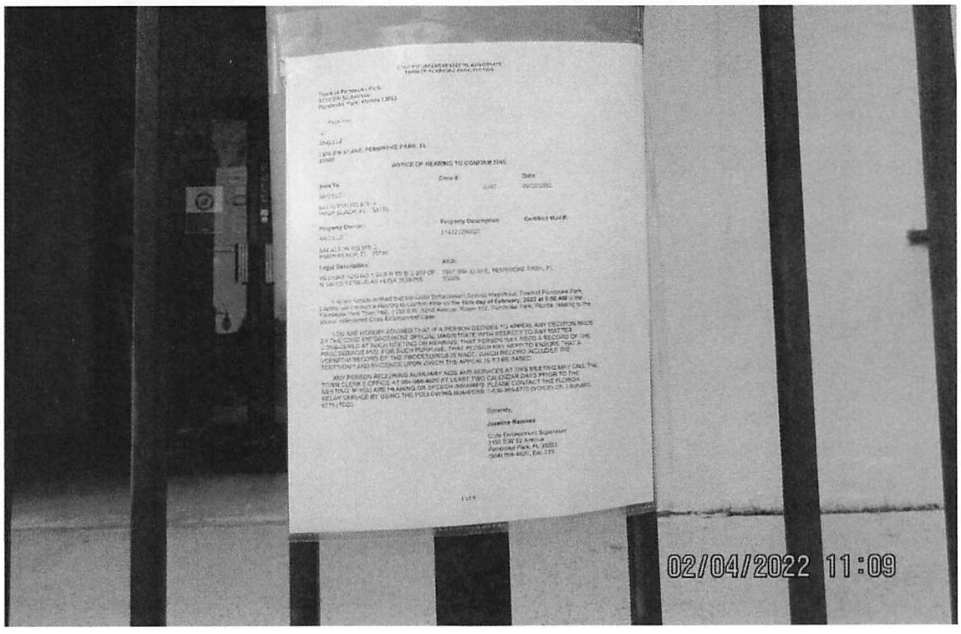
AFFIANT

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

Signature

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

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


NOTICE OF HEARING TO CONFIRM FINE
02/04/2022 11:09


1960B
02/04/2022 11:09

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANO LLC	844 ALTON RD STE 3 MIAMI BEACH, FL 33139	1960 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6392 **Date Next Inspection** 11/17/2021

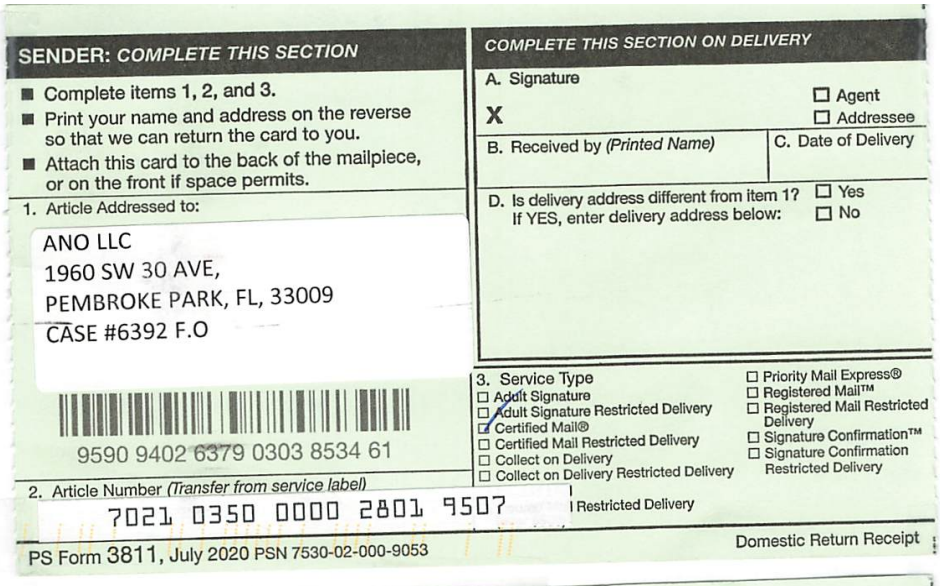
Notes Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional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

Documents Issued

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

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	Not in Compliance - Reinspection Date: 11/17/2021



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:

ANO LLC
1960 SW 30 AVE,
PEMBROKE PARK, FL, 33009
CASE #6392 F.O

9590 9402 6379 0303 8534 61

2. Article Number *(Transfer from service label)*
7021 0350 0000 2801 9507

COMPLETE THIS SECTION ON DELIVERY

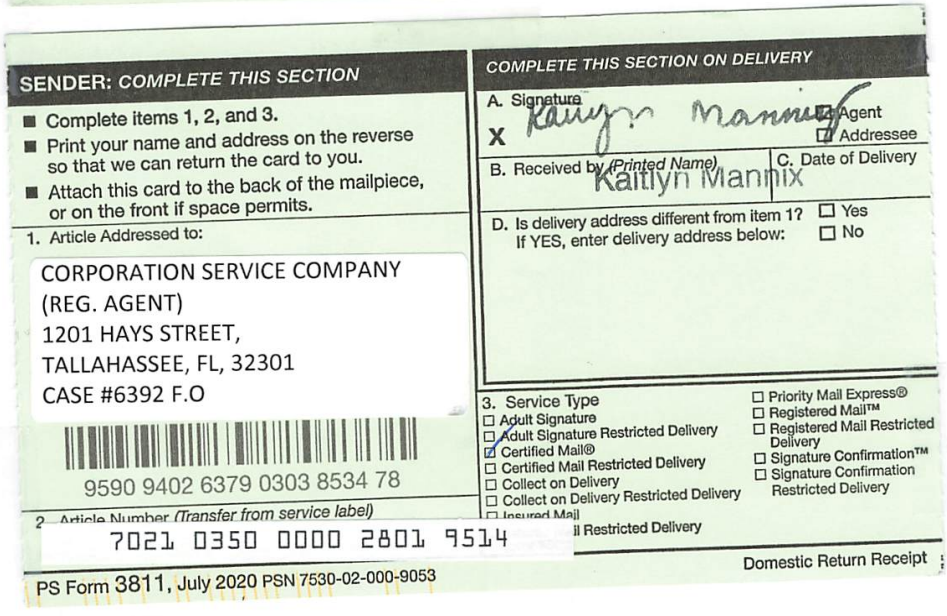
A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
(REG. AGENT)
1201 HAYS STREET,
TALLAHASSEE, FL, 32301
CASE #6392 F.O

9590 9402 6379 0303 8534 78

2. Article Number *(Transfer from service label)*
7021 0350 0000 2801 9514

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Kaitlyn Mannix ☐ Agent ☑ Addressee

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

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

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

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


7021 0350 0000 2801 8043
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, A
Postmark Here
OCT 8 2021
ANO LLC
844 ALTON RD, STE 3,
MIAMI BEACH, FL, 33139
CASE #6392 N.O.H


7021 0350 0000 2801 8074
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, A
Postmark Here
CORPORATION SERVICE COMPANY
(REG. AGENT)
1201 HAYS STREET,
TALLAHASSEE, FL, 32301
CASE #6392 N.O.H


7021 0350 0000 2801 8067
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, A
Postmark Here
JUNIPER LANE PROPIETIES, LP (MGR)
844 ALTON RD, STE 3,
MIAMI BEACH, FL, 33139
CASE #6392 N.O.H


7021 0350 0000 2801 8050
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, A
Postmark Here
OCT 8 2021
ANO LLC
1960 SW 30 AVE,
PEMBROKE PARK, FL, 33009
CASE #6392 N.O.H

7021 0350 0000 2801 9491

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and Fees
$

Sent To ANO LLC
Street and Apt. No. 844 ALTON RD, STE 3,
City, State, ZIP+4® MIAMI BEACH, FL, 33139
CASE #6392 F.O

Postmark Here

PS Form 3800, A

7021 0350 0000 2801 9484

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and Fees
$

Sent To JUNIPER LANE PROPIETIES, LP (MGR)
Street and Apt. No. 844 ALTON RD, STE 3,
City, State, ZIP+4® MIAMI BEACH, FL, 33139
CASE #6392 F.O

Postmark Here

PS Form 3800, A

7021 0350 0000 2801 9514

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and
$

Sent To CORPORATION SERVICE COMPANY
(REG. AGENT)
Street and Apt. No. 1201 HAYS STREET,
City, State, ZIP+4® TALLAHASSEE, FL, 32301
CASE #6392 F.O

Postmark Here

PS Form 3800, A

7021 0350 0000 2801 9507

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and Fees
$

Sent To ANO LLC
Street and Apt. No., 1960 SW 30 AVE,
City, State, ZIP+4® PEMBROKE PARK, FL, 33009
CASE #6392 F.O

Postmark Here

PS Form 3800, Ap

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ANO LLC
844 ALTON RD, STE 3,
MIAMI BEACH, FL, 33139
CASE #6392 F.O

9590 9402 6379 0303 8534 54

2. Article Number (Transfer from service label)
7021 0350 0000 2801 9491

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ANO LLC CASE NO. 6392

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ANO LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1960 SW 30 AVE, PEMBROKE PARK, FL, 33009

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

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

TYPE OF SERVICE

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

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

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

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

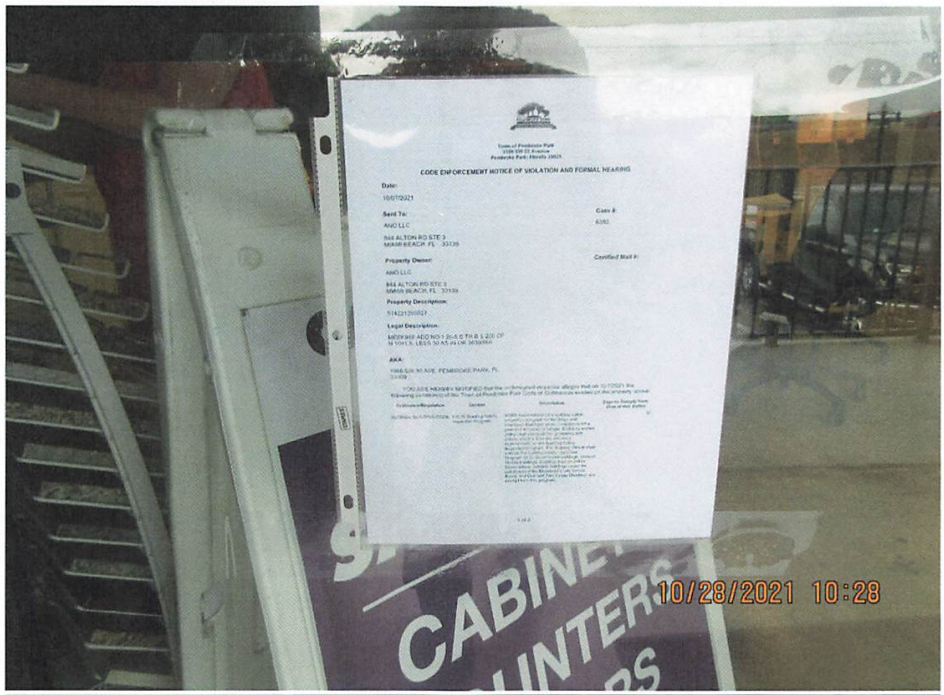
AFFIANT

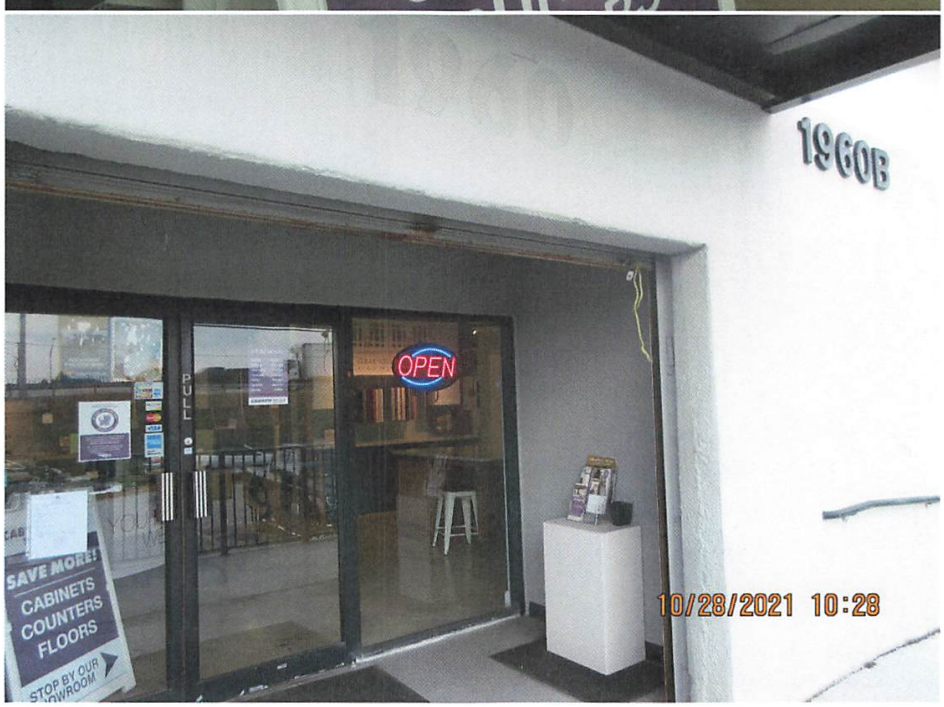
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 5 day of NOV, 2021, by Miguel NUNEZ as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
10/28/2021 10:28


1960B
OPEN
SAVE MORE!
CABINETS
COUNTERS
FLOORS
STOP BY OUR SHOWROOM
10/28/2021 10:28

6392

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/07/2021

Sent To:

ANO LLC

844 ALTON RD STE 3
MIAMI BEACH, FL 33139

Case #:

6392

Property Owner:

ANO LLC

844 ALTON RD STE 3
MIAMI BEACH, FL 33139

Certified Mail #:

Property Description:

514221280027

Legal Description:

MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 1041.5, LESS 30 AS IN OR 3639/866

AKA:

1960 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/7/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	32

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

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

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

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

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

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

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

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

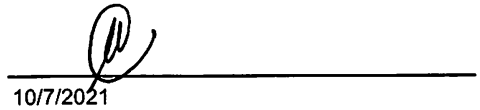
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Miguel A Nunez

Chief Building Official



10/7/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANO LLC

1960 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
ANO LLC	6392	02/03/2022
844 ALTON RD STE 3 MIAMI BEACH, FL 33139		

Property Owner:	**Property Description:**	**Certified Mail #:**
ANO LLC	514221280027	
844 ALTON RD STE 3 MIAMI BEACH, FL 33139		

Legal Description:	**AKA:**
MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 1041.5, LESS 30 AS IN OR 3639/866	1960 SW 30 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **16th day of February, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

ANO LLC

1960 SW 30 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #: 6392

On 2/3/2022 I MIGUEL A NUNEZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: ANO LLC

Address: 844 ALTON RD STE 3 MIAMI BEACH, FL 33139

Folio: 514221280027

Site Address: 1960 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description: MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 1041.5, LESS 30 AS IN OR 3639/866

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

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

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

NOTARY PUBLIC, STATE OF FLORIDA

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
LAWES,PRUDENCE	3401 SW 52 AVE PEMBROKE PARK, FL 33023	3401 SW 52 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5906 **Date Next Inspection** 10/19/2022

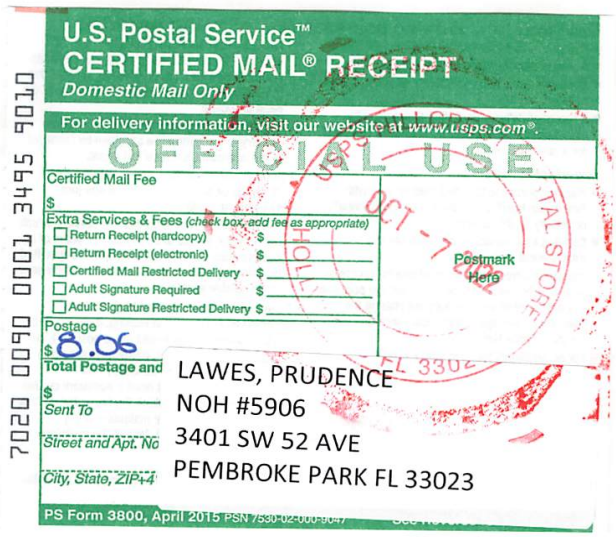
Notes
1. Demolition of fence started without a permit. Obtain plans, permit and inspection.
2. Balcony exterior requires maintenance (i.e. pressure wash, paint, remove dirt buildup).
3. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/4/2021		Notice of Violation	Hand 6/4/21 Regular Mail 6/8/21
10/6/2022		Affidavit of Non-Compliance	Certified Mail 10/7/22
10/6/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 10/7/22 Certified Mail 10/7/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/19/2022



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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

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

Postage
$ 8.06

Total Postage and
$

Sent To

Street and Apt. No

City, State, ZIP+4

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

OCT - 7 2022

Postmark Here

LAWES, PRUDENCE
NOH #5906
3401 SW 52 AVE
PEMBROKE PARK FL 33023

7020 0090 0001 3495 9010

I OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5906

Hasler FIRST-CLASS MAIL
06/08/2021
US POSTAGE $000.51º
ZIP 33023
011D10656696

Jennings & Valancy PA
311 SE 13th Street
Fort Lauderdale, FL 33316

I OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5906

Hasler FIRST-CLASS MAIL
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US POSTAGE $000.51º
ZIP 33023
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Sent To:
LAWES,PRUDENCE
3401 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:
5906



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3401 SW 52 AVENUE, PEMBROKE PARK FL 33023-5408	ID #	5142 30 23 0010
Property Owner	LAWES, PRUDENCE	Millage	0613
Mailing Address	3401 SW 52 AVE PEMBROKE PARK FL 33023	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC E 38.33 OF W 64.33 OF N 41 OF FOLLOWING PARCEL: N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 OF SEC 30-51-42 LESS W 15 THEREOF AKA: UNIT 1,BLDG 1 OF HOLLY TREE PATIO VILLAS		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$12,580	$129,240	$141,820	$109,900	
2020	$12,580	$136,080	$148,660	$99,910	$2,473.39
2019	$12,580	$129,600	$142,180	$90,830	$2,329.25

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$141,820	$141,820	$141,820	$141,820
Portability	0	0	0	0
Assessed/SOH	$109,900	$141,820	$109,900	$109,900
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	$109,900	$141,820	$109,900	$109,900

Sales History

Date	Type	Price	Book/Page or CIN
3/27/2013	WD-Q-SS	$62,000	111434108
2/17/2006	WD	$140,000	41584 / 1139
5/5/2003	WD	$97,000	35201 / 866
3/13/2003	SWD	$85,000	34912 / 1369
12/27/2002	CET		34370 / 1701

Land Calculations

Price	Factor	Type
$8.00	1,572	SF
Adj. Bldg. S.F. (Card, Sketch)		1200
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1985/1984		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS

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

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Not For Profit Corporation
HOLLY TREE PATIO VILLAS HOMEOWNERS' ASSOCIATION,INC.

Filing Information

Document Number	N00895
FEI/EIN Number	59-2544846
Date Filed	01/13/1984
State	FL
Status	ACTIVE

Principal Address

3419 SW 52 AVE
PEMBROKE PARK, FL 33023

Changed: 06/30/2008

Mailing Address

19925 NE 10th Place Way
199
MIAMI, FL 33179

Changed: 03/31/2020

Registered Agent Name & Address

JENNINGS & VALANCY PA
311 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Name Changed: 04/23/2010

Address Changed: 04/23/2010

Officer/Director Detail

Name & Address

Title VP

FOSTER, ERNEL
3413 SW 52 AVE
PEMBROKE PARK, FL 33023

Title S/T

CUNNINGHAM, EVELYN
3471 SW 52 AVE
PEMBROKE PARK, FL 33023

Title President

PIGOTT, GARY
3407 SW 52ND AVE
PEMBROKE PARK, FL 33023

Annual Reports

Report Year	Filed Date
2019	04/09/2019
2020	03/31/2020
2021	02/17/2021

Document Images

02/17/2021 -- ANNUAL REPORT	View image in PDF format
03/31/2020 -- ANNUAL REPORT	View image in PDF format
04/09/2019 -- ANNUAL REPORT	View image in PDF format
03/10/2018 -- ANNUAL REPORT	View image in PDF format
03/21/2017 -- ANNUAL REPORT	View image in PDF format
04/19/2016 -- ANNUAL REPORT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
04/25/2014 -- ANNUAL REPORT	View image in PDF format
03/15/2013 -- ANNUAL REPORT	View image in PDF format
04/25/2012 -- ANNUAL REPORT	View image in PDF format
04/21/2011 -- ANNUAL REPORT	View image in PDF format
04/23/2010 -- ANNUAL REPORT	View image in PDF format
04/29/2009 -- ANNUAL REPORT	View image in PDF format
06/30/2008 -- ANNUAL REPORT	View image in PDF format
04/16/2007 -- ANNUAL REPORT	View image in PDF format
04/24/2006 -- ANNUAL REPORT	View image in PDF format
04/20/2005 -- ANNUAL REPORT	View image in PDF format
04/26/2004 -- ANNUAL REPORT	View image in PDF format
02/12/2003 -- ANNUAL REPORT	View image in PDF format
09/03/2002 -- ANNUAL REPORT	View image in PDF format
04/23/2001 -- ANNUAL REPORT	View image in PDF format
04/14/2000 -- ANNUAL REPORT	View image in PDF format
03/10/1999 -- ANNUAL REPORT	View image in PDF format
04/28/1998 -- ANNUAL REPORT	View image in PDF format
03/10/1997 -- ANNUAL REPORT	View image in PDF format
03/20/1996 -- ANNUAL REPORT	View image in PDF format
04/24/1995 -- ANNUAL REPORT	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PRUDENCE LAWES CASE NO. 5906

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3401 SW 52 AVE, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3401 SW 52 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PRUDENCE LAWES AT 09:56 A.M. ON THE 7 DAY OF OCTOBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

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

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

Signature

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/06/2022

Sent To:

LAWES,PRUDENCE

3401 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5906

Property Owner:

LAWES,PRUDENCE

3401 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230230010

Legal Description:

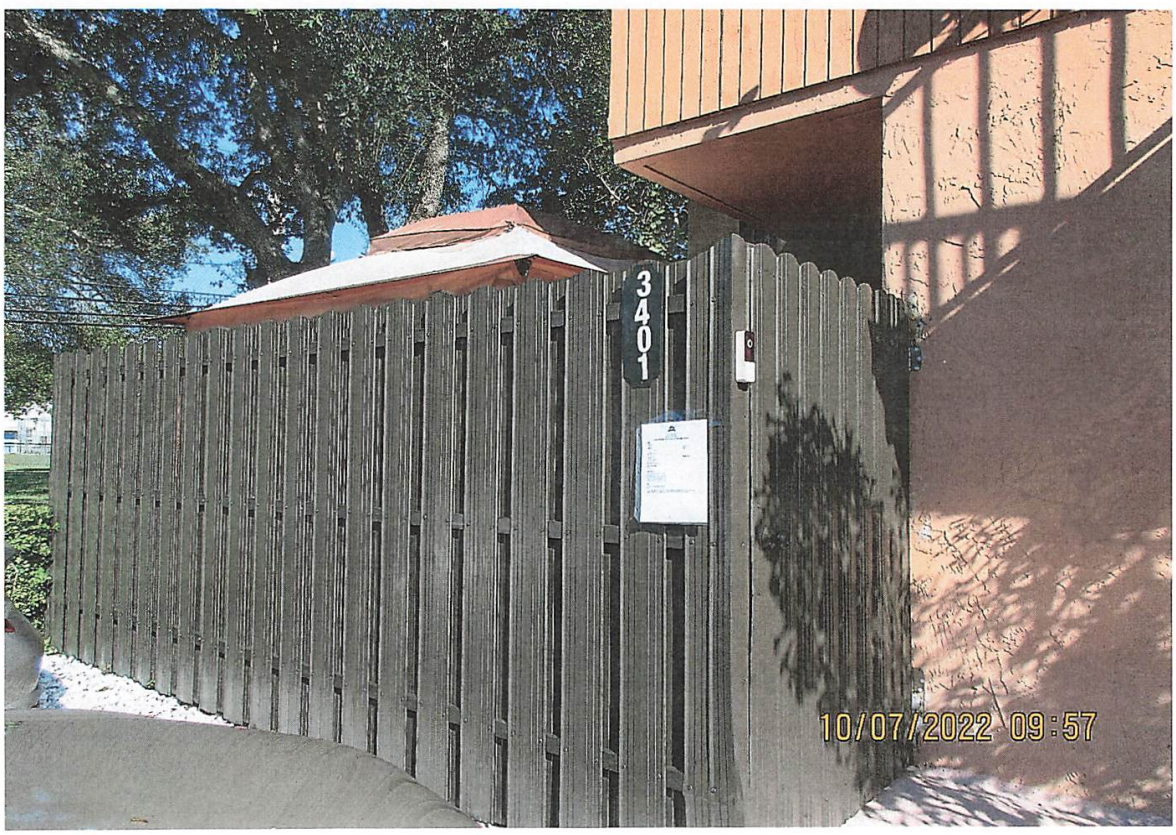
HOLLYWOOD RIDGE FARMS 2-16 MISC E 38.33 OF W 64.33 OF N 41 OF FOLLOWING PARCEL: N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 OF SEC 30-51-42 LESS W 15 THEREOF AKA: UNIT 1,BLDG 1 OF HOLLY TREE PATIO VILLAS

10/07/2022 09:56

AKA:

3401 SW 52 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/06/2022

Sent To:

LAWES,PRUDENCE

3401 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5906

Property Owner:

LAWES,PRUDENCE

3401 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230230010

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC E 38.33 OF W 64.33 OF N 41 OF FOLLOWING PARCEL: N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 OF SEC 30-51-42 LESS W 15 THEREOF AKA: UNIT 1,BLDG 1 OF HOLLY TREE PATIO VILLAS

AKA:

3401 SW 52 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/4/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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1. Demolition of fence started without a permit. Obtain plans, permit and inspection.
2. Balcony exterior requires maintenance (i.e. pressure wash, paint, remove dirt buildup).
3. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of October, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



10/6/2022

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

AFFIDAVIT OF NON-COMPLIANCE

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

Petitioner,

vs.

LAWES,PRUDENCE
3401 SW 52 AVE, PEMBROKE PARK, FL 33023

Respondent(s)

Case #: 5906

On 10/6/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	LAWES,PRUDENCE
Address:	3401 SW 52 AVE PEMBROKE PARK, FL 33023
Folio:	514230230010
Site Address:	3401 SW 52 AVE, PEMBROKE PARK, FL 33023
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC E 38.33 OF W 64.33 OF N 41 OF FOLLOWING PARCEL: N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 OF SEC 30-51-42 LESS W 15 THEREOF AKA: UNIT 1,BLDG 1 OF HOLLY TREE PATIO VILLAS

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/6/2022

Notes/Means of Correction:

1. Demolition of fence started without a permit. Obtain plans, permit and inspection. 2111014-0 514230230010 D & R FENCING CORP 3401 SW 52 AVE Expired Residential Fences – STRUCTURAL
2. Balcony exterior requires maintenance (i.e. pressure wash, paint, remove dirt buildup). Call for re-inspection.
3. Double permit fee assessed.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/6/2022

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
LAWES,PRUDENCE 3401 SW 52 AVE PEMBROKE PARK, FL 33023	5906	06/04/2021

Property Owner:	Property Description:	Certified Mail #:
LAWES,PRUDENCE 3401 SW 52 AVE PEMBROKE PARK, FL 33023	514230230010	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC E 38.33 OF W 64.33 OF N 41 OF FOLLOWING PARCEL: N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 OF SEC 30-51-42 LESS W 15 THEREOF AKA: UNIT 1,BLDG 1 OF HOLLY TREE PATIO VILLAS	3401 SW 52 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/4/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

Notes/Means of Correction:

1. Demolition of fence started without a permit. Obtain plans, permit and inspection.
2. Balcony exterior requires maintenance (i.e. pressure wash, paint, remove dirt buildup).
3. Double permit fee assessed.

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

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

Joseline Ramirez
Chief Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

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

Name Prudence Lawes

Date 6/4/2021

Site Address 3401 SW 52 Ave

Case # _____

Sub/Park Holly Tree Patio Villas

Permit # _____

- ☒ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☒ Violation of Town Ordinance # 5-105 5-103
- ☐ NFPA # _____
- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)

Demolition of fence work started without permits. Balcony exterior requires maintenance.

Corrective Action(s)

Obtain plans, permit and inspections. Exterior maintenance of balcony require (i.e. pressure wash, paint) remove dirt build up.

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

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

- ☒ Code Enforcement Ext.215
- ☐ Business Tax Receipt Ext. 214
- ☒ Building Dept. Ext. 211/227
- ☐ Public Works Ext. 238

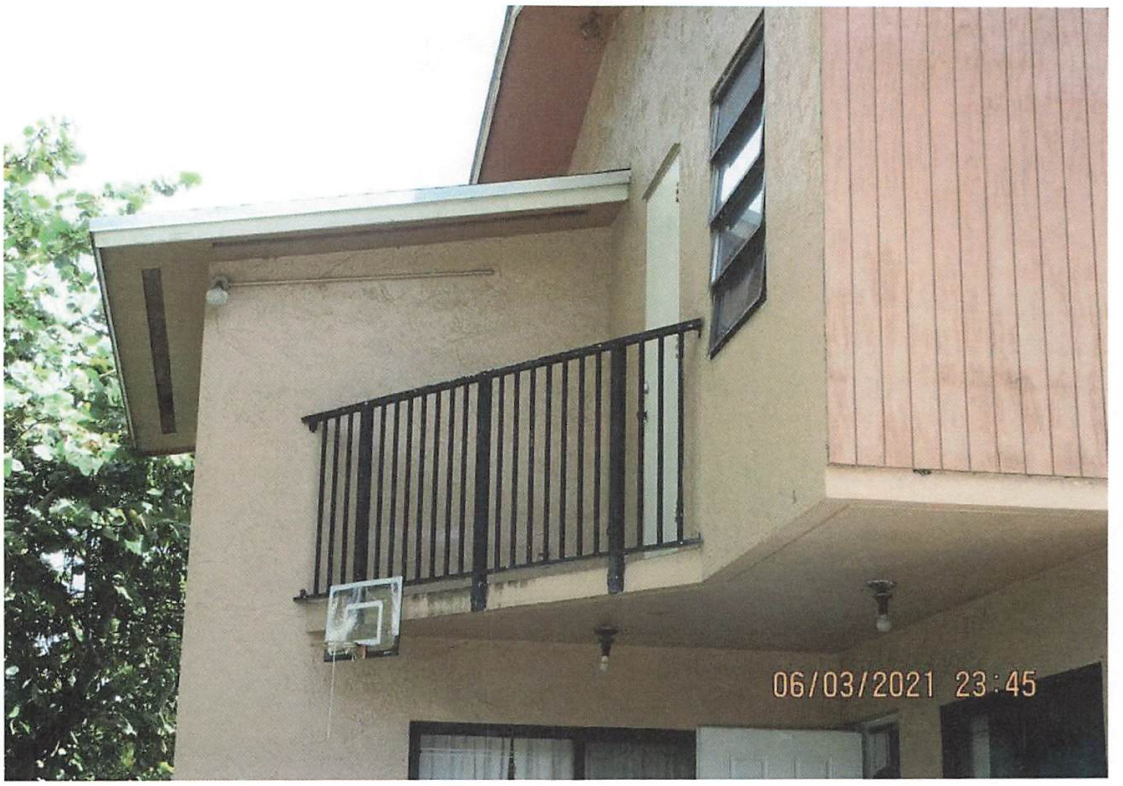
Joseline Ramirez
Code Enforcement Officer

Landi
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator


06/03/2021 23:44


06/03/2021 23:44


06/03/2021 23:45


06/03/2021 23:44


RESERVED 43
06/03/2021 23:44


RESERVED 43
06/03/2021 23:44

Case Overview

Property/Incident Information

Owner	Address	Site Address
TIMELY PROPERTY INC	3001 W HALLANDALE BCH BLVD #300 PEMBROKE PARK, FL 33009	3001 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5925 **Date Next Inspection** 10/6/2022

Notes
1. Installed a/c unit without a permit. Obtain plans, permit and inspections.
2. Double permit fee assessed.
Contractor, Speed Cooling Corp, Lic. CAC1818058

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/6/2021		Notice of Violation	Hand 6/8/21 Regular Mail 6/15/21
10/6/2022		Affidavit of Non-Compliance	Certified Mail 10/7/22
10/6/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 10/7/22 Certified Mail 10/7/22

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: 10/6/2022
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BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 10/6/2022



7020 0640 0000 5918 8990

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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
$

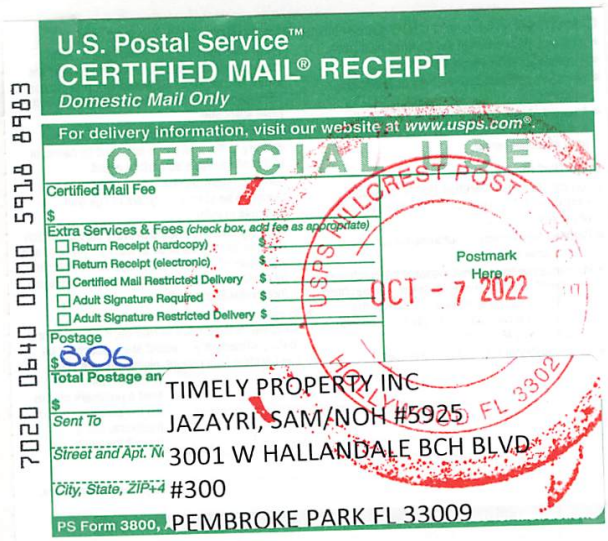
Sent To TIMELY PROPERTY INC
NOH #5925

Street and Apt. 3001 W HALLANDALE BEACH BLVD

City, State, ZIP PEMBROKE PARK FL 33009

PS Form 3800

USPS HILLCREST POSTAL STORE HOLLYWOOD FL
OCT - 7 2022
Postmark Here



7020 0640 0000 5918 8983

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Domestic Mail Only

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

Postage
$ 8.06

Total Postage and
$

Sent To TIMELY PROPERTY INC
JAZAYRI, SAM/NOH #5925

Street and Apt. N 3001 W HALLANDALE BCH BLVD
#300

City, State, ZIP+4 PEMBROKE PARK FL 33009

PS Form 3800,

USPS HILLCREST POST
HOLLYWOOD FL 3302
OCT - 7 2022
Postmark Here

I OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV# 5925

Hasler FIRST-CLASS MAIL
06/15/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Sent To:

TIMELY PROPERTY INC

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

Case #:

5925



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3001 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	TIMELY PROPERTY INC
Mailing Address	3001 W HALLANDALE BCH BLVD #300 PEMBROKE PARK FL 33009

ID #	5142 28 64 0010
Millage	0613
Use	18

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$289,560	$1,735,390	$2,024,950	$2,024,950	
2020	$289,560	$1,735,390	$2,024,950	$2,024,950	$43,702.07
2019	$289,560	$1,932,150	$2,221,710	$2,010,610	$45,322.33

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,024,950	$2,024,950	$2,024,950	$2,024,950
Portability	0	0	0	0
Assessed/SOH	$2,024,950	$2,024,950	$2,024,950	$2,024,950
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,024,950	$2,024,950	$2,024,950	$2,024,950

Sales History

Date	Type	Price	Book/Page or CIN

Land Calculations

Price	Factor	Type
$11.00	26,324	SF
Adj. Bldg. S.F. (Card, Sketch)		22836
Eff./Act. Year Built: 2000/1999		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS

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

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation
TIMELY PROPERTY INC.

Filing Information

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

Principal Address

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

Changed: 03/08/2004

Mailing Address

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

Changed: 03/08/2004

Registered Agent Name & Address

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

Name Changed: 03/30/1996

Address Changed: 03/08/2004

Officer/Director Detail

Name & Address

Title P

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

Annual Reports

Report Year	Filed Date
2019	02/15/2019
2020	03/30/2020
2021	03/09/2021

Document Images

03/09/2021 -- ANNUAL REPORT	View image in PDF format
03/30/2020 -- ANNUAL REPORT	View image in PDF format
02/15/2019 -- ANNUAL REPORT	View image in PDF format
03/16/2018 -- ANNUAL REPORT	View image in PDF format
03/21/2017 -- ANNUAL REPORT	View image in PDF format
03/18/2016 -- ANNUAL REPORT	View image in PDF format
04/01/2015 -- ANNUAL REPORT	View image in PDF format
02/25/2014 -- ANNUAL REPORT	View image in PDF format
01/31/2013 -- ANNUAL REPORT	View image in PDF format
04/11/2012 -- ANNUAL REPORT	View image in PDF format
03/22/2011 -- ANNUAL REPORT	View image in PDF format
02/22/2010 -- ANNUAL REPORT	View image in PDF format
03/03/2009 -- ANNUAL REPORT	View image in PDF format
04/04/2008 -- ANNUAL REPORT	View image in PDF format
03/01/2007 -- ANNUAL REPORT	View image in PDF format
03/28/2006 -- ANNUAL REPORT	View image in PDF format
04/04/2005 -- ANNUAL REPORT	View image in PDF format
03/08/2004 -- ANNUAL REPORT	View image in PDF format
04/30/2003 -- ANNUAL REPORT	View image in PDF format
04/03/2002 -- ANNUAL REPORT	View image in PDF format
05/01/2001 -- ANNUAL REPORT	View image in PDF format
03/28/2000 -- ANNUAL REPORT	View image in PDF format
03/10/1999 -- ANNUAL REPORT	View image in PDF format
04/14/1998 -- ANNUAL REPORT	View image in PDF format
04/02/1997 -- ANNUAL REPORT	View image in PDF format
03/30/1996 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TIMELY PROPERTY INC CASE NO. 5925

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3001 W HALLANDALE BEACH BLVD #300, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3001 W HALLANDALE BEACH BLVD #300, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TIMELY PROPERTY INC AT 12:18 P.M. ON THE 7 DAY OF OCTOBER 2022.

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

TYPE OF SERVICE

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

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

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

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

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

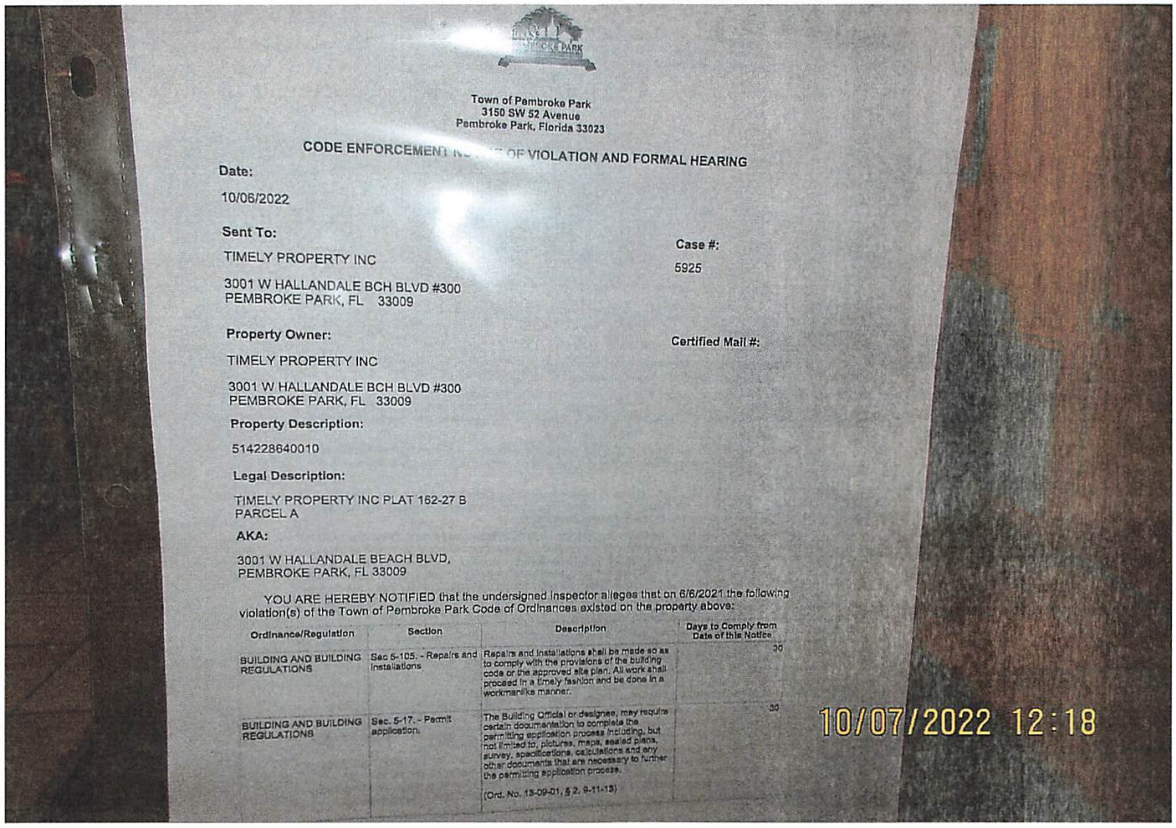
AFFIANT

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

Signature

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





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

CODE ENFORCEMENT N[illegible] OF VIOLATION AND FORMAL HEARING

Date:

10/06/2022

Sent To:

TIMELY PROPERTY INC

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

Case #:

5925

Property Owner:

TIMELY PROPERTY INC

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

Certified Mail #:

Property Description:

514228640010

Legal Description:

TIMELY PROPERTY INC PLAT 162-27 B
PARCEL A

AKA:

3001 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/6/2021 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

10/07/2022 12:18

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/06/2022

Sent To:

TIMELY PROPERTY INC

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

Case #:

5925

Property Owner:

TIMELY PROPERTY INC

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

Certified Mail #:

Property Description:

514228640010

Legal Description:

TIMELY PROPERTY INC PLAT 162-27 B
PARCEL A

AKA:

3001 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

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1. Installed a/c unit without a permit. Obtain plans, permit and inspections.
2. Double permit fee assessed.

Contractor, Speed Cooling Corp, Lic. CAC1818058

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of October, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



10/6/2022



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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

TIMELY PROPERTY INC

3001 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

5925

On 10/6/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	TIMELY PROPERTY INC
Address:	3001 W HALLANDALE BCH BLVD #300 PEMBROKE PARK, FL 33009
Folio:	514228640010
Site Address:	3001 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009
Legal Description:	TIMELY PROPERTY INC PLAT 162-27 B PARCEL A

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 10/6/2022

Notes/Means of Correction:

Permit Expired Job Type: Commercial A.C. Changeouts Master Process # 93514 Permit # 2111024-0 Permit Warnings

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 10/6/2022

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
TIMELY PROPERTY INC 3001 W HALLANDALE BCH BLVD #300 PEMBROKE PARK, FL 33009	5925	06/06/2021

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

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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/6/2021 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

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

Notes/Means of Correction:

1. Installed a/c unit without a permit. Obtain plans, permit and inspections.
2. Double permit fee assessed.

Contractor, Speed Cooling Corp, Lic. CAC1818058

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

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

Joseline Ramirez
Chief Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

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

Speed Cooling Corp Lic. CAC1818058

Name Timely Property Inc Date 6/8/21

Site Address 3001 W Hallandale Beach Blvd Case #

Sub/Park

Permit #

- ☒ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code #
- ☒ Violation of Town Ordinance # 5-2(a)(6); 5-10S
- ☐ NFPA #

- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)

Installing ~~multiple~~ One a/c units without a permit.

Corrective Action(s)

Obtain plans, permit and inspections.

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

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

- ☒ Code Enforcement Ext.215
- ☐ Business Tax Receipt Ext. 214
- ☒ Building Dept. Ext. 211/227
- ☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

Town of Pembroke Park
Notice of Violation Notice

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

Speed Cooling Corp Lic. CAC1818058

Name Timely Property Inc. Date 6/8/21

Site Address 3001 W Hallandale Beach Blvd Case # _____

Sub/Park _____

Permit # _____

- ☒ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☒ Violation of Town Ordinance # 5-2(a)(6); 5-10 S
- ☐ NFPA # _____

- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)

Installing ~~multiple~~ One (2) a/c units without a permit.

Corrective Action(s)

Obtain plans, permit and inspections.

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

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

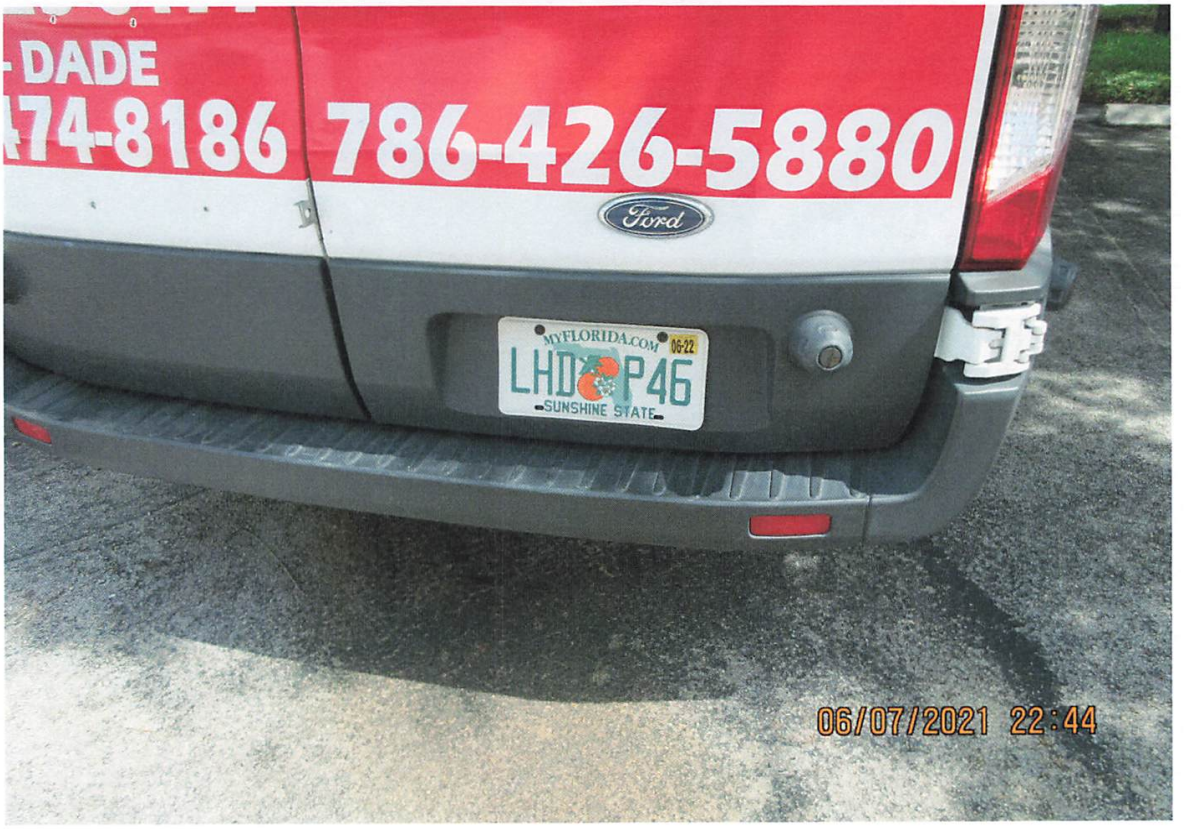
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- ☒ Code Enforcement Ext.215
- ☐ Business Tax Receipt Ext. 214
- ☒ Building Dept. Ext. 211/227
- ☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator


DADE
474-8186 786-426-5880
Ford
MYFLORIDA.COM 06-22
LHD P46
SUNSHINE STATE
06/07/2021 22:44


SPEED COOLING
Residential & Commercial
AIR CONDITIONER & REFRIGERATION
www.SpeedCoolingCorp.com
786-474-8186 786-426-5880 239-823-6177
06/07/2021 22:43


FLORIDA
QA9 3FD
06/07/2021 22:43


Ford
SUPER DUTY
786.360.3904
MYFLORIDA.COM
12A ENH
12-21
SUNSHINE STATE
STANDARD MOTOR
06/07/2021 22:42


GEORGE'S
305 513-0188
HOW IS MY DRIVING?
305-513-0188
06/07/2021 22:42


06/07/2021 22:42


MODEL# Z E12A4B3AA1A111A3
SERIAL# N2D1852498
LOT SUN# 005014750003
4/15/2021 DEPT 526
06/07/2021 22:42


ZXE12A4B3AA1
N2D
06/07/2021 22:41


LIFT ONE UNIT ONLY FROM THIS END
06/07/2021 22:41


SN2N0470075 ORDER # 005014477580
HU# 310010020440898781
ABC IND
ZXE12A2B3AA1A111A3
MODEL NO :
SERIAL NO - >
N2N0470075
208/230-3-60 10T E/E 208/230-3-60 R410A
06/07/2021 22:41


T 775
GEORGE'S CRANE
SERVICE INC.
305-513-0188
06/07/2021 22:40


Kaufman
06/07/2021 22:40

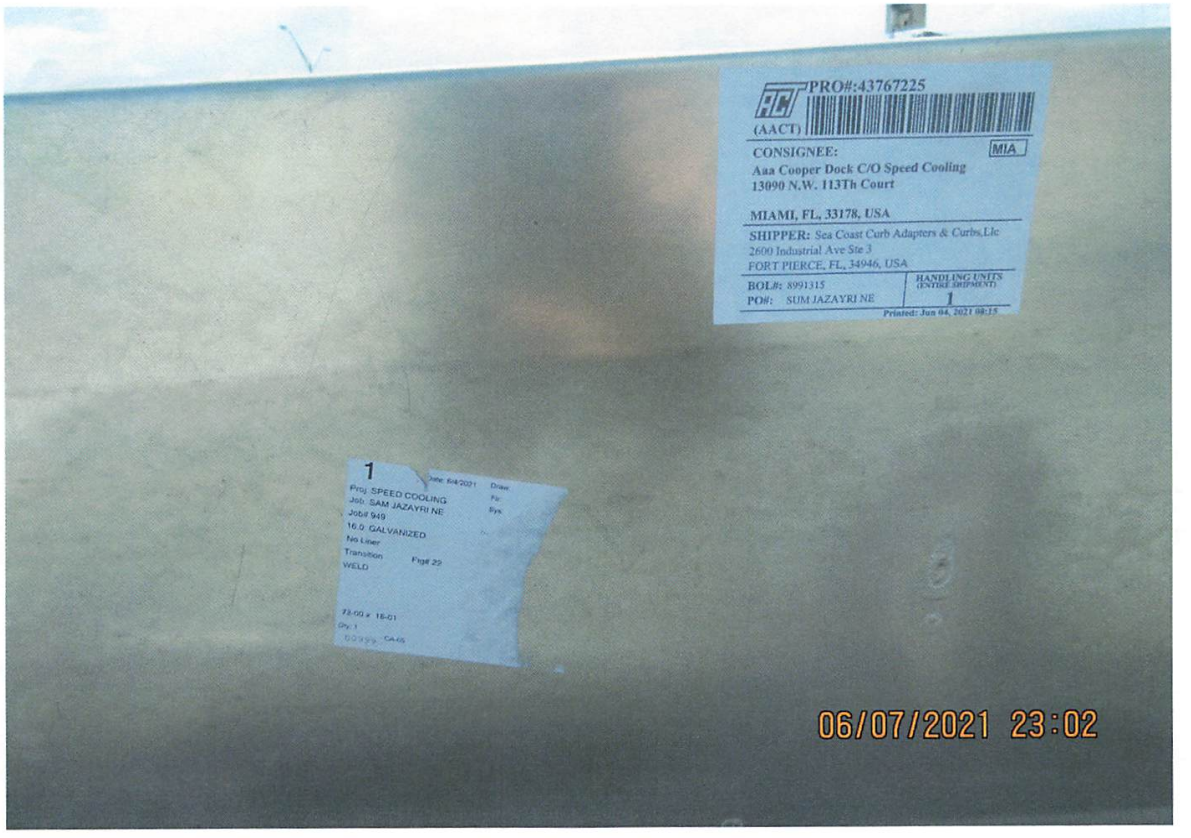

06/07/2021 23:04


06/07/2021 23:02


06/07/2021 23:02


GEORGE'S
GEORGE'S CRANE SERVICE INC.
305-513-0188
06/07/2021 22:44


06/07/2021 23:02


PRO#:43767225
(AACT)
CONSIGNEE:
MIA
Aaa Cooper Dock C/O Speed Cooling
13090 N.W. 113Th Court
MIAMI, FL, 33178, USA
SHIPPER: Sea Coast Curb Adapters & Curbs,Llc
2600 Industrial Ave Ste 3
FORT PIERCE, FL, 34946, USA
BOL#: 8991315
PO#: SUM JAZAYRI NE
HANDLING UNITS (ENTIRE SHIPMENT)
1
Printed: Jun 04, 2021 08:15
1
Proj: SPEED COOLING
Job: SAM JAZAYRI NE
Job# 949
16.0 GALVANIZED
No Liner
Transition
WELD
Rigid 25
06/07/2021 23:02

Case Overview

Property/Incident Information

Owner	Address	Site Address
LIVMA LLC/Modern Miami	2711 CENTERVILLE RD STE 400 WILMINGTON, DE 19808	2050 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6006 **Date Next Inspection** 10/19/2022

Notes 1. Abandon cabinet sign. Restore or remove with plans, permit and inspections.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/7/2021		Notice of Violation	Regular Mail 7/7/21
10/6/2022		Affidavit of Non-Compliance	Certified Mail 10/7/22
10/6/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 10/7/22 Certified Mail 10/7/22

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: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/19/2022
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: 10/19/2022

Case Overview

SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 10/19/2022



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Domestic Mail Only

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OFFICIAL USE

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

Postage
$ 7.82

Total Postage and
$

Sent To LIVMA LLC

Street and Apt. No. NOH #6006
2711 CENTERVILLE RD STE 400

City, State, ZIP+4® WILMINGTON DE 19808

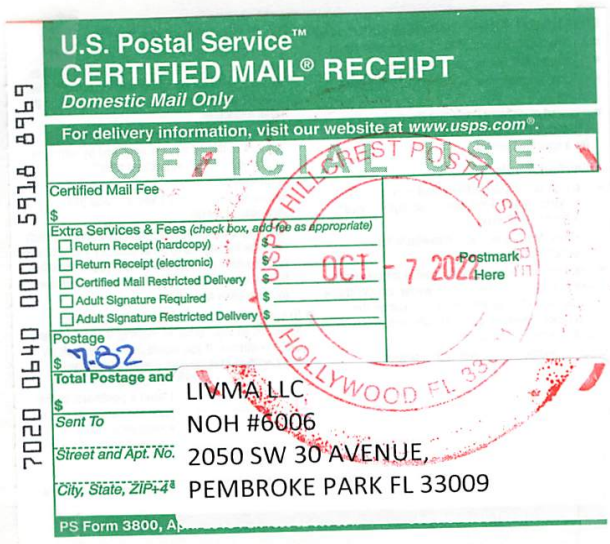
PS Form 3800, A

HILLCREST POSTAL STORE
HOLLYWOOD FL 330

OCT - 7 2022

Postmark Here

7020 0640 0000 5918 8976



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and
$

Sent To LIVMA LLC

Street and Apt. No. NOH #6006
2050 SW 30 AVENUE,

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

PS Form 3800, A

HILLCREST POSTAL STORE
HOLLYWOOD FL 33

OCT - 7 2022

Postmark Here

7020 0640 0000 5918 8969

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #6006

Hasler FIRST-CLASS MAIL
07/07/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Irina Reznik
Modern Miami
2050 SW 30th Ave
Pembroke Park, FL 33009

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

Hasler FIRST-CLASS MAIL
07/07/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Mark Rabinovich
19790 W Dixie HWY, Ste 901
Aventura, FL 3380

I OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
07/07/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Sent To:

LIVMA LLC/Modern Miami

2711 CENTERVILLE RD STE 400
WILMINGTON, DE 19808

Case #:

6006

Property Owner:

Property Des



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2050 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0101
Property Owner	LIVMA LLC	Millage	0613
Mailing Address	2711 CENTERVILLE RD STE 400 WILMINGTON DE 19808	Use	11

Abbr Legal Description	SUB OF 21-51-42 B-13 D N 150 OF LOT 2 LYING W OF ST RD 9 R/W BLK 13 LESS THE E 40 FOR RD/W & MEEKINS ADD NO 1 26-5 B TRACT B,S 50.92 LESS R/W

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$291,230	$3,585,900	$3,877,130	$3,877,130	
2020	$291,230	$3,585,900	$3,877,130	$3,632,710	$79,990.42
2019	$291,230	$3,058,570	$3,349,800	$3,302,470	$72,425.10

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,877,130	$3,877,130	$3,877,130	$3,877,130
Portability	0	0	0	0
Assessed/SOH	$3,877,130	$3,877,130	$3,877,130	$3,877,130
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,877,130	$3,877,130	$3,877,130	$3,877,130

Sales History

Date	Type	Price	Book/Page or CIN
12/21/2012	SWD-D	$1,640,000	49414 / 1572
5/1/1983	WD	$585,000	10853 / 908
1/1/1971	WD	$31,343	

Land Calculations

Price	Factor	Type
$9.00	32,359	SF
Adj. Bldg. S.F. (Card, Sketch)		29906
Eff./Act. Year Built: 1971/1970		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS

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

Detail by Street Address

Florida Limited Liability Company
3600 HOLLYWOOD, LLC

Filing Information

Document Number	L21000196386
FEI/EIN Number	NONE
Date Filed	04/27/2021
Effective Date	04/27/2021
State	FL
Status	ACTIVE

Principal Address

2050 SW 30TH AVE.
HALLANDALE BEACH, FL 33009

Mailing Address

2050 SW 30TH AVE.
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

RABINOVICH, MARK
19790 W. DIXIE HWY, STE. 901
AVENTURA, FL 33180

Authorized Person(s) Detail

Name & Address

Title MGR

REZNIK, IRINA
2050 SW 30TH AVE.
HALLANDALE BEACH, FL 33009

Title MGR

VILCHIK, GENNADIY
2050 SW 30TH AVE.
HALLANDALE BEACH, FL 33009

Annual Reports

No Annual Reports Filed

Document Images

04/27/2021 -- Florida Limited Liability View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
LIVMA LLC		CASE NO. 6006
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 2050 SW 30 AVE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2050 SW 30 AVE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LIVMA LLC AT 12:10 P.M. ON THE 7 DAY OF OCTOBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

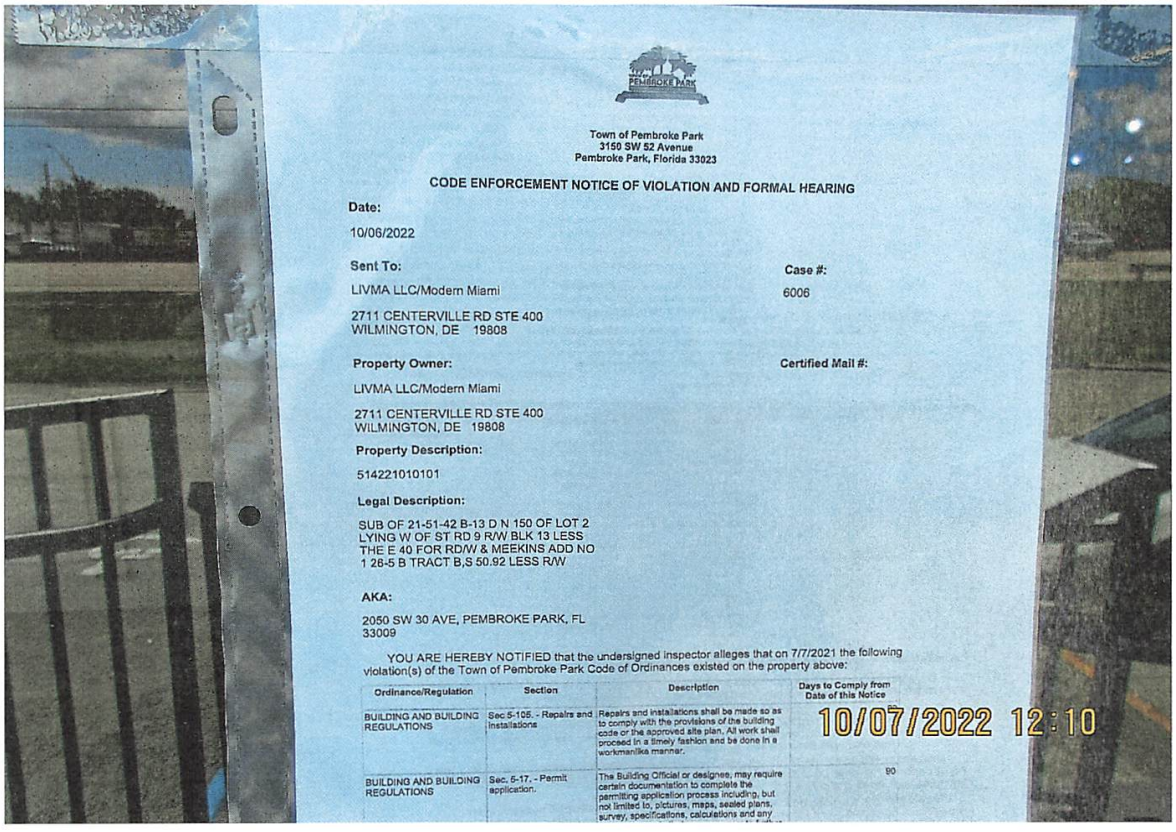
MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

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

Signature

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





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/06/2022

Sent To:

LIVMA LLC/Modern Miami

2711 CENTERVILLE RD STE 400
WILMINGTON, DE 19808

Case #:

6006

Property Owner:

LIVMA LLC/Modern Miami

2711 CENTERVILLE RD STE 400
WILMINGTON, DE 19808

Certified Mail #:

Property Description:

514221010101

Legal Description:

SUB OF 21-51-42 B-13 D N 150 OF LOT 2 LYING W OF ST RD 9 R/W BLK 13 LESS THE E 40 FOR RD/W & MEEKINS ADD NO 1 26-5 B TRACT B,S 50.92 LESS R/W

AKA:

2050 SW 30 AVE, PEMBROKE PARK, FL 33009

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec.5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any	90

10/07/2022 12:10

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/06/2022

Sent To:

LIVMA LLC/Modern Miami

2711 CENTERVILLE RD STE 400
WILMINGTON, DE 19808

Case #:

6006

Property Owner:

LIVMA LLC/Modern Miami

2711 CENTERVILLE RD STE 400
WILMINGTON, DE 19808

Certified Mail #:

Property Description:

514221010101

Legal Description:

SUB OF 21-51-42 B-13 D N 150 OF LOT 2
LYING W OF ST RD 9 R/W BLK 13 LESS
THE E 40 FOR RD/W & MEEKINS ADD NO
1 26-5 B TRACT B,S 50.92 LESS R/W

AKA:

2050 SW 30 AVE, PEMBROKE PARK, FL
33009

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	90
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, 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)	90

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...	90
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...	90

1. Abandon cabinet sign. Restore or remove with plans, permit and inspections.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of October, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

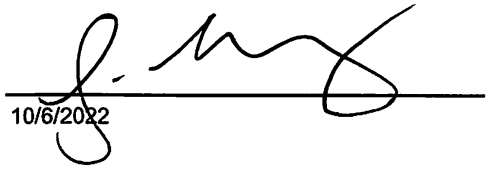
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



10/6/2022

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

LIVMA LLC/Modern Miami

2050 SW 30 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

6006

On 10/6/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	LIVMA LLC/Modern Miami
Address:	2711 CENTERVILLE RD STE 400 WILMINGTON, DE 19808
Folio:	514221010101
Site Address:	2050 SW 30 AVE, PEMBROKE PARK, FL 33009
Legal Description:	SUB OF 21-51-42 B-13 D N 150 OF LOT 2 LYING W OF ST RD 9 R/W BLK 13 LESS THE E 40 FOR RD/W & MEEKINS ADD NO 1 26-5 B TRACT B,S 50.92 LESS 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: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/19/2022
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: 10/19/2022
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: 10/19/2022

Notes/Means of Correction:

Plan Review Job Type: Commercial Sign - Change of Copy - STRUCTURAL Master Process # 94481
Permit # NOT ASSIGNED
In-complete.

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 10/6/2022

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
LIVMA LLC/Modern Miami 2711 CENTERVILLE RD STE 400 WILMINGTON, DE 19808	6006	07/07/2021

Property Owner:	Property Description:	Certified Mail #:
LIVMA LLC/Modern Miami 2711 CENTERVILLE RD STE 400 WILMINGTON, DE 19808	514221010101	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D N 150 OF LOT 2 LYING W OF ST RD 9 R/W BLK 13 LESS THE E 40 FOR RD/W & MEEKINS ADD NO 1 26-5 B TRACT B,S 50.92 LESS R/W	2050 SW 30 AVE, PEMBROKE PARK, FL 33009

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	30

Notes/Means of Correction:

1. Abandon cabinet sign. Restore or remove with plans, permit and inspections.

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

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

Joseline Ramirez
Chief Code Enforcement Officer


PARKING
WARNING CLEARANCE IS 8' 0"
06/07/2021 22:36

Case Overview

Property/Incident Information

Owner	Address	Site Address
Eric Raymond Thomas/Nicolette Vazquez	3140 W Hallandale Beach Blvd, Lot 1322 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #1322

Legal Description

Case Status Open **Case #** 6020 **Date Next Inspection** 10/19/2022

Notes

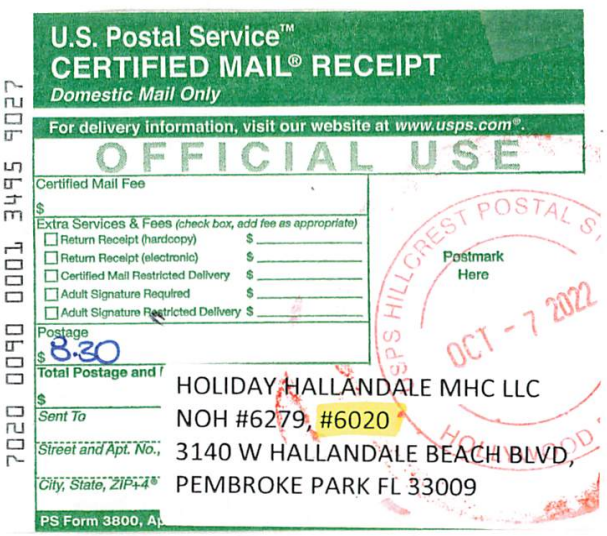
1. Installed addition without a permit. Obtain plans, permit and inspections.
2. Installed a canopy without a permit. Obtain plans, permit and inspections.
3. Relocated door and sealed previous door without a permit. Obtain plans, permit and inspections.
4. Installed a/c mini split without a permit. Obtain a/c contractor, plans, permit and inspections.
5. Relocated window without a permit. Obtain plans, permit and inspections.
6. Prohibited outdoor storage. Remove all miscellaneous items.
7. Double permit fee assessed.

Documents Issued

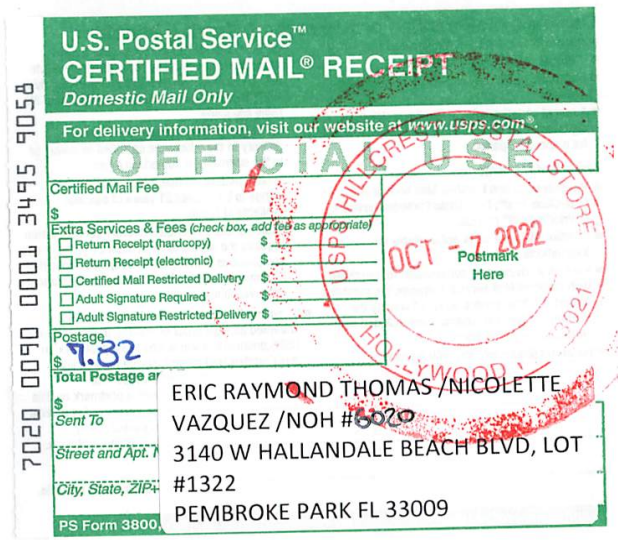
Date Issue	Hearing Date	Document Type	Delivery
7/19/2021		Notice of Violation	~~Hand~~ Regular Mail 7/21/21
10/6/2022		Affidavit of Non-Compliance	Certified Mail 10/7/22
10/6/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 10/7/22 Certified Mail 10/7/22

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: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/19/2022
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: 10/19/2022


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.30
Total Postage and
Sent To
HOLIDAY HALLANDALE MHC LLC
NOH #6279, #6020
Street and Apt. No.,
3140 W HALLANDALE BEACH BLVD,
City, State, ZIP+4®
PEMBROKE PARK FL 33009
PS Form 3800, Ap
Postmark Here
OCT - 7 2022
7020 0090 0001 3495 9027


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.06
Total Postage and
Sent To
HOLIDAY HALLANDALE MHC LLC
NOH #6279, #6020
Street and Apt. No.
8800 NORTH BRONX AVE 2ND
City, State, ZIP+4®
FLOOR SKOKIE IL 60077
PS Form 3800, Ap
Postmark Here
7020 0640 0000 5918 9003


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
7.82
Total Postage ar
Sent To
ERIC RAYMOND THOMAS /NICOLETTE
VAZQUEZ /NOH #6020
Street and Apt.
3140 W HALLANDALE BEACH BLVD, LOT
City, State, ZIP+
#1322
PEMBROKE PARK FL 33009
PS Form 3800,
Postmark Here
OCT - 7 2022
7020 0090 0001 3495 9058

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #6026

Hasler FIRST CLASS MAIL
07/21/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Holiday Mobile Home Park
3140 W Hallandale Beach Blvd.
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 6020

Hasler FIRST CLASS MAIL
07/21/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Sent To:

Juan Jimenez

3140 W Hallandale Beach Blvd, Lot 1322
Pembroke Park, FL 33009

Case #:

6020

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ERIC RAYMOND THOMAS CASE NO. 6020
NICOLETTE VAZQUEZ

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3140 W HALLANDALE BEACH BLVD LOT #1322, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD LOT #1322, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ERIC RAYMOND THOMAS/NICOLETTE VAZQUEZ AT 11:22 A.M. ON THE 7 DAY OF OCTOBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

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

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

Signature

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/06/2022

Sent To:

Eric Raymond Thomas/Nicolette Vazquez

3140 W Hallandale Beach Blvd, Lot 1322
Pembroke Park, FL 33009

Case #:

6020

Property Owner:

Eric Raymond Thomas/Nicolette Vazquez

3140 W Hallandale Beach Blvd, Lot 1322
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

10/07/2022 11:22



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/06/2022

Sent To:

Eric Raymond Thomas/Nicolette Vazquez

3140 W Hallandale Beach Blvd, Lot 1322
Pembroke Park, FL 33009

Case #:

6020

Property Owner:

Eric Raymond Thomas/Nicolette Vazquez

3140 W Hallandale Beach Blvd, Lot 1322
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 #1322

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/19/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

1. Installed addition without a permit. Obtain plans, permit and inspections.
2. Installed a canopy without a permit. Obtain plans, permit and inspections.
3. Relocated door and sealed previous door without a permit. Obtain plans, permit and inspections.
4. Installed a/c mini split without a permit. Obtain a/c contractor, plans, permit and inspections.
5. Relocated window without a permit. Obtain plans, permit and inspections.
6. Prohibited outdoor storage. Remove all miscellaneous items.
7. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of October, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

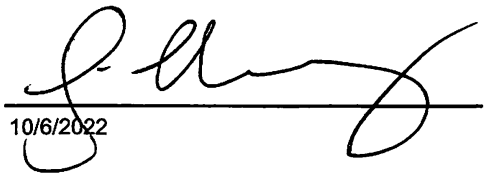
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



10/6/2022



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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Eric Raymond
Thomas/Nicolette Vazquez
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #1322

Respondent(s)

Case #:

6020

On 10/6/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Eric Raymond Thomas/Nicolette Vazquez
Address:	3140 W Hallandale Beach Blvd, Lot 1322 Pembroke Park, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #1322
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/19/2022
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: 10/19/2022

Notes/Means of Correction:

1. Installed addition without a permit. Obtain plans, permit and inspections.
2. Installed a canopy without a permit. Obtain plans, permit and inspections.
3. Relocated door and sealed previous door without a permit. Obtain plans, permit and inspections.
4. Installed a/c mini split without a permit. Obtain a/c contractor, plans, permit and inspections.
5. Relocated window without a permit. Obtain plans, permit and inspections.
6. Prohibited outdoor storage. Remove all miscellaneous items.
7. Double permit fee assessed.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/6/2022

NOTARY PUBLIC, STATE OF FLORIDA

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

Juan Jimenez

3140 W Hallandale Beach Blvd, Lot 1322
Pembroke Park, FL 33009

Case #:

6020

Date:

07/19/2021

Property Owner:

Juan Jimenez

3140 W Hallandale Beach Blvd, Lot 1322
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 #1322

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/19/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, 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

Notes/Means of Correction:

1. Installed addition without a permit. Obtain plans, permit and inspections.
2. Installed a canopy without a permit. Obtain plans, permit and inspections.
3. Relocated door and sealed previous door without a permit. Obtain plans, permit and inspections.
4. Installed a/c mini split without a permit. Obtain a/c contractor, plans, permit and inspections.
5. Relocated window without a permit. Obtain plans, permit and inspections.
6. Prohibited outdoor storage. Remove all miscellaneous items.
7. Double permit fee assessed.

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

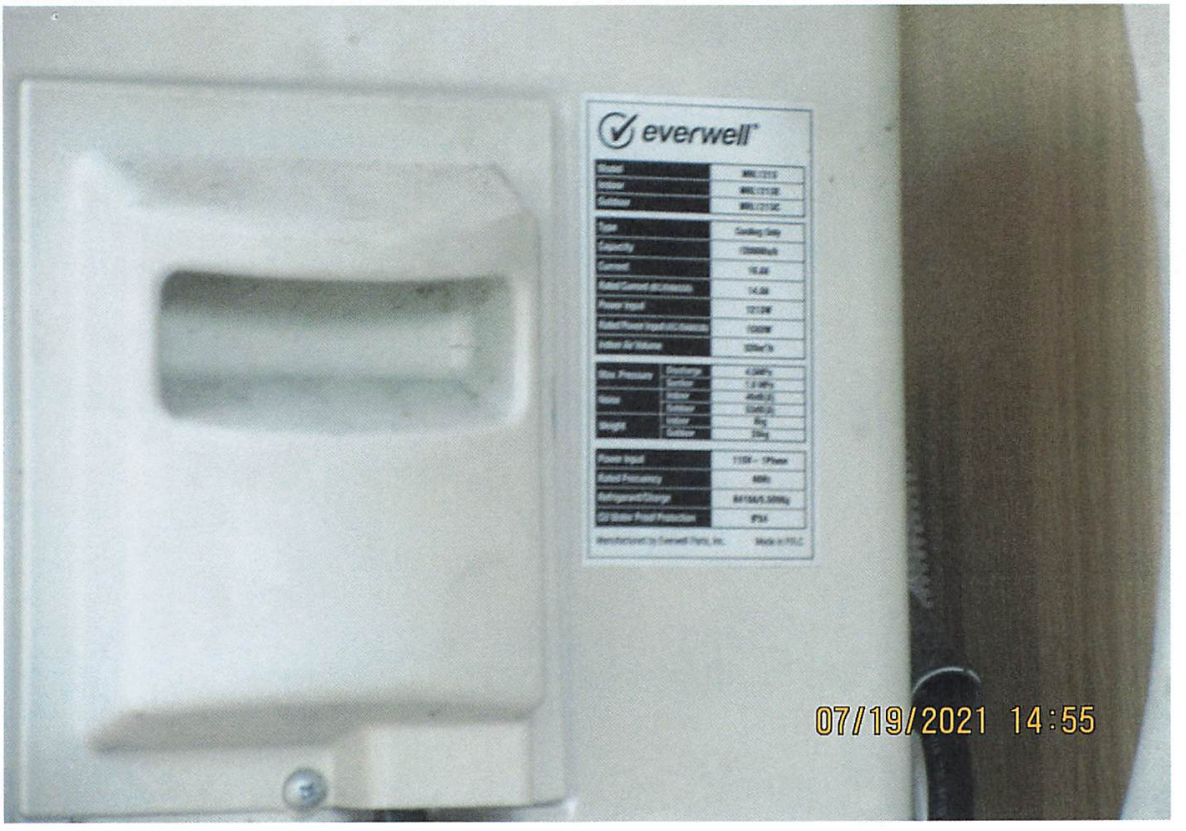
Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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

Joseline Ramirez
Chief Code Enforcement Officer

Storm


07/19/2021 14:54


322
07/19/2021 14:55


everwell
07/19/2021 14:55


home sweet home
07/19/2021 14:56

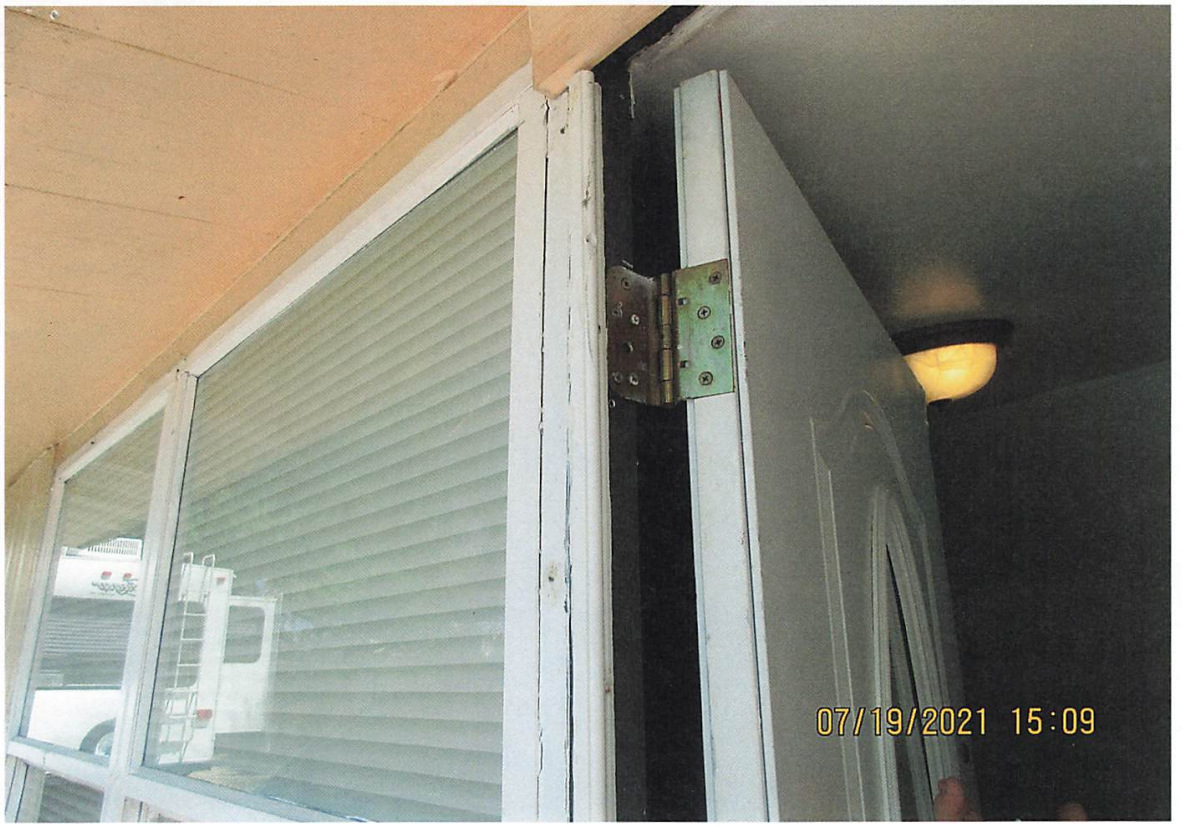

07/19/2021 14:55

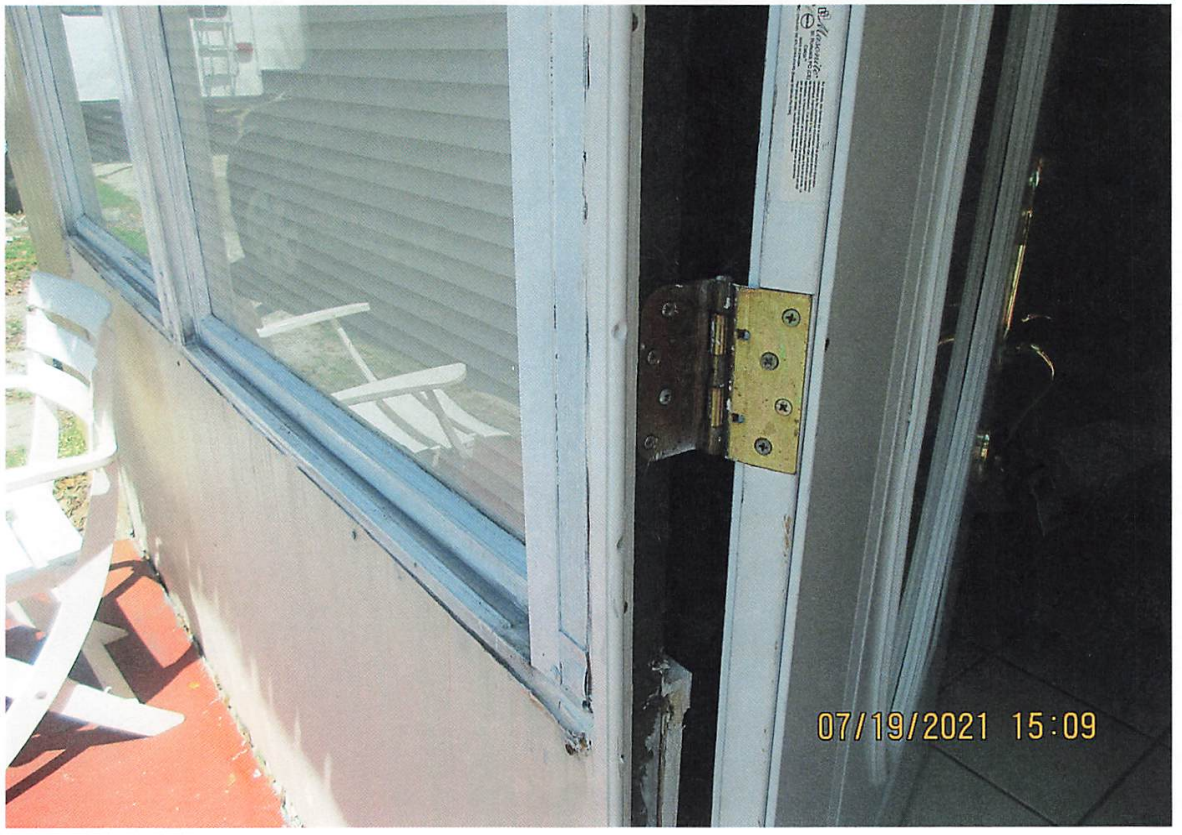

everwell
07/19/2021 14:55
Haier




07/19/2021 14:54


07/19/2021 14:54


07/19/2021 15:09


07/19/2021 15:09

Case Overview

Property/Incident Information

Owner	Address	Site Address
NATIONDOM INC	9559 COLLINS AVE #703 SURFSIDE, FL 33154	5100 SW 41 ST, PEMBROKE PARK, FL 33023 307

Legal Description

Case Status Open **Case #** 6185 **Date Next Inspection** 10/19/2022

Notes

1. Installed new water heater without a permit. Obtain plans, permit and inspections.
2. Installed new a/c unit without a permit. Obtain plans, permit and inspections.
3. Damaged ceiling. Remove all mold and damaged section of ceiling and repair according to the Florida Building Code.
4. Exterior maintenance of balcony is required (i.e. pressure wash, paint, treatment, repair, etc.)
5. Exterior roof requires maintenance to assess damage causing leak. Repair roof to prevent leaks according to the Florida Build Code.
6. Installed new kitchen cabinets without a permit. Obtain plans, permit and inspections.
7. Expose light bulbs in kitchen area. Cover exposed light bulbs.

Double permit fee assessed.

Documents Issued

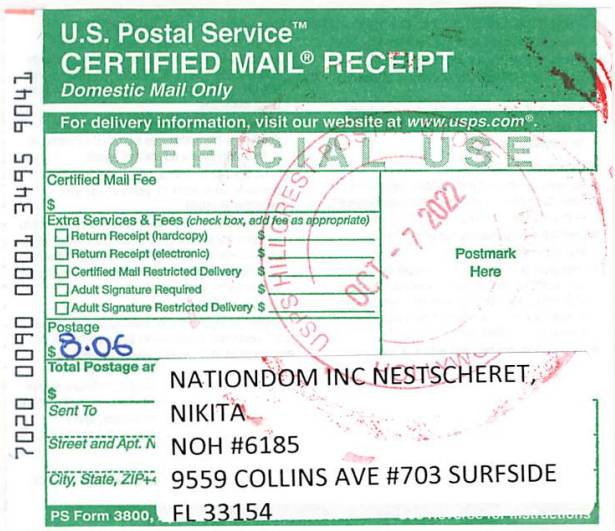
Date Issue	Hearing Date	Document Type	Delivery
8/27/2021		Notice of Violation	Regular Mail 8/27/21
10/6/2022		Affidavit of Non-Compliance	Certified Mail 10/7/22
10/6/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 10/7/22 Certified Mail 10/7/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 10/19/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 10/19/2022



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

Postage
$ 8.06

Total Postage ar
$

Sent To NATIONDOM INC NESTSCHERET, NIKITA

Street and Apt. N NOH #6185

City, State, ZIP+ 9559 COLLINS AVE #703 SURFSIDE FL 33154

PS Form 3800,

Postmark Here

USPS HILLCREST POSTAL STORE OCT - 7 2022

7020 0090 0001 3495 9041



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

Postage
$ 8.06

Total Postage ar
$

Sent To NATIONDOM INC

Street and Apt. N NOH #6185

City, State, ZIP+ 5100 SW 41 STREET #307, PEMBROKE PARK FL 33023

PS Form 3800,

Postmark Here

USPS HILLCREST POSTAL STORE OCT - 7 2022

7020 0090 0001 3495 9034

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

Hasler FIRST-CLASS MAIL
08/27/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Sent To:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Case #:

6185

Property Owner:

Property Dc

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

Hasler FIRST-CLASS MAIL
08/27/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Nationdom INC
N.O.V. #6185
5100 SW 41ST, Unit 307
Pembroke Park, FL, 33023

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

Detail by Entity Name

Florida Profit Corporation
NATIONDOM INC.

Filing Information

Document Number	P10000078831
FEI/EIN Number	N/A
Date Filed	09/28/2010
Effective Date	09/27/2010
State	FL
Status	ACTIVE

Principal Address

9559 COLLINS AVE
SUITE 703
SURFSIDE, FL 33154

Changed: 04/29/2016

Mailing Address

9559 COLLINS AVE
SUITE 703
SURFSIDE, FL 33154

Changed: 04/29/2016

Registered Agent Name & Address

nestscheret, nikita
9559 COLLINS AVE
SUITE 703
SURFSIDE, FL 33154

Name Changed: 01/02/2015

Address Changed: 04/29/2016

Officer/Director Detail

Name & Address

Title P

nestscheret, nikita

9559 COLLINS AVE, SUITE 703
SURFSIDE, FL 33154

Annual Reports

Report Year	Filed Date
2019	04/29/2019
2020	06/08/2020
2021	04/30/2021

Document Images

04/30/2021 -- ANNUAL REPORT	View image in PDF format
06/08/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
04/28/2018 -- ANNUAL REPORT	View image in PDF format
04/29/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
01/02/2015 -- ANNUAL REPORT	View image in PDF format
01/15/2014 -- ANNUAL REPORT	View image in PDF format
03/19/2013 -- ANNUAL REPORT	View image in PDF format
01/18/2012 -- ANNUAL REPORT	View image in PDF format
04/29/2011 -- ANNUAL REPORT	View image in PDF format
09/28/2010 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5100 SW 41 STREET #307, PEMBROKE PARK FL 33023	ID #	5142 30 AA 0510
Property Owner	NATIONDOM INC	Millage	0613
Mailing Address	9559 COLLINS AVE #703 SURFSIDE FL 33154	Use	04
Abbr Legal Description	CONDADO REAL CONDO UNIT 307 PER CDO BK/PG: 32763/1084		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$8,060	$72,560	$80,620	$76,950	
2020	$7,400	$66,600	$74,000	$69,960	$1,536.14
2019	$6,870	$61,840	$68,710	$63,600	$1,423.08

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$80,620	$80,620	$80,620	$80,620
Portability	0	0	0	0
Assessed/SOH	$76,950	$80,620	$76,950	$76,950
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$76,950	$80,620	$76,950	$76,950

Sales History

Date	Type	Price	Book/Page or CIN
2/26/2013	QCD-T	$100	111587681
9/19/2012	QCD-T	$100	49863 / 693
7/28/2010	SWD-Q-DS	$25,500	47365 / 905
7/29/2010	ACT-T		47271 / 1509
5/27/2010	CET	$10,000	47146 / 880

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		790
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1974/1973		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

NATIONDOM INC CASE NO. 6185

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5100 SW 41 ST UNIT 307, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5100 SW 41 ST UNIT 307, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: NATIONDOM INC AT 10:04 A.M. ON THE 7 DAY OF OCTOBER 2022.

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

TYPE OF SERVICE

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

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

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

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

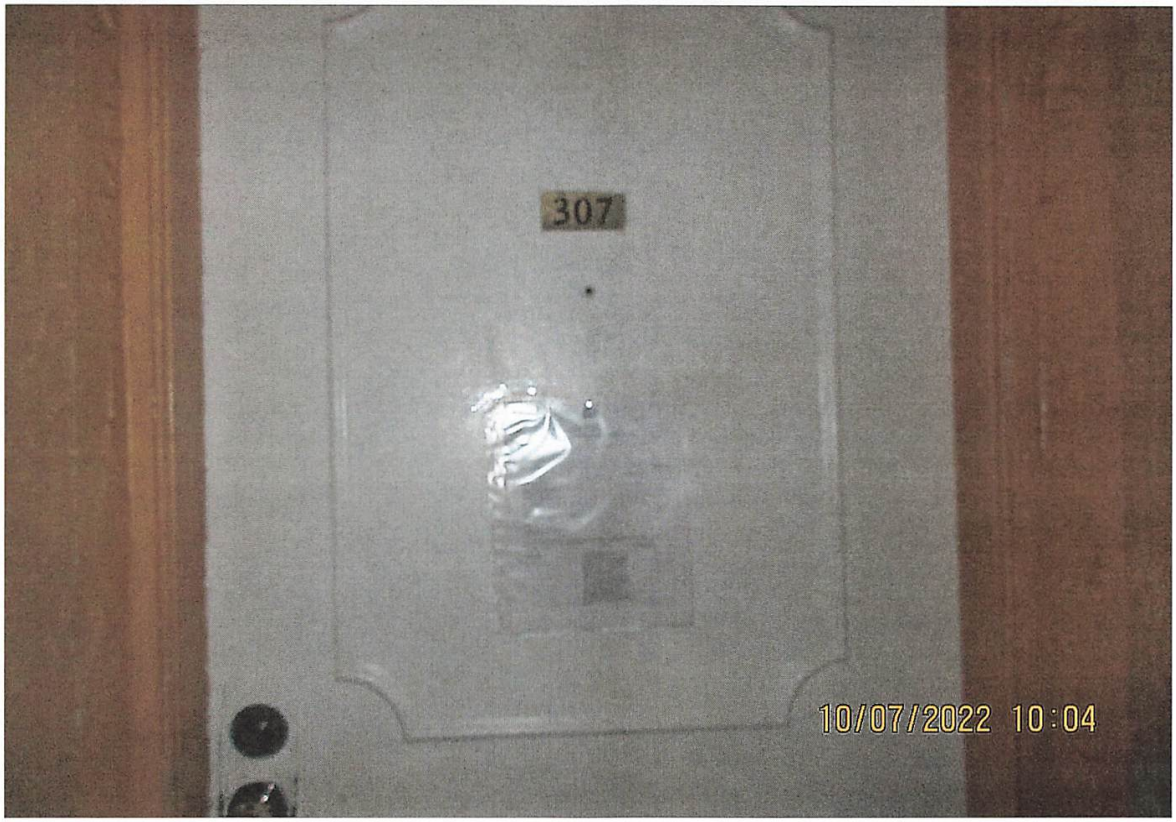
AFFIANT

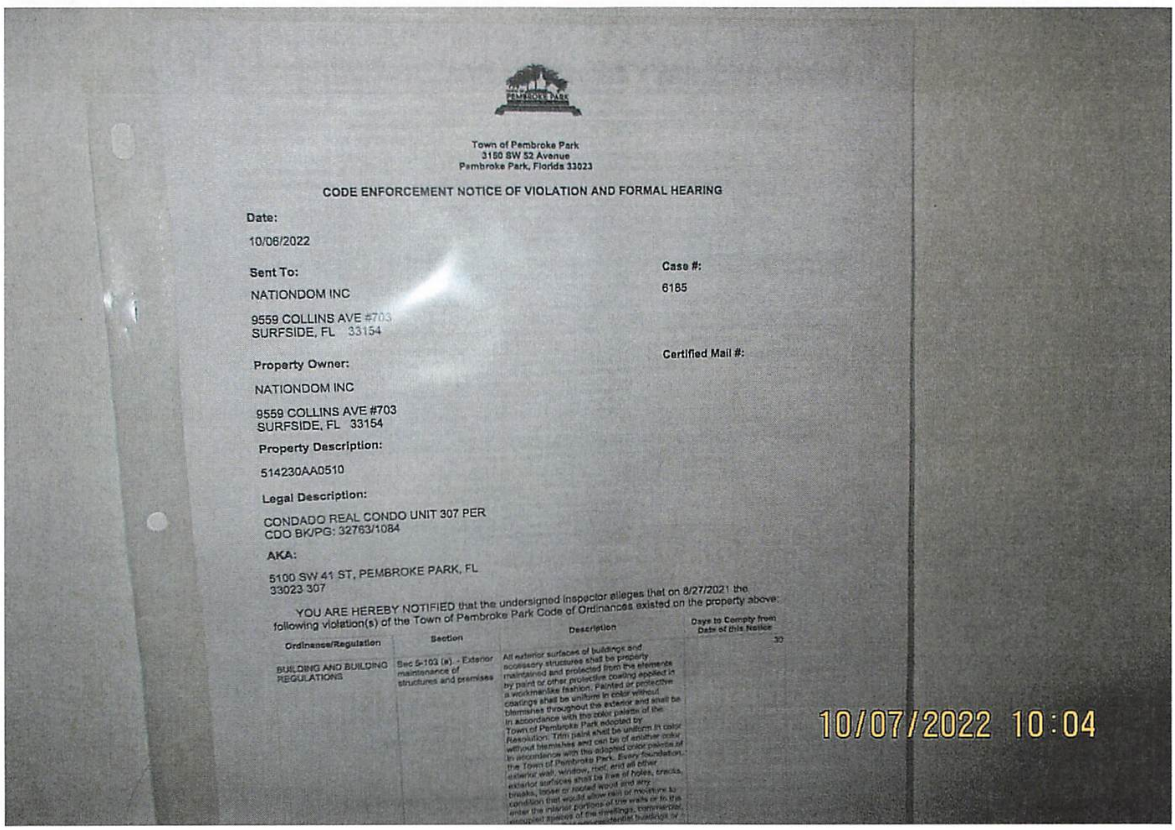
MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

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

Signature

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


307
10/07/2022 10:04


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
10/06/2022
Sent To:
NATIONDOM INC
9559 COLLINS AVE #703
SURFSIDE, FL 33154
Case #:
6185
Certified Mail #:
Property Owner:
NATIONDOM INC
9559 COLLINS AVE #703
SURFSIDE, FL 33154
Property Description:
514230AA0510
Legal Description:
CONDADO REAL CONDO UNIT 307 PER
CDO BK/PG: 32763/1084
AKA:
5100 SW 41 ST, PEMBROKE PARK, FL
33023 307
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
30
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 rotted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the interior spaces of the dwellings, commercial, 10/07/2022 10:04

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/06/2022

Sent To:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Case #:

6185

Property Owner:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230AA0510

Legal Description:

CONDADO REAL CONDO UNIT 307 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 307

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

1. Installed new water heater without a permit. Obtain plans, permit and inspections.
2. Installed new a/c unit without a permit. Obtain plans, permit and inspections.
3. Damaged ceiling. Remove all mold and damaged section of ceiling and repair according to the Florida Building Code.
4. Exterior maintenance of balcony is required (i.e. pressure wash, paint, treatment, repair, etc.)
5. Exterior roof requires maintenance to assess damage causing leak. Repair roof to prevent leaks according to the Florida Build Code.
6. Installed new kitchen cabinets without a permit. Obtain plans, permit and inspections.
7. Expose light bulbs in kitchen area. Cover exposed light bulbs.

Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of October, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

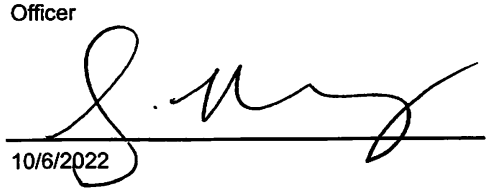
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



10/6/2022

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

NATIONDOM INC

5100 SW 41 ST, PEMBROKE PARK, FL
33023 307

Respondent(s)

Case #:

6185

On 10/6/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	NATIONDOM INC
Address:	9559 COLLINS AVE #703 SURFSIDE, FL 33154
Folio:	514230AA0510
Site Address:	5100 SW 41 ST, PEMBROKE PARK, FL 33023 307
Legal Description:	CONDADO REAL CONDO UNIT 307 PER CDO BK/PG: 32763/1084

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 10/6/2022

Notes/Means of Correction:

1. Installed new water heater without a permit. Obtain plans, permit and inspections.
2. Installed new a/c unit without a permit. Obtain plans, permit and inspections.
3. Damaged ceiling. Remove all mold and damaged section of ceiling and repair according to the Florida Building Code.
4. Exterior maintenance of balcony is required (i.e. pressure wash, paint, treatment, repair, etc.)
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6. Installed new kitchen cabinets without a permit. Obtain plans, permit and inspections.
7. Expose light bulbs in kitchen area. Cover exposed light bulbs.

Double permit fee assessed.

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 10/6/2022

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
NATIONDOM INC 9559 COLLINS AVE #703 SURFSIDE, FL 33154	6185	08/27/2021

Property Owner:	Property Description:	Certified Mail #:
NATIONDOM INC 9559 COLLINS AVE #703 SURFSIDE, FL 33154	514230AA0510	

Legal Description:	AKA:
CONDADO REAL CONDO UNIT 307 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 307

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7. Expose light bulbs in kitchen area. Cover exposed light bulbs.

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.

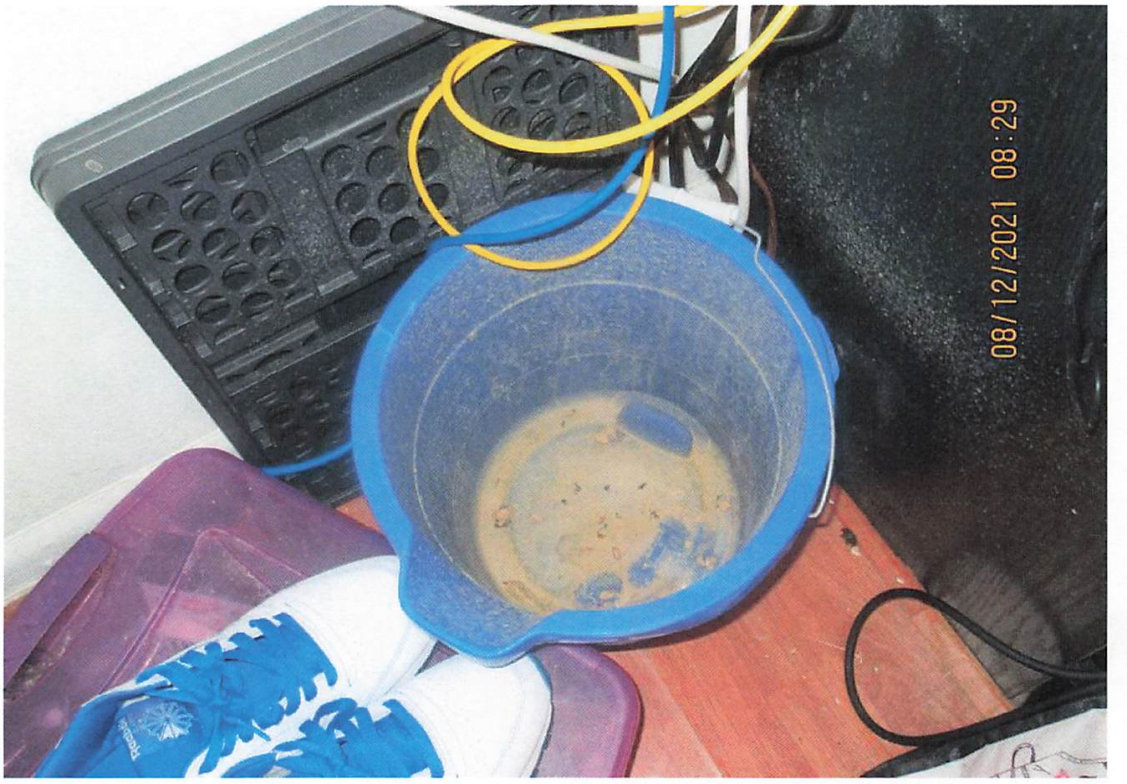
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Joseline Ramirez
Chief Code Enforcement Officer

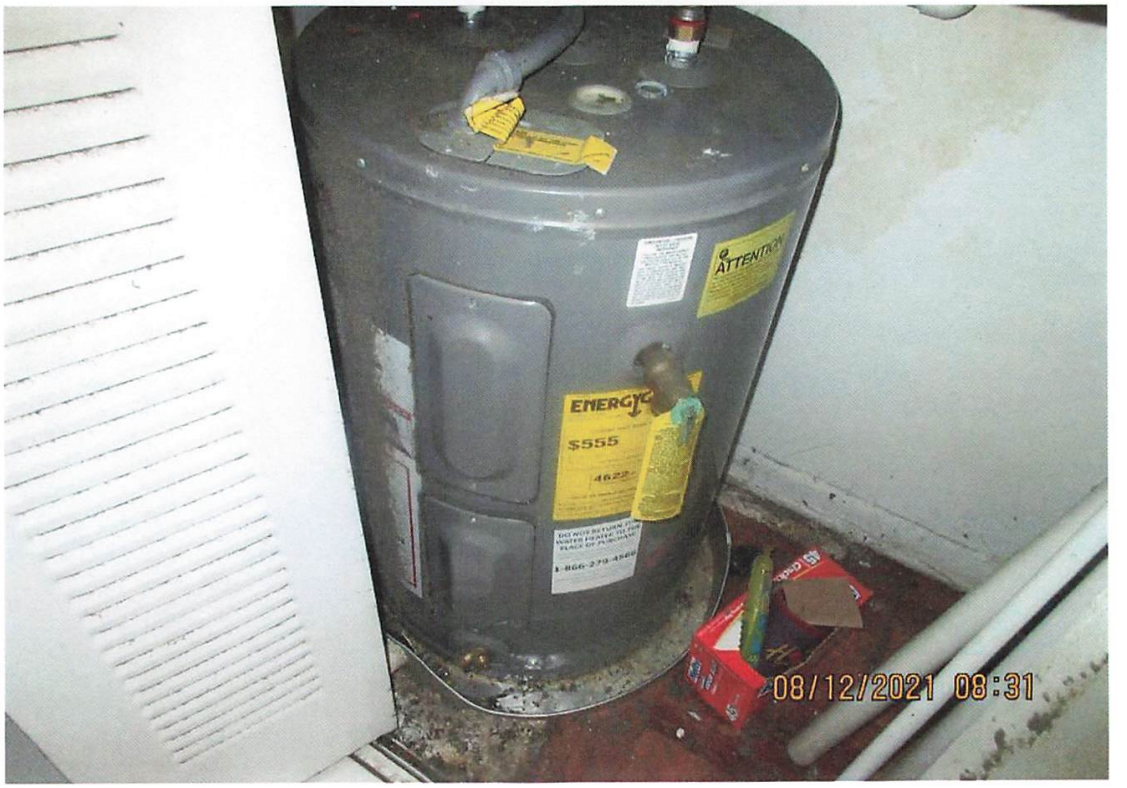

307
08/12/2021 08:44


08/12/2021 08:29


08/12/2021 08:29

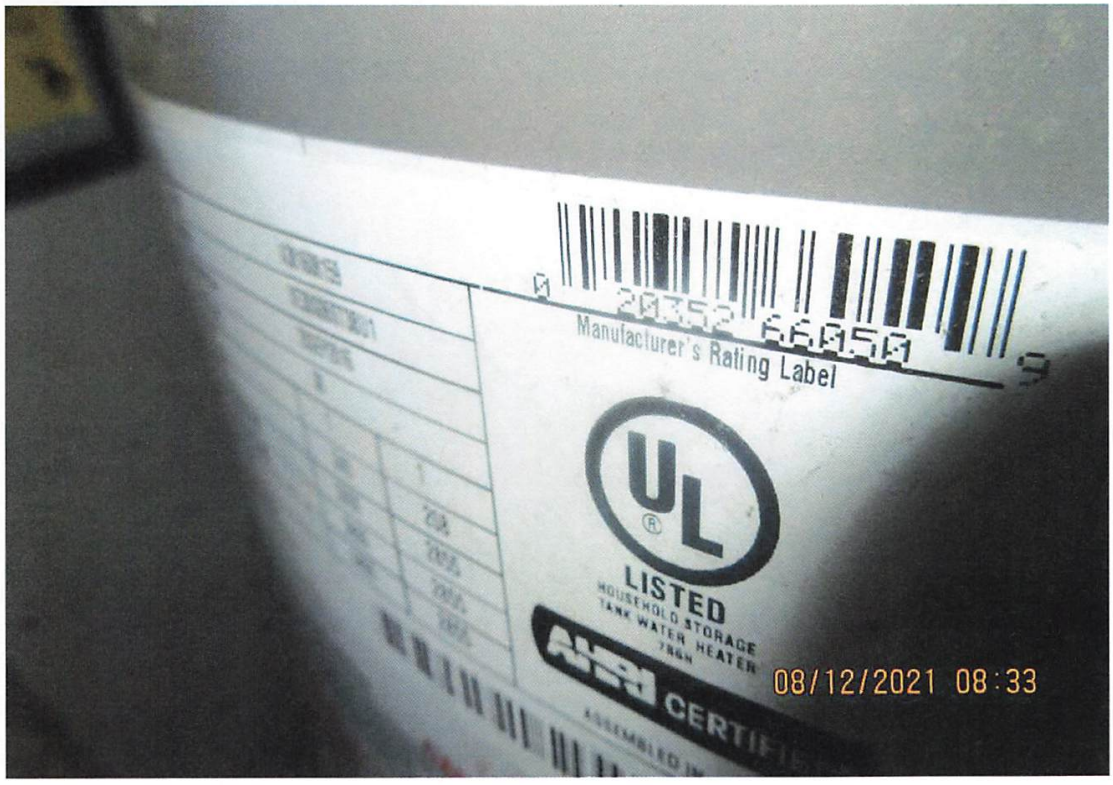

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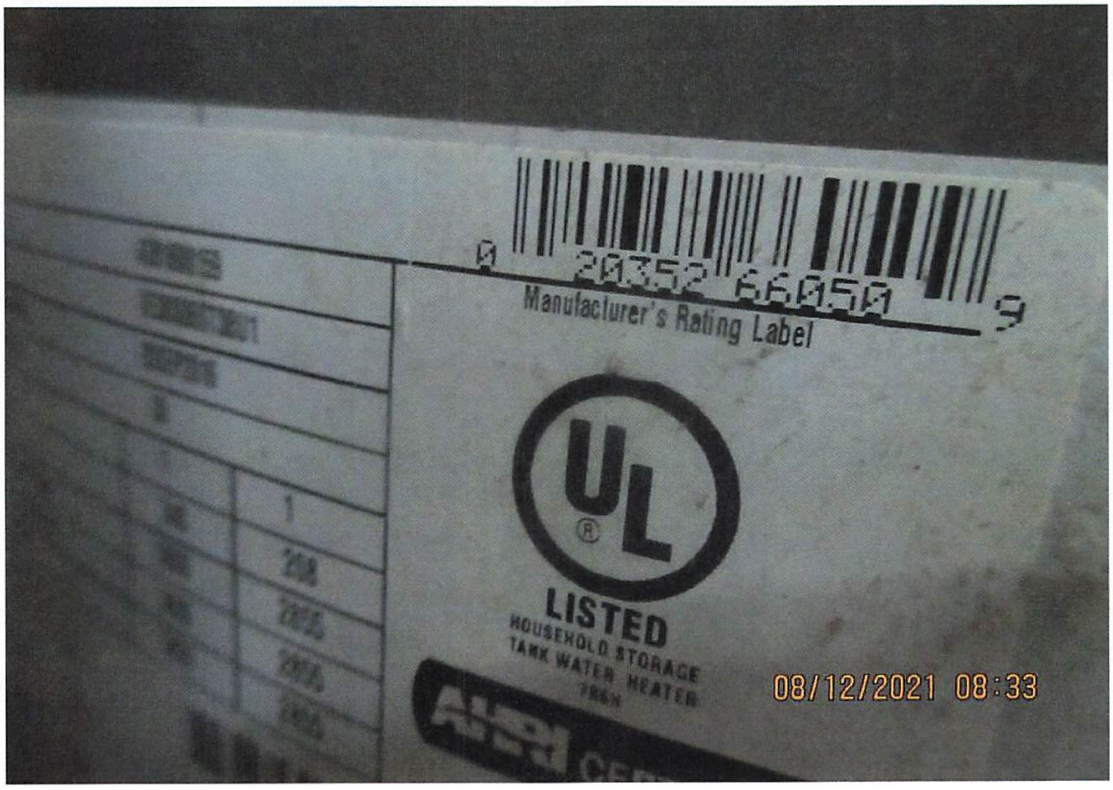

08/12/2021 08:30

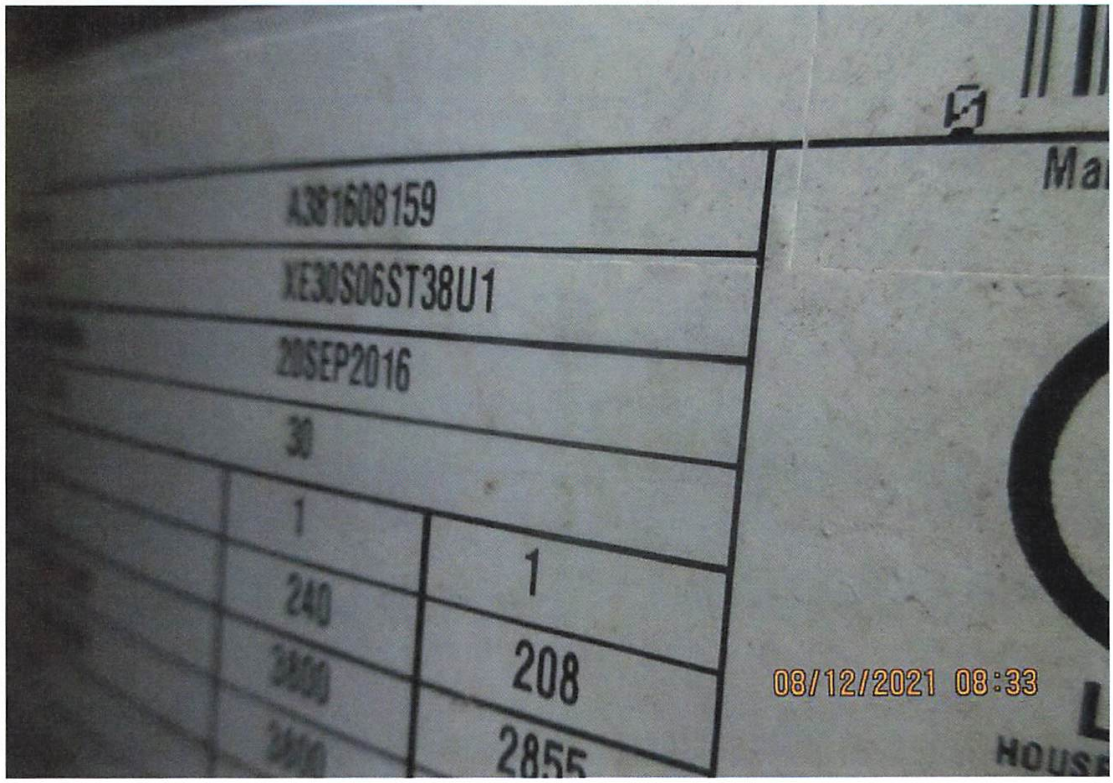

ATTENTION
$555
08/12/2021 08:31


08/12/2021 08:32


POWER SUPPLY
HEATER AMPS
MAX. CIRCUIT AMPACITY
MAX. OVERCURRENT PROTECTION FUSES OR HACR CKT. BREAKER
MOTOR AMPS
MOTOR HORSEPOWER
REFRIGERANT SUITABLE FOR
DESIGN PSIG
WARNING
AVERTISSEMENT
FAN - COIL AND
ROOM - FAN HEATER UNITS
U.S. ALUMACOIL MANUFACTURING COMPANY
5151 SAN FELIPE, STE 500
HOUSTON, TX 77056
Intertek
5004994
OPTIONAL CONNECTION
FIELD CONNECTIONS
MOTOR CONNECTION
08/12/2021 08:32

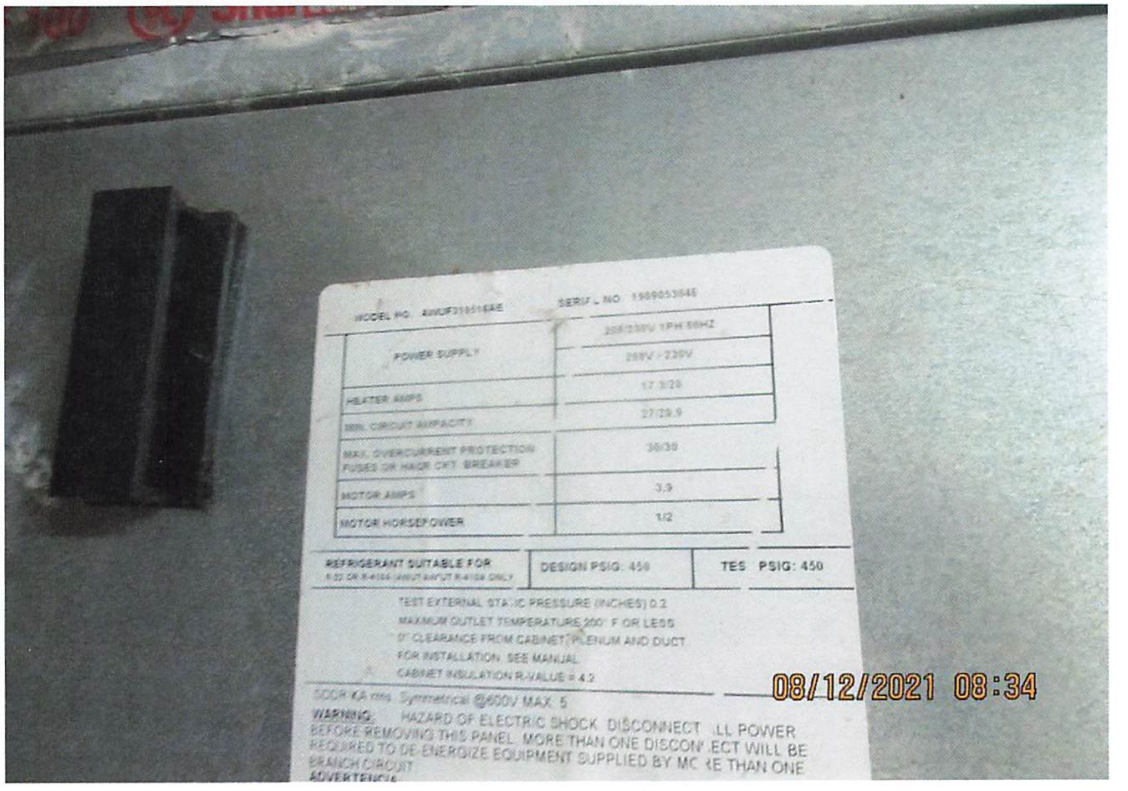

Manufacturer's Rating Label
LISTED
HOUSEHOLD STORAGE
TANK WATER HEATER
08/12/2021 08:33

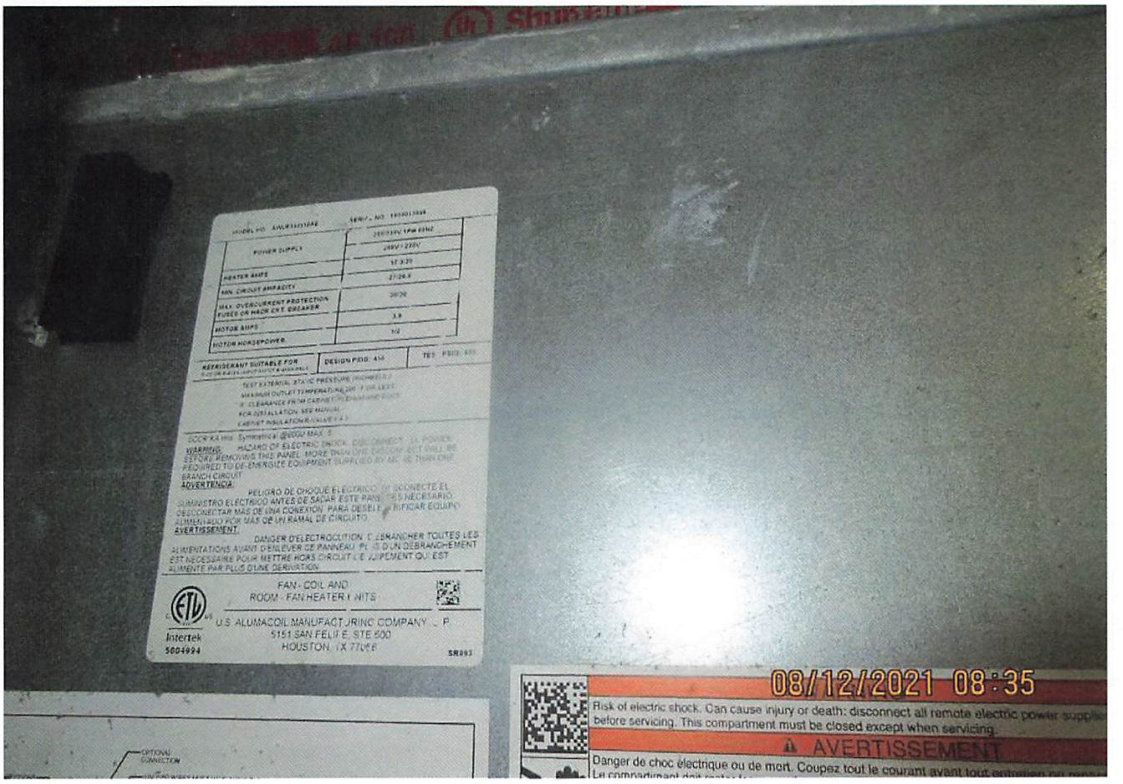

Manufacturer's Rating Label
LISTED
HOUSEHOLD STORAGE
TANK WATER HEATER
08/12/2021 08:33

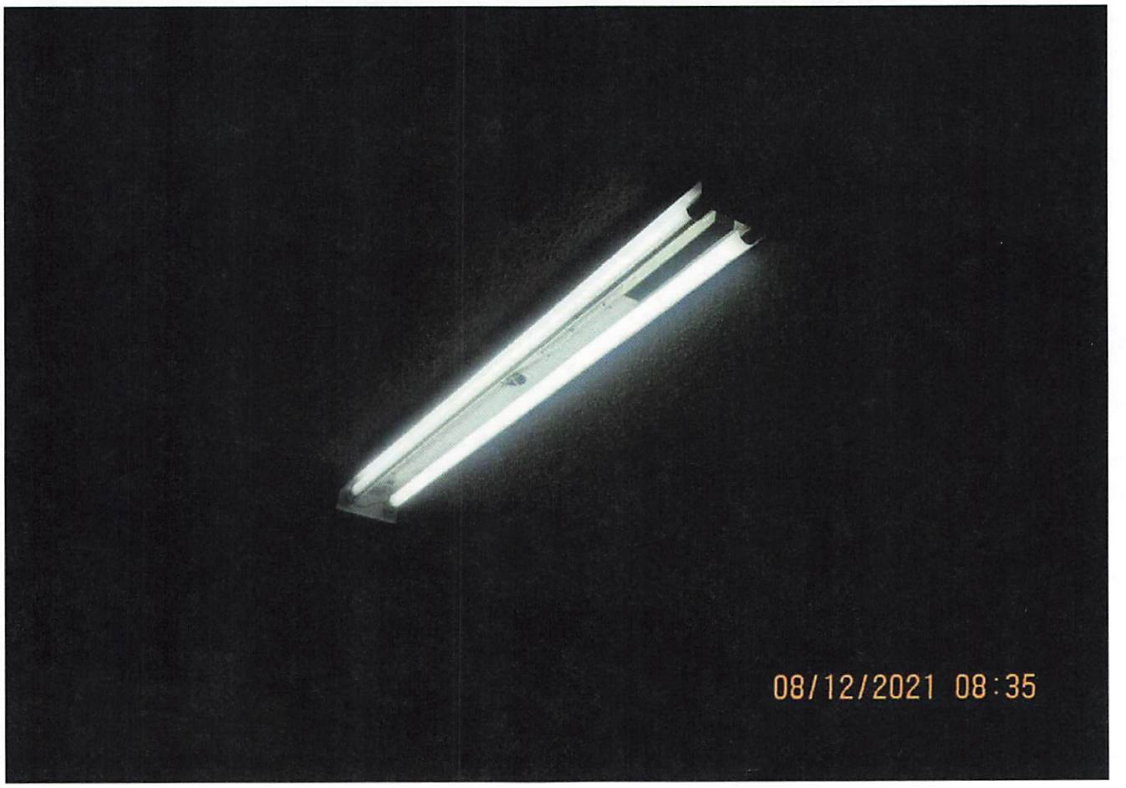

A381608159
XE30S06ST38U1
20SEP2016
30
1
240
1
208
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08/12/2021 08:33


08/12/2021 08:34


08/12/2021 08:34


MODEL NO. AWUF21615AIE
SERIAL NO. 1609053846
POWER SUPPLY
208/230V 1PH 60HZ
208V / 230V
HEATER AMPS
17.3/20
MIN. CIRCUIT AMPACITY
27/29.9
MAX. OVERCURRENT PROTECTION FUSES OR HACR CKT. BREAKER
30/30
MOTOR AMPS
3.9
MOTOR HORSEPOWER
1/2
REFRIGERANT SUITABLE FOR
DESIGN PSIG: 450
TES PSIG: 450
TEST EXTERNAL STATIC PRESSURE (INCHES) 0.2
MAXIMUM OUTLET TEMPERATURE 200° F OR LESS
0" CLEARANCE FROM CABINET, PLENUM AND DUCT
FOR INSTALLATION SEE MANUAL
CABINET INSULATION R-VALUE = 4.2
5000 KA rms Symmetrical @600V MAX. 5
WARNING: HAZARD OF ELECTRIC SHOCK. DISCONNECT ALL POWER BEFORE REMOVING THIS PANEL. MORE THAN ONE DISCONNECT WILL BE REQUIRED TO DE-ENERGIZE EQUIPMENT SUPPLIED BY MORE THAN ONE BRANCH CIRCUIT.
ADVERTENCIA:
08/12/2021 08:34


FAN - COIL AND
ROOM - FAN HEATER UNITS
U.S. ALUMACOIL MANUFACTURING COMPANY, L.P.
5151 SAN FELIPE, STE 500
HOUSTON, TX 77056
Intertek
5004994
08/12/2021 08:35
Risk of electric shock. Can cause injury or death: disconnect all remote electric power supplies before servicing. This compartment must be closed except when servicing.
AVERTISSEMENT


08/12/2021 08:35


08/12/2021 08:36


08/12/2021 08:39

Case Overview

Property/Incident Information

Owner	Address	Site Address
Jonathan Rojas Rivera/Monica Marcela Prieto Sierra	3120 W Hallandale Beach Blvd, Unit 821 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #821

Legal Description

Case Status Open **Case #** 6279 **Date Next Inspection** 10/19/2022

Notes

1. Addition done without a permit. Obtain plans, after the fact permit and inspections.
2. Added non-mobile home door without a permit. Obtain plans, after the fact permit and inspections.
3. Installed a shed without a permit. Obtain plans, after the fact permit and inspections.
4. Installed new water heater and enclosure without a permit. Obtain plans, after the fact permit and inspections.
5. Propane tank installed unsafely. Obtain plans, after the fact permit and inspections.
6. Cut wall to add ventilation. Obtain plans, after the fact permit and inspections.
7. Exterior maintenance of walls required (i.e. pressure wash, paint, treatment, repair, etc.).
8. Exterior maintenance of common areas required (i.e. pressure wash, paint, treatment, repair, etc.).
9. Exterior maintenance of roof area required (i.e. wash, paint, treatment, repair, etc.).
10. Double permit fee.

Documents Issued

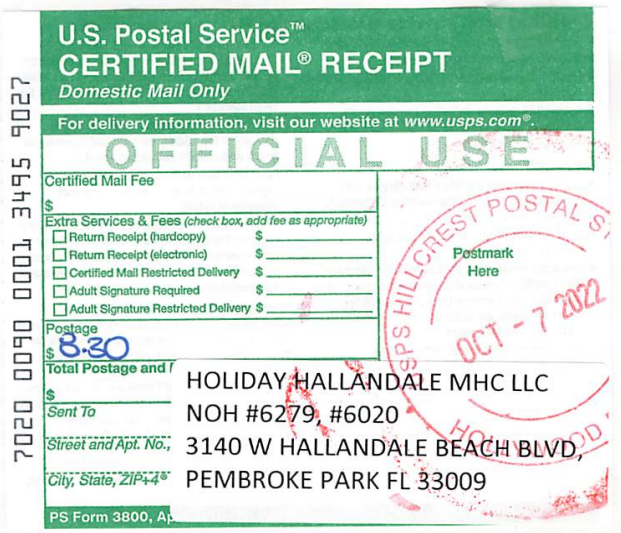
Date Issue	Hearing Date	Document Type	Delivery
9/13/2021		Notice of Violation	Regular Mail 9/13/21
10/6/2022		Affidavit of Non-Compliance	Certified Mail 10/7/22
10/6/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 10/7/22 Certified Mail 10/7/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/19/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 10/19/2022



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

Postage
$ 8.30

Total Postage and F
$

Sent To HOLIDAY HALLANDALE MHC LLC

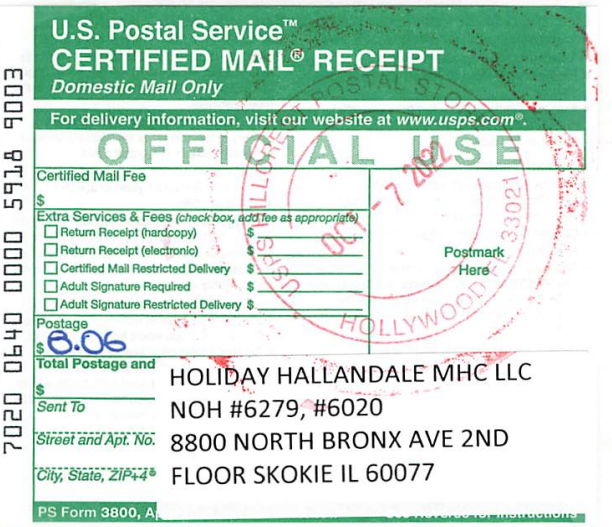
Street and Apt. No., NOH #6279, #6020

City, State, ZIP+4® 3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

PS Form 3800, Ap

Postmark Here
OCT - 7 2022

7020 0090 0001 3495 9027



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- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.06

Total Postage and
$

Sent To HOLIDAY HALLANDALE MHC LLC

Street and Apt. No. NOH #6279, #6020

City, State, ZIP+4® 8800 NORTH BRONX AVE 2ND
FLOOR SKOKIE IL 60077

PS Form 3800, A

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7020 0640 0000 5918 9003



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

Postage
$ 7.82

Total Postage and F
$

Sent To JONATHAN ROJAS RIVERA /MONICA

Street and Apt. No., MARCELA PRIETO SIERRA
NOH #6279

City, State, ZIP+4® 3120 W HALLANDALE BEACH BLVD
LOT #821, Pembroke Park, Fl, 33009

PS Form 3800, Ap

Postmark Here
OCT - 7 2022

7020 0640 0000 5918 9010

Town of Pembroke Park

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

Hasler FIRST-CLASS MAIL
09/13/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

Fernando Cardoso & Ramel Ramirez

3120 W Hallandale Beach Blvd, Unit 821
Pembroke Park, FL 33009

Case #:

6279

TOWN OF PEMBROKE PARK

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

Hasler FIRST-CLASS MAIL
09/13/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL, 32301

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

Hasler FIRST-CLASS MAIL
09/13/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

HOLIDAY HALLANDALE MHC LLC
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL, 60077

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

Hasler FIRST-CLASS MAIL
09/13/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	HOLIDAY HALLANDALE MHC LLC
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077

ID #	5142 29 00 0300
Millage	0613
Use	28

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$5,226,240	$220,080	$5,446,320	$4,360,080	
2020	$3,733,030	$325,730	$4,058,760	$4,058,760	$87,595.34
2019	$3,359,730	$369,140	$3,728,870	$3,728,870	$81,416.15

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,446,320	$5,446,320	$5,446,320	$5,446,320
Portability	0	0	0	0
Assessed/SOH	$4,360,080	$5,446,320	$4,360,080	$4,360,080
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,360,080	$5,446,320	$4,360,080	$4,360,080

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		112430220
7/7/2014	SWD-D	$5,035,000	112397766
7/14/2006	QC*	$100	42486 / 1671

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

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

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

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

Title SIGNATORY

BUELTMANN, TOM

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/22/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2014 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

JONATHAN ROJAS RIVERA CASE NO. 6279
MONICA MARCELA PRIETO SIERRA

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3120 W HALLANDALE BEACH BLVD #821, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3120 W HALLANDALE BEACH BLVD #821, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JONATHAN ROJAS RIVERA / MONICA MARCELA PRIETO SIERRA AT 11:27 A.M. ON THE 7 DAY OF OCTOBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

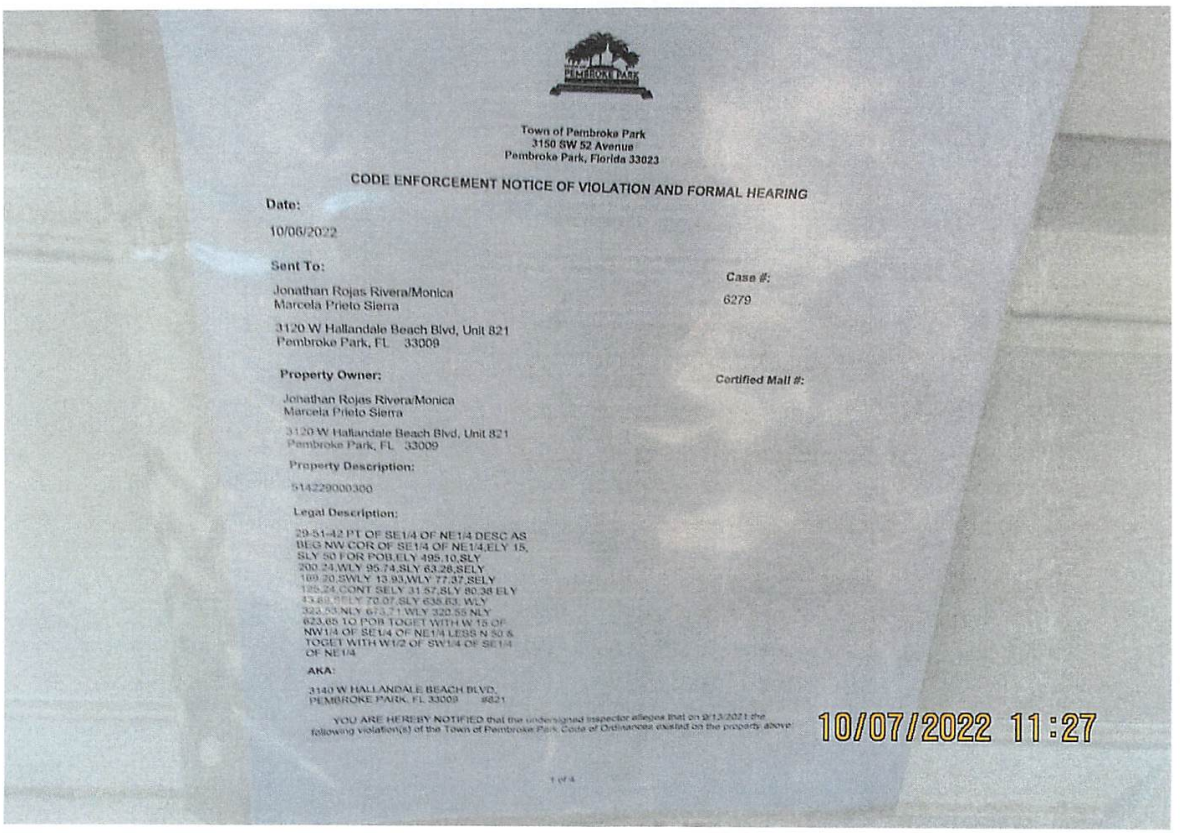
MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

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

Signature

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





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/06/2022

Sent To:

Jonathan Rojas Rivera/Monica
Marcela Prieto Sierra

3120 W Hallandale Beach Blvd, Unit 821
Pembroke Park, FL 33009

Case #:

6279

Property Owner:

Certified Mail #:

Jonathan Rojas Rivera/Monica
Marcela Prieto Sierra

3120 W Hallandale Beach Blvd, Unit 821
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 135.24,CONT SELY 31.57,SLY 80.38 ELY 43.69,SELY 70.07,SLY 638.83,WLY 322.53,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 #821

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/13/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

10/07/2022 11:27

1 of 4



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/06/2022

Sent To:

Jonathan Rojas Rivera/Monica
Marcela Prieto Sierra

3120 W Hallandale Beach Blvd, Unit 821
Pembroke Park, FL 33009

Case #:

6279

Property Owner:

Jonathan Rojas Rivera/Monica
Marcela Prieto Sierra

3120 W Hallandale Beach Blvd, Unit 821
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 #821

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/13/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
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BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

1. Addition done without a permit. Obtain plans, after the fact permit and inspections.
2. Added non-mobile home door without a permit. Obtain plans, after the fact permit and inspections.
3. Installed a shed without a permit. Obtain plans, after the fact permit and inspections.
4. Installed new water heater and enclosure without a permit. Obtain plans, after the fact permit and inspections.
5. Propane tank installed unsafely. Obtain plans, after the fact permit and inspections.
6. Cut wall to add ventilation. Obtain plans, after the fact permit and inspections.
7. Exterior maintenance of walls required (i.e. pressure wash, paint, treatment, repair, etc.).
8. Exterior maintenance of common areas required (i.e. pressure wash, paint, treatment, repair, etc.).
9. Exterior maintenance of roof area required (i.e. wash, paint, treatment, repair, etc.).
10. Double permit fee.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of October, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

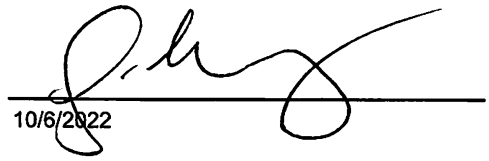
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



10/6/2022

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Jonathan Rojas
Rivera/Monica Marcela
Prieto Sierra

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #821

Respondent(s)

Case #:

6279

On 10/6/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Jonathan Rojas Rivera/Monica Marcela Prieto Sierra
Address:	3120 W Hallandale Beach Blvd, Unit 821 Pembroke Park, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #821
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 10/6/2022

Notes/Means of Correction:

1. Addition done without a permit. Obtain plans, after the fact permit and inspections.
2. Added non-mobile home door without a permit. Obtain plans, after the fact permit and inspections.
3. Installed a shed without a permit. Obtain plans, after the fact permit and inspections.
4. Installed new water heater and enclosure without a permit. Obtain plans, after the fact permit and inspections.
5. Propane tank installed unsafely. Obtain plans, after the fact permit and inspections.
6. Cut wall to add ventilation. Obtain plans, after the fact permit and inspections.
7. Exterior maintenance of walls required (i.e. pressure wash, paint, treatment, repair, etc.).
8. Exterior maintenance of common areas required (i.e. pressure wash, paint, treatment, repair, etc.).
9. Exterior maintenance of roof area required (i.e. wash, paint, treatment, repair, etc.).
10. Double permit fee.

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 10/6/2022

NOTARY PUBLIC, STATE OF FLORIDA

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Fernando Cardoso & Ramel Ramirez 3120 W Hallandale Beach Blvd, Unit 821 Pembroke Park, FL 33009	6279	09/13/2021
Property Owner:	**Property Description:**	**Certified Mail #:**
Fernando Cardoso & Ramel Ramirez 3120 W Hallandale Beach Blvd, Unit 821 Pembroke Park, FL 33009	514229000300	
Legal Description:	**AKA:**	
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #821	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/13/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

Notes/Means of Correction:

1. Addition done without a permit. Obtain plans, after the fact permit and inspections.
2. Added non-mobile home door without a permit. Obtain plans, after the fact permit and inspections.
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4. Installed new water heater and enclosure without a permit. Obtain plans, after the fact permit and inspections.
5. Propane tank installed unsafely. Obtain plans, after the fact permit and inspections.
6. Cut wall to add ventilation. Obtain plans, after the fact permit and inspections.
7. Exterior maintenance of walls required (i.e. pressure wash, paint, treatment, repair, etc.).
8. Exterior maintenance of common areas required (i.e. pressure wash, paint, treatment, repair, etc.).
9. Exterior maintenance of roof area required (i.e. wash, paint, treatment, repair, etc.).
10. Double permit fee.

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


08/24/2021 14:20


08/24/2021 14:25


08/24/2021 14:24


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ELECTRIC WATER HEA
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08/24/2021 14:21


08/24/2021 14:21


08/24/2021 14:21


08/24/2021 14:21


08/24/2021 14:21


08/24/2021 14:20

Case Overview

Property/Incident Information

Owner	Address	Site Address
3101 REALTY CORP	655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160	3101 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6382 **Date Next Inspection** 10/6/2022

Notes 1. No special event permit for Safe Wireless Link. Obtain an after the fact Special Event permit from the Business Tax Receipt Department.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/6/2021		Notice of Violation	Regular Mail 10/7/21
10/6/2022		Affidavit of Non-Compliance	Certified Mail 10/7/22
10/6/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail 10/7/22 Posted to Property 10/7/22

Posted to property 10/6/21

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: 10/6/2022



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.93

Total Postage an
$

Sent To 3101 REALTY CORP

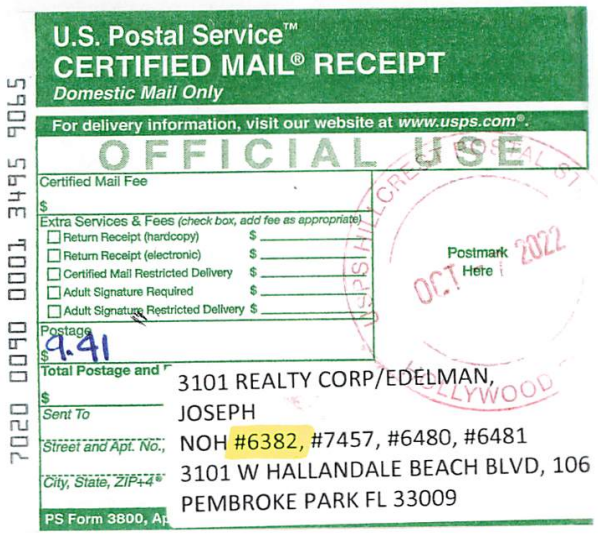
Street and Apt. N NOH #7457, #6480 #6382

City, State, ZIP+4 655 GOLDEN BEACH DR
GOLDEN BEACH FL 33160

PS Form 3800,

Postmark Here
OCT - 7 2022

7020 0090 0001 3495 9096



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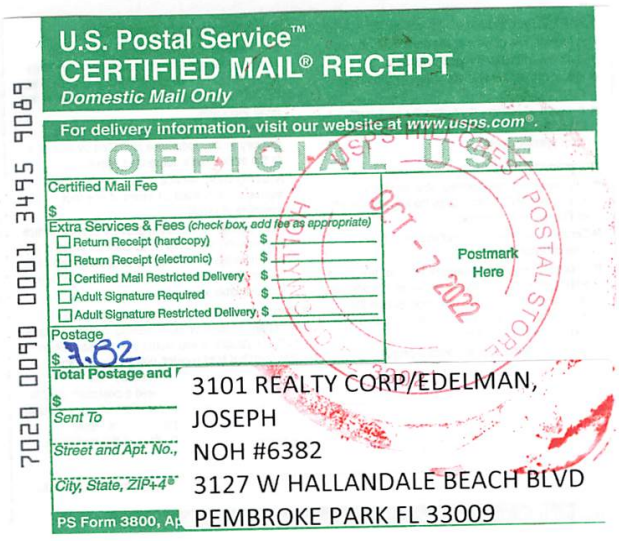
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Extra Services & Fees (check box, add fee as appropriate)
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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery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

Postmark Here
OCT 2022

3101 REALTY CORP/EDELMAN,
JOSEPH
NOH #6382, #7457, #6480, #6481
3101 W HALLANDALE BEACH BLVD, 106
PEMBROKE PARK FL 33009

PS Form 3800, Ap

7020 0090 0001 3495 9065



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OFFICIAL USE

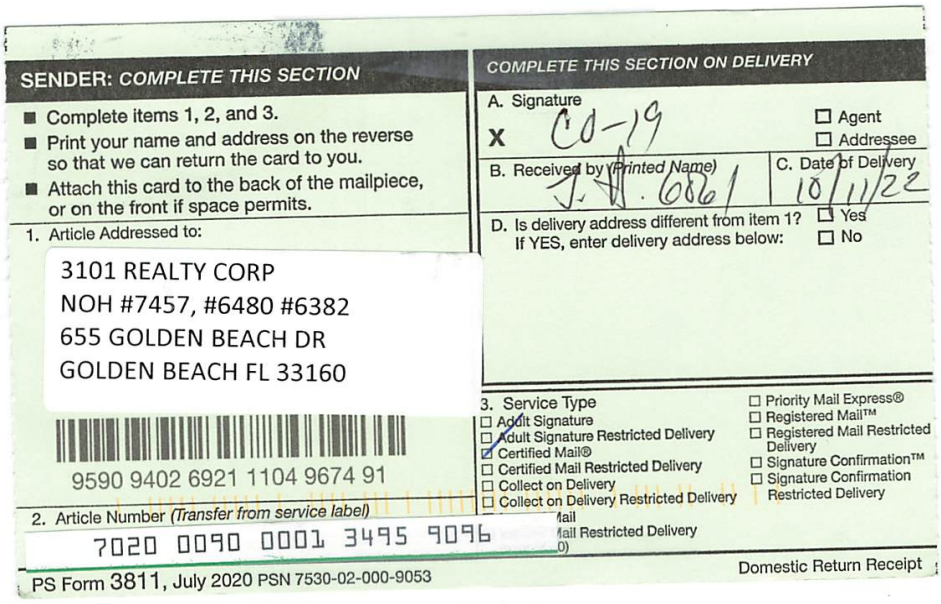
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and Fees
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

Postmark Here
OCT -7 2022

3101 REALTY CORP/EDELMAN,
JOSEPH
NOH #6382
3127 W HALLANDALE BEACH BLVD
PEMBROKE PARK FL 33009

PS Form 3800, Ap

7020 0090 0001 3495 9089



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:

3101 REALTY CORP
NOH #7457, #6480 #6382
655 GOLDEN BEACH DR
GOLDEN BEACH FL 33160

9590 9402 6921 1104 9674 91

2. Article Number (Transfer from service label)
7020 0090 0001 3495 9096

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X CO-19
☐ Agent
☐ Addressee

B. Received by (Printed Name) J. A. 6861
C. Date of Delivery 10/11/22

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

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

Domestic Return Receipt

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

Hasler FIRST-CLASS MAIL
10/07/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

3101 REALTY CORP/SAFE
WIRELESS LINK

655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

Case #:

6382

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

Hasler FIRST-CLASS MAIL
10/07/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

3101 Realty Corp/Safe
Wireless LINK
3101 W hallandale Beach BLvd,
Pembroke Park, FL, 33009

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

Hasler FIRST-CLASS MAIL
10/07/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Edelman, Joseph
3101 Hallandale Beach Blvd.
Suite 106.
Hallandale Beach, FL 33009.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3101 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	3101 REALTY CORP
Mailing Address	655 GOLDEN BEACH DR GOLDEN BEACH FL 33160

ID #	5142 29 02 0010
Millage	0613
Use	12

Abbr Legal Description	JO-SEL BAR-KEN SUBDIVISION 116-2 B THAT PT OF PARCEL A DESC AS,COMM AT SW COR OF PAR A,E 167.60 TO POB,N 255.83,E 167.54,S 231.16, SW 35.40,W 142.53 TO POB AKA: TRACT 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).

* 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	$468,730	$1,010,920	$1,479,650	$1,479,650	
2021	$468,730	$1,010,920	$1,479,650	$1,479,650	
2020	$468,730	$1,010,920	$1,479,650	$1,360,810	$30,141.82

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,479,650	$1,479,650	$1,479,650	$1,479,650
Portability	0	0	0	0
Assessed/SOH	$1,479,650	$1,479,650	$1,479,650	$1,479,650
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	$1,479,650	$1,479,650	$1,479,650	$1,479,650

Sales History

Date	Type	Price	Book/Page or CIN
6/3/2014	SW*-E	$5,250,000	112334915
10/16/2003	WD*	$4,394,800	36269 / 1868
10/1/1991	CET	$409,500	12305 / 714

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.00	42,612	SF
Adj. Bldg. S.F. (Card, Sketch)		11360
Eff./Act. Year Built: 1995/1984		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS

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

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation
3101 REALTY CORP.

Filing Information

Document Number	P14000046906
FEI/EIN Number	47-1009928
Date Filed	05/30/2014
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/20/2020

Principal Address

3101 W. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Changed: 10/16/2018

Mailing Address

3101W. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Changed: 10/16/2018

Registered Agent Name & Address

EDELMAN, JOSEPH
3101. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Name Changed: 10/28/2015

Address Changed: 10/16/2018

Officer/Director Detail

Name & Address

Title President

EDELMAN, JOSEPH

3101 W. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Title VP, Secretary

EDELMAN, ELENA
3101 W. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2019	05/29/2019
2020	10/20/2020
2021	01/28/2021

Document Images

01/28/2021 -- ANNUAL REPORT	View image in PDF format
10/20/2020 -- REINSTATEMENT	View image in PDF format
05/29/2019 -- ANNUAL REPORT	View image in PDF format
10/16/2018 -- REINSTATEMENT	View image in PDF format
04/24/2017 -- ANNUAL REPORT	View image in PDF format
02/05/2016 -- ANNUAL REPORT	View image in PDF format
10/28/2015 -- REINSTATEMENT	View image in PDF format
05/30/2014 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

3101 REALTY CORP CASE NO. 6382

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3101 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3101 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 3101 REALTY CORP AT 12:26 P.M. ON THE 7 DAY OF OCTOBER 2022.

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

TYPE OF SERVICE

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

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

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

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

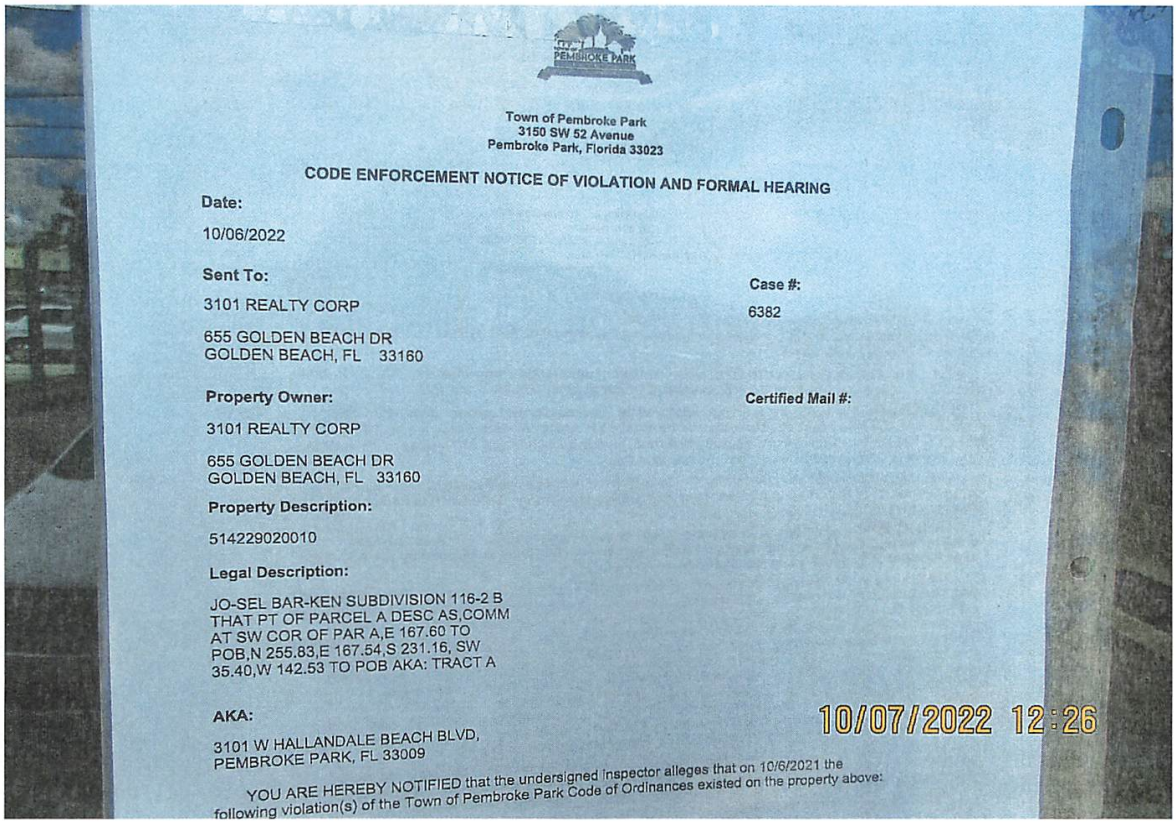
AFFIANT

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

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/06/2022

Sent To:

3101 REALTY CORP

655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

Case #:

6382

Property Owner:

3101 REALTY CORP

655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

Certified Mail #:

Property Description:

514229020010

Legal Description:

JO-SEL BAR-KEN SUBDIVISION 116-2 B
THAT PT OF PARCEL A DESC AS,COMM
AT SW COR OF PAR A,E 167.60 TO
POB,N 255.83,E 167.54,S 231.16, SW
35.40,W 142.53 TO POB AKA: TRACT A

AKA:

3101 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

10/07/2022 12:26

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/6/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/06/2022

Sent To:

3101 REALTY CORP

655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

Case #:

6382

Property Owner:

3101 REALTY CORP

655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

Certified Mail #:

Property Description:

514229020010

Legal Description:

JO-SEL BAR-KEN SUBDIVISION 116-2 B
THAT PT OF PARCEL A DESC AS,COMM
AT SW COR OF PAR A,E 167.60 TO
POB,N 255.83,E 167.54,S 231.16, SW
35.40,W 142.53 TO POB AKA: TRACT A

AKA:

3101 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/6/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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),	10

1. No special event permit for Safe Wireless Link. Obtain an after the fact Special Event permit from the Business Tax Receipt Department.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of October, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

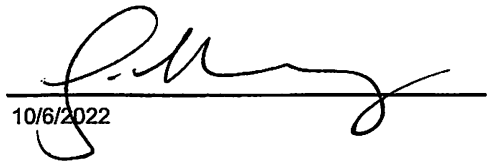
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



10/6/2022

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

3101 REALTY CORP

3101 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

6382

On 10/6/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: 3101 REALTY CORP

Address: 655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160

Folio: 514229020010

Site Address: 3101 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description: JO-SEL BAR-KEN SUBDIVISION 116-2 B THAT PT OF PARCEL A DESC AS,COMM AT SW COR OF PAR A,E 167.60 TO POB,N 255.83,E 167.54,S 231.16, SW 35.40,W 142.53 TO POB AKA: TRACT A

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: 10/19/2022

Notes/Means of Correction:

No special event permit obtained for Safe Link Booth.

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 10/6/2022

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
3101 REALTY CORP/SAFE WIRELESS LINK 655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160	6382	10/06/2021

Property Owner:	Property Description:	Certified Mail #:
3101 REALTY CORP/SAFE WIRELESS LINK 655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160	514229020010	

Legal Description:	AKA:
JO-SEL BAR-KEN SUBDIVISION 116-2 B THAT PT OF PARCEL A DESC AS,COMM AT SW COR OF PAR A,E 167.60 TO POB,N 255.83,E 167.54,S 231.16, SW 35.40,W 142.53 TO POB AKA: TRACT A	3101 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/6/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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),	10

Notes/Means of Correction:

1. No special event permit for Safe Wireless Link. Obtain an after the fact Special Event permit from the Business Tax Receipt Department.

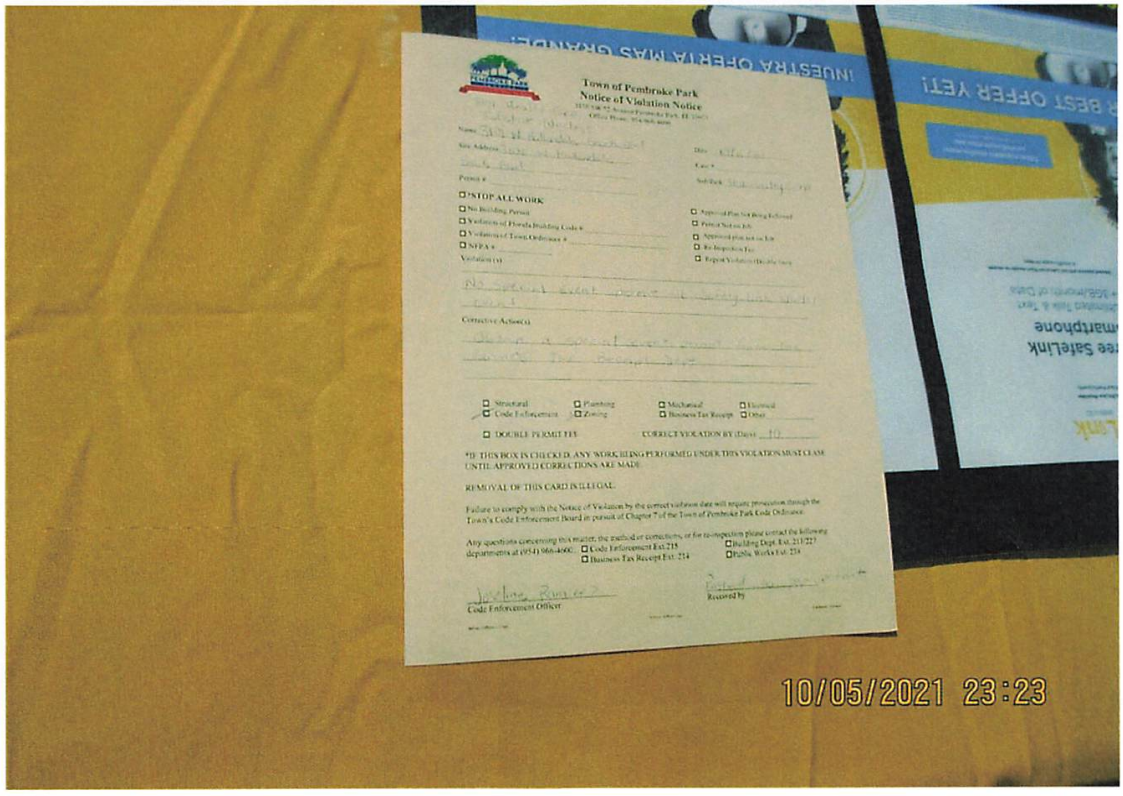
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

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


OPEN MRI
LIQUORS
RaceTrac
ROAD
WORK
AHEAD
10/05/2021 23:23


SafeLink
WIRELESS
SafeLink
WIRELESS
10/05/2021 23:12


Town of Pembroke Park
Notice of Violation Notice
STOP ALL WORK
DOUBLE PERMIT FEE
CORRECT VIOLATION BY (Date)
REMOVAL OF THIS CARD IS ILLEGAL
Code Enforcement Officer
Received by
10/05/2021 23:23

Town of Pembroke Park
Notice of Violation Notice

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

3101 Realty Corp
Safelink Wireless

Name 3101 W Hallandale Beach Blvd

Date 10/6/21

Site Address 3101 W Hallandale Beach Blvd

Case # _____

Sub/Park 3101 Realty Corp

Permit # _____

☐ *STOP ALL WORK
☐ No Building Permit
☐ Violation of Florida Building Code # _____
☐ Violation of Town Ordinance # _____
☐ NFPA # _____

☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Violation (s)

No Special event permit for Safety Link Wirelss event.

Corrective Action(s)

Obtain a special event permit. from the Business Tax Receipt Dept.

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

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 10

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

Joseline Ramirez
Code Enforcement Officer

Posted to pop up tent
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

Case Overview

Property/Incident Information

Owner	Address	Site Address
3101 REALTY CORP	655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160	3129 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3109 W Hallandale Beach Blvd

Legal Description

Case Status Open **Case #** 6480 **Date Next Inspection** 10/6/2022

Notes

1. Installed storefront, ADA Ramp and ADA Railing without a permit. Obtain plans for after the fact permit and inspections.
2. Installed glass railings without a permit. Obtain plans for after the fact permit and inspections.
3. Broken glass on exterior building. Repair broken glass.
4. Parking lot requires maintenance. Pave and restripe parking lot with plans for permit and inspections.
5. Abandon vehicle on parking lot (Tag 561RPQ Expired 06/20). Remove from premise or update license plate.

Double permit fee accessed. Expired permit #1910175-0
Contact the Building Dept. for permit questions at 954-966-4600, ext. 182.

Documents Issued

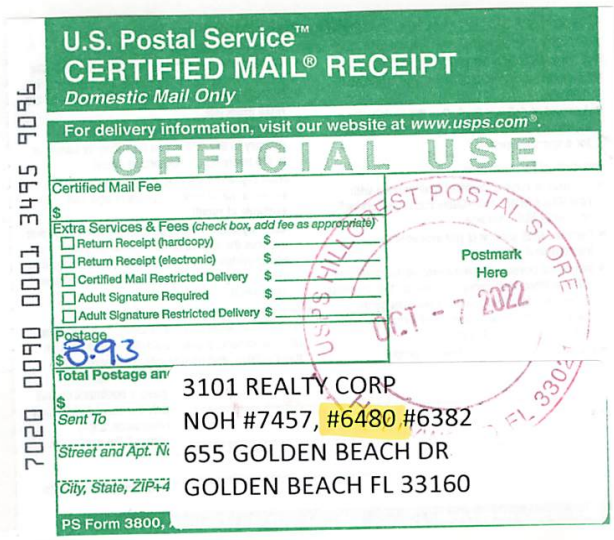
Date Issue	Hearing Date	Document Type	Delivery
10/28/2021		Notice of Violation	Regular Mail 10/29/21
10/6/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 10/7/22 Certified Mail 10/7/22
10/6/2022		Affidavit of Non-Compliance	Certified Mail 10/7/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/6/2022

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: 10/6/2022



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.93

Total Postage an
$

Sent To 3101 REALTY CORP

Street and Apt. N 655 GOLDEN BEACH DR

City, State, ZIP+4 GOLDEN BEACH FL 33160

PS Form 3800,

Postmark Here
OCT - 7 2022

7020 0090 0001 3495 9096



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

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Certified Mail Fee
$

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

Postage
$ 9.91

Total Postage and Fees
$

Sent To
3101 REALTY CORP/EDELMAN,
JOSEPH

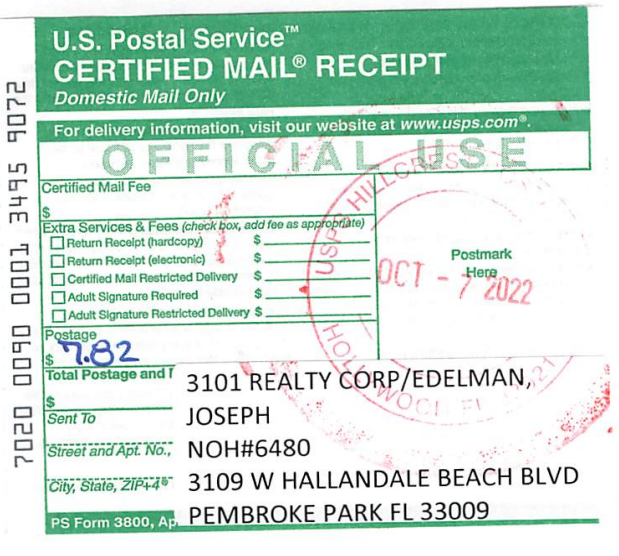
Street and Apt. No.,
NOH #6382, #7457, #6480, #6481

City, State, ZIP+4®
3101 W HALLANDALE BEACH BLVD, 106
PEMBROKE PARK FL 33009

PS Form 3800, Ap

Postmark Here
OCT 2022

7020 0090 0001 3495 9065



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

OFFICIAL USE

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

Postage
$ 7.82

Total Postage and
$

Sent To
3101 REALTY CORP/EDELMAN,
JOSEPH

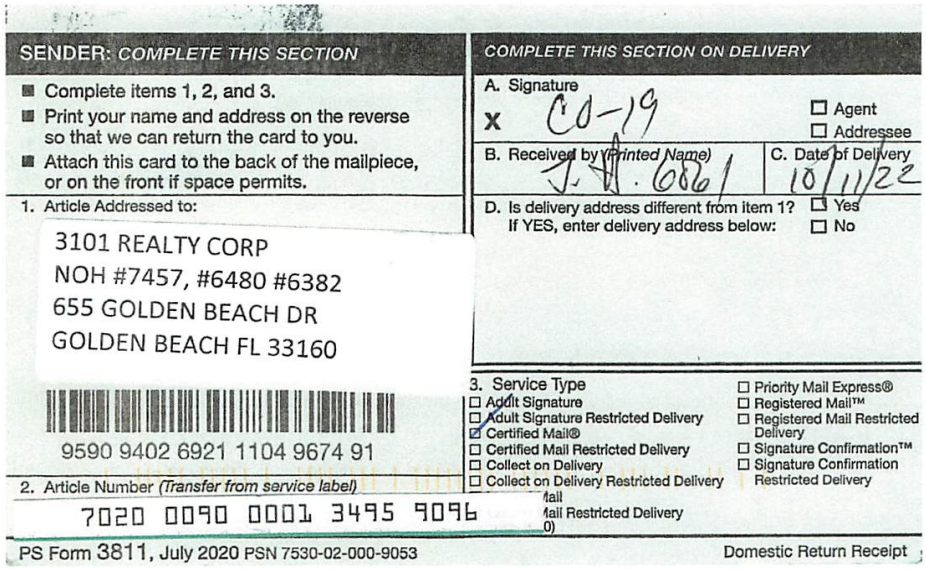
Street and Apt. No.,
NOH#6480

City, State, ZIP+4®
3109 W HALLANDALE BEACH BLVD
PEMBROKE PARK FL 33009

PS Form 3800, Ap

Postmark Here
OCT - 7 2022

7020 0090 0001 3495 9072



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:

3101 REALTY CORP
NOH #7457, #6480 #6382
655 GOLDEN BEACH DR
GOLDEN BEACH FL 33160

9590 9402 6921 1104 9674 91

2. Article Number (Transfer from service label)

7020 0090 0001 3495 9096

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X CO-19
☐ Agent
☐ Addressee

B. Received by (Printed Name) J. A. 6861
C. Date of Delivery 10/11/22

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

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

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ail Restricted Delivery
0)

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

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 6480

Hasler FIRST-CLASS MAIL
10/29/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

3101 Realty Corp
3109 W Hallandale Beach Blvd
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
N.O.V. # 6480
N.O.V. # 6481

Hasler FIRST-CLASS MAIL
10/28/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Edelman, Joseph
3101 Hallandale Beach Blvd.
Suite 106
Hallandale Beach, FL 33009

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
N.O.V. #6481
N.O.V #6480

Hasler FIRST-CLASS MAIL
10/28/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

3101 Realty Corp
655 Golden Beach Dr.
Golden Beach, FL 33160

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
N.O.V #6480

Hasler FIRST-CLASS MAIL
10/28/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

3101 Realty Corp
3129 W. Hallandale Beach Blvd.
Pembroke Park, FL 3309



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3129 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	3101 REALTY CORP
Mailing Address	655 GOLDEN BEACH DR GOLDEN BEACH FL 33160

ID #	5142 29 02 0020
Millage	0613
Use	12

Abbr Legal Description	JO-SEL BAR-KEN SUBDIVISION 116-2 B THAT PT OF PARCEL B DESC AS, COMM AT SW COR OF PAR A,NLY ALG W/L OF PARS A & B 465.44 TO POB,CONT NLY 149.16,ELY 334.90 TO NE COR,SLY 148.50, WLY 334.98 TO POB AKA: TRACT E

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$548,390	$670,220	$1,218,610	$1,218,610	
2021	$548,390	$670,220	$1,218,610	$1,218,610	
2020	$548,390	$670,220	$1,218,610	$1,218,610	$26,299.81

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,218,610	$1,218,610	$1,218,610	$1,218,610
Portability	0	0	0	0
Assessed/SOH	$1,218,610	$1,218,610	$1,218,610	$1,218,610
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,218,610	$1,218,610	$1,218,610	$1,218,610

Sales History

Date	Type	Price	Book/Page or CIN
6/3/2014	SW*-E	$5,250,000	112334915
10/16/2003	WD*	$4,394,800	36269 / 1868
2/1/1989	WD	$100	16204 / 587
5/1/1987	WD	$100	
11/1/1986	WD	$280,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.00	49,854	SF
Adj. Bldg. S.F. (Card, Sketch)		17664
Eff./Act. Year Built: 2001/1990		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Profit Corporation
3101 REALTY CORP.

Filing Information

Document Number	P14000046906
FEI/EIN Number	47-1009928
Date Filed	05/30/2014
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/20/2020

Principal Address

3101 W. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Changed: 10/16/2018

Mailing Address

3101W. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Changed: 10/16/2018

Registered Agent Name & Address

EDELMAN, JOSEPH
3101. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Name Changed: 10/28/2015

Address Changed: 10/16/2018

Officer/Director Detail

Name & Address

Title President

EDELMAN, JOSEPH

3101 W. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Title VP, Secretary

EDELMAN, ELENA
3101 W. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2019	05/29/2019
2020	10/20/2020
2021	01/28/2021

Document Images

01/28/2021 -- ANNUAL REPORT	View image in PDF format
10/20/2020 -- REINSTATEMENT	View image in PDF format
05/29/2019 -- ANNUAL REPORT	View image in PDF format
10/16/2018 -- REINSTATEMENT	View image in PDF format
04/24/2017 -- ANNUAL REPORT	View image in PDF format
02/05/2016 -- ANNUAL REPORT	View image in PDF format
10/28/2015 -- REINSTATEMENT	View image in PDF format
05/30/2014 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
3101 REALTY CORP	CASE NO. 6480
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 3109 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3109 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 3101 REALTY CORP AT 12:50 P.M. ON THE 7 DAY OF OCTOBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

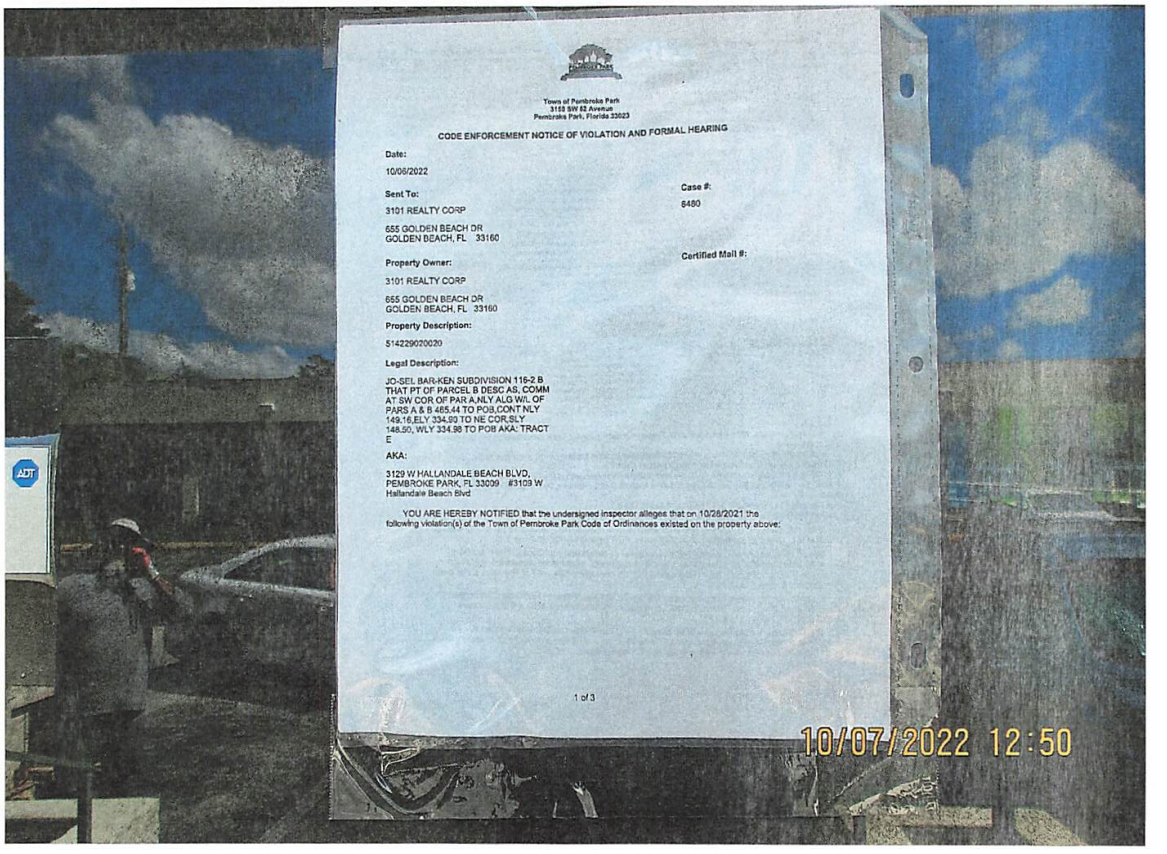
NOTARY PUBLIC STATE OF FLORIDA
MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

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

Signature

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


3109
10/07/2022 12:51


Town of Pembroke Park
3155 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
10/06/2022
Case #:
6480
Sent To:
3101 REALTY CORP
655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160
Certified Mail #:
Property Owner:
3101 REALTY CORP
655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160
Property Description:
514229020020
Legal Description:
JO-SEL BAR-KEN SUBDIVISION 116-2 B
THAT PT OF PARCEL B DESC AS: COMM
AT SW COR OF PAR A,NLY ALG W/L OF
PARS A & B 465.44 TO POB,CONT NLY
149.16,ELY 334.93 TO NE COR,SLY
148.50, WLY 334.98 TO POB AKA: TRACT
E
AKA:
3129 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3109 W
Hallandale Beach Blvd
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/26/2021 the
following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
1 of 3
10/07/2022 12:50



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/06/2022

Sent To:

3101 REALTY CORP

655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

Case #:

6480

Property Owner:

3101 REALTY CORP

655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

Certified Mail #:

Property Description:

514229020020

Legal Description:

JO-SEL BAR-KEN SUBDIVISION 116-2 B
THAT PT OF PARCEL B DESC AS, COMM
AT SW COR OF PAR A,NLY ALG W/L OF
PARS A & B 465.44 TO POB,CONT NLY
149.16,ELY 334.90 TO NE COR,SLY
148.50, WLY 334.98 TO POB AKA: TRACT
E

AKA:

3129 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3109 W
Hallandale Beach Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/28/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, 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 storefront, ADA Ramp and ADA Railing without a permit. Obtain plans for after the fact permit and inspections.
2. Installed glass railings without a permit. Obtain plans for after the fact permit and inspections.
3. Broken glass on exterior building. Repair broken glass.
4. Parking lot requires maintenance. Pave and restripe parking lot with plans for permit and inspections.
5. Abandon vehicle on parking lot (Tag 561RPQ Expired 06/20). Remove from premise or update license plate.

Double permit fee accessed. Expired permit #1910175-0
Contact the Building Dept. for permit questions at 954-966-4600, ext. 182.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of October, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

10/6/2022

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

3101 REALTY CORP

3129 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3109 W
Hallandale Beach Blvd

Respondent(s)

Case #:

6480

On 10/6/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	3101 REALTY CORP
Address:	655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160
Folio:	514229020020
Site Address:	3129 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3109 W Hallandale Beach Blvd
Legal Description:	JO-SEL BAR-KEN SUBDIVISION 116-2 B THAT PT OF PARCEL B DESC AS, COMM AT SW COR OF PAR A,NLY ALG W/L OF PARS A & B 465.44 TO POB,CONT NLY 149.16,ELY 334.90 TO NE COR,SLY 148.50, WLY 334.98 TO POB AKA: TRACT E

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/6/2022

Notes/Means of Correction:

1. Installed storefront, ADA Ramp and ADA Railing without a permit. Obtain plans for after the fact permit and inspections.
2. Installed glass railings without a permit. Obtain plans for after the fact permit and inspections.
1910175-0 514229020020 LRG CONSTRUCTION GROUP INC 3109 W HALLANDALE BEACH BLVD Expired Commercial Storefronts
3. Broken glass on exterior building. Repair broken glass. Call for re-inspection.
4. Parking lot requires maintenance. Pave and restripe parking lot with plans for permit and inspections. No permit application or maintenance.
5. Abandon vehicle on parking lot (Tag 561RPQ Expired 06/20). Remove from premise or update license plate. Call for re-inspection.
Double permit fee accessed.
Contact the Building Dept. for permit questions at 954-966-4600, ext. 182.

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 10/6/2022

NOTARY PUBLIC, STATE OF FLORIDA

2 of 2

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

3101 REALTY CORP

655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

Case #:

6480

Date:

10/28/2021

Property Owner:

3101 REALTY CORP

655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

Property Description:

514229020020

Certified Mail #:

Legal Description:

JO-SEL BAR-KEN SUBDIVISION 116-2 B THAT PT OF PARCEL B DESC AS, COMM AT SW COR OF PAR A,NLY ALG W/L OF PARS A & B 465.44 TO POB,CONT NLY 149.16,ELY 334.90 TO NE COR,SLY 148.50, WLY 334.98 TO POB AKA: TRACT E

AKA:

3129 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3109 W Hallandale Beach Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/28/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1. Installed storefront, ADA Ramp and ADA Railing without a permit. Obtain plans for after the fact permit and inspections.
2. Installed glass railings without a permit. Obtain plans for after the fact permit and inspections.
3. Broken glass on exterior building. Repair broken glass.
4. Parking lot requires maintenance. Pave and restripe parking lot with plans for permit and inspections.
5. Abandon vehicle on parking lot (Tag561RPQ Expired 06/20). Remove from premise or update license plate.

Double permit fee accessed. Expired permit #1910175-0
Contact the Building Dept. for permit questions at 954-966-4600, ext. 182.

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

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

Joseline Ramirez
Chief Code Enforcement Officer

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5551 FAX

1910175
PERMIT NO.
B-88983
APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: 3101 REALTY CORP					
JOB ADDRESS: 3109 W HALLANDALE BEACH BLVD					
OWNER NAME: 3101 REALTY CORP					
OWNER ADDRESS: 655 GOLDEN BEACH DR					
CITY: GOLDEN BEACH					
PHONE: 9548004388	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: LRG CONSTRUCTION GROUP INC					
MAIL ADDRESS: 5961 SW 56 TER					
CITY STATE ZIP: miami FL 33143					
PHONE: 3057660195	**FAX:**	**EMAIL: LRG7627@GMAIL.COM**			
CERT. COMPENTENCY: CGC1526294		**STATE REGISTRATION: N/A**			
LOT: 000	BLOCK: 000	PRESENT USE: SHELL BUILDING	PROPOSED USE: OFFICE AND RETAIL		
FOLIO NUMBER: 514229020020		SUBDIVISION: N/A			
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	ALTER	N/A	N/A
JOB COST: 70000	SQ.FT. / L.F.: 0				
DESCRIBE WORK: STOREFRONT, ADA RAMP & ADA RAILING YES installed					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5570 FAX

1910175
PERMIT NO.
B-90127
APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

Inkforce 90127

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: 3101 REALTY CORP					
JOB ADDRESS: 3109 W HALLANDALE BEACH BLVD					
OWNER NAME: 3101 REALTY CORP					
OWNER ADDRESS: 655 GOLDEN BEACH DR					
CITY: GOLDEN BEACH					
PHONE: 9548004388	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: LRG CONSTRUCTION GROUP INC					
MAIL ADDRESS: 5961 SW 56 TER					
CITY STATE ZIP: miami FL 33143					
PHONE: 3057660195	**FAX:**	**EMAIL: LRG7627@GMAIL.COM**			
CERT. COMPENTENCY: CGC1526294		**STATE REGISTRATION: N/A**			
LOT: 000	BLOCK: 000	PRESENT USE: SHELL BUILDING	PROPOSED USE: OFFICE AND RETAIL		
FOLIO NUMBER: 514229020020		SUBDIVISION: N/A			
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	ALTER	N/A	N/A
JOB COST: 20000	SQ.FT. / L.F.: 0				
DESCRIBE WORK: glass railing Installed					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5340 FAX

PERMIT NO.
ZON-89447

APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

InkForce 89447

2020 Florida Building Code In Effect

PERMIT TYPE: ZONING					
JOB NAME: 3101 REALTY CORP					
JOB ADDRESS: 3109 W HALLANDALE BEACH BLVD,					
OWNER NAME: 3101 REALTY CORP					
OWNER ADDRESS: 655 GOLDEN BEACH DR					
CITY: GOLDEN BEACH					
PHONE: 3057660195	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: LRG CONSTRUCTION GROUP INC					
MAIL ADDRESS: 5961 SW 56 TER					
CITY STATE ZIP: miami FL 33143					
PHONE: 3057660195	**FAX:**	**EMAIL: LRG7627@GMAIL.COM**			
CERT. COMPENTENCY: CGC1526294		**STATE REGISTRATION: N/A**			
LOT: 000	BLOCK: 000	PRESENT USE: SHELL BUILDINGs	PROPOSED USE: SHELL BUILDING		
FOLIO NUMBER: 514229020020		SUBDIVISION: N/A			
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	ALTER	N/A	N/A
JOB COST: 0	SQ.FT. / L.F.: 0				
DESCRIBE WORK: railing Installed					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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


3109
10/27/2021 09:45


3109
DO NOT ENTER
ROAD WORK AHEAD
STOP
10/27/2021 09:45


10/27/2021 09:46


10/27/2021 09:40


10/27/2021 09:40


10/27/2021 09:40


10/27/2021 09:40


10/27/2021 09:41


10/27/2021 09:41


10/27/2021 09:41


10/27/2021 09:41


3109
10/27/2021 09:45

Case Overview

Property/Incident Information

Owner	Address	Site Address
3101 REALTY CORP	655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160	3121 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6481 **Date Next Inspection** 10/19/2022

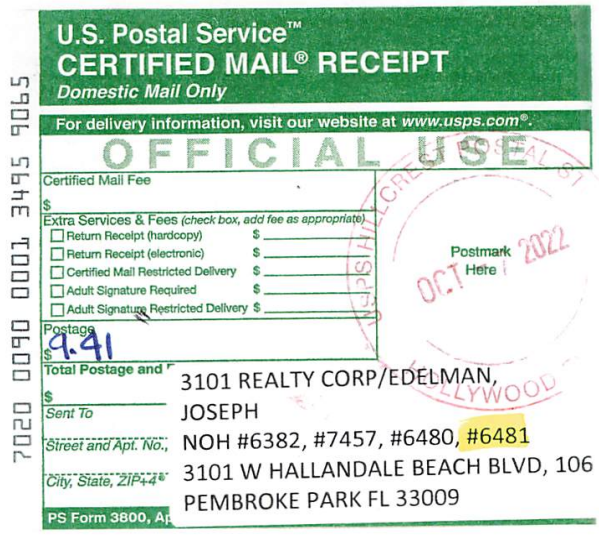
Notes
1. Rooftop Hood Screening for Unit #101 installed without a permit. Obtain plans for after the fact permit and inspections.
2. Parking lot requires maintenance. Pave and restripe with plans for permit and inspections.
3. Installed additional electrical cameras without a permit. Obtain plans for after the fact permit and inspections.
4. Installed plastic shed and slab without a permit. Obtain plans for after the fact permit and inspections.
5. Prohibited out door storage (wooden rack with glass, commercial equipment). Remove from parking lot and store inside.
Double permit fee assessed. Expired permit for a/c screen enclosure (1910176-0).
Contact the Building Dept. at 954-966-4600, ext. 182 for permit questions.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/28/2021		Notice of Violation	Regular Mail 10/28/21
10/6/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 10/7/22
			Certified Mail 10/7/22
10/6/2022		Affidavit of Non-Compliance	Certified Mail 10/7/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/19/2022
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: 10/19/2022



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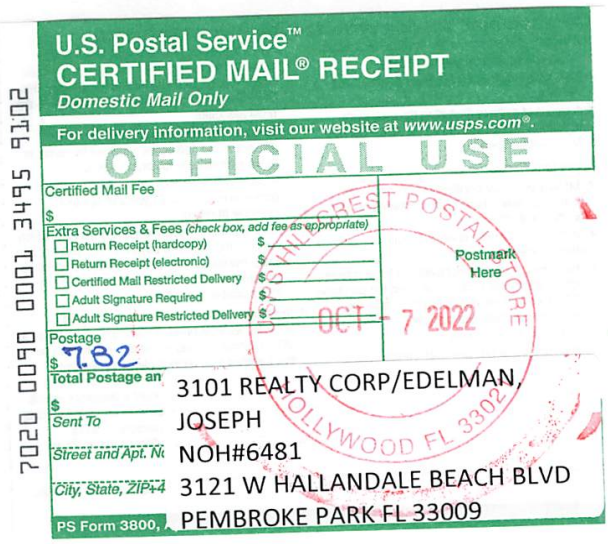
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Extra Services & Fees (check box, add fee as appropriate)
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☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 9.41
Total Postage and Fees
$
Sent To 3101 REALTY CORP/EDELMAN, JOSEPH
Street and Apt. No., NOH #6382, #7457, #6480, #6481
City, State, ZIP+4® 3101 W HALLANDALE BEACH BLVD, 106 PEMBROKE PARK FL 33009
PS Form 3800, Ap

Postmark Here
OCT 2022

7020 0090 0001 3495 9065



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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage an
$
Sent To 3101 REALTY CORP/EDELMAN, JOSEPH
Street and Apt. No NOH#6481
City, State, ZIP+4 3121 W HALLANDALE BEACH BLVD PEMBROKE PARK FL 33009
PS Form 3800,

Postmark Here
OCT 7 2022

7020 0090 0001 3495 9102

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
N.O.V. # 6480
N.O.V. # 6481

Hasler FIRST-CLASS MAIL
10/28/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Edelman, Joseph
3101 Hallandale Beach Blvd.
Suite 106
Hallandale Beach, FL 33009

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
N.O.V. #6481
N.O.V #6480

Hasler FIRST-CLASS MAIL
10/28/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

3101 Realty Corp
655 Golden Beach Dr.
Golden Beach, FL 33160

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
N.O.V. # 6481

Hasler FIRST-CLASS MAIL
10/28/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

3101 Realty Corp
3121 W. Hallandale Beach Blvd.
Pembroke Park, FL 33009



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3121 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	3101 REALTY CORP
Mailing Address	655 GOLDEN BEACH DR GOLDEN BEACH FL 33160

ID #	5142 29 02 0012
Millage	0613
Use	12

Abbr Legal Description	JO-SEL BAR-KEN SUBDIVISION 116-2 B THAT PT OF PARCEL A DESC AS, BEG AT SW COR OF PAR A,N ALG W/L FOR 255.44,E 167.54, S 255.83 TO S/L,W 167.60 TO POB AKA: TRACT C

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$471,280	$1,104,740	$1,576,020	$1,576,020	
2021	$471,280	$1,104,740	$1,576,020	$1,566,580	
2020	$471,280	$1,104,940	$1,576,220	$1,424,170	$31,725.27

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,576,020	$1,576,020	$1,576,020	$1,576,020
Portability	0	0	0	0
Assessed/SOH	$1,576,020	$1,576,020	$1,576,020	$1,576,020
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,576,020	$1,576,020	$1,576,020	$1,576,020

Sales History

Date	Type	Price	Book/Page or CIN
6/3/2014	SW*-E	$5,250,000	112334915
10/16/2003	WD*	$4,394,800	36269 / 1868
5/31/1994	WD*	$1,075,000	22305 / 714

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.00	42,844	SF
Adj. Bldg. S.F. (Card, Sketch)		12114
Eff./Act. Year Built: 2001/1985		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Profit Corporation
3101 REALTY CORP.

Filing Information

Document Number	P14000046906
FEI/EIN Number	47-1009928
Date Filed	05/30/2014
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/20/2020

Principal Address

3101 W. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Changed: 10/16/2018

Mailing Address

3101W. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Changed: 10/16/2018

Registered Agent Name & Address

EDELMAN, JOSEPH
3101. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Name Changed: 10/28/2015

Address Changed: 10/16/2018

Officer/Director Detail

Name & Address

Title President

EDELMAN, JOSEPH

3101 W. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Title VP, Secretary

EDELMAN, ELENA
3101 W. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2019	05/29/2019
2020	10/20/2020
2021	01/28/2021

Document Images

01/28/2021 -- ANNUAL REPORT	View image in PDF format
10/20/2020 -- REINSTATEMENT	View image in PDF format
05/29/2019 -- ANNUAL REPORT	View image in PDF format
10/16/2018 -- REINSTATEMENT	View image in PDF format
04/24/2017 -- ANNUAL REPORT	View image in PDF format
02/05/2016 -- ANNUAL REPORT	View image in PDF format
10/28/2015 -- REINSTATEMENT	View image in PDF format
05/30/2014 -- Domestic Profit	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
3101 REALTY CORP	CASE NO. 6481
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 3121 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3121 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 3101 REALTY CORP AT 12:32 P.M. ON THE 7 DAY OF OCTOBER 2022.

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

TYPE OF SERVICE

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

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

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

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

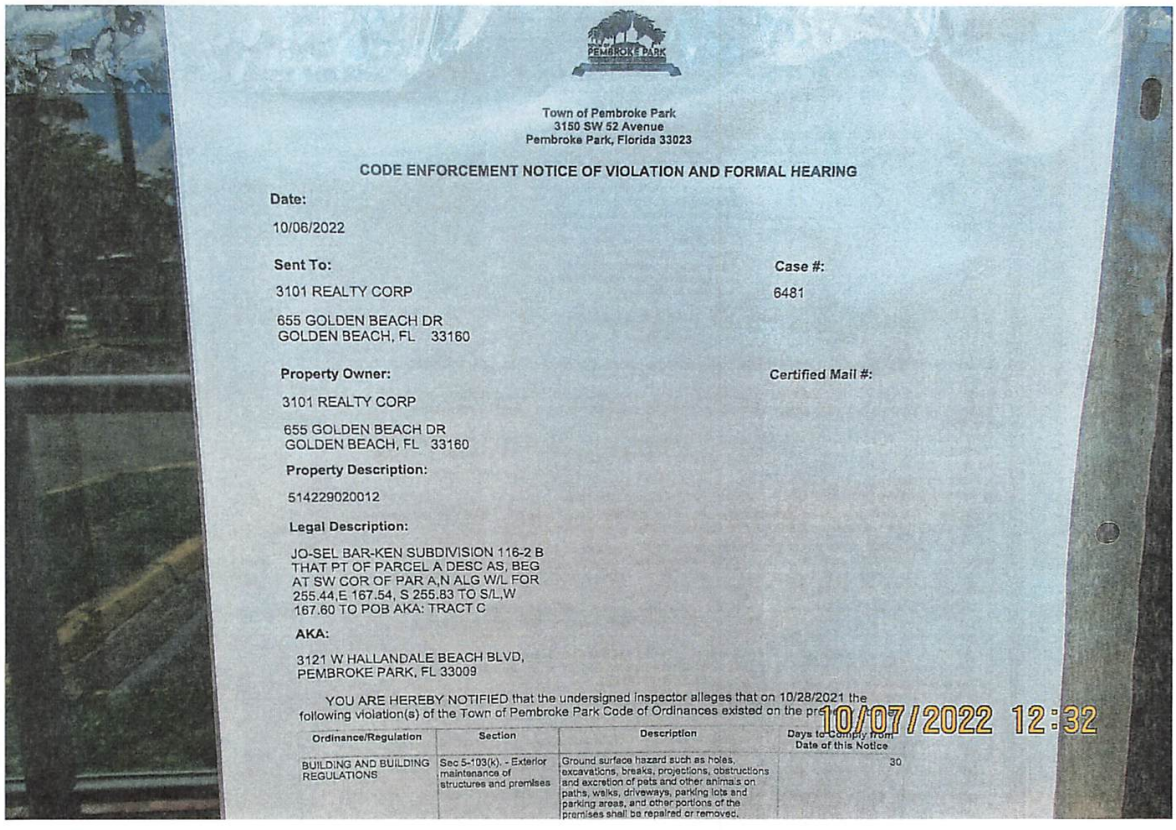
AFFIANT

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

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

Signature

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/06/2022

Sent To:

3101 REALTY CORP

655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

Case #:

6481

Property Owner:

3101 REALTY CORP

655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

Certified Mail #:

Property Description:

514229020012

Legal Description:

JO-SEL BAR-KEN SUBDIVISION 116-2 B
THAT PT OF PARCEL A DESC AS, BEG
AT SW COR OF PAR A,N ALG W/L FOR
255.44,E 167.54, S 255.83 TO S/L,W
167.60 TO POB AKA: TRACT C

AKA:

3121 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/28/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the pr

10/07/2022 12:32

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/06/2022

Sent To:

3101 REALTY CORP

655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

Case #:

6481

Property Owner:

3101 REALTY CORP

655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

Certified Mail #:

Property Description:

514229020012

Legal Description:

JO-SEL BAR-KEN SUBDIVISION 116-2 B
THAT PT OF PARCEL A DESC AS, BEG
AT SW COR OF PAR A,N ALG W/L FOR
255.44,E 167.54, S 255.83 TO S/L,W
167.60 TO POB AKA: TRACT C

AKA:

3121 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/28/2021 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(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, 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. Rooftop Hood Screening for Unit #101 installed without a permit. Obtain plans for after the fact permit and inspections.
2. Parking lot requires maintenance. Pave and restripe with plans for permit and inspections.
3. Installed additional electrical cameras without a permit. Obtain plans for after the fact permit and inspections.
4. Installed plastic shed and slab without a permit. Obtain plans for after the fact permit and inspections.
5. Prohibited out door storage (wooden rack with glass, commercial equipment). Remove from parking lot and store inside.

Double permit fee assessed. Expired permit for a/c screen enclosure (1910176-0).
Contact the Building Dept. at 954-966-4600, ext. 182 for permit questions.

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

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

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

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

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

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

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

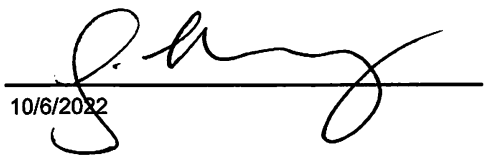
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



10/6/2022

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

3101 REALTY CORP

3121 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

6481

On 10/6/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	3101 REALTY CORP
Address:	655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160
Folio:	514229020012
Site Address:	3121 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009
Legal Description:	JO-SEL BAR-KEN SUBDIVISION 116-2 B THAT PT OF PARCEL A DESC AS, BEG AT SW COR OF PAR A,N ALG W/L FOR 255.44,E 167.54, S 255.83 TO S/L,W 167.60 TO POB AKA: TRACT C

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/6/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/6/2022
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: 10/6/2022

Notes/Means of Correction:

1. Rooftop Hood Screening for Unit #101 installed without a permit. Obtain plans for after the fact permit and inspections.
1910176-0 514229020012 LRG CONSTRUCTION GROUP INC 3121 W HALLANDALE BEACH BLVD # 101 & 102 Expired Commercial Screening - Roof Top Equipment
2. Parking lot requires maintenance. Pave and restripe with plans for permit and inspections. No permit application or maintenance.
3. Installed additional electrical cameras without a permit. Obtain plans for after the fact permit and inspections. No Permit application.
4. Installed plastic shed and slab without a permit. Obtain plans for after the fact permit and inspections. Call for re-inspection.
5. Prohibited out door storage (wooden rack with glass, commercial equipment). Remove from parking lot and store inside. Call for re-inspection.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext. 182 for permit questions.

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 10/6/2022

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
3101 REALTY CORP 655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160	6481	10/28/2021

Property Owner:	Property Description:	Certified Mail #:
3101 REALTY CORP 655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160	514229020012	

Legal Description:	AKA:
JO-SEL BAR-KEN SUBDIVISION 116-2 B THAT PT OF PARCEL A DESC AS, BEG AT SW COR OF PAR A,N ALG W/L FOR 255.44,E 167.54, S 255.83 TO S/L,W 167.60 TO POB AKA: TRACT C	3121 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/28/2021 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(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/Means of Correction:

1. Rooftop Hood Screening for Unit #101 installed without a permit. Obtain plans for after the fact permit and inspections.
2. Parking lot requires maintenance. Pave and restripe with plans for permit and inspections.
3. Installed additional electrical cameras without a permit. Obtain plans for after the fact permit and inspections.
4. Installed plastic shed and slab without a permit. Obtain plans for after the fact permit and inspections.
5. Prohibited out door storage (wooden rack with glass, commercial equipment). Remove from parking lot and store inside.

Double permit fee assessed. Expired permit for a/c screen enclosure (1910176-0).
Contact the Building Dept. at 954-966-4600, ext. 182 for permit questions.

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

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

Joseline Ramirez
Chief Code Enforcement Officer

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5540 FAX

1910570
PERMIT NO.
E-91127
APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

Inkforce 91127

2020 Florida Building Code In Effect

PERMIT TYPE: ELECTRICAL					
JOB NAME: ON TOASTED					
JOB ADDRESS: 3121 W HALLANDALE BEACH BLVD, #101					
OWNER NAME: 3101 REALTY CORP					
OWNER ADDRESS: 655 GOLDEN BEACH DR					
CITY: GOLDEN BEACH					
PHONE: 9145845729	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: zymroz energy llc					
MAIL ADDRESS: 6995 N.W. 43RD ST					
CITY STATE ZIP: MIAMI FL 33166					
PHONE: 7862368815	**FAX:**	**EMAIL:**			
CERT. COMPENTENCY: EC13007145		**STATE REGISTRATION: N/A**			
LOT: 101	BLOCK: 000	PRESENT USE: RESTAURANT		PROPOSED USE: RESTAURANT	
FOLIO NUMBER: 514229020012		SUBDIVISION: n/a			
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 400	SQ.FT. / L.F.: 0				
DESCRIBE WORK: INSTALL LOW VOLTAGE CAMERA Installed					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5340 Fax

1910176
PERMIT NO.
ZON-91044
APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

Inkforce 91044

2020 Florida Building Code In Effect

PERMIT TYPE: ZONING				
JOB NAME: 3101 REALTY CORP				
JOB ADDRESS: 3121 W HALLANDALE BEACH BLVD # 101 & 102				
OWNER NAME: 3101 REALTY CORP				
OWNER ADDRESS: 655 GOLDEN BEACH DR				
CITY: GOLDEN BEACH				
PHONE: 3057660195	FAX:	EMAIL:		
FEE SIMPLE TITILE HOLDER'S NAME:				
FEE SIMPLE TITLE HOLDER'S ADDRESS:				
CONTRACTING FIRM: LRG CONSTRUCTION GROUP INC				
MAIL ADDRESS: 5961 SW 56 TER				
CITY STATE ZIP: miami FL 33143				
PHONE: 3057660195	**FAX:**	**EMAIL: LRG7627@GMAIL.COM**		
CERT. COMPENTENCY: CGC1526294		**STATE REGISTRATION: N/A**		
LOT: 101 and 102	BLOCK: 000	PRESENT USE: PLAZA	PROPOSED USE: PLAZA	
FOLIO NUMBER: 514229020012		SUBDIVISION: N/A		
NO. OF STORIES: 0	OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 0	SQ.FT. / L.F.: 0			
DESCRIBE WORK: INSTALL ROOFTOP HOOD SCREENING FOR UNIT #101 Installed				
ARCHITECT/ENGINEER NAME:				
ARCHITECT/ENGINEER ADDRESS:				
PHONE:	FAX:	EMAIL:		
MORTGAGE LENDER NAME:				
MORTGAGE LENDER ADDRESS:				

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


3121
10/27/2021 09:49


10/27/2021 09:49


10/27/2021 09:50


10/27/2021 09:50


3121
10/27/2021 09:47


3121
10/27/2021 09:47


10/27/2021 09:46


10/27/2021 09:47


USED COOKING OIL ONLY
WARNING
(855) DAR-PRO1
DAR PRO
10/27/2021 09:37


10/27/2021 09:37


10/27/2021 09:51


WEST
850
10/27/2021 09:51


10/27/2021 09:49


10/27/2021 09:51


10/27/2021 09:37


10/27/2021 09:51

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE VILLAS APARTMENTS LTD	7735 NW 146 ST #306 MIAMI LAKES, FL 33016	4803 SW 41 ST, PEMBROKE PARK, FL 33009

Legal Description

Case Status Closed **Case #** 5202

Notes

1. Damaged chain-link fence. Obtain permits and inspections for repair. Complied.
2. Exterior maintenance of common areas (stairwells, light fixtures, directional signs). i.e. pressure wash, treatment, repair, paint, etc.
3. Exterior maintenance of monument signs (wash, treatment, repair, paint, etc.).
4. Exterior maintenance of roof required (wash, treatment, repair, paint, etc.).
5. Exterior maintenance of walls required (wash, treatment, repair, paint, etc.).
6. Trim Overgrown vegetation in front of County line road.
7. Graffiti on fence column on SW 52 AVE entrance. Remove graffiti.
8. Remove dead vegetation.
9. Exterior fence wall adjacent to Condado Real requires maintenance (i.e. pressure wash, treatment, repair, paint, etc.)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/30/2020		Notice of Violation	Hand Regular Mail
8/27/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/21/2021	10/20/2021	Final Order	Certified Mail Hand
3/9/2022		Affidavit of Compliance	~~Regular Mail~~
10/7/2022	10/19/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property 10/7/22 Certified Mail 10/7/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	3/9/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	3/9/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	3/9/2022

Case Overview

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.	3/9/2022
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.	3/9/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	3/9/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	3/9/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	3/9/2022	$5,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$5,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$5,100.00**

Town of Pembroke Park

INVOICE

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

DATE: October 13, 2022
INVOICE # 320
FOR:

Case # 5202
PEMBROKE VILLAS
APARTMENTS LTD
4801 SW 41 ST,
PEMBROKE PARK, FL, 33009

Bill To:
PEMBROKE VILLAS
APARTMENTS LTD
4801 SW 41 ST,
PEMBROKE PARK, FL, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-103(a)(b)(c)(g)(h)(i) and 5-207		
	Final Order on 10/20/2021		
1	Admin Fee	$ 100.00	$ 100.00
50	Day(s) of Per Diem from (01/18/22-03/09/2022)	$ 100.00	$ 5,000.00
		Balance	$ 5,100.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE VILLAS APARTMENTS LTD CASE NO. 5202

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4801 SW 41 ST, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE HEARING TO CONFIRM FINE

ADDRESS: 4801 SW 41 ST, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE VILLAS APARTMENTS LTD AT 10:53 A.M. ON THE 7 DAY OF OCTOBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

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

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

Signature

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



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PEMBROKE VILLAS APARTMENTS LTD

4803 SW 41 ST, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
PEMBROKE VILLAS APARTMENTS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	5202	10/07/2022

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE VILLAS APARTMENTS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	514230130220	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S	4803 SW 41 ST, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of October, 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

10/07/2022 10:53


7020 0090 0001 3495 9317
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800, A
Postmark Here
USPS HILLCREST
PEMBROKE VILLAS APARTMENTS
LTD
HCF #5202
4803 SW 41 STREET,
PEMBROKE PARK FL 33009


7020 0090 0001 3495 9300
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and Fees
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Apr
Postmark Here
USPS HILLCREST POSTAL STOP
OCT - 7 2022
FL 33021
PEMBROKE VILLAS APARTMENTS
LTD / SWEZY, LEWIS W
HCF #5202
7735 NW 146 ST #306
MIAMI LAKES FL 33016

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PEMBROKE VILLAS APARTMENTS LTD

4803 SW 41 ST, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE VILLAS APARTMENTS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	5202	10/07/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE VILLAS APARTMENTS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	514230130220	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S	4803 SW 41 ST, 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



Detail by Entity Name

Florida Limited Partnership
PEMBROKE VILLAS APARTMENTS, LTD.

Filing Information

Document Number	A99000000760
FEI/EIN Number	65-0983522
Date Filed	05/11/1999
State	FL
Status	ACTIVE
Last Event	LP AMENDMENT
Event Date Filed	09/22/2017
Event Effective Date	NONE

Principal Address

7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Changed: 09/22/2017

Mailing Address

7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Changed: 09/22/2017

Registered Agent Name & Address

SWEZY, LEWIS V
7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Address Changed: 03/31/2012

General Partner Detail

Name & Address

Document Number P99000041686

PEMBROKE VILLAS APARTMENTS, INC.
7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Annual Reports

Report Year	Filed Date
2019	04/22/2019
2020	06/23/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
06/23/2020 -- ANNUAL REPORT	View image in PDF format
04/22/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
09/22/2017 -- LP Amendment	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
04/24/2015 -- ANNUAL REPORT	View image in PDF format
02/14/2014 -- ANNUAL REPORT	View image in PDF format
04/09/2013 -- ANNUAL REPORT	View image in PDF format
03/31/2012 -- ANNUAL REPORT	View image in PDF format
04/05/2011 -- ANNUAL REPORT	View image in PDF format
04/16/2010 -- ANNUAL REPORT	View image in PDF format
04/16/2009 -- ANNUAL REPORT	View image in PDF format
03/17/2008 -- ANNUAL REPORT	View image in PDF format
05/01/2007 -- ANNUAL REPORT	View image in PDF format
04/28/2006 -- ANNUAL REPORT	View image in PDF format
05/11/2005 -- ANNUAL REPORT	View image in PDF format
05/04/2004 -- ANNUAL REPORT	View image in PDF format
01/29/2003 -- REINSTATEMENT	View image in PDF format
05/01/2002 -- ANNUAL REPORT	View image in PDF format
06/29/2001 -- Contribution Change	View image in PDF format
04/25/2001 -- Amendment	View image in PDF format
02/21/2001 -- ANNUAL REPORT	View image in PDF format
02/29/2000 -- ANNUAL REPORT	View image in PDF format
05/11/1999 -- Domestic LP	View image in PDF format

Florida Department of State, Division of Corporations



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4803 SW 41 STREET, PEMBROKE PARK FL 33009	ID #	5142 30 13 0220
Property Owner	PEMBROKE VILLAS APARTMENTS LTD	Millage	0613
Mailing Address	7735 NW 146 ST #306 MIAMI LAKES FL 33016	Use	03
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$926,190	$4,760,400	$5,686,590	$5,686,590	
2020	$926,190	$4,760,400	$5,686,590	$5,686,590	$61,363.32
2019	$926,190	$4,760,400	$5,686,590	$5,686,590	$62,080.40

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,686,590	$5,686,590	$5,686,590	$5,686,590
Portability	0	0	0	0
Assessed/SOH	$5,686,590	$5,686,590	$5,686,590	$5,686,590
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
Affordable Housing	$2,843,300	$2,843,300	$2,843,300	$2,843,300
Taxable	$2,843,290	$2,843,290	$2,843,290	$2,843,290

Sales History

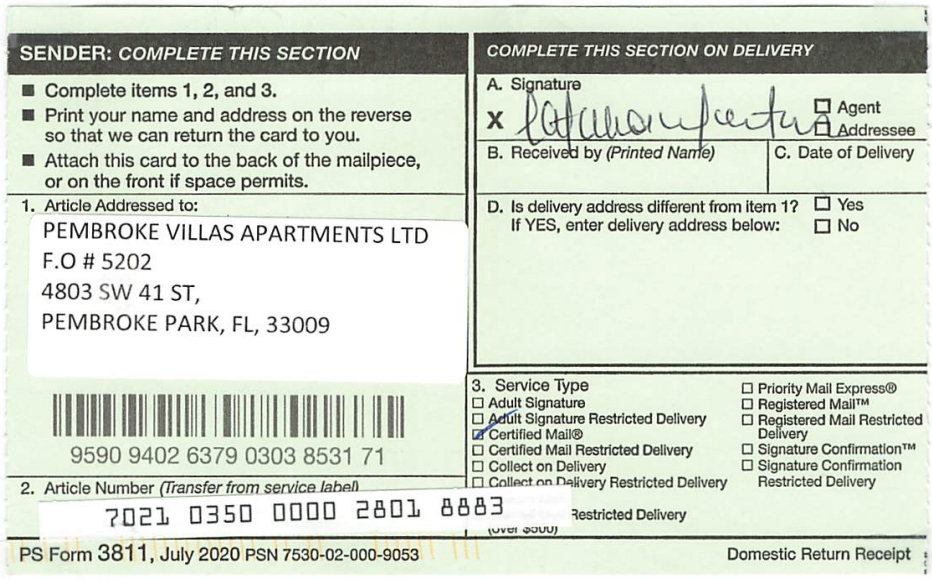
Date	Type	Price	Book/Page or CIN
5/7/2001	DRR	$100	31578 / 654
10/2/2000	WD	$595,000	30909 / 449
3/15/1996	WD	$245,000	24617 / 608
6/12/1985	WD	$100	12621 / 411

Land Calculations

Price	Factor	Type
$2.00	463,094	SF
Adj. Bldg. S.F. (Card, Sketch)		158683
Units		180
Eff./Act. Year Built: 2004/2003		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

PEMBROKE VILLAS APARTMENTS LTD
F.O # 5202
4803 SW 41 ST,
PEMBROKE PARK, FL, 33009

9590 9402 6379 0303 8531 71

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

7021 0350 0000 2801 8883

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

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

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

3. Service Type

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

Restricted Delivery
(over $500)

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5202
Petitioner,)
)
vs.)
)
PEMBROKE VILLAS APARTMENTS LTD)
Respondent(s)

FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4803 SW 41 STREET, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: PEMBROKE VILLAS APARTMENTS LTD, 7735 NW 146 ST #306 MIAMI LAKES, FL, 33016

FOLIO NO.: 5142 30 13 0220

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b)(c)(g)(h)(i); 5-207. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(c)(g)(h)(i); 5-207 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

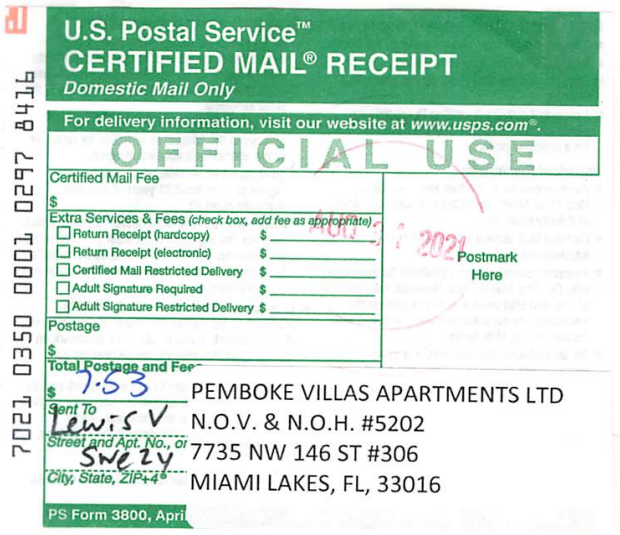
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, 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 Oct, 2021.

Nazly Cardona GA

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



U.S. Postal Service™
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City, State, ZIP+4®

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7021 0350 0001 0297 8416

PEMBOKE VILLAS APARTMENTS LTD
N.O.V. & N.O.H. #5202
7735 NW 146 ST #306
MIAMI LAKES, FL, 33016



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Total Postage and Fees
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City, State, ZIP+4®

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AUG 31 2021

PS Form 3800, Ap

7021 0350 0001 0297 8423

PEMBOKE VILLAS APARTMENTS LTD
N.O.V. & N.O.H. #5202
4803 SW 41 ST,
PEMBROKE PARK, FL, 33009



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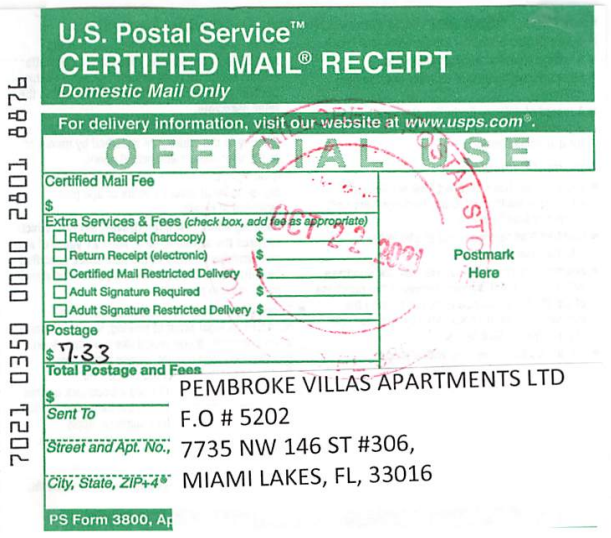
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OCT 22 2021

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PEMBROKE VILLAS APARTMENTS LTD
F.O # 5202
4803 SW 41 ST,
PEMBROKE PARK, FL, 33009



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Postage
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City, State, ZIP+4®

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OCT 22 2021

PS Form 3800, Ap

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PEMBROKE VILLAS APARTMENTS LTD
F.O # 5202
7735 NW 146 ST #306,
MIAMI LAKES, FL, 33016

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 5202

Hasler FIRST-CLASS MAIL
07/02/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Pembroke Villas Apartments LTD
4803 SW 41 STREET
Pembroke Park, FL 33009

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

Hasler FIRST-CLASS MAIL
07/02/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:

PEMBROKE VILLAS
APARTMENTS LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case i

5202

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE VILLAS APARTMENTS LTD CASE NO. 5202

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE VILLAS APARTMENTS LTD

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4803 SW 41 ST, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE VILLAS APARTMENTS LTD AT 11:35 A.M. ON THE 4 DAY OF OCTOBER 2021.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

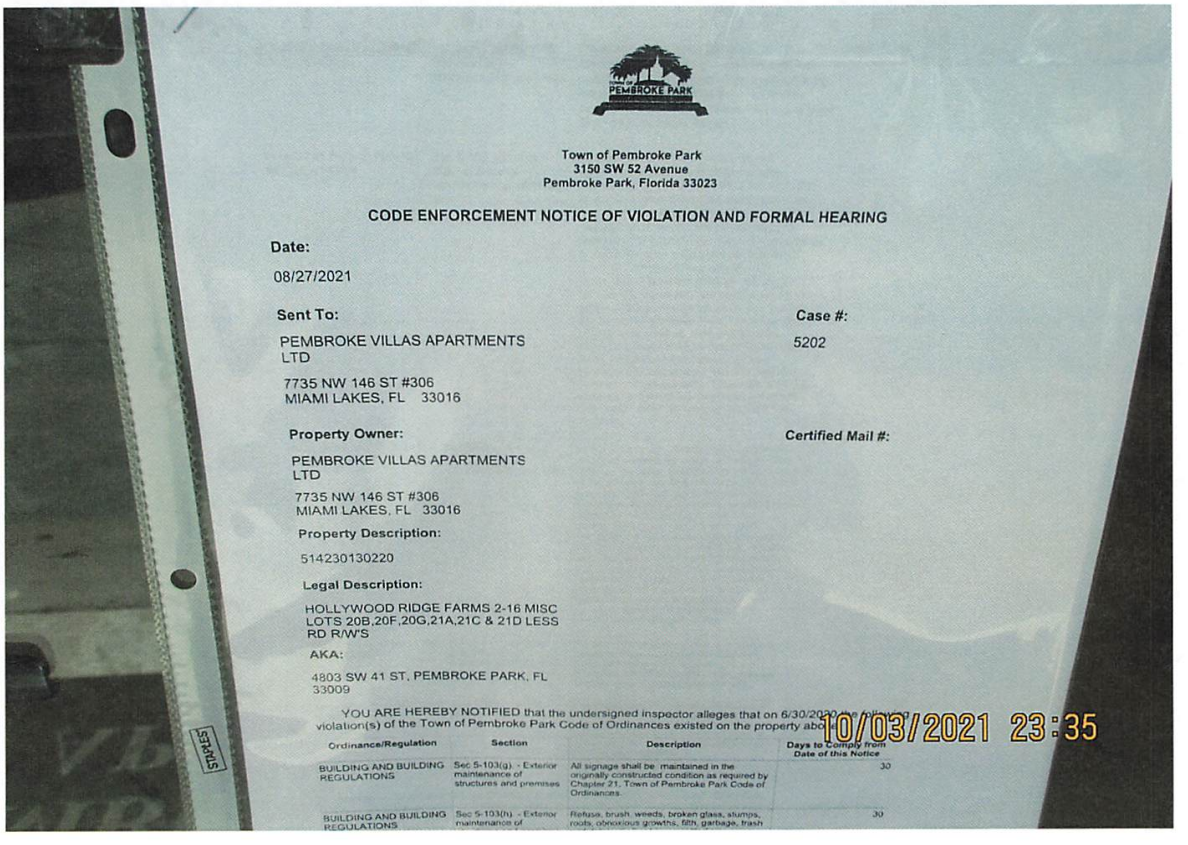
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of 10, 2021, by ~~Teressa Malcolm~~ Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

TERESSA NICOLETTE GEORGIA MALCOLM
Notary Public - State of Florida
Commission # HH 124569
My Comm. Expires May 8, 2025
Bonded through National Notary Assn.





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/27/2021

Sent To:

PEMBROKE VILLAS APARTMENTS LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #:

5202

Property Owner:

PEMBROKE VILLAS APARTMENTS LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Certified Mail #:

Property Description:

514230130220

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S

AKA:

4803 SW 41 ST, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/30/2021 [illegible] violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property abo

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash	30

10/03/2021 23:35

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/27/2021

Sent To:

PEMBROKE VILLAS APARTMENTS LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #:

5202

Property Owner:

PEMBROKE VILLAS APARTMENTS LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Certified Mail #:

Property Description:

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HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S

AKA:

4803 SW 41 ST, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	30

1. Damaged chain-link fence. Obtain permits and inspections for repair. Complied.
2. Exterior maintenance of common areas (stairwells, light fixtures, directional signs). i.e. pressure wash, treatment, repair, paint, etc.
3. Exterior maintenance of monument signs (wash, treatment, repair, paint, etc.).
4. Exterior maintenance of roof required (wash, treatment, repair, paint, etc.).
5. Exterior maintenance of walls required (wash, treatment, repair, paint, etc.).
6. Trim Overgrown vegetation in front of County line road.
7. Graffiti on fence column on SW 52 AVE entrance. Remove graffiti.
8. Remove dead vegetation.
9. Exterior fence wall adjacent to Condado Real requires maintenance (i.e. pressure wash, treatment, repair, paint, etc.)

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of October, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

8/27/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE VILLAS APARTMENTS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	5202	06/30/2020

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE VILLAS APARTMENTS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	514230130220	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S	4803 SW 41 ST, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	30

Notes/Means of Correction:

1. Damaged chain-link fence. Obtain permits and inspections for repair. Complied.
2. Exterior maintenance of common areas (stairwells, light fixtures, directional signs). i.e. pressure wash, treatment, repair, paint, etc.
3. Exterior maintenance of monument signs (wash, treatment, repair, paint, etc.).
4. Exterior maintenance of roof required (wash, treatment, repair, paint, etc.).
5. Exterior maintenance of walls required (wash, treatment, repair, paint, etc.).
6. Trim Overgrown vegetation in front of County line road.
7. Graffiti on fence column on SW 52 AVE entrance. Remove graffiti.
8. Remove dead vegetation.
9. Exterior fence wall adjacent to Condado Real requires maintenance (i.e. pressure wash, treatment, repair, paint, etc.)

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

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

Joseline Ramirez
Chief Code Enforcement Officer

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE VILLAS APARTMENTS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	5202	06/30/2020

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE VILLAS APARTMENTS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	514230130220	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S	4803 SW 41 ST, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30

Notes/Means of Correction:

1. Damaged chain-link fence. Obtain permits and inspections for repair.
2. Exterior maintenance of common areas (stairwells, roof, walls, light fixtures, street signs).
3. Exterior maintenance of monument signs.

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


02/09/2020 22:47


02/09/2020 22:48


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02/09/2020 22:48


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02/09/2020 22:48


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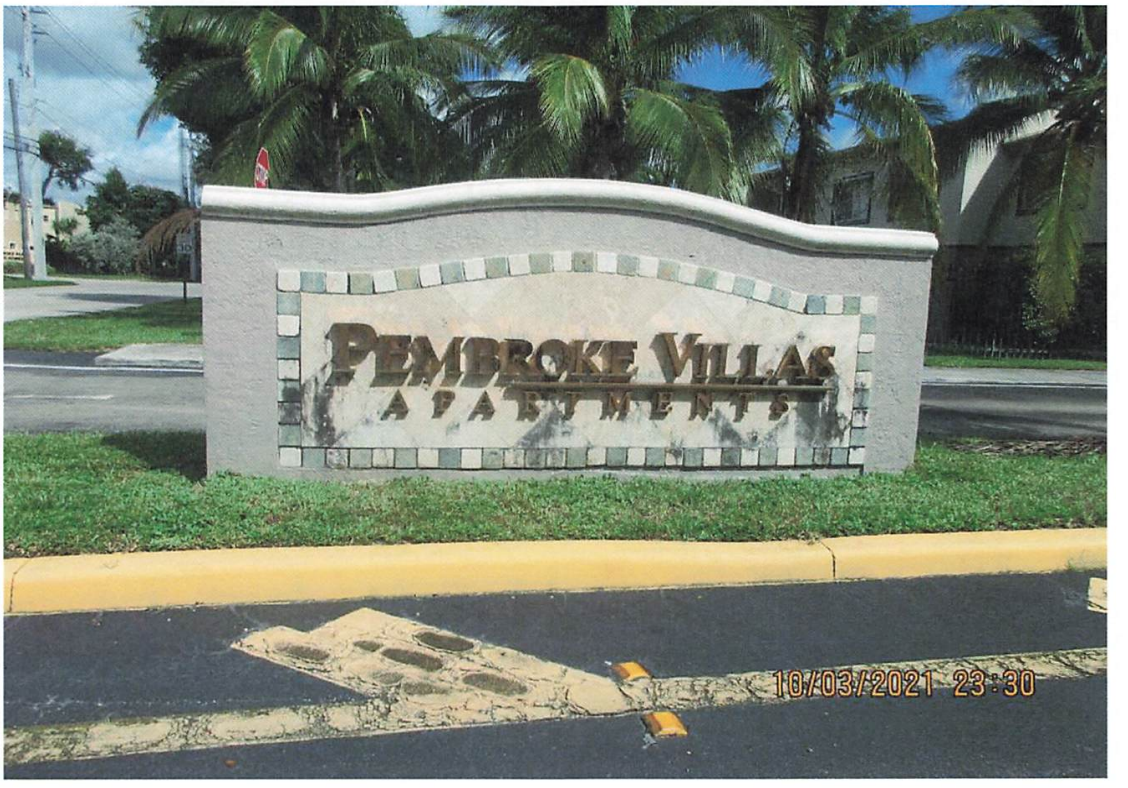

02/09/2020 22:48


06/30/2020 03:45


06/30/2020 03:45


10/03/2021 23:35


4801
10/03/2021 23:35


PEMBROKE VILLAS
APARTMENTS
10/03/2021 23:30


10/03/2021 23:30

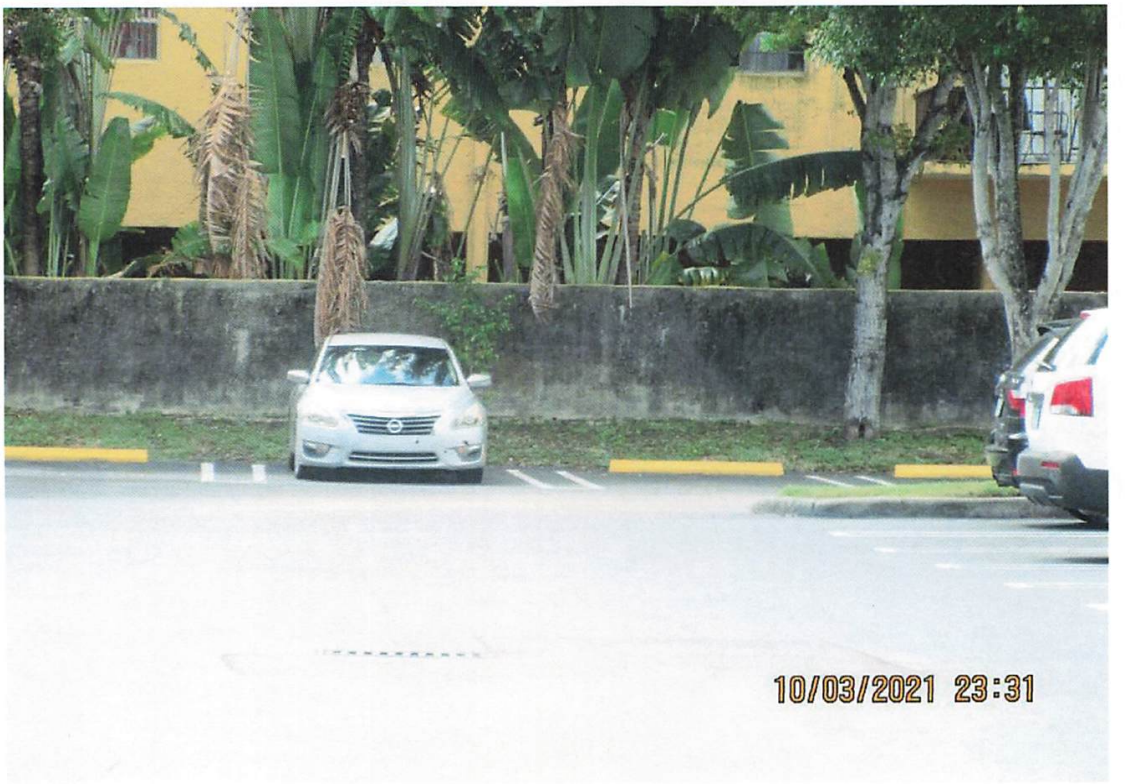

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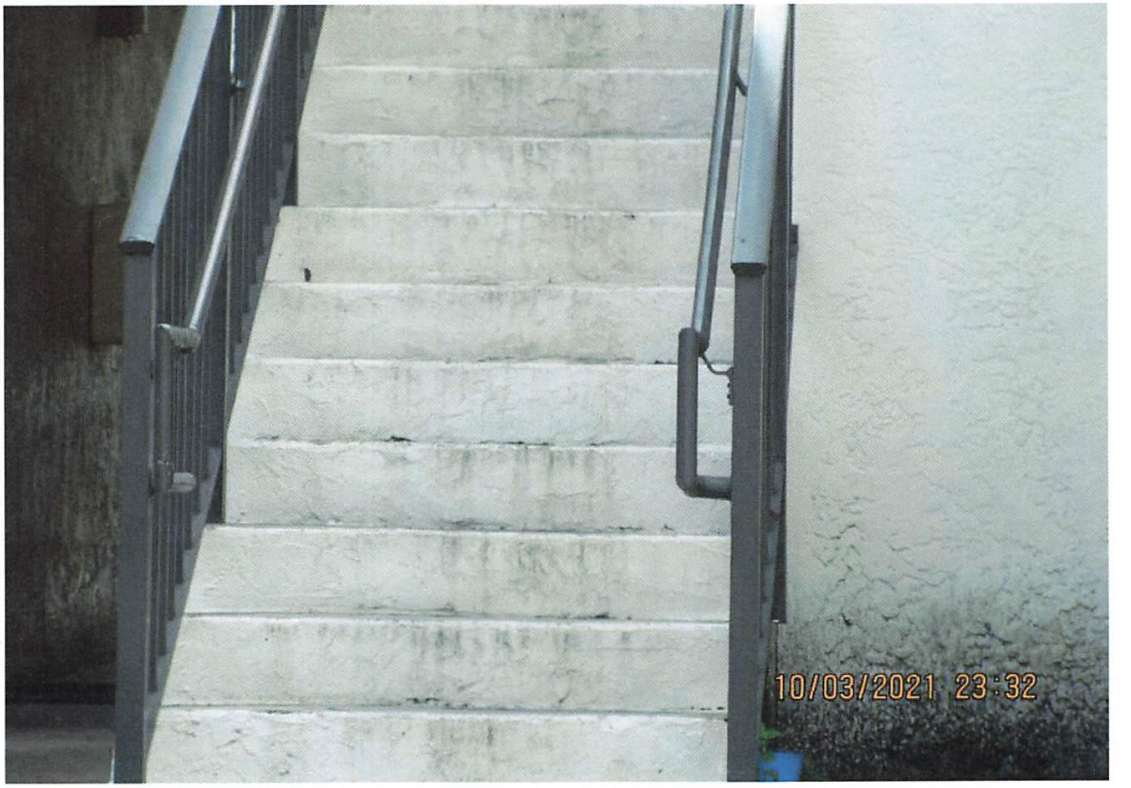

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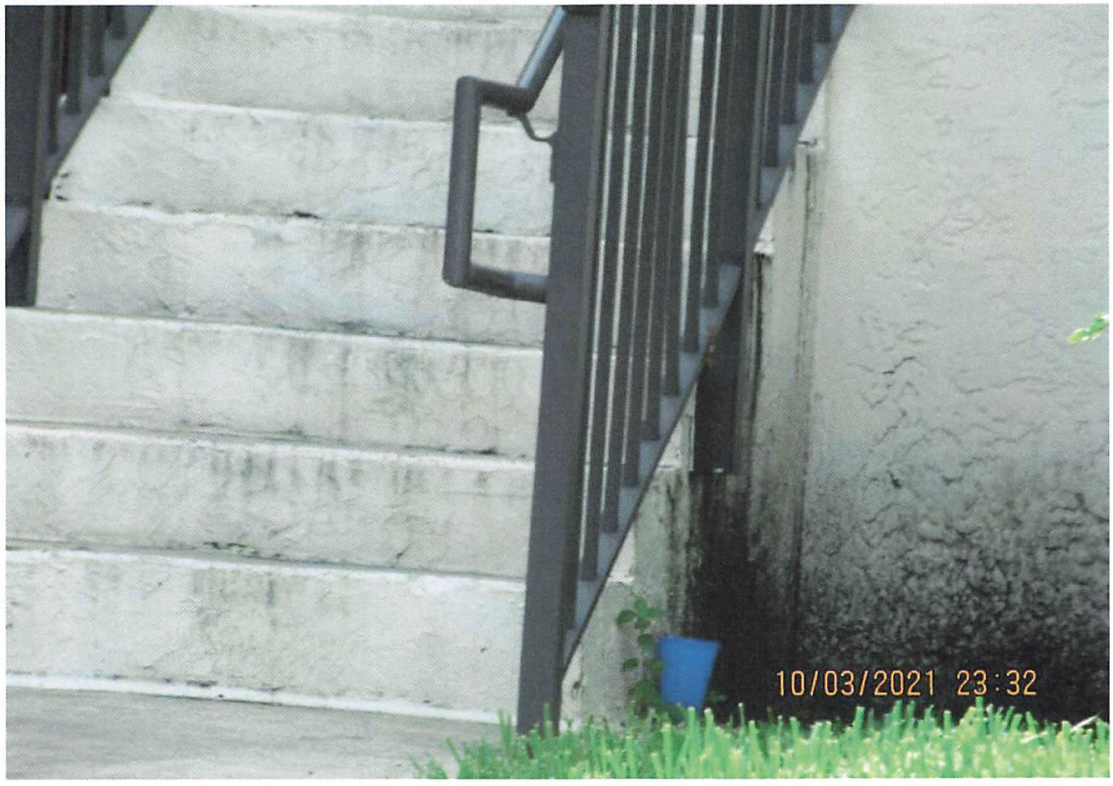

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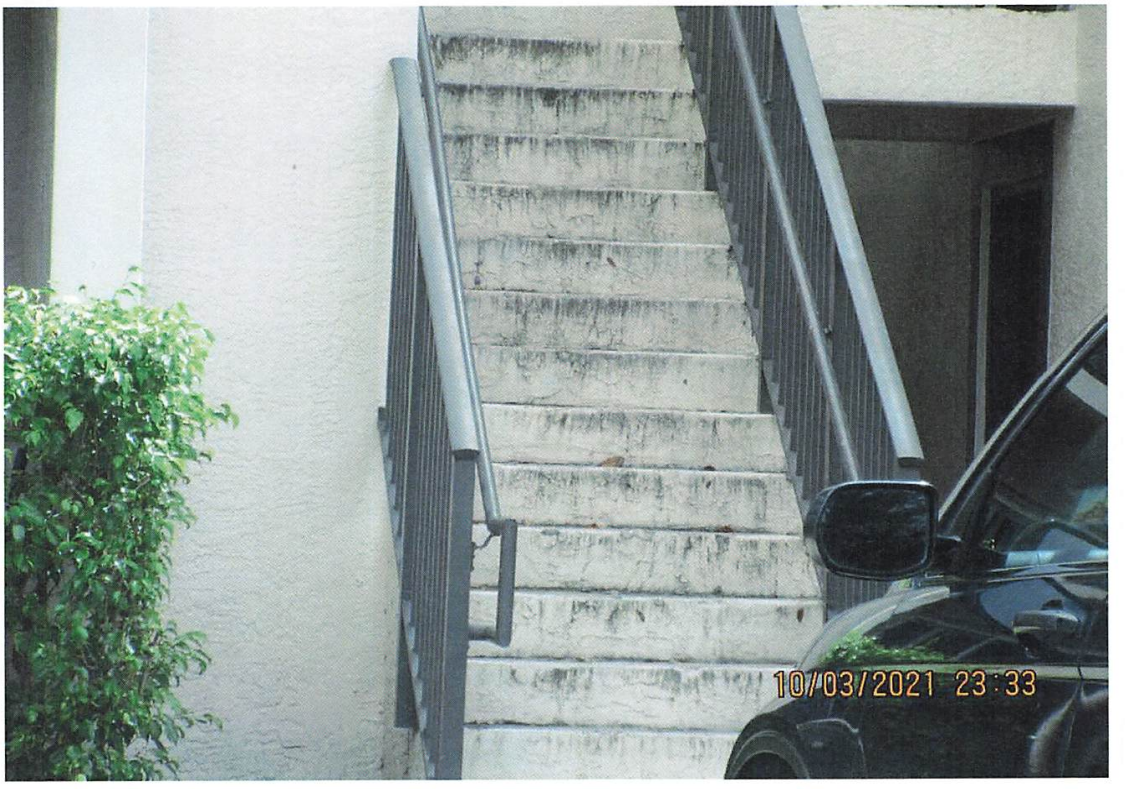

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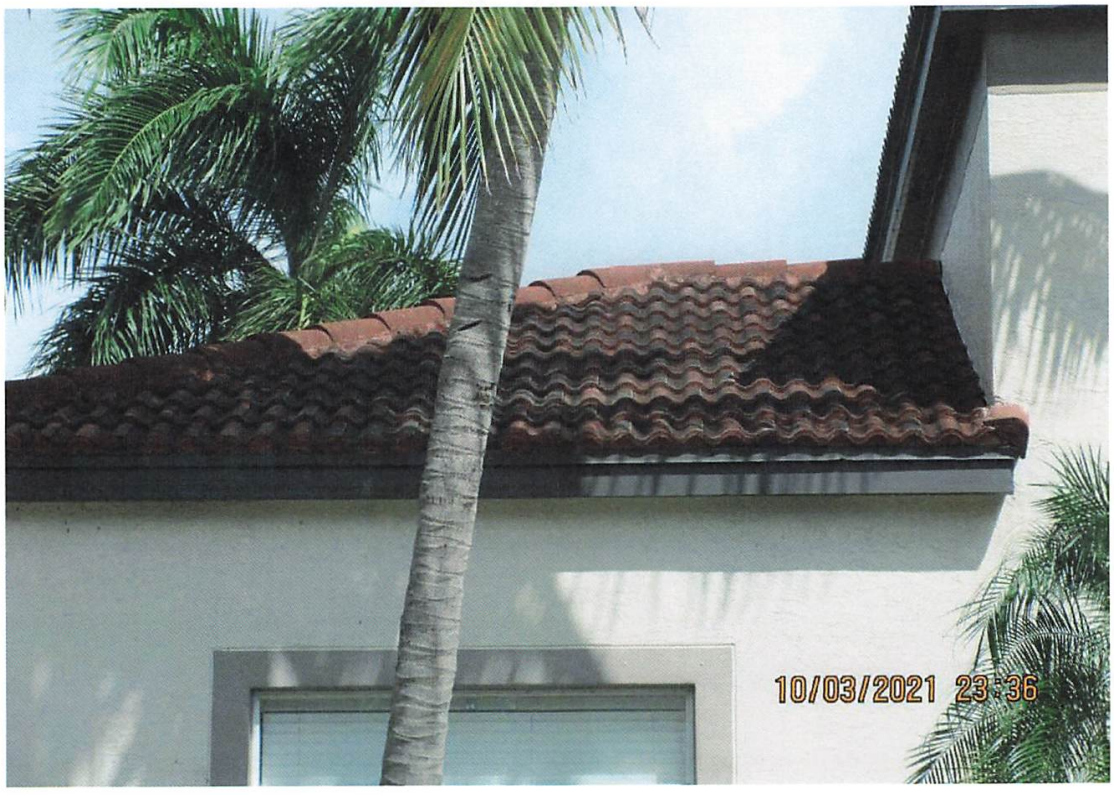

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PEMBROKE VILLAS
10/03/2021 23:36


STOP
10/03/2021 23:36


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FOR YOUR PROTECTION
03/09/2022 12:13


03/09/2022 12:13

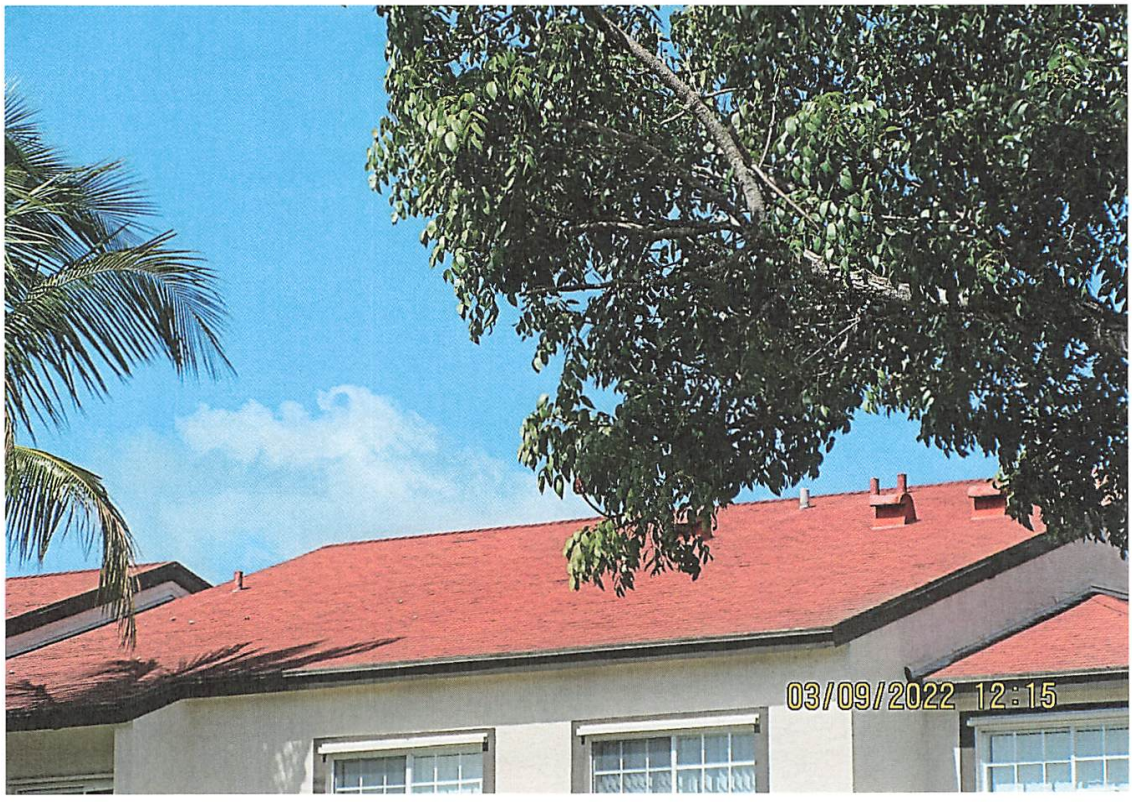

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STOP
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03/09/2022 12:18



1700 Depot Ave. #6
Delray Beach, FL 33444
cell (561) 353-7096
rj@xcleanpowerwash.com
www.xcleanpowerwash.com

Invoice Number 12190

Date of Service 12/27/21

BILL TO

Property Name Pembroke Villas

Address 3701 SW 52nd Ave

Pembroke Park, FL

Phone

Cell

Email Frontdesk@centennialmgt.com

WORK COMPLETED

*All Common Ara (Sidewalks, Curbs, Road Swale)	$2,100.00
*(12) Building Breezeways & Exteriors	$2,500.00
*(12) Soft Wash Roof Cleaning	$10,000.00
70% Of Remaining Balance due:	$10,220.00
TERMS DUE ON RECEIPT TOTAL	$10,220.00

Thank You for Your Business!

Oct 1, 2021

~~June 29, 2021~~

Pembroke Villas
3701 SW 52nd Ave
Pembroke Park, FL
Jwidelitz@centennialmgt.com
Eloque

Dear Rich,

Thank you for considering Xtreme Clean Power Washing proposal for Pembroke Villas. We are professional power washing company that knows the most important factor in water pressure cleaning is using the correct detergents and not just pressure. Our staff are professional, prompt, and certified, allowing us to deliver an unparalleled standard of excellence and customer service.

Scope of Work:

Xtreme Clean proposes to clean:

- All Common Areas (Sidewalks, Curb, Road Swale)
- (12) Building Breezeways and Building Exteriors
- Soft Wash (12) Roofs Chemical Treatment including Clubhouse

Our process includes the following...

- Apply an algaecide with Detergent to help break up mold, algae, and dirt on concrete areas
- High Pressure Rinse all areas with commercial grade equipment to prevent line striping and prolife areas (240 Degree Hot Water) will be used for tougher stains
- Rinse Down all areas with clean water and flush to proper drains leaving no mess behind
- Soft Wash Clean (12) Shingle Roofs and Soft Wash Rinse After Chemical Treatment

XTREME CLEAN SUPPLYS THERE OWN WATER

- Xtreme Clean guarantees that this cleaning process will have minimal to no effect on painted surfaces, plants, grass, trees, etc.
- Xtreme Clean Power washing is a drug-free working place.
- Xtreme Clean will use the utmost care to protect people and property with the least inconvenience to its residents and visitors.
- A Xtreme Clean manager will be on site with trained, uniformed staff throughout the cleaning project.
- A detailed work schedule will be provided prior to the start of the project.

Proposed Timeline:

Xtreme Clean proposes to complete this project in 5-7 business day. **(Weather permitting).**

Hours of operation:

Xtreme Clean will operate between the hours of 9:00 am and 5:00 pm, Monday – Friday unless other arrangements have been made.

Insurance policy:

Xtreme Clean is fully covered by Workman's Compensation and General Liability Insurance.

Payment:

All the work as outlined above will be completed for the sum of:
All Common Areas (Sidewalks, Curbs, Road Swale) $2,100.00
(12) Building Breezeways and Exteriors $2,500.00
(12) Soft Wash Roof Cleaning $8,250.00 * 100 # 17,50

Terms:
Xtreme Clean requires a 30% deposit Before Cleaning Start Date.
Xtreme Clean, always wants to be price competitive, our terms are **net** upon receipt of invoice. All payments become past due thirty (30) days from invoice date. Customer is liable for all attorney fees incurred by Xtreme Clean Power washing should it prevail in an action to collect any money due hereunder.

This proposal forms a binding contract when both parties have executed on the signature lines below. Your acceptance to this most valued contract, signed on the original and returned to this office, shall constitute a contract between us.

Accepted by: _____ Date:
On Behalf of
Pembroke Villas

Robert M. Juliano 6-29-2021
Robert M. Juliano (561) 353.7096
President RJ@xcleanpowerwash.com
Xtreme Clean Power Washing



* PRICE ADJUSTMENT FROM JUNE. TOTAL = # 14,600
PLUS WASH ALL DOORS

11/11/24 RJ for Pembroke Villas Apartments, Ltd.

Case Overview

Property/Incident Information

Owner	Address	Site Address
LAKE FOREST BAPTIST CHURCH INC	3610 SW 48 AVE PEMBROKE PARK, FL 33023	3610 SW 48 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6126 **Date Next Inspection** 10/19/2022

Notes
1. (2) Prohibited Banners sign on fence at main entrance. No permit of file, Obtain a permit for the banner signs with any plans and inspections.
2. Parking lot area is faded and has a pothole. Obtain a permit for the restriping and paving of the parking lot area with any plans and inspections.
3. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/4/2021		Notice of Violation	Regular Mail
9/28/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/20/2021	10/20/2021	Final Order	
10/7/2022		Affidavit of Non-Compliance	Certified Mail
10/7/2022	10/19/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property 10/7/22 Certified Mail 10/7/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/19/2022

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...	10/7/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$13,600.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$13,700.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$13,700.00**

Town of Pembroke Park

INVOICE

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

DATE: October 13, 2022
INVOICE # 320
FOR:

Case # 6126
LAKE FOREST BAPTIST
CHURCH INC
3610 SW 48 AVE,
PEMBROKE PARK, FL, 33023

Bill To:
LAKE FOREST BAPTIST
CHURCH INC
3610 SW 48 AVE,
PEMBROKE PARK, FL, 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-103(m); 5-105; 5-17 and 21-19 **Final Order** on 10/20/2021		
1	Admin Fee	$ 100.00	$ 100.00
274	Day(s) of Per Diem from (01/18/22-10/19/2022)	$ 50.00	$ 13,700.00
		Balance	$ 13,800.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LAKE FOREST BAPTIST CHURCH INC CASE NO. 6126

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3610 SW 48 AVE, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE HEARING TO CONFIRM FINE

ADDRESS: 3610 SW 48 AVE, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LAKE FOREST BAPTIST CHURCH INC AT 10:56 A.M. ON THE 7 DAY OF OCTOBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

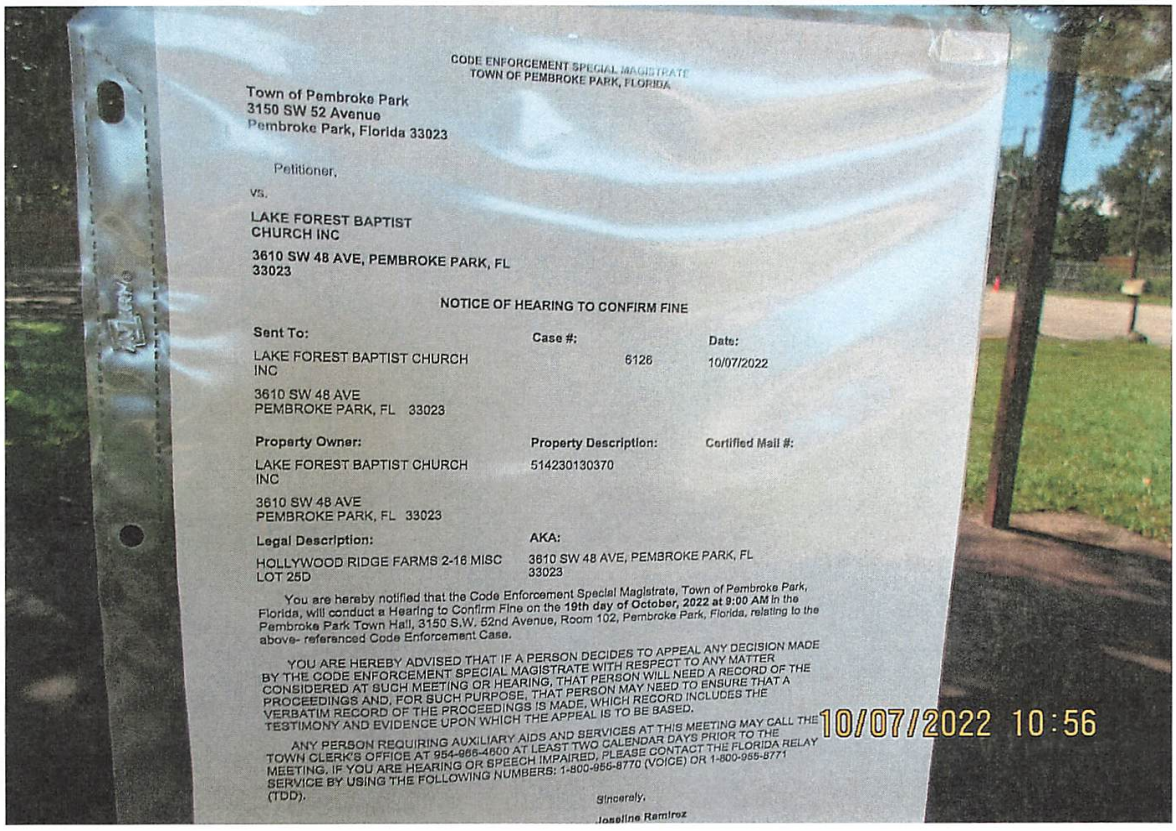
MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

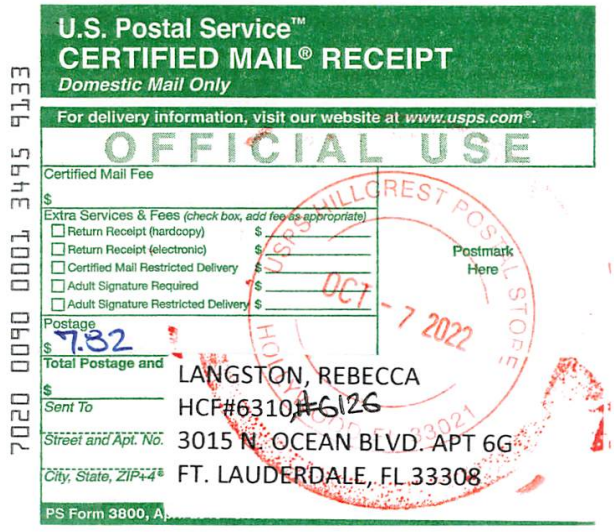
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Oct, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

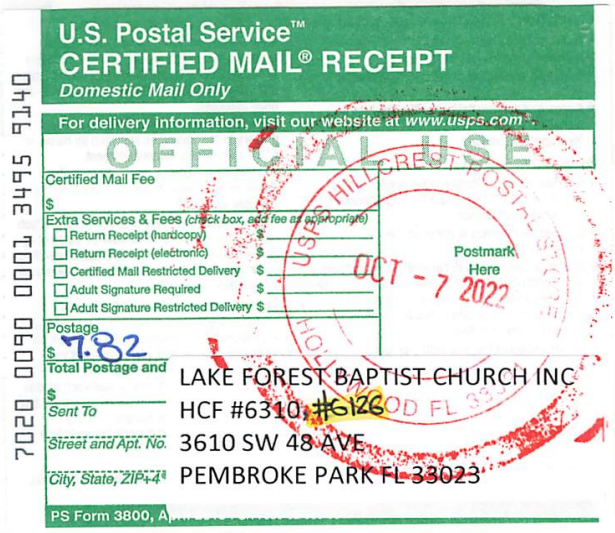
Signature

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


3610
10/07/2022 10:56


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
LAKE FOREST BAPTIST
CHURCH INC
3610 SW 48 AVE, PEMBROKE PARK, FL
33023
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Case #:
Date:
LAKE FOREST BAPTIST CHURCH INC
6126
10/07/2022
3610 SW 48 AVE
PEMBROKE PARK, FL 33023
Property Owner:
Property Description:
Certified Mail #:
LAKE FOREST BAPTIST CHURCH INC
514230130370
3610 SW 48 AVE
PEMBROKE PARK, FL 33023
Legal Description:
AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D
3610 SW 48 AVE, PEMBROKE PARK, FL 33023
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 19th day of October, 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
10/07/2022 10:56


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and
$
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, A
Postmark Here
OCT - 7 2022
LANGSTON, REBECCA
HCP#6310 #6126
3015 N. OCEAN BLVD. APT 6G
FT. LAUDERDALE, FL 33308
7020 0090 0001 3495 9133



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and
$

Sent To LAKE FOREST BAPTIST CHURCH INC

Street and Apt. No. HCF #6310, #6126 3610 SW 48 AVE

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

PS Form 3800, A...

Postmark Here
OCT - 7 2022

USPS HILLCREST POSTAL STORE HOLLYWOOD FL

7020 0090 0001 3495 9140

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

LAKE FOREST BAPTIST CHURCH INC

3610 SW 48 AVE, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
LAKE FOREST BAPTIST CHURCH INC 3610 SW 48 AVE PEMBROKE PARK, FL 33023	6126	10/07/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
LAKE FOREST BAPTIST CHURCH INC 3610 SW 48 AVE PEMBROKE PARK, FL 33023	514230130370	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D	3610 SW 48 AVE, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of October, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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Sincerely,

Joseline Ramirez

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

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

LAKE FOREST BAPTIST
CHURCH INC

3610 SW 48 AVE, PEMBROKE PARK, FL
33023

Respondent(s)

Case #:

6126

On 10/7/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	LAKE FOREST BAPTIST CHURCH INC
Address:	3610 SW 48 AVE PEMBROKE PARK, FL 33023
Folio:	514230130370
Site Address:	3610 SW 48 AVE, PEMBROKE PARK, FL 33023
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 10/7/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/7/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/7/2022
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...	10/7/2022

Notes/Means of Correction:

1. (2) Prohibited Banners sign on fence at main entrance. No permit of file, Obtain a permit for the banner signs with any plans and inspections. Complete.
2. Parking lot area is faded and has a pothole. Obtain a permit for the restriping and paving of the parking lot area with any plans and inspections. In-complete.

94937 2211474-0 514230130370 Arrow Asphalt 3610 SW 48 AVE Permit Expired Commercial Paving & Restripping

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 10/7/2022

NOTARY PUBLIC, STATE OF FLORIDA

2 of 2

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. LAKE FOREST BAPTIST CHURCH INC Respondent(s)	Case No.: 6126

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 20, 2021, after service and due notice was provided to Respondent 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: 3610 SW 48 AVE, PEMBROKE PARK FL 33023

PROPERTY OWNER: LAKE FOREST BAPTIST CHURCH INC, 3610 SW 48 AVE, PEMBROKE PARK, FL 33023

FOLIO NO.: 5142 30 13 0370

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D

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(m); 5-105; 5-17 ; 21-19. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(m); 5-105; 5-17 ; 21-19 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

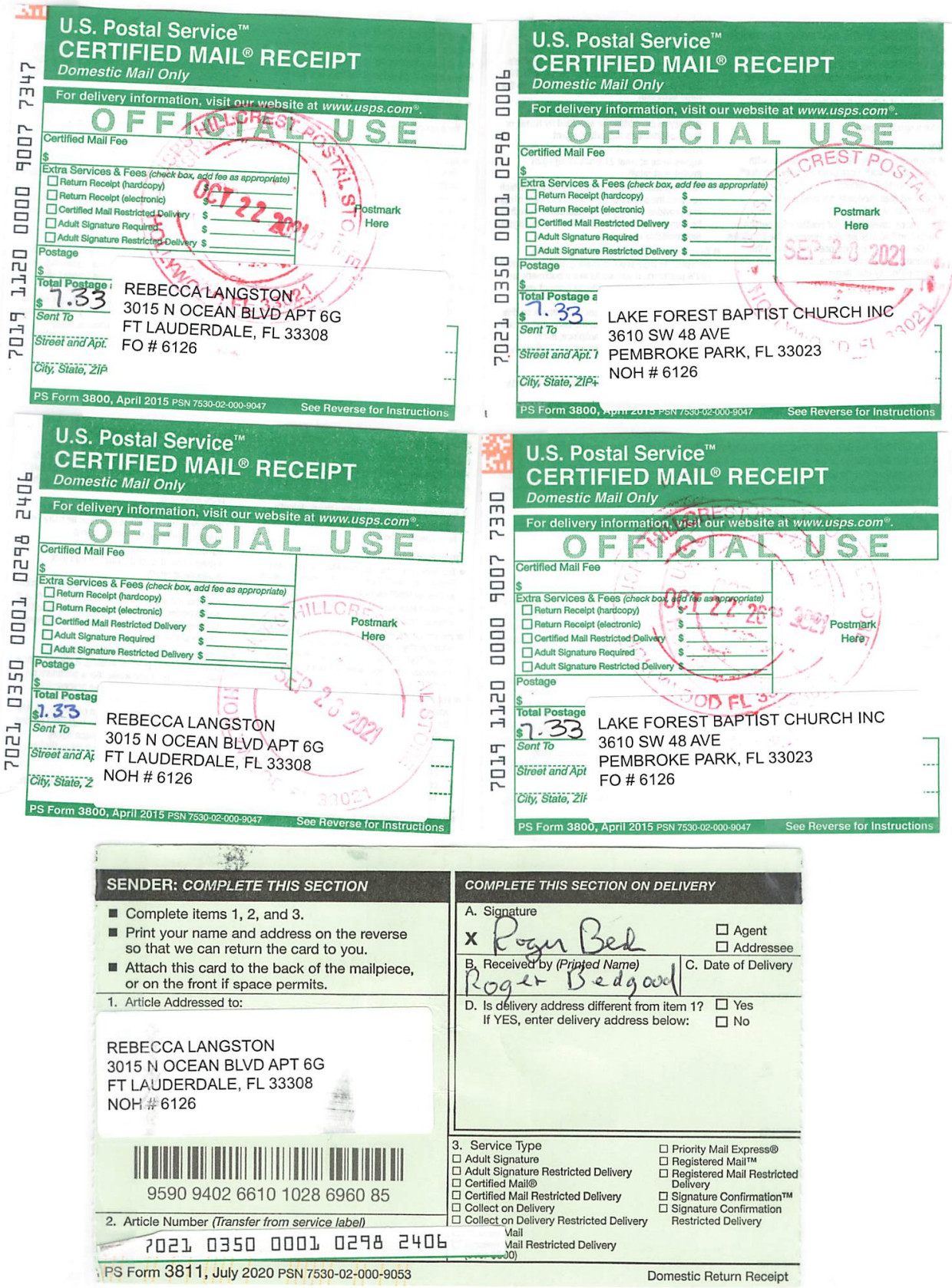
Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of October 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 7.33

Sent To
REBECCA LANGSTON

Street and Apt.
3015 N OCEAN BLVD APT 6G

City, State, ZIP
FT LAUDERDALE, FL 33308
FO # 6126

Postmark Here
OCT 22 2021

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

7019 1120 0000 9007 7347

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

Postage
$

Total Postage and Fees
$ 7.33

Sent To
LAKE FOREST BAPTIST CHURCH INC

Street and Apt.
3610 SW 48 AVE

City, State, ZIP+4
PEMBROKE PARK, FL 33023
NOH # 6126

Postmark Here
SEP 28 2021

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

7021 0350 0001 0298 0006

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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
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Postage
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Total Postage and Fees
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City, State, ZIP
FT LAUDERDALE, FL 33308
NOH # 6126

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

Postage
$

Total Postage and Fees
$ 7.33

Sent To
LAKE FOREST BAPTIST CHURCH INC

Street and Apt.
3610 SW 48 AVE

City, State, ZIP+4
PEMBROKE PARK, FL 33023
FO # 6126

Postmark Here
OCT 22 2021

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

7019 1120 0000 9007 7330

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:

REBECCA LANGSTON
3015 N OCEAN BLVD APT 6G
FT LAUDERDALE, FL 33308
NOH # 6126

9590 9402 6610 1028 6960 85

2. Article Number (Transfer from service label)
7021 0350 0001 0298 2406

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Roger Bed ☐ Agent ☐ Addressee

B. Received by (Printed Name)
Roger Bedgood

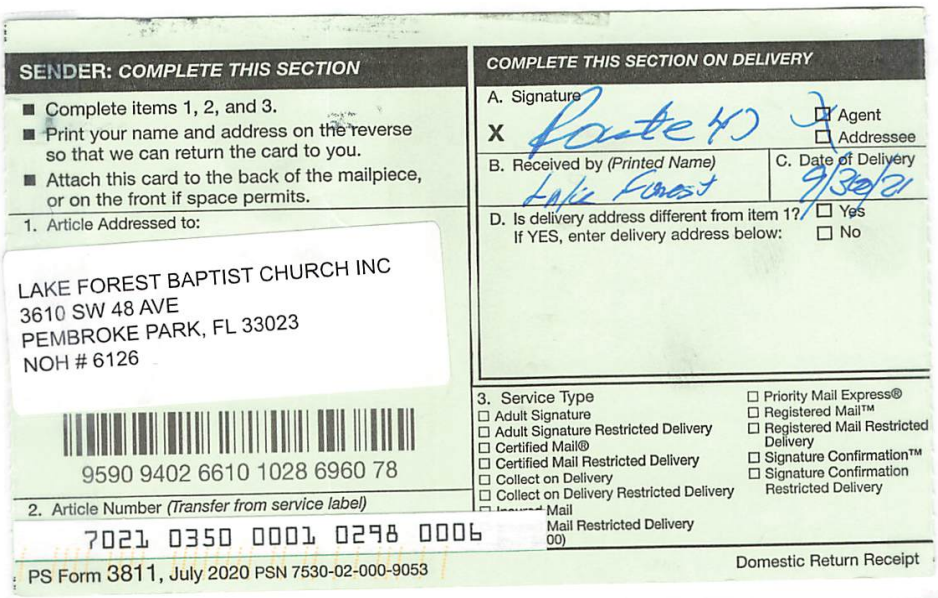
C. Date of Delivery

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

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

Mail
Mail Restricted Delivery
00)

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LAKE FOREST BAPTIST CHURCH INC
3610 SW 48 AVE
PEMBROKE PARK, FL 33023
NOH # 6126

9590 9402 6610 1028 6960 78

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 0006

COMPLETE THIS SECTION ON DELIVERY

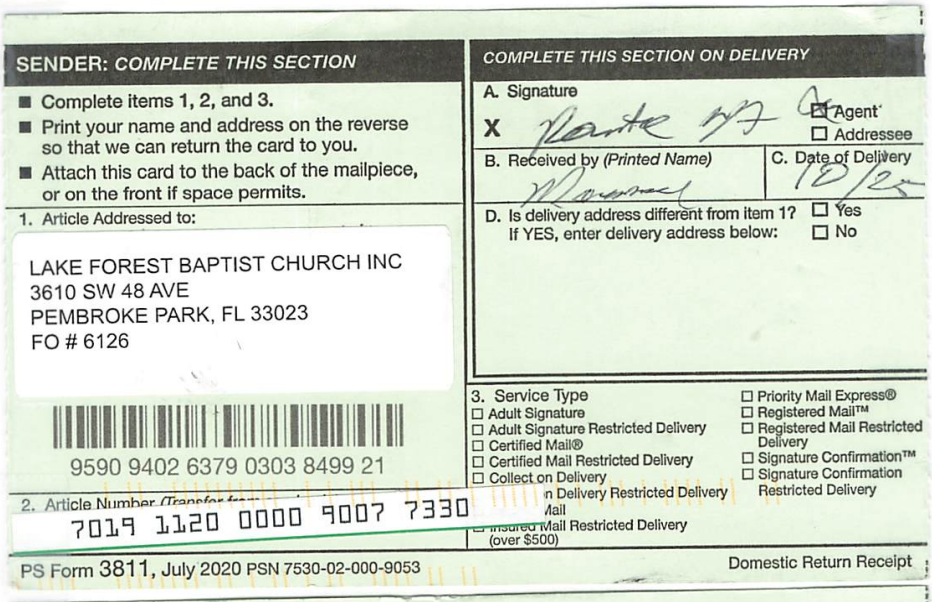
A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Lake Forest | C. Date of Delivery 9/30/21

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail Restricted Delivery
00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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



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1. Article Addressed to:

LAKE FOREST BAPTIST CHURCH INC
3610 SW 48 AVE
PEMBROKE PARK, FL 33023
FO # 6126

9590 9402 6379 0303 8499 21

2. Article Number *(Transfer from...*
7019 1120 0000 9007 7330

COMPLETE THIS SECTION ON DELIVERY

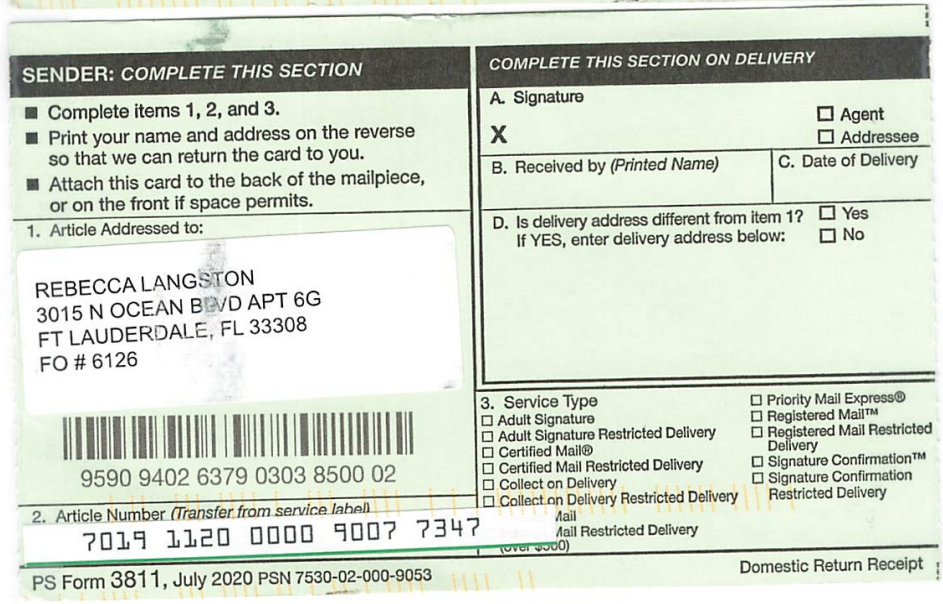
A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] | C. Date of Delivery 10/2

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

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

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



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- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

REBECCA LANGSTON
3015 N OCEAN BLVD APT 6G
FT LAUDERDALE, FL 33308
FO # 6126

9590 9402 6379 0303 8500 02

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 7347

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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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 Postag
$1.33

Sent To
REBECCA LANGSTON

Street and Ap
3015 N OCEAN BLVD APT 6G

City, State, Z
FT LAUDERDALE, FL 33308
NOH # 6126

Postmark Here
SEP 20 2021

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

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

Postage
$

Total Postage a
$7.33

Sent To
LAKE FOREST BAPTIST CHURCH INC

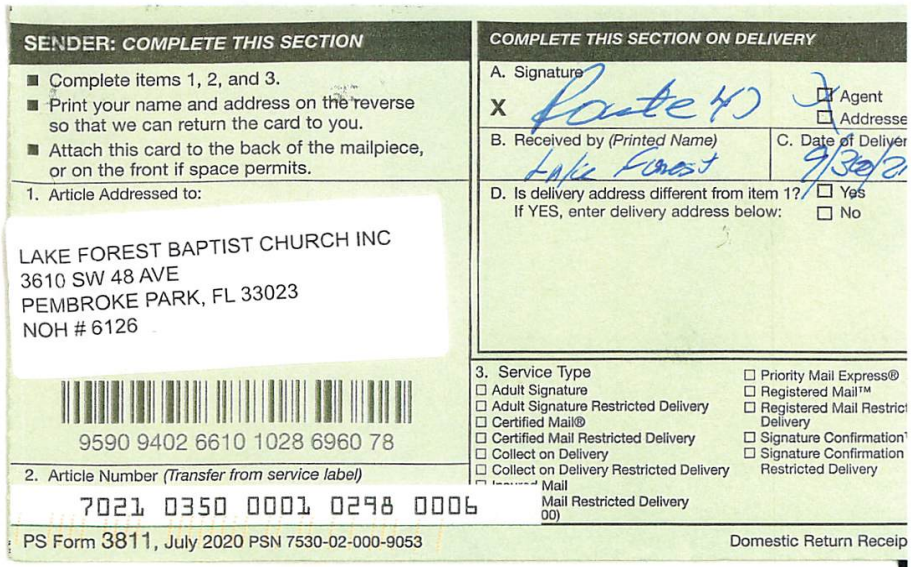
Street and Apt. I
3610 SW 48 AVE

City, State, ZIP+
PEMBROKE PARK, FL 33023
NOH # 6126

Postmark Here
SEP 20 2021

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

7021 0350 0001 0298 0006



SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

LAKE FOREST BAPTIST CHURCH INC
3610 SW 48 AVE
PEMBROKE PARK, FL 33023
NOH # 6126

9590 9402 6610 1028 6960 78

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

7021 0350 0001 0298 0006

COMPLETE THIS SECTION ON DELIVERY

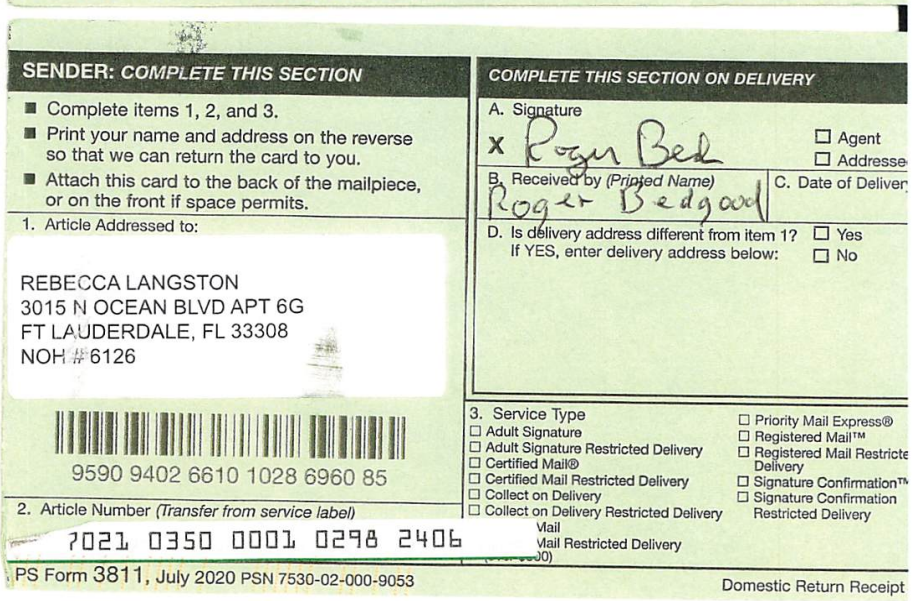
A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Lake Forest | C. Date of Delivery 9/30/2

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail Restricted Delivery
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receip



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

REBECCA LANGSTON
3015 N OCEAN BLVD APT 6G
FT LAUDERDALE, FL 33308
NOH # 6126

9590 9402 6610 1028 6960 85

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

7021 0350 0001 0298 2406

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

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

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

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

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

)F PEMBROKE PARK
\VENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
08/04/2021
US POSTAGE $000.51º

ZIP 33023
011D10656696

Sent To:

LAKE FOREST BAPTIST CHURCH INC

3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Case #:

6126



Detail by Entity Name

Florida Not For Profit Corporation
LAKE FOREST BAPTIST CHURCH OF HOLLYWOOD, INC.

Filing Information

Document Number	N95000001568
FEI/EIN Number	65-0735219
Date Filed	03/31/1995
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/06/2014

Principal Address

3610 SW 48TH AVE.
HOLLYWOOD, FL 33023

Mailing Address

3610 SW 48TH AVE.
HOLLYWOOD, FL 33023

Registered Agent Name & Address

LANGSTON, REBECCA
3015 N. Ocean Blvd.
Apt 6G
Ft. Lauderdale, FL 33308

Name Changed: 04/01/2021

Address Changed: 04/01/2021

Officer/Director Detail

Name & Address

Title President

LANGSTON, REBECCA W
3015 N. Ocean Blvd.
Apt 6G
Ft. Lauderdale, FL 33308

Title CM

JUANITA, CLARK
3721 SW 46 AVENUE
HOLLYWOOD, FL 33023

Title Trustee

CLARK, KELTON, Sr.
3721 SW 46 AVENUE
WEST PARK, FL 33023

Annual Reports

Report Year	Filed Date
2020	01/17/2020
2021	01/12/2021
2021	04/01/2021

Document Images

04/01/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
01/12/2021 -- ANNUAL REPORT	View image in PDF format
01/17/2020 -- ANNUAL REPORT	View image in PDF format
04/05/2019 -- ANNUAL REPORT	View image in PDF format
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04/20/2016 -- ANNUAL REPORT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
10/06/2014 -- REINSTATEMENT	View image in PDF format
04/13/2013 -- ANNUAL REPORT	View image in PDF format
01/23/2012 -- ANNUAL REPORT	View image in PDF format
02/17/2011 -- ANNUAL REPORT	View image in PDF format
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03/24/1997 -- ANNUAL REPORT	View image in PDF format
02/14/1996 -- ANNUAL REPORT	View image in PDF format
03/31/1995 -- DOCUMENTS PRIOR TO 1997	View image in PDF format



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3610 SW 48 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 13 0370
Property Owner	LAKE FOREST BAPTIST CHURCH INC	Millage	0613
Mailing Address	3610 SW 48 AVE PEMBROKE PARK FL 33023	Use	71
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D		

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

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$479,160	$1,225,250	$1,704,410	$1,704,410	
2020	$479,160	$1,228,770	$1,707,930	$1,707,930	
2019	$479,160	$1,228,770	$1,707,930	$1,636,500	

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,704,410	$1,704,410	$1,704,410	$1,704,410
Portability	0	0	0	0
Assessed/SOH	$1,704,410	$1,704,410	$1,704,410	$1,704,410
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 30	$1,704,410	$1,704,410	$1,704,410	$1,704,410
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
4/24/2001	WD	$82,300	31917 / 1295
11/1/1989	WD	$90,500	16906 / 248

Land Calculations

Price	Factor	Type
$217,800	2.20	AC
Adj. Bldg. S.F. (Card, Sketch)		15492
Eff./Act. Year Built: 1969/1967		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/28/2021

Sent To:

LAKE FOREST BAPTIST CHURCH INC

3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Case #:

6126

Property Owner:

LAKE FOREST BAPTIST CHURCH INC

3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230130370

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D

AKA:

3610 SW 48 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/4/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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
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

1. (2) Prohibited Banners sign on fence at main entrance. No permit of file, Obtain a permit for the banner signs with any plans and inspections.
2. Parking lot area is faded and has a pothole. Obtain a permit for the restriping and paving of the parking lot area with any plans and inspections.
3. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of October, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

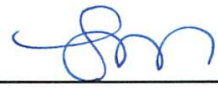
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer



9/28/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

LAKE FOREST BAPTIST CHURCH INC) CASE NO. 6126

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LAKE FOREST BAPTIST CHURCH INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3610 SW 48 AVE, PEMBROKE PARK FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: LAKE FOREST BAPTIST CHURCH INC

AT **1:02** A.M./**P.M.** ON THE **1** DAY OF **OCTOBER** 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of 10, 2021, by Teressa malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ____ OR Produced Identification ____
Type of Identification Produced ____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/28/2021

Sent To:

LAKE FOREST BAPTIST CHURCH INC

3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Case #:

6126

Property Owner:

LAKE FOREST BAPTIST CHURCH INC

3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230130370

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D

10/01/2021 01:02

AKA:

3610 SW 48 AVE, PEMBROKE PARK, FL 33023


10/01/2021 01:03


10/01/2021 01:02


10/01/2021 01:02


nt of Grace
tian Fellowship
NOW ENROLLING
954.649.0145
10/01/2021 01:02


10/01/2021 01:03


10/01/2021 01:03

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
LAKE FOREST BAPTIST CHURCH INC 3610 SW 48 AVE PEMBROKE PARK, FL 33023	6126	08/04/2021

Property Owner:	Property Description:	Certified Mail #:
LAKE FOREST BAPTIST CHURCH INC 3610 SW 48 AVE PEMBROKE PARK, FL 33023	514230130370	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D	3610 SW 48 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/4/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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

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

Notes/Means of Correction:

1. (2) Prohibited Banners sign on fence at main entrance. No permit of file, Obtain a permit for the banner signs with any plans and inspections.
2. Parking lot area is faded and has a pothole. Obtain a permit for the restriping and paving of the parking lot area with any plans and inspections.
3. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer


08/03/2021 23:21


Point of Grace
Christian Fellowship
NOW ENROLLING
954.649.0145
08/03/2021 23:21


08/03/2021 23:21


08/03/2021 23:21


08/03/2021 23:21

Case Overview

Property/Incident Information

Owner	Address	Site Address
E&M PROPERTIES 2665 LLC	2641 S PARK ROAD PEMBROKE PARK, FL 33009	2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

Legal Description

Case Status Closed **Case #** 4601

Notes No Business Tax Receipt on file or premises. Business Owner or tenant must obtain BTR at the Business Tax Receipt at Town Hall.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/10/2019		Notice of Violation	Hand
8/6/2019	8/22/2019	Notice of Formal Hearing - Notice w/ NOV	Hand
8/28/2019	8/22/2019	Final Order	
10/3/2019	10/24/2019	Notice of Formal Hearing - Extension of Time	Hand
10/3/2019	10/24/2019	Notice of Formal Hearing - Notice w/ NOV	
10/7/2019		Affidavit of Non-Compliance	Hand
11/4/2019	10/24/2019	Amended Final Order	
1/7/2020	1/23/2020	Notice of Formal Hearing - Extension of Time	Hand
2/5/2020	2/27/2020	Notice of Formal Hearing - Confirm Fine	Certified Mail Regular Mail
3/2/2020	2/27/2020	Supplemental Order/Claim of Lien	Certified Mail Regular Mail
5/13/2022	6/15/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
7/27/2022		Affidavit of Compliance	Hand
10/3/2022	10/19/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property 10/7/22 Certified Mail 10/7/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	7/27/2022

Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	7/27/2022	$48,100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$48,200.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$48,200.00**

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

Bill To:

E&M PROPERTIES 2665 LLC
2649 S Park Rd
Pembroke Park, FL 33009

DATE: October 17, 2022
INVOICE # 278
FOR:

Case # **4601**
E&M PROPERTIES 2665 LLC
2649 S Park Rd
Pembroke Park, FL 33009

Lakeshore Mobile Home Park
2701 S Park Road

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.15-17 Amended Final Order on 10/24/2019		
1	Admin Fee	$ 100.00	$ 100.00
962	Day(s) of Per Diem from (12/08/2019 - 07/27/2022)	$ 50.00	$ 48,100.00
84	**Cancelled Daily Fine Due to COVID-19 3/18/20 - 6/10/20**	**$ 50.00**	**$ 4,200.00**
	Recorded Lien Fee		$ 28.50
	Town's motion to abate fine by 85% 6,585.00+28.50+100.00		**$ 6,713.50**
		Balance	$ 44,028.50

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

E&M PROPERTIES 2665 LLC CASE NO. 4601

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2649 S PARK RD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE HEARING TO ABATE FINE

ADDRESS: 2649 S PARK RD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: E&M PROPERTIES 2665 LLC AT 11:45 A.M. ON THE 7 DAY OF OCTOBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

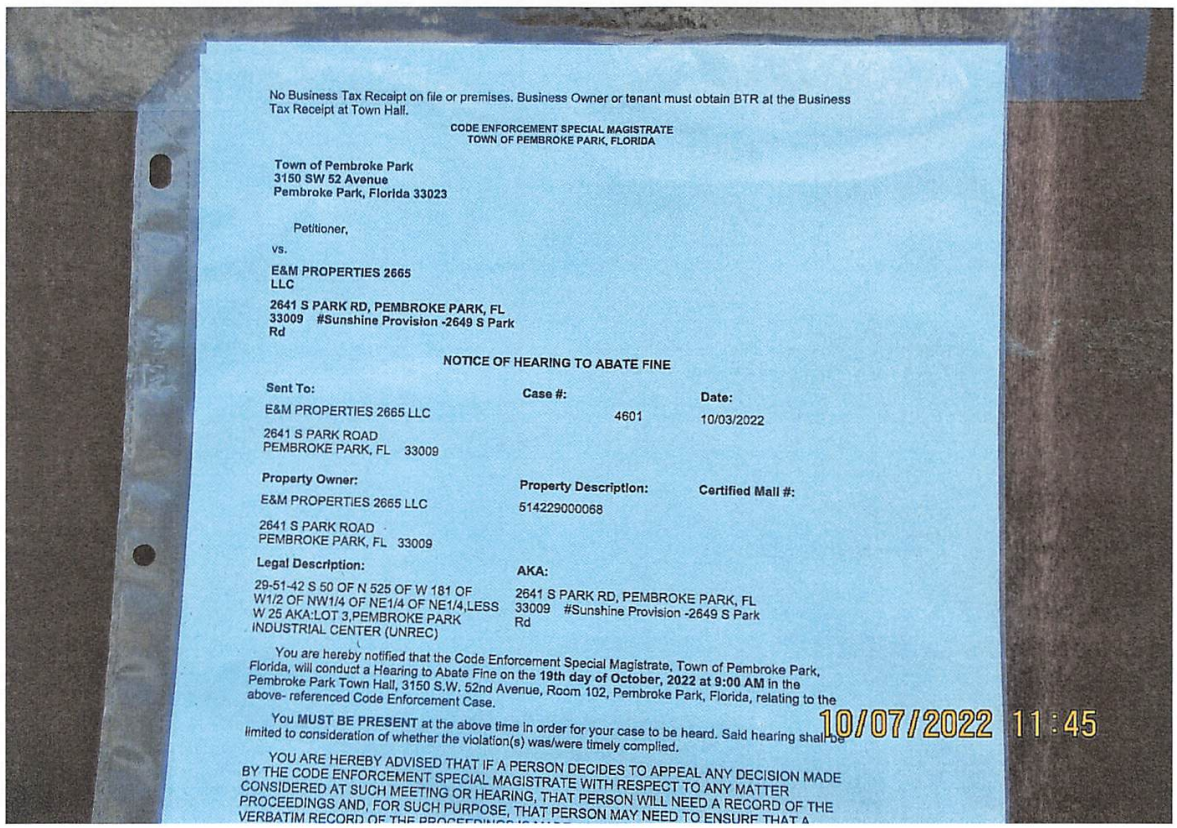
MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [V] physical presence or [ ] online notarization this 13 day of Oct, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known V OR Produced Identification _____
Type of Identification Produced _____





No Business Tax Receipt on file or premises. Business Owner or tenant must obtain BTR at the Business Tax Receipt at Town Hall.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

E&M PROPERTIES 2665 LLC

2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
E&M PROPERTIES 2665 LLC 2641 S PARK ROAD PEMBROKE PARK, FL 33009	4601	10/03/2022

Property Owner:	Property Description:	Certified Mail #:
E&M PROPERTIES 2665 LLC 2641 S PARK ROAD PEMBROKE PARK, FL 33009	514229000068	

Legal Description:	AKA:
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **19th day of October, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MAD

10/07/2022 11:45



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage an
$

Sent To E&M PROPERTIES 2665 LLC
E&M MUNCHIES HOLDINGS CORP.
Street and Apt. No HAF#4601
City, State, ZIP+4 736 S MILITARY TRL
DEERFIELD BEACH FL 33442

PS Form 3800,

Postmark Here
OCT - 7 2022

7020 0090 0001 3495 9249



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

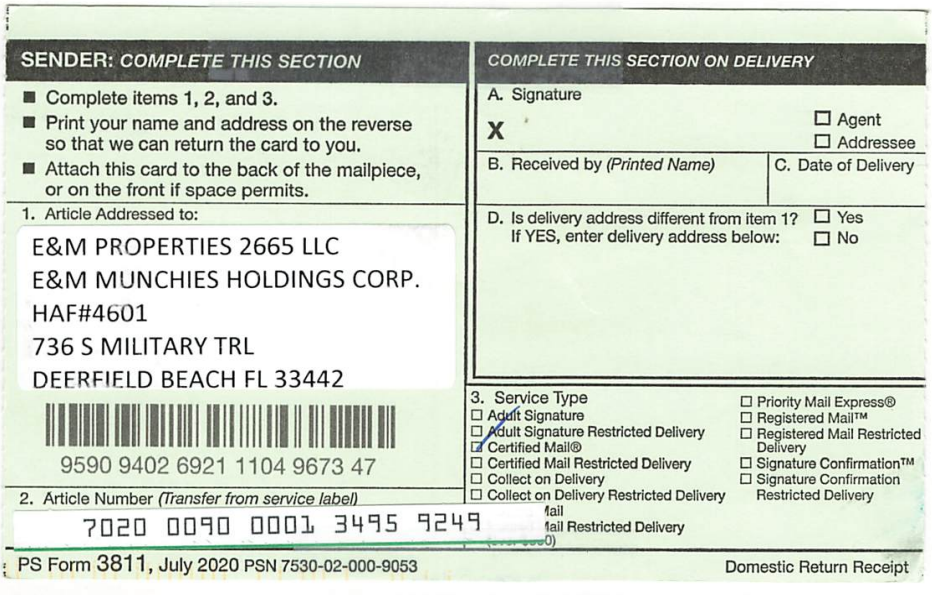
Total Postage ar
$

Sent To E&M PROPERTIES 2665 LLC
HAF#4601
Street and Apt. N 2649 SOUTH PARK ROAD
City, State, ZIP+ PEMBROKE PARK, FL 33009

PS Form 3800,

Postmark Here
OCT - 7 2022

7020 0090 0001 3495 9232



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

E&M PROPERTIES 2665 LLC
E&M MUNCHIES HOLDINGS CORP.
HAF#4601
736 S MILITARY TRL
DEERFIELD BEACH FL 33442

9590 9402 6921 1104 9673 47

2. Article Number (Transfer from service label)
7020 0090 0001 3495 9249

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

ail
ail Restricted Delivery
0)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

No Business Tax Receipt on file or premises. Business Owner or tenant must obtain BTR at the Business Tax Receipt at Town Hall.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

E&M PROPERTIES 2665 LLC

2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
E&M PROPERTIES 2665 LLC 2641 S PARK ROAD PEMBROKE PARK, FL 33009	4601	10/03/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
E&M PROPERTIES 2665 LLC 2641 S PARK ROAD PEMBROKE PARK, FL 33009	514229000068	

Legal Description:	**AKA:**
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

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YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: September 20, 2022 Phone #: 561-693-1975

Case # 4601 E-mail: alan@raineslegal.com

Address of Violation: 2641-2649 S PARK ROAD, PEMBROKE PARK FL 33309

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Alan L. Raines, counsel for Owner, E&M Properties 2665 LLC request a hearing before the Special Magistrate for Code Compliance Case # 4601 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the October 19, 2022 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on August 28, 2019 imposing the fine of $ 50.00 for violation(s)of the Town's Code of Ordinances: Ord. No. 58-2-1 (#7), § 1, 2-4-58

Brief summary for request: Please see attached.

Alan L. Raines
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Lorraine Arabia and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 9-20-22.

Notary Public State of Florida: _____ My Commission expires: May 24, 2025

LORRAINE ARABIA
MY COMMISSION # HH133747
EXPIRES: May 24, 2025

On November 17, 2015, E & M Innovative Forager, LLC d/b/a Sunshine Provisions entered into a Lease Agreement with Cicalese Family LLC for the property located at 2665 S. Park Rd, and 2681 S. Park Road. as a fully compliant USDA processing plant. (the "South Property"). Subsequently, in about late 2016, Sunshine Provisions entered into another lease for the property to the north located at 2641-2649 S. Park Rd. with BS 2641-2649 S Park Rd, LLC. (the "North Property")

Sunshine Provisions used the North Property for a storage cooler and office space. Sunshine Provisions uses the South Property as a fully compliant USDA processing plant. As a fully compliant USDA processing plant, Sunshine Provisions is only allowed to operate under the supervision of a USDA Inspector. There are strict guidelines regarding cleanliness and disposal of meat products. Sunshine does not dispose of meat in the dumpster adjacent to the North Property and South Property.



2641-2649 S PARK ROAD, PEMBROKE PARK FL 33309



2665-2681 S PARK ROAD, PEMBROKE PARK FL 33009
CICALESE FAMILY LLC



SUNSHINE PROVISIONS OPERATIONS - THE NORTH PROPERTY AND SOUTH PROPERTY FROM 2015-2019

Upon commencement of the Lease for the South Property, the business that was acquired by Sunshine Provisions operating out of the South Property had a business tax license. Sunshine Provisions from 2015-through 2019 renewed the business tax license for the South Property, and subsequently leased North Property without any issues.

E&M PROPERTIES 2665 LLC – PURCHASE OF THE NORTH PROPERTY

In May 2017, E&M PROPERTIES 2665 LLC purchased the North Property, and leased it to Sunshine Provisions. A copy of the Deed for same is attached hereto as Exhibit "1."

BUSINESS TAX LICENSE ISSUES AFTER OPERATING FULLY COMPLIANT USDA PROCESSING PLANT FOR 4 YEARS

In May of 2019, in connection with a portion of the North Property being leased to a third party, the Town of Pembroke Park advised that it need to conduct a complete review of the North Property and South Property prior to renewing the business tax license for North Property and/or South Property. Subsequently, the Town of Pembroke Park would not reissue the business tax license for Sunshine Provisions' continued operations at the South Property and the North Property until various improvements were made to the South Property (the "South Property Improvements").

The business tax license could not be reissued and/or issued until permits for certain construction upgrades were made to the North Property and the South Property. There were a number of delays in connection with the submission and review of the necessary documents to obtain permits because of COVID-19, and certain issues with a sliding door in the cooler area (remains open during operational hours, with plastic flaps, and is locked at night). Attached as Exhibit "2" please find the R202 Permit Messages For Permit (90849) (from November 14, 2019). It took over a year to obtain approval for B-90849.

Ultimately, in mid-2021, Sunshine Provisions obtained quotes for the South Property Improvements and obtained permits for same. Unfortunately, the Landlord for the South Property refused to pay for any improvements to the South Property coupled with Sunshine Provisions' growth in its business, required Sunshine Provisions to move its operations to a larger space in Deerfield. The South Property had been a month to month lease upon the expiration of the 5-year term. Sunshine Provisions terminated the month to month lease effective December 31, 2021, and moved into a larger facility in Deerfield Beach, Florida on December 1, 2021.

COMPLIANCE DATE

E&M PROPERTIES 2665 LLC's tenant, Sunshine Provisions, ceased operations at the North Property and South Property on November 24, 2021. A copy of an Affidavit of Evan David regarding same is attached hereto as Exhibit "3."

However, the inspection to confirm same was not completed until July 27, 2022, when E&M PROPERTIES 2665 LLC's new general contractor was on site making necessary improvement to the North Property for the 40 Year Inspection Report. The total fine of $48,200.00 should be reduced based upon the compliance date of November 24, 2021, which would reduce same in the amount of $12,250.00 ($50.00 per diem x 245 days [11/24/21-7/27/22]= $12,250.00).

E&M PROPERTIES 2665 LLC requests mitigation of the fine for the business tax license as its tenant, Sunshine Provisions, was unable to bring the North Property into compliance for business tax purposes until the South Property was brought into compliance. E&M PROPERTIES 2665 LLC proceeded in good faith that its tenant, Sunshine Provisions, would be able to negotiate the compliance of the South Property Improvement, and ultimately is left with a significant fine for the unreasonableness of an adjacent parcel owner.

Instr# 114402662, Page 1 of 2, Recorded 05/24/2017 at 09:26 AM
Broward County Commission
Deed Doc Stamps: $5075.00

Prepared by:
Andrew D. Tarr, Esq.
President
Andrew D. Tarr, P.A.
Millennium Plaza - Suite 106
18660 Collins Avenue
Sunny Isles Beach, FL 33160
305-974-0121
File Number: **082.17003**

Parcel Identification No. **5142 29 00 0068**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **22th** day of **May, 2017** between **BS 2641-2649 S Park RD, LLC, a Florida Limited Liability Company.** whose post office address is **252 Sunny Isles Blvd STE 20, Sunny Isles Beach, FL 33160** of the County of **Miami-Dade,** State of **Florida,** grantor*, and **E&M Properties 2665 LLC, a Florida Limited Liability Company.** whose post office address is **1703 Avenida Del Sol, Boca Raton, FL 33432** of the County of **Palm Beach,** State of **Florida,** grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida,** to-wit:

The South 50.0 feet of the North 525.0 feet of the West 181.0 feet of the W 1/2 of the NW 1/4 of the NE 1/4 of the NE 1/4 of Section 29, Township 51 South, Range 42 East. LESS the West 25.0 feet AND Subject to a road easement over the East 25.0 feet thereof, said lands lying, situate and being in Broward County, Florida.

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

DoubleTime®

Exhibit 1

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Sandra Stein

Witness Name: Jonathan Markowicz

BS 2641-2649 S Park RD, LLC, a Florida Limited Liability Company

By: _____
Barry Shelomovitz, Manager

(Corporate Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 22nd day of May, 2017 by Barry Shelomovitz as Manager on behalf of the company BS 2641-2649 S Park RD, LLC, a Florida Limited Liability Company. He/she [ ] is personally known to me or [X] has produced a driver's license as identification

[Notary Seal]

Notary Public

Printed Name: Jonathan Markowicz

My Commission Expires: Aug 27, 2018

Jonathan Markowicz
Commission # FF 155526
Expires: AUG 27, 2018
BONDED THRU
1ST FLORIDA NOTARY, LLC

R202 Permit Messages For Permit (90849)

Event ID	Date Created	Requested By	Assigned To	Status
Other				
80862	11/14/2019	Teressa Malcolm	Teressa Malcolm	Send To Discipline
	Permit application processed & routed to plan review & emailed process number to POWERHOUSEELECTRICAL@GMAIL.COM			
81105	11/20/2019	Teressa Malcolm	Teressa Malcolm	Returned Plans To Applicant
	Emailed denied plan review comments to 'POWERHOUSEELECTRICAL@GMAIL.COM' & fwd to 'manar amireh' <manaramirehjdfgroup@gmail.com>			
82521	1/22/2020	Lucie Manzerolle	Lucie Manzerolle	Recieved Plans From Applicant
	received Sheet A-00, A-01, A-02, A-03, A-04, E-1, E-2, E-3, E-4 and routed to electrical and structural plan reviewer			
82951	2/4/2020	Lucie Manzerolle	Lucie Manzerolle	Returned Plans To Applicant
	comment emailed to manar amireh <manaramirehjdfgroup@gmail.com>			
83025	2/7/2020	Teressa Malcolm	Teressa Malcolm	Send To Discipline
	comment response letter with sheets A-00 A-01 A-02 A-02.5 A-03 A-04 A-05 routed to plan review.			
83131	2/11/2020	Teressa Malcolm	Teressa Malcolm	Returned Plans To Applicant
	comment emailed to manar amireh <manaramirehjdfgroup@gmail.com>			
83901	3/9/2020	Lucie Manzerolle	Lucie Manzerolle	Recieved Plans From Applicant
	received correction and routed to Structural and Fire plan reviewers. *Sheet A-00,01,02,2.5,03*			
84103	3/17/2020	Teressa Malcolm	Teressa Malcolm	Returned Plans To Applicant
	comment emailed to manar amireh <manaramirehjdfgroup@gmail.com>			

Exhibit 2

85395	6/18/2020	Teressa Malcolm	Teressa Malcolm	Open
	Courtesy 150 Days to Null & Void mailed to all addresses on file.			
85672	7/7/2020	Lucie Manzerolle	Lucie Manzerolle	Open
	Uploaded: extension approval : new date is 09-02-2020			
86983	9/14/2020	Lucie Manzerolle	Lucie Manzerolle	Open
	Uploaded: Revised proposal, A-02.5(5), A-3 (5), Horton spec, Horton 2001 x-p or p-x, Sunshine drawing, signature affidavit.			
87428	10/6/2020	Lucie Manzerolle	Lucie Manzerolle	Open
	uploaded: Response letter (6), A-00(6), A-02(6), A-03(6), Sunshine Contract (1)			
87500	10/8/2020	Lucie Manzerolle	Lucie Manzerolle	Returned Plans To Applicant
	comments emailed to manar amireh <manaramirehjdfgroup@gmail.com>			
88053	11/4/2020	Jeffrey Louis	Jeffrey Louis	Returned Plans To Applicant
	Sent comments to manaramirehjdfgroup@gmail.com plan review comments			
88087	11/6/2020	Lucie Manzerolle	Lucie Manzerolle	Open
	Uploaded: Plan review comments, Response Letter, S-0, A-02.5, A-03, A-03.5			
88145	11/13/2020	Lucie Manzerolle	Lucie Manzerolle	Open
	Uploaded: corrections : Response Letter, S-0, A-02.5, A-3, A-03.5			
88146	11/13/2020	Lucie Manzerolle	Lucie Manzerolle	Open
	Uploaded: APP-BL-EXT.DOOR, NOA 20.0602.06			
88223	11/17/2020	Lucie Manzerolle	Lucie Manzerolle	Open
	Uploaded: A-3(5)			
89489	1/28/2021	Jeffrey Louis	Jeffrey Louis	Send To Discipline
	Upload: S-0(6), A-2.5(6), A-03.5(6), NOA(6)			
89959	2/16/2021	Jeffrey Louis	Jeffrey Louis	Send To Discipline
	A02.5(7), Wall Rating(7)			

91966	5/4/2021	Lucie Manzerolle	Lucie Manzerolle	Open

uploaded: E-1(2), E-3(2)

Structural

81000	11/18/2019	Miguel A Nunez	Miguel A Nunez	Denied

B-90849 (Violation Corrections)

First Review – 11/18/2019

1) Provide dimensions for each area, as they will be needed to calculate the occupant load FBC-B 1004, Table 1004.1.2

2) Provide the minimum means of egress for each area (in addition, this is to be calculated with the occupant load); it appears a single exit is existing FBC-B 1006.3.1 also take in consideration the cumulative means of egress, as per 1004.1.1, 10041.1.1 and FBC-E 805.3.1

3) Violation report states a second story, as it appears not being performed without permits; therefore, provide evidence of permits or provide plans and appropriate means of egress FBC-BCAP 107.2.1

4) Provide current use of the building, for proper designation of the use, and the occupancy FBC-BCAP 302.1

5) Provide the required "Accessible Route" for the office changes and the second floor FBC-A 402.2.

6) Provide location and accessible restrooms dimensions (unable to determine) FBC-BCAP 107.2.1

Notes:

1) Due the missing information and the violation report; we reserve the right to add additional comments at the time of response to the above comments and interactions of the cited inspector.

2) Be aware that after the third review cycle a fee of four times the standard review amount as stablished by the fee schedule FS 553.80.(2)(b), and the FBC-BCAP 109.2.

82558	1/24/2020	Miguel A Nunez	Miguel A Nunez	Denied

B-90849 (Violation Corrections)

First Review – 11/18/2019

Second Review – 01/24/2020

Previous comments not addressed as requested:

3) Violation report states a second story, as it appears not being performed without permits; therefore, provide evidence of permits or provide plans and appropriate means of egress FBC-BCAP 107.2.1 (Provide stairways details and dimensions to ascertain the required means of egress conditions as per the FBC-B 1011.also, provide the allowable loading to the second floor storage areas (including structural design/construction) <this work without permits needs to be in compliance wit all the provisions of the Florida Building Code. FBC-BCAP 107.2.1. In addition the door to the "existing storage" at the first floor interferes with the stair means of egress; please correct.

4) Provide current use of the building, for proper designation of the use, and the occupancy FBC-BCAP 302.1

6) Provide location and accessible restrooms dimensions (unable to determine) FBC-BCAP 107.2.1 (Accessible code is required when ore than 5 persons occupying the space, regardless of staff or guest (this includes any visitor as an inspector or supervision agency); therefore accessible restrooms are required. FBC-A 201.1.

Notes:

1) Due the missing information and the violation report; we reserve the right to add additional comments at the time of response to the above comments and interactions of the cited inspector.

2) Be aware that after the third review cycle a fee of four times the standard review amount as stablished by the fee schedule FS 553.80.(2)(b), and the FBC-BCAP 109.2.

83126	2/10/2020	Miguel A Nunez	Miguel A Nunez	Denied

B-90849 (Violation Corrections)

First Review – 11/18/2019

Second Review – 01/24/2020
***Third** Review – 02/10/2020*

Previous comments not addressed as requested:

3) Violation report states a second story, as it appears not being performed without permits; therefore, provide evidence of permits or provide plans and appropriate means of egress FBC-BCAP 107.2.1 (Provide stairways details and dimensions to ascertain the required means of egress conditions as per the FBC-B 1011.also, provide the allowable loading to the second floor storage areas (including structural design/construction) <this work without permits needs to be in compliance wit all the provisions of the Florida Building Code. FBC-BCAP 107.2.1. In addition the door to the "existing storage" at the first floor interferes with the stair means of egress; please correct. ***Not Provided***

4) Provide current use of the building, for proper designation of the use, and the occupancy FBC-BCAP 302.1 ***calculations shall be providing as a gross area not per room area (see FBC-B 1004.2.1)***

6) Provide location and accessible restrooms dimensions (unable to determine) FBC-BCAP 107.2.1 (Accessible code is required when ore than 5 persons occupying the space, regardless of staff or guest (this includes any visitor as an inspector or supervision agency); therefore accessible restrooms are required. FBC-A 201.1. ***Not Provided***
7) Provide demolition application for the areas to be removed (FBC-BCAP 105.1)
8) Provide "Asbestos" certificate for the walls demolition, as required by the Broward County Environmental Protection and Growth Management Department, located at 1 North University Drive, Suite A-102, Plantation, FL 33324 (Located at the corner of Broward Boulevard and University Drive – Phone: 954-357-6666,) – Email: DERPlans@broward.org. FBC-BCAP 105.2.3
9) Provide an executed contract signed by the owner and the contractor, showing the complete scope of work valuation FBC-BCAP 109.3; if not reasonable the RS Means will be used (this cost shall reflect the work as of today's prices).
10) Provided means of egress cannot pass thru the Cooler areas as they may have locking mechanisms which interferes with the single action and release mechanism (FBC-B 1010.1.9)

Notes:

1) Due the missing information and the violation report; we reserve the right to add additional comments at the time of response to the above comments and interactions of the cited inspector.

2) Be aware that after the third review cycle a fee of four times the standard review amount as stablished by the fee schedule FS 553.80.(2)(b), and the FBC-BCAP 109.2.

83923	3/9/2020	Miguel A Nunez	Miguel A Nunez	Denied

B-90849 (Violation Corrections)

First Review – 11/18/2019

Second Review – 01/24/2020
Third Review – 02/10/2020
***Fourth** Review – 03/09/2020*

Previous comments not addressed as requested:

A

6) Provide location and accessible restrooms dimensions (unable to determine) FBC-BCAP 107.2.1 (Accessible code is required when ore than 5 persons occupying the space, regardless of staff or guest (this includes any visitor as an inspector or supervision agency); therefore accessible restrooms are required. FBC-A 201.1. Not Provided ***(3/9/2020= Provided details does not clarify that the specified tile is to be installed at the existing walls; only states at the new walls; FBC-BCAP 107.2.1).***

9) Provide an executed contract signed by the owner and the contractor, showing the complete scope of work valuation FBC-BCAP 109.3; if not reasonable the RS Means will be used (this cost shall reflect the work as of today's prices). ***(3/9/2020 = Not Provided)***
10) Provided means of egress cannot pass thru the Cooler areas as they may have locking mechanisms which interferes with the single action and release mechanism (FBC-B 1010.1.9) (3/9/2020 = Not Provided)

Notes:

1) Due the missing information and the violation report; we reserve the right to add additional comments at the time of response to the above comments and interactions of the cited inspector.

2) Be aware that after the third review cycle a fee of four times the standard review amount as stablished by the fee schedule FS 553.80.(2)(b), and the FBC-BCAP 109.2.

84480	4/7/2020	Miguel A Nunez	Miguel A Nunez	Denied

B-90849 (Violation Corrections)

First Review – 11/18/2019

Second Review – 01/24/2020
Third Review – 02/10/2020
***Fourth** Review – 03/09/2020*
***Fifth** Review – 04/07/2020*

Previous comments not addressed as requested:

A

*6) Provide location and accessible restrooms dimensions (unable to determine) FBC-BCAP 107.2.1 (Accessible code is required when ore than 5 persons occupying the space, regardless of staff or guest (this includes any visitor as an inspector or supervision agency); therefore accessible restrooms are required. FBC-A 201.1. Not Provided **(3/9/2020= Provided details does not clarify that the specified tile is to be installed at the existing walls; only states at the new walls; FBC-BCAP 107.2.1).***

*9) Provide an executed contract signed by the owner and the contractor, showing the complete scope of work valuation FBC-BCAP 109.3; if not reasonable the RS Means will be used (this cost shall reflect the work as of today's prices). **(3/9/2020 = Not Provided)***
10) Provided means of egress cannot pass thru the Cooler areas as they may have locking mechanisms which interferes with the single action and release mechanism (FBC-B 1010.1.9) (3/9/2020 = Not Provided) (04-07-220 = Opening force for the proposed door, does not comply with FBC-B and FBC-A maximum is 5 pounds).

Notes:

1) Due the missing information and the violation report; we reserve the right to add additional comments at the time of response to the above comments and interactions of the cited inspector.

2) Be aware that after the third review cycle a fee of four times the standard review amount as stablished by the fee schedule FS 553.80.(2)(b), and the FBC-BCAP 109.2.

87152	9/21/2020	Miguel A Nunez	Miguel A Nunez	Denied

B-90849 (Violation Corrections)

First Review - 11/18/2019

Second Review - 01/24/2020
Third Review - 02/10/2020
Fourth Review - 03/09/2020
Fifth Review - 04/07/2020
***Sixth** Review - 09/21/2020*

Previous comments not addressed as requested:

9) Provide an executed contract signed by the owner and the contractor, showing the complete scope of work valuation FBC-BCAP 109.3; if not reasonable the RS Means will be used (this cost shall reflect the work as of today's prices). ***(3/9/2020 = Not Provided)(09/21/2020 = Not Provided)***

Notes:

1) Due the missing information and the violation report; we reserve the right to add additional comments at the time of response to the above comments and interactions of the cited inspector.

2) Be aware that after the third review cycle a fee of four times the standard review amount as stablished by the fee schedule FS 553.80.(2)(b), and the FBC-BCAP 109.2.

87453	10/6/2020	Miguel A Nunez	Miguel A Nunez	Approved

B-90849 (Violation Corrections)

First Review - 11/18/2019

Second Review - 01/24/2020
Third Review - 02/10/2020
Fourth Review - 03/09/2020
Fifth Review - 04/07/2020
Sixth Review - 09/21/2020
***Seventh** Review - 10/06/2020*

Approved

88090	11/6/2020	Miguel A Nunez	Miguel A Nunez	Denied

B-90849 (Added sheet S-0, and Sheets Revision)

First Review – 11/06/2020

1. *Provide a response sheet, indicating the page where the comment(s) was addressed/responded; also highlight/Cloud with delta the change, and for comments that does not apply, please provide the code reference you are contesting. FBC-BCAP 107.2.1*
2. *Provide UL assembly details for the added type of wall "Detail 1" at sheet A-02.5 as per FBC-BCAP 107.2.1 and FBC-B 8.*
3. *Provide proposed door dimensions at the added sheet S-0 (not provided) FBC-BCAP 107.2.1*
4. *Provide proposed door Product Approvals at sheet S-0; all NOA's must be "reviewed" by the Design Professional (Architect or Engineer) as per FBC-BCAP 107.3.5.4.*
5. *Provide required landing and construction, level, and vertical distance at proposed door as per FBC-B 1010.1.5*
6. *Be aware that after the Third review Cycle, a charge of four (4) times the standard review charge will be imposed as per the FS 553.80(2)(b).*

88157 11/13/2020 Miguel A Nunez Miguel A Nunez Denied

B-90849 (Added sheet S-0, and Sheets Revision)

First Review – 11/06/2020
Second Review – 11/13/2020

1. *Provide a response sheet, indicating the page where the comment(s) was addressed/responded; also highlight/Cloud with delta the change, and for comments that does not apply, please provide the code reference you are contesting. FBC-BCAP 107.2.1* ***(11/13/2020 = Not Provided)***
2. *Provide UL assembly details for the added type of wall "Detail 1" at sheet A-02.5 as per FBC-BCAP 107.2.1 and FBC-B 8.* ***(11/13/2020 = Not Provided)***
3. *Provide proposed door dimensions at the added sheet S-0 (not provided) FBC-BCAP 107.2.1* ***(11/13/2020 = Not Provided)***
4. *Provide proposed door Product Approvals at sheet S-0; all NOA's must be "reviewed" by the Design Professional (Architect or Engineer) as per FBC-BCAP 107.3.5.4.* ***(11/13/2020 = the submitted NOA; has nt been reviewed/stamped by the DOR, as per code requirement; in addition, installation instructions needs to be marked and shown at the ytype of door to be installed; so it complies with the structural design pressures as per plans.)***
5. *Provide required landing and construction, level, and vertical distance at proposed door as per FBC-B 1010.1.5* ***(11/13/2020 = Not Provided)***
6. *Be aware that after the Third review Cycle, a charge of four (4) times the standard review charge will be imposed as per the FS 553.80(2)(b).*

89540 1/28/2021 Miguel A Nunez Miguel A Nunez Denied

B-90849 (Added sheet S-0, and Sheets Revision)

First Review – 11/06/2020
Second Review – 11/13/2020
Third Review - 01/28/2021

1. *Provide a response sheet, indicating the page where the comment(s) was addressed/responded; also highlight/Cloud with delta the change, and for comments that does not apply, please provide the code reference you are contesting. FBC-BCAP 107.2.1* ***(11/13/2020 = Not Provided) (01/28/2021 = Not Provided***
2. *Provide UL assembly details for the added type of wall "Detail 1" at sheet A-02.5 as per FBC-BCAP 107.2.1 and FBC-B 8.* ***(11/13/2020 = Not Provided) (01/28/2021 = Not Provided)***
3.
4.
5. *Provide required landing and construction, level, and vertical distance at proposed door as per FBC-B 1010.1.5* ***(11/13/2020 = Not Provided) (01/28/2021 = Not Provided <what's so difficult to see on this?)***
6. *Be aware that after the Third review Cycle, a charge of four (4) times the standard review charge will be imposed as per the FS 553.80(2)(b).*

89964	2/16/2021	Miguel A Nunez	Miguel A Nunez	Approved

B-90849 (Added sheet S-0, and Sheets Revision)

First Review – 11/06/2020
Second Review – 11/13/2020
Third Review - 01/28/2021
Fourth Review - 02/16/2021

Approved

Electrical

81005	11/19/2019	Don W Jhonson	Don W Jhonson	Denied

Denied:

Extensive Electrical violations through-out the facility were noted during certificate of use inspection.

Engineered Electrical drawings are required.

FBC 107.3.5

Provide complete comprehensive electrical drawings, including;

1. Wiring Methods and materials.

2. Services, including riser diagram electrical and fire alarm.

3. Feeders and Branch Circuits, include circuit and location.

4. Overcurrent Protection.

5. Grounding and Bonding.

6. Equipment Location, sizes all equipment.

7. Panel Schedules.

8. Accessibility requirements and dedicated space about electrical equipment.

82943	2/4/2020	Don W Jhonson	Don W Jhonson	Approved

provided Drawings E-1, E-2, E-3- E-4. ok

87988	11/2/2020	Don W Jhonson	Don W Jhonson	Denied

Pending corrections per Fire Comments; any results in Electrical relocation or modification will require E drawings revision.

88093	11/8/2020	Don W Jhonson	Don W Jhonson	Denied

Denied FBC 107.1
Revise Electrical Drawings.
1. show added automatic sliding doors, motors, controls, circuits.
2. correlate all exit and emergency lighting locations and circuits with the electrical drawings, include added Emg/Exit lighting.
3. update panel schedules, loads and calculations as required.

88172	11/16/2020	Don W Jhonson	Don W Jhonson	Denied

Denied; See prior Nov. 8, 2020 Electrical comments:
1. Address prior comments.
2. Provide response sheet and revised drawings with corrections as required.

Fire

81104	11/20/2019	Richard Brown	Richard Brown	Denied

Please provide a written response to the following with notations on what plan page the clarification or correction can be found and cloud any changes or deletions on the plan.

1) Correct the code references on plan pages A-00 and A-02 to reflect the 2017 Florida Fire Prevention Code, 6th Edition and the 2015 Editions of NFPA 1 and NFPA 101.

2) Occupancy is used to process and package food products and there are significant storage areas noted on the plan. The classification however is noted as Business - Please clarify.

3) The Drawing Index on plan page A-00 calls for "1st & 2nd Level Fife Safety Plans & Details" – Only the 1st level was provided.

4) Provide and demonstrate common path and total travel distances (including 2nd Level).

5) Provide and demonstrate any dead-end corridors on the plan (including 2nd Level).

6) Exit path appears to terminate (solid circle) at what appears to be a sliding door. Please clarify and provide details regarding the sliding door (size, hardware, etc.).

7) Provide door and passageway widths and demonstrate on the plan.

82791	1/30/2020	Craig Braun	Craig Braun	Denied

*2nd Review of Process #90849 conducted by PR-FPO C. Braun and PR R. Brown is **Denied**: Additional correction (s) are needed to be addressed as stated below:*

Note: Provide a letter format response for all re-submittals. Plans not provided with a letter format response will be returned without examination and charged an additional plan review fee. All comments must be addressed on the plan(s). Provide new sheets to those addressed comments "VOID" the prior submitted sheets. Original voided sheets are to remain with the plans upon re-submittal.

Please reply to each comment and only reference the 2017 Florida Fire Prevention Code 6th Edition (includes NFPA 1 and NFPA 101, 2015 editions)

1. *The ordinal indicator for north is inconsistently oriented on multiple plan pages - Please correct.*
2. *Provide the total square footage for the occupancy or occupancies if fire separated.*
3. *Scope of Work indicates there is a fire alarm but no fire sprinkler - Please clarify.*
4. *Provide a uniquely identifiable common path indication on the life safety plan.*
5. *Provide (call out) the common path distance on the life safety plan for each egress pathway.*
6. *Provide (call out) the total travel distance on the life safety plan for each egress pathway.*
7. *Provide the occupancy type. If mixed, provide all types - Note: the most restrictive code will apply to all areas. If this is to be a separated multi-occupancy, demonstrate each occupancy area and the appropriate fire rated separations on the architectural and life safety plans.*
8. *Provide cut sheets for all sliding doors and hardware in the egress pathway(s).*

9. *Common path(s) travel distances exceed the maximum allowed (50 feet).*
10. *Provide commodity hazard class*
11. *Existing Business (strictest occupancy) can only have Class A or B for ceiling and wall finishes in exit access corridors/pathways. Class C was indicated on the plan page A-03. Please correct.*
12. *Provide a plan note regarding floor finishes. Note: Existing Storage (strictest occupancy) can only have Class 1 or 2 for ceiling and wall finishes in exit access corridors/pathways.*
13. *Provide a statement on letter head, signed and sealed by an engineer indicating the live load capacity in all areas of the second level(s).*
14. *Provide a plan note of the live load capacities for each second floor areas. Also note that the appropriate signs shall be posted.*
15. *Provide a riser height for all stairs*
16. *Provide the headroom height for all areas of the second level(s). Minimum unobstructed height is 6'8".*
17. ***Correct and clarify the physical address of the property (occupancy). One plan set shows 2665 South Park Road, another plan set shows 2649 South Park Road, and the building permit application to the Town of Pembroke Park shows 2641 South Park Road. The plan set shall correctly demonstrate the correct address of the property for future corrections, revisions, or reviews.***

Per NFPA 1 (2015 ed.), Chapter 1: 1.14.4: review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code.

83098	2/10/2020	Craig Braun	Craig Braun	Denied

3rd Review (2nd Correction review) of Process #90849 conducted by PR-FPO C. Braun and PR R. Brown is ***Denied****: Additional correction (s) are needed to be addressed as stated below:*

Note*: Provide a letter format response for all re-submittals. Plans not provided with a letter format response will be returned without examination and charged an additional plan review fee. All comments must be addressed on the plan(s). Provide new sheets to those addressed comments "VOID" the prior submitted sheets. Original voided sheets are to remain with the plans upon re-submittal. Please reply to each comment and only reference the 2017 Florida Fire Prevention Code 6th Edition (includes NFPA 1 and NFPA 101, 2015 editions)*

1. *Plan Page A-0.0 in "Code Research" area: has not shown (called -out) as previously requested the occupancy classification as specified in NFPA 1: (2015 ed.) CH: 6: 6.1.14 whether it is a multiple occupancy, which shall then comply with 6.1.14.1.1 (1) or (2). Either mixed occupancies or separated occupancies.*
2. *In addition: in the "Code Research" area of plan page A-0.0, the hazard classification of the occupancy is noted as "Class 1", please clarify and correct as determined by CH: 6.2.2 : Classification of hazard of contents are classified as low ,ordinary, or high.*
3. *Provide (shown on plan) adjacent tenant occupancy types; specifically the occupancy classification as per the FFPC (2017 ed.) NFPA 1: Ch.: 6: table 6.1.14.4.1 (a) and (b).*
4. *Provide specific fire rating for tenant separations. Provide fire rating (in minutes or hours) and note the UL listed system used.*
5. *Use the fire rated wall symbol as indicated in the legend shown in the title plan page A-00 within the plan page A-1.0 and Life Safety Plan page A-3.0*
6. *Provide fire rating of door that penetrates the fire rated wall to the NE existing storage (621 ft.²) as shown in plan page A-3.0 (Life Safety Plan), in addition, denote whether this door has been provided with automatic closing devices.*
7. *No common path distances were provided, this is a previous request on review #2 that has not been corrected.*
8. *Common path of travel has been exceeded in each egress path of the routes as shown on Plan Page A-3.0.*
9. *There are still indications of termination points within the path of travel, clarify.*
10. *Sliding doors in the egress pathway do not appear to be code compliant as per NFPA 101 Ch. 7: 7.2: Means of Egress components: (7.2.1.4.1 (4) clarify and corrects applicable.*
11. *Note on Life Safety Plan A-3.0: all emergency light(s) (with battery backup) as required and all illuminated exit sign (s) (with battery backup) as either Existing, relocated or proposed. Label as "E" for existing and "N" for new or "R" for relocated where applicable.*

84101	3/17/2020	Craig Braun	Craig Braun	Denied

*4th Review (3rd Correction) of Process #90849 conducted by PR-FPO C. Braun and PR RB is **Denied**: Additional correction (s) are needed to be addressed as stated below:*

Note: Provide a letter format response for all re-submittals. Plans not provided with a letter format response will be returned without examination and charged an additional plan review fee. All comments must be addressed on the plan(s). Provide new sheets to those addressed comments "VOID" the prior submitted sheets. Original voided sheets are to remain with the plans upon re-submittal.

1. As per NFPA 101 (2015 ed.) 6.1.14.3.2 Mixed occupancies, the building shall comply with the most restrictive requirements of occupancies involved, unless separate safeguards are approved. Clarify the stated revised classification of business and storage-mixed occupancy. Please refer to NFPA 101 Ch.: 40 with the description of use as stated in plan page A-00 ("code research area") the classification of use defines as per 40.1.1.4 of the Code (Food cutting, processing, and packaging etc.), therefore industrial occupancy, which shall be defined and demonstrated on plan as its sub classification type as 40.1.2.1. Please clarify.

2. Call –out the Common Travel Distance. Do not segment the Total Travel Distances. Per the required common travel distances for the egress path (arrangements). Per NFPA 101: industrial or storage occupancy is required to meet the maximum of 50 feet for the common path limit for an occupancy without fire sprinkler protection. The provided/demonstrated common path of travel exceeds this limit. (Previously written as Denial comments on the past 3 reviews.)

3. Remove the "stairs" (all references) from plan pages. Stairs are still being demonstrated (shown) on plan page (s) A-01 & A-03 as per previous correction revisions submitted (the floor 2 no longer exists).

4. Per NFPA 101: tables 6.1.14.4.1 (a)-(b) required separation of occupancies whether mixed use of "storage" or industrial occupancy, the most restrictive requirement (s) for mixed occupancy use of either classification shall be a 2 hour separation between those classifications and the provide adjacent tenant (s) of mercantile occupancy type. The submission for this review correction demonstrates 1 hr. tenant separation, please clarify and correct wall or door fire resistance as applicable.

Per NFPA 1 (2015 ed.), Chapter 1: 1.14.4: review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code.

87056	9/16/2020	Craig Braun	Craig Braun	Denied

5th Review (4th Correction) of Process #90849 commercial structural renovation located at 2649 S. Park Dr. PR on 9-16-2020 conducted by PR-FPO C. Braun and PR R. Brown is denied: Additional correction (s) are needed to be addressed as stated below:

*Note: **Provide a letter format response for all re-submittals. Plans not provided with a letter format response will be returned without examination and charged a plan review fee**. All comments must be addressed on the plan(s**). If any portion or comment below does not apply, a note must be provided on the plan stating that it is not applicable**. Provide new sheets to those addressed comments "VOID" the prior submitted sheets. Original voided sheets are to remain with the plans upon re-submittal. If any item (s) are over looked in the plan review process and discovered during the field inspection, it must be*

corrected to meet the minimum requirements of the FFPC current adopted edition.

Cloud all changes and do not remove any voided sheets from the plan correction re-submittal

- *As discussed on a phone conference meeting with the project manager representing the designer, please provide a letter format response for all re-submittals, which address correction comments.*
- *Clarify and correct governing code references and clarify several plan note references demonstrated on the Life Safety Plan A-03 as listed below:*

1. *"1st Level" shall be removed from the title block on A-03, as there is not a second permissible story to the occupancy. Per the Scope of work on plan page A-2.0, floor two will be demolished and removed.*
2. *"Mixed Occupant Load" note references a sub classification of "NFPA 40.0.1.4 code", there does not exist such reference in the FFPC (LSC-101) 2015 ED.*
3. *In the "Legend" plan note area, in lieu of or in addition the FBC references, please provide code reference as per the NFPA 101: LSC (2015 Ed.) for allowable Travel Distances for the mixed occupancy classification type (s) and include the applicable code reference for All Exits , dead-ends,* ***common path*** *and total travel distances.*
4. *Please correct or clarify within the LS plan, the area of "fire extinguisher Spec", the plan note referencing "mercantile occupancy", per plan page A-0.0: occupancy classification is noted as mixed occupancy intermingled with storage (low hazard) and business. In addition, correct the "NFPA 101 Life Safety Code, reference Chapter 10, 2000 Edition", there is no such code reference for portable fire extinguishers in Chapter 10 and the governing Code for NFPA 101 LSC is the 2015 ED., rather than the 2000 ED. Please note, the Florida Fire Prevention Code (6th ED.) has adopted the NFPA 10 Standard for Portable Fire Extinguishers (2013 ED.)*
5. *Please correct or clarify, the reference within the LS plan "Life Safety Notes" item #7, "as per LSC 101 9.7.41. There is no code reference as 9.7.41 within adopted NFPA 101 LSC (2015 ED.)*
6. *Please correct or clarify, the plan note reference in the area of "Horizontally Sliding Doors" as per NFPA 8.4.1.1. NFPA 1 (2015 ED.) does not have a Chapter 8 and NFPA 101 (2015 ED.) does not have this code reference.*

- *Per NFPA 101: industrial or storage occupancy shall not exceed 50 feet for the common travel distance without fire sprinkler protection, for allowable egress distances to exit from the exit discharge doors (at the west end of the occupancy). Please provide (Clearly demonstrate)-Call-out the point of common travel distance to ALL exit discharges on the Life Safety plan page A-03 and shall be compliant with the allowable travel distances for the predominant occupancy classification of the mixed-multiple use classification noted on Plan page A-0.0.(****requested in past 4 review processes****)*
- *Provide (as applicable) any proposed or new emergency battery backup exit sign (s) or emergency safety lights on the life safety plan A-03.*
- *Please demonstrate all locations of portable fire extinguisher (s) on the Life*

Safety Plan A-03.

- *Please demonstrate: Call-out-with a plan note: the sequence of events for the powered horizontal egress door (s) Series 2001. Do the powered doors upon power loss-default an open position for egress travel? Or are these sliders only "breakout" manually upon egress, after a power loss event. Please note: the building does not have a Fire Alarm System, one of the submitted manufacturer cut spec sheet noted "the fire alarm will be tied into the sliders". Does the occupancy have a fire alarm system? Per the Plan Page a 0.0: it references that this occupancy does not have a fire sprinkler system and does not have a fire alarm system. Please Clarify. Will these sliders still have a "fail module" in the event of a power loss regardless of not having a fire alarm system?*

Per NFPA 1 (2015 ed.), Chapter 1: 1.14.4: review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code.

87490	10/7/2020	Richard Brown	Richard Brown	Denied

NOTE: PROVIDE A LETTER FORMAT RESPONSE FOR ALL RE-SUBMITTALS. PLANS NOT PROVIDED WITH A LETTER FORMAT RESPONSE WILL BE RETURNED WITHOUT EXAMINATION AND CHARGED A PLAN REVIEW FEE. ALL COMMENTS MUST BE ADDRESSED ON THE PLAN(S). IF ANY PORTION OR COMMENT BELOW DOES NOT APPLY, A NOTE MUST BE PROVIDED ON THE PLAN STATING THAT IT IS NOT APPLICABLE. PROVIDE NEW SHEETS TO THOSE ADDRESSED COMMENTS "VOID" THE PRIOR SUBMITTED SHEETS. ORIGINAL VOIDED SHEETS ARE TO REMAIN WITH THE PLANS UPON RE-SUBMITTAL. IF ANY ITEM (S) ARE OVER LOOKED IN THE PLAN REVIEW PROCESS AND DISCOVERED DURING THE FIELD INSPECTION, IT MUST BE PRINT ON 9/22/2020 9:03:27 AM 12 OF 14 CORRECTED TO MEET THE MINIMUM REQUIREMENTS OF THE FFPC CURRENT ADOPTED EDITION. CLOUD ALL CHANGES AND DO NOT REMOVE ANY VOIDED SHEETS FROM THE PLAN CORRECTION RE-SUBMITTAL.

1. *Provide details of all of the following doors or openings:*

a) A) East exterior door noted on plan page A-02.5 as "OPEN UP EXISTING AND SEALED OFF DOOR". Demonstrate dimensions, swing, and hardware.

b) B) Door / opening (not denoted) between "Existing Storage Room" 111 S.F. and "Existing Holding Cooler #1" 159 S.F.

c) C) Door / opening (not denoted) between "Existing Prep./Processing Room #2" and "Existing Prep./Processing Room #1"

d) D) Both doors / openings (not denoted) between "Existing Storage" areas (286 S.F., 183 S.F, and 156 S.F.)

2. Call out the common path travel distances as "Common Path" and clearly denote the location at which there is a choice between two remotely located exits. Also call out the total travel distances (common path plus the additional linear footage required to reach the exit door). Segmented travel distances (multiple sections/legs) along the travel path are not acceptable.

3. Provide the common path and total travel distance from the "Ex. Shipping/Receiving Dock" 102 S.F. to the exit.

4. Common path of travel, as depicted for "Existing Prep./Processing Room #1" 462 S.F., exceeds 50 feet allowed in code. Please review and correct/clarify.

5. Life Safety Plan note states that "ALL INTERIOR FINISHES TO BE SELECTED BY OWNER, SHALL BE CLASS "A" AND SHALL COMPLY WITH NFPA101 CHAPTER 10, 10.2.3.3 (3)" however, 10.2.3.3 (3) does not exist in the NFPA101 code. Please correct / clarify.

*6. Life Safety Plan note under COMMON TRAVEL DISTANCE NOTE: ***FOR STORAGE & INDUSTRIAL OCCUPANCY THE MAXIMUM DISTANCE TO AN EXIT DOOR DOES NOT EXCEED 50 FEET OF COMMON TRAVEL DISTANCE WITHOUT FIRE SPRINKLER PROTECTION, FOR ALLOWABE EGRESS DISTANCES TO EXIT FROM THE EXIT DISCHARGE DOORS (@ THE WEST END OF THE OCCUPANCY). The note is confusing and doesn't follow. Are you stating that the common path does not or shall not exceed 50 feet? The second part of the statement seems to be missing something. Please clarify.*

7. Life Safety Plan note under LIFE SAFETY NOTES, #5. ALL INTERIOR FINISHES TO COMPLY WITH LSC 101 CHAPTER 10 SEC. 10.2 AND CHAPT. 36. Chapter 36 pertains to NEW MERCHANTILE OCCUPANCIES. Please clarify.

8. Upon final approval of the plans submitted, two printed plan sets that are bound and each page signed and sealed by the architect. This is required to confirm all revisions have been included and are part of the final plan sets.

88111	11/10/2020	Richard Brown	Richard Brown	Denied

NOTE: PROVIDE A LETTER FORMAT RESPONSE FOR ALL RE-SUBMITTALS. PLANS NOT PROVIDED WITH A LETTER FORMAT RESPONSE WILL BE RETURNED WITHOUT EXAMINATION AND CHARGED A PLAN REVIEW FEE. ALL COMMENTS MUST BE ADDRESSED ON THE PLAN(S). IF ANY PORTION OR COMMENT BELOW DOES NOT APPLY, A NOTE MUST BE PROVIDED ON THE PLAN STATING THAT IT IS NOT APPLICABLE. CLOUD ALL CHANGES AND DO NOT REMOVE ANY VOIDED SHEETS FROM THE PLAN CORRECTION RE-SUBMITTAL.

1. *Plan page S-0 and A-03.5 depicts a stairway in the NW area of occupancy. Is a second floor now proposed? Please clarify*
2. *Additional proposed southernmost east exit door does not appear on plan page A-02.5*
3. *The proposed new exit door provides additional travel paths and in lieu of demonstrating multiple common travel paths, and if the common paths comply, please provide a plan note that "common travel path distances do not exceed 50 feet".*
4. *Remove the incorrect notation on the plan stating COMMON PATH = 10'-1" near the EXISTING ENTRANCE.*
5. *Please provide a plan note that per the Florida Fire Prevention Code the total travel distance to an exit for existing Business, General Industrial, and Storage Occupancies shall not exceed 200 feet.*
6. *Demonstrate travel paths/distances to the exits in EXISTING BREAKROOM and EXISTING LOCKER ROOM*
7. *EX. OPEN DOORWAY from EXISTING STORAGE ROOM to EXISTING HOLDING COOLER #4 – It's counterintuitive to have an open doorway from a temperature controlled cooler to a non-temperature controlled storage room. Please clarify*

88236	11/17/2020	Richard Brown	Richard Brown	Approved

Plan review of interior alterations to comply with the Florida Fire Prevention Code: APPROVED by R.Brown

Zoning

88166	11/13/2020	Michael Miller	Michael Miller	N/A

SUNSHINE - LIFE SAFETY PLANS

2665 SOUTH PARK ROAD,
PEMBROKE PARK, FL 33009

PROJECT INFORMATION

DRAWING INDEX

A-00 GENERAL INFORMATION
A-01 1ST & 2ND LEVEL LIFE SAFETY PLANS & DETAILS

CODE RESEARCH

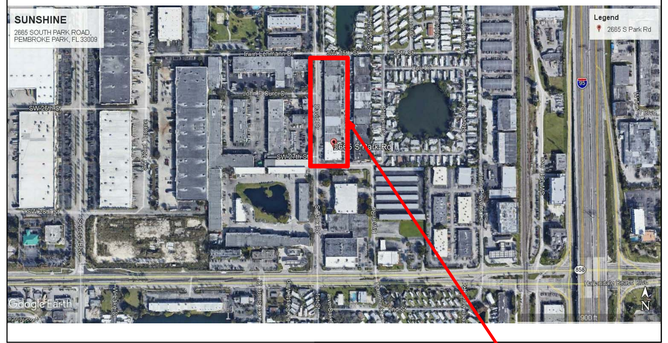
GOVERNING CODE	2017 Florida Building Code-6th Ed., 2014 Existing Florida Building Code, 2017 Florida Accessibility Code, Florida Fire Prevention Code Sixth Edition.
BUILDING HEIGHT	24'-0"
PROJECT AREA	7, 832 S.F.
TYPE OF CONSTRUCTION	Type III-B
LEVEL OF ALTERATION	2
MAXIMUM TRAVEL DISTANCE	NON-SPRINKLERED - 200'-0"
COMPLIANCE METHOD	PRESCRIPTIVE COMPLIANCE METHOD
FOLIO	
OCCUPANCY CLASSIFICATION	BUSINESS
OCCUPANCY LOAD	PREP. AREAS: 849 S.F / 200 = 4 OFFICE AREAS: 796 S.F. / 100 = 8 TOTAL: 12 PEOPLE
SCOPE OF WORK	PROVIDING LIFE SAFETY PLAN FOR THE CITY.

Fire Alarm System / No Fire Sprinkler System

SYMBOLS

- IDENTIFICATION NUMBER / SHEET — DETAIL SYMBOL
- IDENTIFICATION NUMBER / SHEET — SECTION SYMBOL
- SHEET / ELEVATION — INTERIOR ELEVATIONS
- ENLARGED PLAN/ CALL OUT
- ELEVATION
- KEY NOTE
- DOOR SYMBOL
- WINDOW SYMBOL
- WALL TYPE
- EXISTING WALL
- NEW WALL
- EXISTING WALLS TO BE REMOVED
- BATT INSULALTION
- FIRE RATED WALL

LOCATION MAP



GENERAL NOTES

THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN WRITTING PRIOR TO SUBMITTING HIS BID. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO THE SUBMISSION OF ANY BIDS, AND VERIFY THE ARCHITECTS DIMENSIONS, DETAILS AND INFORMATION PERTAINING TO THE PROJECT. IF ANY DISCREPANCIES, CONFLICTING INFORMATION, ERRORS OR OMISSIONS ARE PRESENT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER IMEDIATELY IN WRITTING. ANY DISCREPANCY, OR CONFLICT NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO THE FINAL BID SUBMISSION SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY PUBLIC LIABILITY, PROPERTY, AND WORKMEN'S COMENSATION INSURANCE. VALID CERTIFICATES OF ALL SHALL BE PROVIDED.

THE CONTRACTOR SHALL INCLUDE ALL WORK NECESSARY TO ASSURE THE PROJECTS COMPLIANCE WITH THE MOST STRINGENT REQUIREMENTS OF THE FLORIDA BUILDING CODE, CURRENT LOCAL EDITION, NFPA-101 AND ALL OTHER REGULATION CODES.

THE CONTRACTOR SHALL OBTAIN ALL PERMITS, AND SECURE ALL CERTIFICATES OF INSPECTION AND OCCUPANCY THAT ARE REQUIRED BY THE GOVERNING JURISDICTION. THE OWNER SHALL RECEIVE A COPY OF THE PERMIT UPON ISSUANCE.

THE CONTRACTOR SHALL REFERENCE THE BUILDING SHELL DRAWINGS FOR ALL INFORMATION RELATIVE TO THE BUILDING SHELL AND FOR COORDINATION OF NEW WORK.

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS/VENDORS SHALL FAMILIARIZE THEMSELVES WITH AND CONFORM TO ALL REQUIREMENTS SET FORTH BY THE BUILDING OWNER OR MUNICIPALITY RELATIVE TO THE HOURS OF WORK.

THE CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE COORDINATION ALL SUBCONTRACTORS, SUPPLIERS AND VENDORS.

THE CONTRACTOR SHALL NOT ALLOW ON THE PROJECT ANY MATERIALS CONTAINING ASBESTOS, PETROLEUM OR PCB.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND DISTRIBUITING ALL CURRENT DRAWINGS TO THE SUBCONTRACTORS/VENDORS AS WELL AS SUPERVISING AND COORDINATING THE WORK OF ALL TRADES IN ACCORDANCE WITH THE SPECIFICATIONS AND MAKING ADJUSTMENTS IN LAYOUT AS REQUIRED. THE ARCHITECT SHALL BE NOTIFIED PRIOR TO THE EXECUTION OF THEIR REVISIONS TO AVOID CONFLICT BETWEEN TRADES FOR PROPER EXECUTION OF THE WORK.

THE CONTRACTOR SHALL INSTALL ANY APPARATUS, APPLIANCE, MATERIAL OR WORK NOT SHOWN ON THE DRAWINGS BUT MENTIONED IN THE SPECIFICATIONS , OR VICE VERSA, OR ANY INCIDENTAL ACCESSORIES NECESSARY FOR COMPLETION OF THE WORK FOR OPERATION WITHOUT ADDITIONAL EXPENSE TO OWNER.

THE CONTRACTOR SHALL COORDINATE ALL OWNER/TENANT SUPPLIED ITEMS AND INCORPERATE THE INSTALLATION INTO THE CONTRUCTION SCHEDULE.

THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY UTILITIES INCLUDING, ELECTICAL, WATER, AND TELEPHONE REQUIRED FOR THE COMPLETION OF THE PROJECT.

THE CONTRACTOR SHALL HAVE A DIGITAL CAMERA ON SITE TO DOCUMENT ANY ISSUES THAT MAY NEED TO BE CLARIFIED. THESE PICTURES SHALL BE EMAILED TO THE ARCHITECT ALONG WITH AN RFI FOR CLARIFICATION.

THE CONTRACTOR SHALL PROVIDE AT ALL TIMES PROTECTION FROM THE WEATHER AND EXCESSIVE DUST THAT MAY IN ANY WAY DAMAGE THE WORK, MATERIAL, FIXTURES, AND EQUIPMENT, OR PRESENT DANGER TO PERSONNEL. ANY WORK UNDER CONTRACT BY THE GERNERAL CONTRACTOR DAMAGED BY A FAILURE TO PROVIDE ADEQUATE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK AT THE SOLE EXPENSE OF THE CONTRACTOR.

THE CONTRACTOR SHALL MAINTAIN THE JOB SITE FREE FROM RUBBISH AND DEBRIS. DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL CONFORM TO BUILDING REGULATIONS.

THE CONTRACTOR SHALL RUN FIRE RATED WALLS AND PARTITIONS TO UNDERSIDE OF RATED ROOF/CEILING ASSEMBLY ABOVE: TAPE AND SEAL JOINTS. PROVIDE FIRE DAMPERS AT DUCT PENETRATIONS AS REQUIRED BY CODE. TAPE AND SEAL OTHER PENETRATIONS TO MAINTAIN INTEGRITY OF FIRE-RATED PARTITION USING ONLY UL APPROVED MATERIAL.

THE CONTRACTOR SHALL FINISH GYPSUM WALLBOARD ABUTTING OTHER MATERIAL WITH METAL EDGE STRIPS. CONCEAL PIPING, DUCTWORK, AND CONDUIT.

THE CONTRACTOR SHALL BACK ALL ELECTRICAL CABINETS, FIRE EXTINGUISHERS, CABINETS AND OTHER RECESSED EQUIPMENT LOCATED IN FIRE-RATED WALLS WITH 5/8"TYPE 'X' GYPSUM BOARD AS REQUIRED TO MAINTAIN THE RATING.

THE CONTRACTOR SHALL PROVIDE BRACING OR BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED EQUIPMENT: CABINETS, GRILLES, DOORS, WINDOWS, ETC.. WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED. METAL STUDS MAY BE USED IN LIEU OF WOOD BLOCKING.

THE CONTRACTOR SHALL NOT CUT ANY STEEL, WOOD, OR OTHER MAIN STRUCTURAL MEMBERS WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.

ANY ROOM, WALL, FLOOR, OR CEILING FINISH NOT SCHEDULED SHALL BE ASSUMED TO BE IDENTICNTICAL TO THE CLOSEST ROOM OF SIMILAR USE AND TYPE FOR PURPOSES OF BIDDING AND CONSTRUCTION.
NOTIFY THE ARCHITECT OF ANY OBSERVED APPARENT DISCREPANCIES IN WRITTING PRIOR TO COMMENCING WITH THE WORK.

ANY DETAIL NOT SPECIFICALLY REFERENCED SHALL BE ASSUMED TO BE SIMILAR TO THAT SHOWN IN THE CLOSEST POSITION WHERE A SIMILAR CONDITIONS OCCURS FOR THE PURPOSES OF BIDDING AND CONSTRUCTION. NOTIFY THE ARCHITECT IN WRITTING OF ANY OBSERVED APPARENT DISCREPANCIES PRIOR TO COMMENCING WITH THE WORK.

WHERE TWO OR MORE DETAILS, MATERIALS, OR CONDITIONS OCCUR IN APPARENT CONFLICT, THE CONTRACTOR SHALL INCLUDE THE MOST COSTLY SOLUTION IN HIS BID AND NOTIFY THE ARCHITECT OF ANY APPARENT DISCREPANCIES PRIOR TO START OF CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE UPON COMPLETION OF THE WORK A SET OF "AS-BUILT" NEATLY MARKED UP PLANS, THE ELECTRICAL CONTRACTORS "AS-BUILT" DRAWINGS SHALL BE INCLUDED. THESE DRAWINGS SHALL BE TRANSMITTED TO THE OWNER.

BUILDER, SUBCONTRACTOR, SUPPLIER, ETC., SHALL VERIFY ALL DIMENSIONS, PLANS, SPECIFICATIONS, CONDITIONS AT JOBSITE, ETC. PRIOR TO STARTING ANY WORK AND WITHIN (7) SEVEN CALENDAR DAYS OF BUILDER'S RECEIPT OF THESE PLANS SHALL NOTIFY THE DESIGNER (IN WRITING ONLY) OF ANY AND ALL DISCREPANCIES (WHETHER DISCREPANCIES ARE ERRORS OF COMMISION OR OMISSION OR NOT). OTHERWISE THE DESIGNER WILL ASSUME NO RESPONSIBILITY FOR ANY ERRORS, AND THE BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. SHALL ASSUME FULL RESPONSIBILITY FOR ANY ERRORS AND CORRECT ERRORS AT THEIR OWN EXPENSE. NOTE: ALL DIMENSIONS ARE NOMINAL; TO FACE OF STUD, STEM WALL, OR MONOLITHIC FOOTINGS UNLESS OTHERWISE NOTED. THE DESIGNER DOES NOT HAVE ANY FIELD SUPERVISION NOR CONSTRUCTION ADMINISTRATION ON THIS PROJECT. ALL CONTRACTORS AND SUBCONTRACTORS SHALL HOLD HARMLESS THE DESIGNER FOR ANY PERSONAL INJURY OR DAMAGE TO THE PROJECT OR TO ADJACENT PROPERTIES AND OMISSIONS.
NATURE OF SOIL: ASSUMED BEARING VALUES FOR UNDISTURBED SAND, OR SAND AND ROCK SOIL SHALL BE 2500 P.S.F.. THE ASSUMED SOIL CONDITIONS W/ 2500 P. S. F. IS CAPABLE OF SUSTAINING THE CONSTRUCTION OF A ONE OR TWO STORY RESIDENCE. SITE WORK: FILL UNDER ALL SLABS SHALL BE CLEAN SAND AND SHALL BE COMPACTED TO MINIMUM OF 95% DENSITY AS PER ASTM D-1557. CONTRACTOR SHALL VERIFY AFTER COMPACTION.
CONCRETE: ALL CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 2500 P.S.I. AT 28 DAYS UNLESS NOTED OTHERWISE. CONCRETE PER ASTM C95. CONCRETE WORK PER ACI 301.

ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. SHALL BE REQUESTED IN WRITING ONLY BY THE BUILDER OR THE OWNER TO THE DESIGNER. ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC. NOT MADE BY THE DESIGNER WILL FULLY, UNCON DITIONALLY AND TOTALLY RELEASE THE DESIGNER FROM ANY AND ALL RESPONSIBILITY, CLAIMS, OR LIABILITIES AGAINST THE DESIGNER FOR CULPABILITY, ETC. FROM DATE SHOWN ON PLANS ORIGIN UNTIL THE END OF TIME.

REBAR: ALL REINFORCEMENT STEEL TO BE ASTM A-615 GRADE 60, BENT, LAPPED AND PLACED IN ACCORD. WITH THESE DRAWINGS AND THE LATEST SPECIFICATIONS IN ACI 318.

CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL COORDINATION AND SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO POURING OF FLOOR SLABS, FOOTINGS, OR PADS.

THESE PLANS AS DRAWN AND NOTED COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.

LUMBER USED FOR JOISTS , RAFTERS , TRUSSES , COLUMNS , BEAMS AND / OR STRUCTURAL MEMBERS SHALL BE STRESS GRADE NOT LESS THAN fb = 1000 PSI UNLESS OTHERWISE SPECIFIED. REFER TO STRUCTURAL DRAWINGS.
ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE TO BE PRESSURE TREATED.

APPLY AND/OR INSTALL ALL PRODUCTS AND MATERIALS ACCORDING TO MANUFACTURERS PUBLISHED INSTRUCTIONS OR, IF NO INSTRUCTIONS EXIST. INSTALL PER STANDARD INDUSTRY PRACTICE'S.

SMOKE DETECTORS TO BE POWERED BY HOUSE ELECTRIC SERVICE AND HAVE BATTERY BACK-UP. MULTIPLE DETECTORS MUST BE INTERCONNECTED AS PER F.B.C. SECTION 905.2.5.

MIRRORS OVER 9 S.F. SHALL BE ANCHORED TO STUDS.

ALL VERTICAL ELEVATION DATUM FOLLOWED BY "AFF" (ABOVE FINISHED FLOOR) IS REFERENCED FROM THE 0'-0" FINISHED FLOOR. IF NOT FOLLOWED BY "AFF" THE VERTICAL ELEVATION DATUM IS REFERENCED FROM THAT ROOM'S FLOOR ELEVATION.

TRUSS MANUFACTURER SHALL SUBMIT THREE (3) COPIES OF SHOP DRAWINGS AND ENGINEERING CALCULATIONS, SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER, OF THEIR ROOF TRUSS DESIGN FOR APPROVAL INCLUDING ONE (1) COPY FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION. TRUSSES TO BE DESIGNED TO CARRY LOADS OF MISCELLANEOUS EQUIPMENT. COORDINATE LOCATIONS WITH CONTRACTOR PRIOR TO FABRICATION AND INDICATE ON TRUSS DRAWINGS. IF THERE IS A DISCREPANCY ON THE DOCUMENTS THE TRUSS MANUFACTURER SHALL NOTIFY THE DESIGNER AND CLOUD THE AREA IN QUESTION ON THE TRUSS MANUFACTURER'S SHOP DRAWINGS. IF ANY DEVIATIONS ARE MADE BY THE TRUSS MANUFACTURER WITHOUT NOTIFICATION TO THE DESIGNER, TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR ANY CORRECTIONS DEEMED NECESSARY AND ABSORB ALL COSTS INCURRED. ALL CONNECTOR STRAPS SHALL BE OF GALVANIZED STEEL, ASTM A446-75 GRADE A (fy= 33,000 psi). ALL STEEL SEAT DETAILS SUPPORTING GIRDER TRUSSES SHALL BE COORDINATED WITH THE TRUSS MANUFACTURER FOR SIZE AND BOLT SPACING REQUIREMENTS. (SEE PLAN) TRUSS BRACING SHALL CONFORM TO F.B.C SECTION 2319.17.1.2 - FOR CLGS DIRECTLY ATTACHED TO UNDERSIDE OF TRUSSES, AND SECT. 2319.17.1.3 - FOR CLGS DIRECTLY ATTACHED TO 1"x3" FURRING STRIPS. TEMPORARY & PERMANENT BRACING TO BE IN ACCORDANCE WITH T.P.I. PROCEDURES.

FLORIDA REGISTERED ARCHITECT
MEHDI H. DeMELLO
No. 15299

MEMBER: AMERICAN INSTITUTE OF ARCHITECTS AA26001907

DeMELLO ARCHITECTURE
911 Southwest 18 Street, Boca Raton, Florida 33486
www.demello-arch.com 954 224 2952

All ideas and designs indicated or represented by this drawing are the property of the DeMELLO ARCHITECTURE and were created and developed for use in connection with the specific project. None of such ideas and designs shall be used by or disclosed to any person or corporation for any purpose whatsoever without written permission of this office.

SUNSHINE
2655 SOUTH PARK ROAD
PEMBROKE PARK, FL 33009

No.	Description	Date

DESIGN SOLUTION SFL

Drafting:
Address: 1157 Fairlake Trace #1607, Weston, FL 33326
Phone: 954-200-2255
e-mail: hector@dssflorida.com

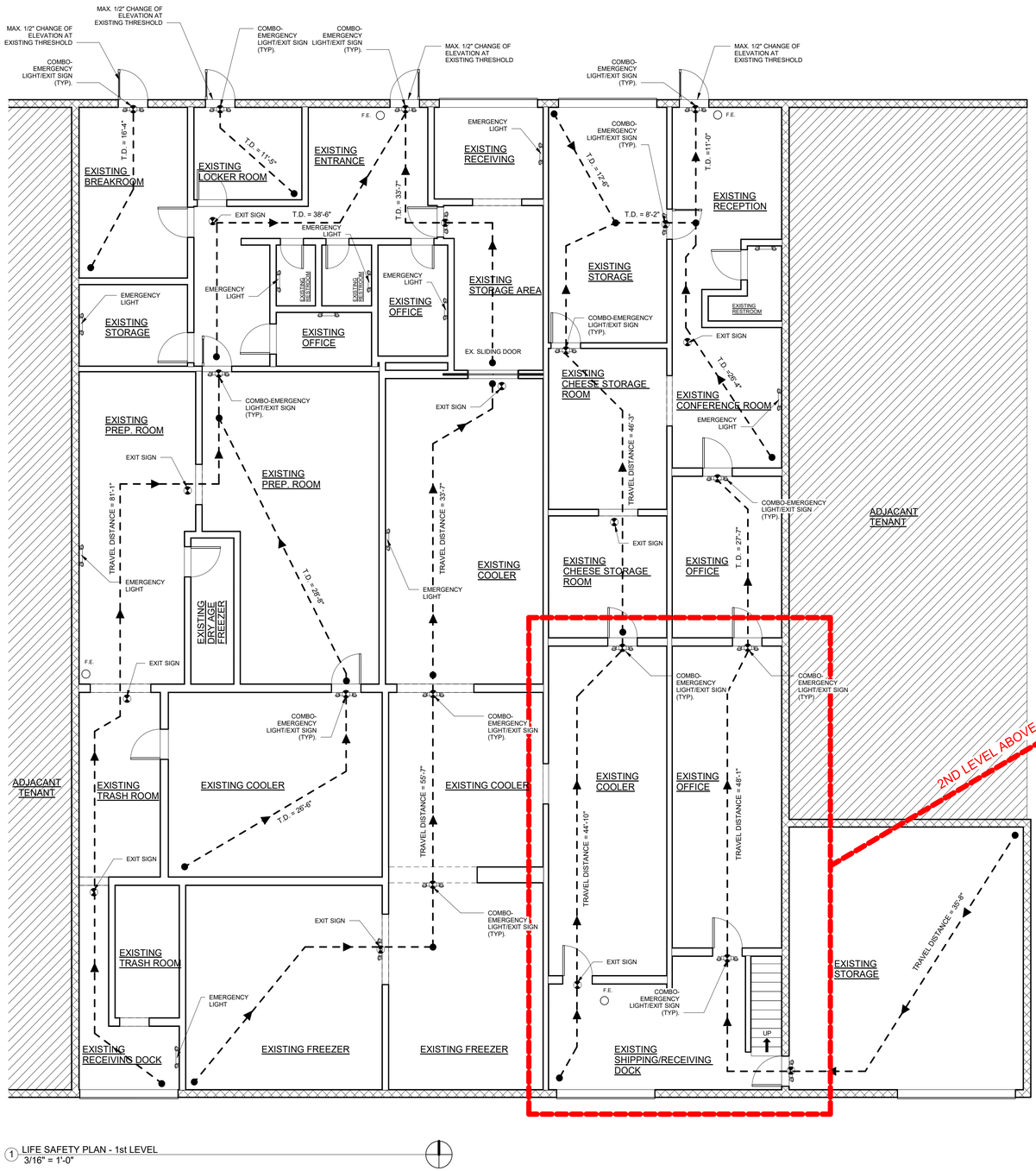
Architect of Record:	Designer
Date:	03-08-2015
Drawn by:	H.A.

GENERAL NOTES/SITE PLAN

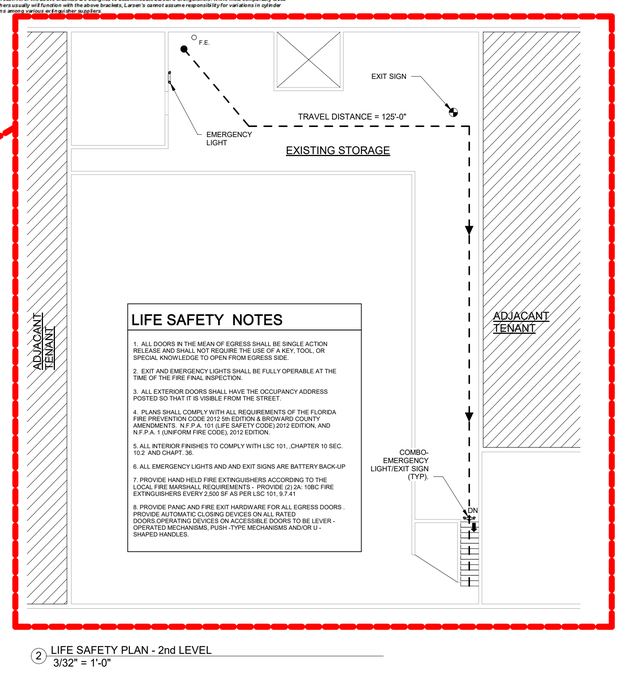
Project Number 15-0308-03

A-00

10/24/2019 6:26:47 PM



1 LIFE SAFETY PLAN - 1st LEVEL
3/16" = 1'-0"



2 LIFE SAFETY PLAN - 2nd LEVEL
3/32" = 1'-0"

LEGEND

- EXIT SIGNS WITH 90 MIN. BATTERY BACKUP
- INTERIOR EXIT SIGNS ARE PROVIDED.
- COMBO EMERGENCY LIGHT AND EXIT SIGNAGE
- EMERGENCY LIGHT
- F. E. FIRE EXTINGUISHER
- TRAVEL PATH

**FOR WAREHOUSE (STORAGE ONLY)
THE MAXIMUM DISTANCE TO AN EXIT DOOR DOES NOT EXCEED 300' FEET WITH SPRINKLER AND/OR 200' WITHOUT SPRINKLERS (TABLE 1016.1 FBC 2007).

**FOR OFFICE SPACE
THE MAXIMUM DISTANCE TO AN EXIT DOOR DOES NOT EXCEED 250' FEET WITH SPRINKLER AND/OR 200' WITHOUT SPRINKLERS (TABLE 1016.1 FBC 2007).

Model Number	Nominal Capacity	Shipping Weight	Cylinder Diameter	Overall Height	Overall Width	UL Rating	Standard Bracket*	Optional Bracket*
MP2½	2½ lbs.	5½ lbs.	3 in.	14⁷⁄¹⁶ in.	5½ in.	1A-10B:C	817	860
MP5	5 lbs.	9 lbs.	4¼ in.	15¾ in.	7¼ in.	2A-10B:C	1521	B-2, 818, 821, 860
MP5-A	5 lbs.	9 lbs.	4¼ in.	16 in.	7¼ in.	3A-40B:C	1521	821, 860
MP9	9 lbs.	12 lbs.	5 in.	16 in.	7¼ in.	3A-40B:C	5525	906, 962
MP10	10 lbs.	18 lbs.	5 in.	20 in.	7¼ in.	4A-60B:C	5525	B-2, 846, 862
MP20	20 lbs.	38 lbs.	7 in.	23¼ in.	10¼ in.	20A-120B:C	1007	864
DC2½	2½ lbs.	5½ lbs.	3 in.	145⁄8 in.	5¼ in.	1(B):C	817	860
DC5	5½ lbs.	9½ lbs.	4¼ in.	15¼ in.	7¼ in.	40B:C	1521	B2, 818, 821, 860
DC9	6 lbs.	13 lbs.	5 in.	16¾ in.	8¼ in.	40B:C	1007	808, 862
DC10	10 lbs.	18 lbs.	5 in.	20 in.	7¼ in.	60B:C	5525	B-2, 846, 862
DC20	20 lbs.	38 lbs.	7 in.	23¼ in.	10¼ in.	120B:C	1007	864
WC-6L	6 liters	12 lbs.	7 in.	25 in.	9 in.	2A:B:C:K	1007	864
PW2½	2½ gal.	7⅛ lbs.	7 in.	24½ in.	9 in.	2A	1007	B1, 864
WM2½	2½ gal.	9 lbs.	7 in.	28 in.	14 in.	2A:C	1007	864
CD5	5 lbs.	14 lbs.	5¼ in.	17¾ in.	8¼ in.	5-B:C	546	862
CD10	10 lbs.	28½ lbs.	7 in.	24 in.	12 in.	10-B:C	575	864
CD15	15 lbs.	37⅜ lbs.	7 in.	30 in.	12 in.	10-B:C	575	864
CD20	20 lbs.	50⅝ lbs.	8 in.	30 in.	13 in.	10-B:C	577	864

CLASS A FIRES — Paper, wood, cloth, etc. Where quenching by water or insulating by general purpose dry chemical is effective.

CLASS B FIRES — Burning liquids (Gasoline, oils, cooking fats, etc.) Where smothering action is required.

CLASS C FIRES — Fire in live electrical equipment (Motors, switches, appliances, etc.) Where a non-conductive extinguishing agent is

CLASS K FIRES — Cooking Media.

STANDARD BRACKETS* — 817, 1007, 4824, 1521, 883

OPTIONAL BRACKETS* — 818, 821, 846, 826, 82, 862/864/860

*NOTE: Standard brackets are included with all extinguishers at no additional cost. If specified, optional brackets are only available at additional cost. All of the above brackets are designed to accommodate Larsen's extinguishers. While most comparably sized extinguishers usually will function with the above brackets, Larsen's cannot assume responsibility for variations in cylinder dimensions among various extinguisher suppliers.

FIRE EXTINGUISHER SPEC

F.E. - FIRE EXTINGUISHERS SHALL BE 5lb ABC TYPE AT LOCATIONS INDICATED.

MP SERIES MULTI-PURPOSE DRY CHEMICAL THESE UNITS CONTAIN SPECIALLY FLUIDIZED AND SILICONIZED MONO AMMONIUM PHOSPHATE POWDER WHICH SMOTHERS AND BREAKS THE CHAIN REACTION ON CLASS B FIRES, FUSES AND INSULATES CLASS A FIRES, AND AS A NON-CONDUCTOR OF ELECTRICITY, IS EFFECTIVE ON CLASS C FIRES INVOLVING LIVE ELECTRICAL EQUIPMENT.

FIRE EXTINGUISHER SPECIFICATION
LARSEN MP5/2A-10B:C/SLIB/BRACKET 1521

MOUNTING HEIGHTS

ADA GUIDELINES SPECIFY REACH RANGES FOR BUILDING OCCUPANTS WHO REQUIRE ACCESS TO EQUIPMENT SUCH AS FIRE EXTINGUISHERS AND OTHER FIRE SAFETY DEVICES.

FOR AN UNOBSTRUCTED APPROACH, THE MAXIMUM FORWARD REACH TO THIS EQUIPMENT (FOR EXAMPLE, THE FIRE EXTINGUISHER HANDLE) IS 48" ABOVE THE FLOOR. THE MAXIMUM SIDE REACH FOR SUCH AN APPROACH IS 54". THE ACTUAL MOUNTING HEIGHTS FOR CABINETS HOUSING THIS EQUIPMENT CAN BE DETERMINED BY REVIEWING THE EXACT DIMENSIONS OF THE SPECIFIED CABINET AND THE POSITIONING OF THE FIRE EQUIPMENT WITHIN THAT CABINET. PLEASE NOTE THAT THESE ADAAG REACH RANGE REQUIREMENTS FALL WITH THE NFPA (NATIONAL FIRE PROTECTION ASSOCIATION) GUIDELINES. THE NFPA GUIDELINES STATE THAT THE DISTANCE FROM THE FLOOR TO THE TOP OF THE FIRE EXTINGUISHER TO BE NO MORE THAN 5 FEET.

FIRE EXTINGUISHERS ARE TO BE LOCATED SUCH THAT TRAVEL DISTANCE DOES NOT EXCEED 75'. MOUNTING BRACKET AT HEIGHT REQUIRED TO PERMIT FIRE EXTINGUISHER ACCESS AT 48" MAX. AFF.

FIRE EXTINGUISHERS IN MERCANTILE OCCUPANCIES AND OFFICE AREAS SHALL BE LOCATED PER THE REQUIREMENTS OF NFPA 101, LIFE SAFETY CODE, CHAPTER 10, 2000 EDITION. THE SIZE SHALL BE A MINIMUM OF 2_A_10_B/C.

EXACT NUMBER AND LOCATIONS FOR REQUIRED FIRE EXTINGUISHERS TO BE DETERMINED BY THE GENERAL CONTRACTOR AT THE DISCRETION OF THE FIRE INSPECTOR FOR THE JURISDICTION ISSUING THE PERMIT FOR THIS PROJECT.

LEGEND 2012 EDITION

- EXIT SIGN
- EMERGENCY LIGHT
- COMBO(EMERGENCY LIGHT/EXIT SIGN)
- FIRE EXTINGUISHER

STATE OF FLORIDA ★ DeMELLO ★ REGISTERED ARCHITECT ★ No. 16299

MEMBER: AMERICAN INSTITUTE OF ARCHITECTS AA26001907

DeMELLO ARCHITECTURE
911 Southwest 18 Street, Boca Raton, Florida 33486
www.demello-arch.com 954 224 2952

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SUNSHINE
2655 SOUTH PARK ROAD
PEMBROKE PARK, FL 33009

No.	Description	Date

DESIGN SOLUTION SFL

Drafting:
Address: 1157 Fairlake Trace #1607,
Weston, FL, 33326
Phone: 954-200-2255
e-mail: hector@dssflorida.com

Architect of Record: Designer
Date: 03-08-2015
Drawn by: Author

LIFE SAFETY PLAN - 1st LEVEL

Project Number 15-0308-03

A-01

10/24/2019 6:26:50 PM

TOWN OF PEMBROKE PARK
BUILDING PERMIT

PERMIT No. 2110965-0 **DATE** 5/25/2021 9:37:24 AM

OWNER E&M PROPERTIES 2665 LLC

CONTRACTOR JDF CONSTRUCTION AND ROOFING INC **STATE CERTIFIED** FL

ADDRESS 2641 S PARK RD

SUBDIVISION N/A

LOT 000 **BLOCK** 000

Inkforce 90849

PURPOSE

PERMIT TO CORRECT CERTIFICATE OF USE VIOLATIONS:INSTALL EXITS SIGNS, EMERGENCY LIGHTS, & LABEL PANELS.
**** may 25 2021 a change of contractor was submitted from Ebenezer to turn two electric inc**

For inspections call 954-966-4600 x226
NOTICE: In addition to the requirements of this permit their may be additional restrictions applicable to this property that may be found in the public records of this county and their may be additional permits required from other governmental entities such as zoning, water management districts, state agencies or federal agencies. CERTIFICATE OF OCCUPANCY MUST BE OBTAINED BEFORE THIS BUILDING CAN BE USED FOR ANY PURPOSE. DO NOT REMOVE THIS CARD BEFORE COMPLETION UNDER SECTION 104.1 OF THE FLORIDA BUILDING CODE.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT

SUB PERMITS

90849 (E) TURN TWO ELECTRIC INC [EC13005874]

90850 (F) TURN TWO ELECTRIC INC [EC13005874]

91049 (B) JDF CONSTRUCTION AND ROOFING INC [CBC1251445]

92314 (B) ELITE BUILDERS US LLC [CGC1519479]

92315 (ZON) ELITE BUILDERS US LLC [CGC1519479]

STRUCTURAL INSPECTIONS	ELECTRICAL INSPECTIONS	PLUMBING INSPECTIONS
ADA COMPLIANCE	Electrical Rough	
Ceiling (Grid system)	Final Electrical	
Demolition		
Doors - Buck Attachments		
Doors Ext/Int		
Drywall Screw Wall / Ceiling		
Final Building Inspection		
Firestop-Wall Penetrations/ Joints		
Foundation Footings Forms/ Reinf/ Compaction		
Frame Connections		
Framing - Interior Partitions/ Furring Channels		
Termite Pre treatment		

ZONING INSPECTIONS	MECHANICAL INSPECTIONS	FIRE INSPECTIONS
		Final Fire

ENGINEERING INSPECTIONS

General Notes

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK
3150 SW 52 AVENUE
PEMBROKE PARK, FLORIDA 33308

TOWN OF PEMBROKE PARK FLORIDA

Petitioner,

vs.

E&M PROPERTIES 2665 LLC
SUNSHINE PROVISIONS

Respondent(s) Case. #: 4601 and 5771

AFFIDAVIT OF E&M INNOVATIVE FORAGER, LLC D/B/A SUNSHINE PROVISIONS REGARDING CESSATION OF OPERATIONS AT 2641-2649 S PARK RD. AND 2665-2681 S. PARK RD. AS OF NOVEMBER 24, 2021

STATE OF FLORIDA)
COUNTY OF Palm Beach)

BEFORE ME, the undersigned Notary Public, personally appeared Evan S. David, who being first duly sworn, deposes and says as follows:

1. My name is Evan S. David, I am over the age of eighteen (18) years, and I have personal knowledge of the contents of this affidavit.

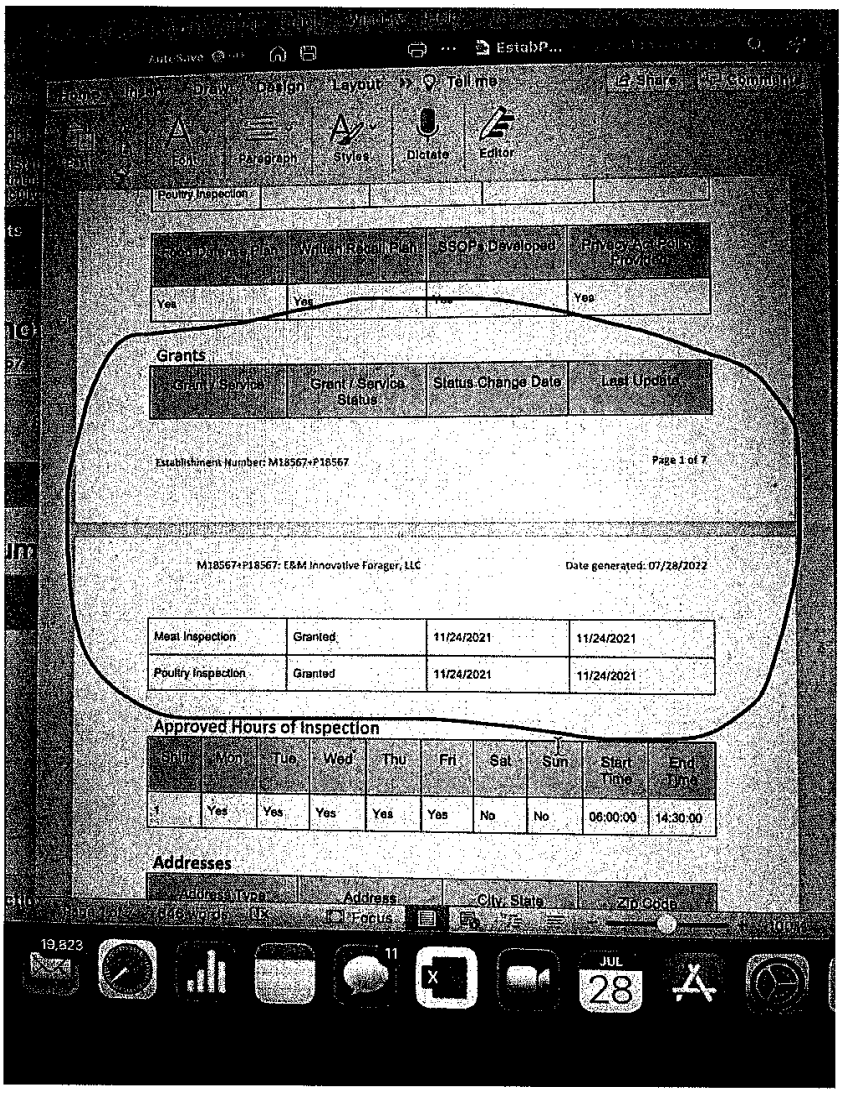
2. I am the Manager of E&M Innovative Forager, LLC d/b/a Sunshine Provisions ("Sunshine").

3. Sunshine previously operated a United States Department of Agriculture ("USDA") licensed Meat and Poultry plant at 2641-2649 S Park Rd. and 2665-2681 S. Park Rd., Pembroke Park, FL (the "Pembroke Park Location").

Exhibit 3

4. On November 24, 2021, Sunshine's operations at the Pembroke Park Location ended. Sunshine reopened their operations in Deerfield Beach, FL on December 1, 2021 (they were closed from Thursday, November 25, 2021 (Thanksgiving-Tuesday November 30, 2021).

5. A copy of the USDA grant for Sunshine's new Deerfield Beach, Florida location reflecting a grant date of November 24, 2021 is set forth below and is attached:



Poultry Inspection

Written Recall Plan	SSOPs Developed	Prior Approval Required
Yes	Yes	Yes

Grants

Grant / Service	Grant / Service Status	Status Change Date	Last Update

Establishment Number: M18567+P18567 Page 1 of 7

M18567+P18567: E&M Innovative Forager, LLC Date generated: 07/28/2022

Meat Inspection	Granted	11/24/2021	11/24/2021
Poultry Inspection	Granted	11/24/2021	11/24/2021

Approved Hours of Inspection

Shift	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Start Time	End Time
1	Yes	Yes	Yes	Yes	Yes	No	No	06:00:00	14:30:00

Addresses

Address Type	Address	City, State	Zip Code

Case. #: 4601

FURTHER AFFIANT SAYETH NAUGHT.

Dated: August 29, 2022

Evan S. David
Manager, E&M Innovative Forager, LLC d/b/a Sunshine Provisions

Evan David

The foregoing instrument was acknowledged, under oath, before me this 29 day of August, 2022, by ~~Juan Bedoya~~ who is personally known to me X or who has produced _____ [type of identification) as identification.

NICOLE L. RAINES
MY COMMISSION #HH238505
EXPIRES: MAR 10, 2026
Bonded through 1st State Insurance

Notary Public, State of Florida at Large

Nicole Raines
Print, Type, or Stamped

USDA **PHIS - Establishments** *Search by Est. Number*

Establishments Add a new Establishment...

E&M Innovative Forager, LLC

M18567+P18567 Establishment Profile Report

OPER STATUS	DISTRICT/CIRCUIT	FSIS OFFICE	FRONTLINE SUPERVISOR	LOCATION	SHIFT 1
ACTIVE 3/23/2016	85-ATLANTA, GA 35-Fort Lauderdale,FL	--	ESPEUT, M.	DEERFIELD BEACH FL-Florida	M-F 6:00 am - 2:30 pm

Summary | Grants | Facility | HACCP | Products | Schedule | Slaughter | Owner | FSIS

Profile Summary

M18567

GRANT
Meat
STATUS
Granted
11/24/2021
INAUGURATION DATE
8/4/1997
Last updated on 11/24/2021

P18567

GRANT
Poultry
STATUS
Granted
11/24/2021
INAUGURATION DATE
8/4/1997
Last updated on 11/24/2021

Inspection Activities

- Meat Processing
- Poultry Processing

HACCP Summary

- Raw - Non Intact
- Raw - Intact

FrontLine Supervisors

- Espeut, Michelle

FSIS District Office

Inspection Program Personnel
Office of Field Operations (OFO)

Approved 9080-3

APPROVED	COUNTRIES
--	--

Noncompliance Records

OPEN	COMPLETED
--	62

Food Safety Assessments

INCOMPLETE	COMPLETED
--	--

Laboratory Sampling

PROJECTS
1

FORMS
3

Facility (Plant)

Size:	Small
Phone:	561-400-4513
	Facility Contacts
Physical Location:	736 South Military Trai Deerfield Beach, Florid
Mailing Address:	736 South Military Trai Deerfield Beach, Florid

Applicant (Owner)

Form of Organization:	LLC
Name:	E&M Innovative Forager,
FEID/DUNS:	46-5412577/--
Phone:	561-400-4513
Mailing Address:	370 Camino Gardens, Su Boca Raton, Florida 334:

Exit Profile

E&M Innovative Forager, LLC
M18567+P18567

Physical Location
736 South Military Trail Deerfield Beach, FL 33442
Mailing Address
736 South Military Trail Deerfield Beach, FL 33442

District	Circuit	Operating Status	HACCP Size	Phone	Fax
85 - Atlanta, GA	35 - Fort Lauderdale,FL	Active	Small		

Inspection Activities	Jurisdiction	Exemptions	Multiple Agencies	Inspection Area(sq.ft.)
Meat Inspection, Poultry Inspection	FSIS Inspection			1500

Food Defense Plan	Written Recall Plan	SSOPs Developed	Privacy Act Policy Provided
Yes	Yes	Yes	Yes

Grants

Grant / Service	Grant / Service Status	Status Change Date	Last Update

Meat Inspection	Granted	11/24/2021	11/24/2021
Poultry Inspection	Granted	11/24/2021	11/24/2021

Approved Hours of Inspection

Shift	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Start Time	End Time
1	Yes	Yes	Yes	Yes	Yes	No	No	06:00:00	14:30:00

Addresses

Address Type	Address	City, State	Zip Code
FSIS Inspection Office Mailing Address	736 South Military Trail	Deerfield Beach, FL	33442
Laboratory Sample Supplies Address	736 South Military Trail	Deerfield Beach, FL	33442

Parent Company

Name	Organization Type	Phone
E&M Innovative Forager, LLC.	LLC	561-400-4513

Doing Business As

Names			
Weforage	Sunshine Provisions		

Plant Contacts

Name	Phone	Primary Email	Active	Responsibilities	Primary Contact?	After-Hours Contact?
David, Evan	561-400-4513	evan@sunshineprovisions.com	--	Owner (CP)	No	No
Fernandez, Mario	954-923-0056	MARIOSUNSHINEUSDA@GMAIL.COM	--	Supervisor	Yes	Yes
Saperstein, Michael	954-923-0056	mike@sunshineprovisions.com	Yes	Establishment Administrator Owner (CP)	Yes	Yes

Assigned FSIS Personnel

Coverage assignments not included

Name	Assignment	Email/Phone	Position	Role
Steven Kirkendall	8535-10-01	steven.kirkendall@usda.gov	Consumer Safety Inspector	In Plant

Waivers and Letters

Log Number	Issue Date	Regulations	Status	Summary	Is Waiver?
No records were found.					

Products

Total: 6

HACCP Category	Finished Product Category	Species	Product Group	Volume (lb/day)	Lm Alternative	Intended Use	Days of Prod.

Raw - Intact	Raw intact beef	Beef	Cuts (including Bone in and Boneless Meats)	101-1,000		For RTE Cooking Only Not sampled at HPP or IR establishment because returned to producer or shelf life extension applied Other	22
Raw - Non Intact	Raw ground, comminuted, or otherwise non-intact beef	Beef	Ground Beef/Hamburger/Beef Patty from purchased source materials accompanied by a COA, no bench trim	101-1,000		For RTE Cooking Only Not sampled at HPP or IR establishment because returned to producer or shelf life extension applied Other	20
Raw - Intact	Raw intact pork	Swine	Cuts (including Bone in and Boneless Meats)	1-100		For RTE Cooking Only Not sampled at HPP or IR establishment because returned to producer or shelf life extension applied Other	11
Raw - Non Intact	Raw ground, comminuted, or otherwise non-intact pork	Swine	Ground Product	1-100		For RTE Cooking Only Not sampled at HPP or IR establishment because returned to producer or shelf life extension applied Other	11

Raw - Intact	Raw intact chicken	Chicken	Poultry Parts (legs, breasts, wings ONLY)	101-1,000		For RTE Cooking Only Not sampled at HPP or IR establishment because returned to producer or shelf life extension applied Other	20
Raw - Intact	Raw intact turkey	Turkey	Poultry Parts (legs, breasts, wings ONLY)	1-100		For RTE Cooking Only Not sampled at HPP or IR establishment because returned to producer or shelf life extension applied Other	1

Lab Sampling Projects

Sample Projects

Project Code	Project Name
MT43	Risk-based Sampling of Raw Ground Beef or Veal Products - E.coli O157:H7 & Salmonella

Sample History

Form ID	Project	Collector	Status
102961473	MT43	Steven Kirkendall	Sent To Lab
102977991	MT43	Steven Kirkendall	Re-Submit
103003570	MT43	Steven Kirkendall	Sent To Lab

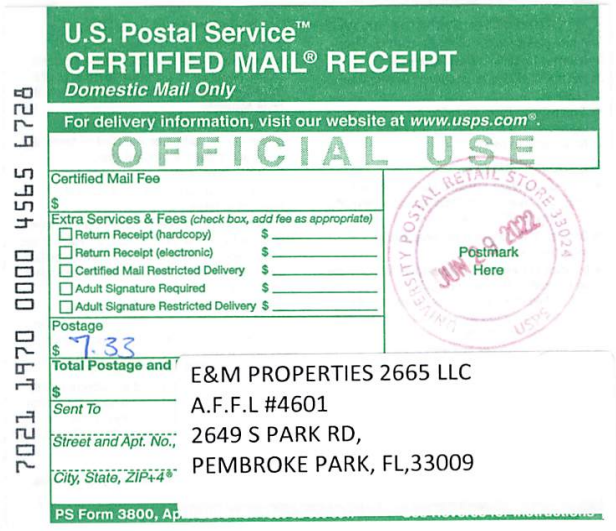
Active Inspection Tasks

HACCP Processing Categories and Plans

HACCP Processing Category	HACCP Plan - Signature Date	Volume
Raw - Non Intact	Raw Non Intact–03/08/2016	101-1,000
Raw - Intact	E & M Forager Raw Intact–06/09/2011	1,001-3,000
Thermally Processed/Commercially Sterile		
Not Heat Treated - Shelf Stable		
Heat Treated - Shelf Stable		
Fully Cooked - Not Shelf Stable		
Heat Treated - Not Fully Cooked - Not Shelf Stable		
Product with Secondary Inhibitors - Not Shelf Stable		
Slaughter		

Slaughter Lines

Shift	Line Name	Class	Slaughter System	Inspection System	Maximum Speed
No records were found.					



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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and
$

Sent To
Street and Apt. No.,
City, State, ZIP+4®

PS Form 3800, Ap

UNIVERSITY POSTAL RETAIL STORE 33024
JUN 2 2022
Postmark Here
USPS

7021 1970 0000 4565 6728

E&M PROPERTIES 2665 LLC
A.F.F.L #4601
2649 S PARK RD,
PEMBROKE PARK, FL,33009

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

RESPONDENTS NAMED AND LISTED ON EXHIBIT A

Respondent(s)

ORDER OF SPECIAL MAGISTRATE AUTHORIZING FORECLOSURE OF FINES AND LIENS

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 15, 2022 authorizing the Town of Pembroke Park to file Foreclosure of Fines and Liens against Respondents pursuant to the Special Magistrate's Final Orders and the Special Magistrate's Confirmation of the Fines and Liens entered previously, a copy of which is attached hereto as Exhibit A, and there being no compliance and/or payment to date by Respondents. The Special Magistrate finds and orders:

1. The Town of Pembroke Park is hereby authorized to file a Foreclosure of Fine and Lien of the cases attached hereto as Exhibit A.
2. The Special Magistrate reserves jurisdiction to enforce this Order, and to enter such further orders as are necessary and proper.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15 day of June 2022

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF
BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline

Ramirez, Code Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: June 17, 2022.

Notary Public, state of Florida

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seekjudicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Exhibit A

NO.	CASE #	NAME	ADDRESS	HOMESTEAD EXEMPTION
1	5840	PARADIGMA CORP	5100 SW 41 ST #219, PEMBROKE PARK, FL 33009	NO
2	5706	ARDEVCO LLC / SUNDRIFT APARTMENTS	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	NO
3	5701	2400 SW 30 LLC	2400 SW 30 AVE BAY B, PEMBROKE PARK, FL 33009	NO
4	5702	2400 SW 30 LLC	2400 SW 30 AVE BAY A, PEMBROKE PARK, FL 33009	NO
5	5195	ARDEVCO LLC / SUNDRIFT APARTMENTS	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	NO
6	5006	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR 26608	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
7	4863	CAP5000 LLC	2601 S PARK ROAD	NO
8	4902	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORES INC.	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
9	5297	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
10	5523	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
11	4400	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
12	4869	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
13	4306	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORES INC	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
14	4566	3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC	3535 SW 52 AVENUE	NO
15	4920	LEONEL A. RODRIGUEZ	3900 SW 52ND AVE, PEMBROKE PARK, FL 33023	
16	4911	FINE LINE INTERIORS INC	2530 SW 30TH AVE, PEMBROKE PARK, FL 33009	
17	4876	DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479	3000 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL 33009	NO
18	4601	E&M PROPERTIES 2665 LLC	2649 S PARK RD, PEMBROKE PARK, FL 33009	NO

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N.H.A.F #4601
2649 S PARK RD,
PEMBROKE PARK, FL,33009

PS Form 3800, April 2015 PSN 7530-02-000-9047

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

E&M PROPERTIES 2665 LLC
N.H.A.F #4601
2649 S PARK RD,
PEMBROKE PARK, FL,33009

9590 9402 6921 1104 8094 01

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 5219

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
5/19

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
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- ☐ Adult Signature Restricted Delivery
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

E&M PROPERTIES 2665 LLC

2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
E&M PROPERTIES 2665 LLC 2641 S PARK ROAD PEMBROKE PARK, FL 33009	4601	05/13/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
E&M PROPERTIES 2665 LLC 2641 S PARK ROAD PEMBROKE PARK, FL 33009	514229000068	

Legal Description:	**AKA:**
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

You are hereby summoned to appear and otherwise notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Towrls request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code enforcement case(s) on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Enforcement lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2641-2649 S PARK ROAD, PEMBROKE PARK FL 33009
Property Owner	E&M PROPERTIES 2665 LLC
Mailing Address	2649 S PARK RD HALLANDALE BEACH FL 33009-3815

ID #	5142 29 00 0068
Millage	0613
Use	48-01

Abbr Legal Description	29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$54,600	$488,160	$542,760	$542,760	
2021	$54,600	$444,730	$499,330	$499,330	$10,737.91
2020	$54,600	$469,160	$523,760	$523,760	$11,303.68

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$542,760	$542,760	$542,760	$542,760
Portability	0	0	0	0
Assessed/SOH	$542,760	$542,760	$542,760	$542,760
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$542,760	$542,760	$542,760	$542,760

Sales History

Date	Type	Price	Book/Page or CIN
5/22/2017	WD-Q	$725,000	114402662
3/27/2015	WD-D	$400,000	112897344
2/12/2004	SWD	$335,000	36951 / 1764
10/1/1987	WD*	$1,850,000	14853 / 92

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	7,800	SF
Adj. Bldg. S.F. (Card, Sketch)		5000
Eff./Act. Year Built: 1970/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Instr# 116505784 , Page 1 of 3, Recorded 05/18/2020 at 08:40 AM
Broward County Commission

PREPARED BY/RETURN TO:
CHRISTOPHER J. RYAN
RYAN & RYAN, LLC
700 East Dania Beach Boulevard, Third Floor
Dania Beach, FL 33004
954-920-2921

DOCUMENT COVER PAGE

Incorporated in and become a PERMANENT PART of:

Document Description	:	Certified Copy of Town of Pembroke Park Supplemental Order/Claim of Lien Case No. 4601
Re	:	E&M PROPERTIES 2665 LLC
Brief Legal Description	:	29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4, LESS W 25 AKA:LOT 3, PEMBROKE PARK INDUSTRIAL CENTER (UNREC) Parcel ID: 5142-29-00-0068 Street Address: 2649 S Park Road Pembroke Park, FL 33009

L:\Lissette\Chris\Town of Pembroke Park\Release of Lien\Document Cover Page.Case No.4601.wpd

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Town of Pembroke Park, Broward County, Florida, I do hereby certify that the foregoing is a true and correct copy on file in this office April 28 2020.

Deputy Town Clerk

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK

3150 SW 52 AVENUE

PEMBROKE PARK, FLORIDA 33308

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner,

vs.

E&M PROPERTIES 2665 LLC
SUNSHINE PROVISION

Respondent(s) Case #: 4601

SUPPLEMENTAL ORDER/CLAIM OF LIEN

TO: E&M PROPERTIES 2665 LLC

1703 AVENIDA DEL SOL BOCA RATON, FL 33432

The Town of Pembroke Park Code Enforcement Board, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

1. That the Town of Pembroke Park Code Enforcement Board did issue on 10/24/2019, a Final Order in the above captioned case determining the Respondent(s) was/were guilty of violating the following sections of THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES.

Sec. 15-17. - Business Tax Receipt Required.

The Board ordered that the Respondent(s) shall comply WITHIN FORTY-FIVE (45) DAYS FROM THE DATE OF THE FORMAL HEARING held on 10/24/2019, or a $50.00 (Fifty and 00/100 dollars) per diem fine will be assessed for each day the violations(s) continue to exist beyond the date set for compliance. In addition to the fines assessed by the Board, a mandatory $100.00 (One hundred and 00/100 dollars) administrative fee was assessed and must be paid immediately.

2. The Board found that the Respondent(s) had not complied with the Final Order issued on 10/24/2019. The Board considered the circumstances relating to this case and confirmed fine of $4,150.00 (Four Thousand One Hundred Fifty and 00/100 dollars). Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Joseline Ramirez**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board if compliance has occurred.

3. That/those said violation(s) occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

FOLIO #:	514229000068
LEGAL DESCRIPTION:	29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)
STREET ADDRESS:	2649 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision

4. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Chapter 7 of the Town of Pembroke Park Code of Ordinances, as currently enacted or as may be amended from time to time. The Code Enforcement Board Clerk is directed to record a certified copy of this Order in the Public Records of Broward County, Florida.

This Supplemental Order and Claim of Lien entered by the Code Enforcement Board will be recorded in the Public Records of Broward County, constituting a lien on the subject real property.

Respondents may appeal a the Final Order of the Code Enforcement Board for the Town of Pembroke Park to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Final Order to be appealed.

DONE AND ORDERED this February 27, 2020

ATTEST:

MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 27 day of February, 2020 by Marlen Martell and Robert Janzer, Code Enforcement Board, respectively, of the Town of Pembroke Park, who are personally known to me and who did not take an oath.

My Commission Expires:

NOTARY PUBLIC, State of Florida at Large

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

Jeffrey Louis
Print, type or stamp name of Notary

Commission Number, if any

Note: Mail your payment to the above address made payable to The Town of Pembroke Park.



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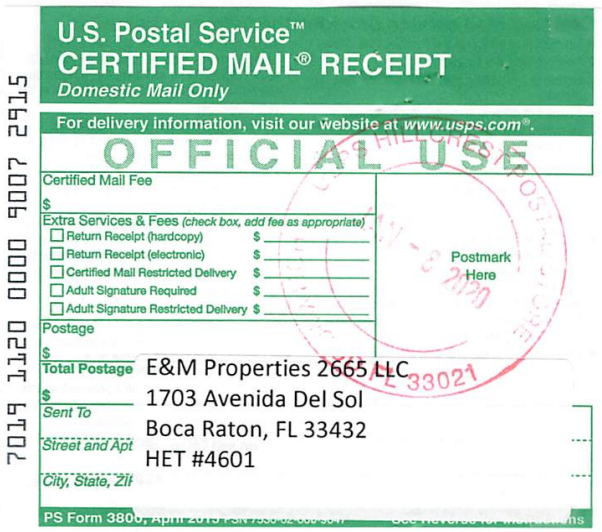
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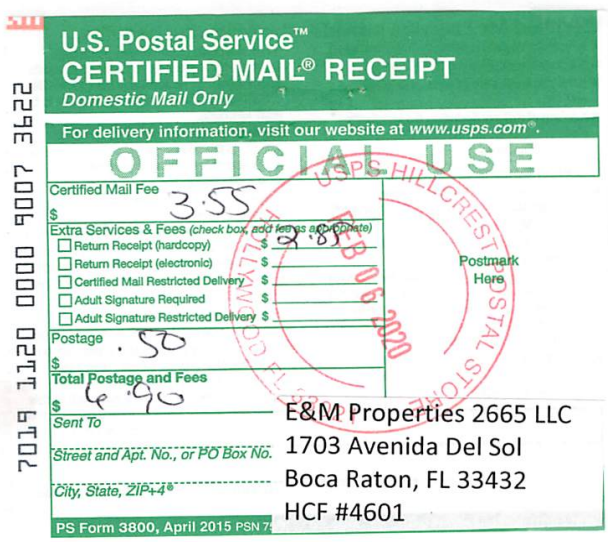
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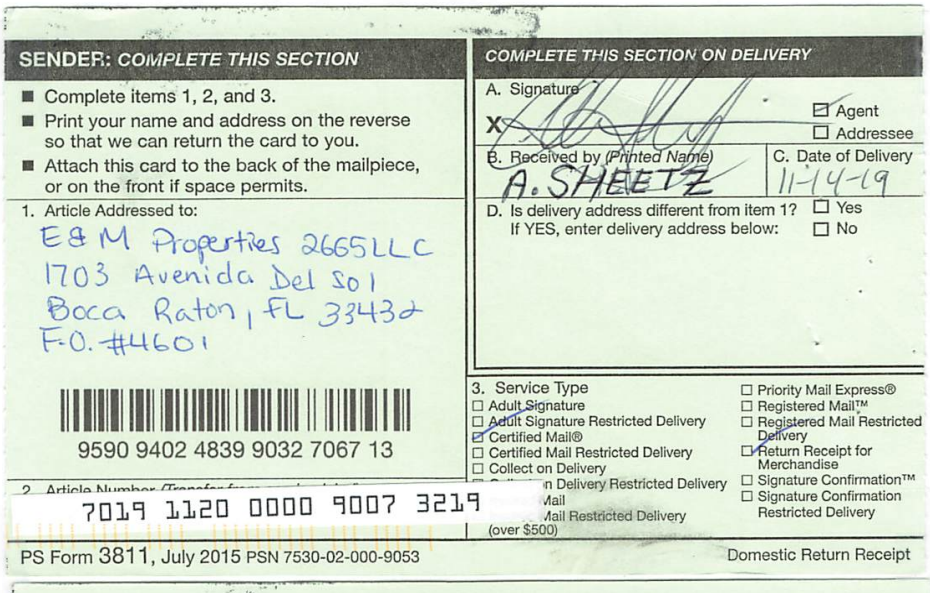

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OCT 0 9 2019
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7018 2290 0000 5950 5757
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$ 3.50
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $ 2.80
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$ 0.50
Total Postage
$ 6.80
Sent To
Street and Apt.
City, State, ZIP
Sunshine Provision
2649 S Park Rd
Pembroke Park, FL 33009
HET #4601
PS Form 3800, April 2015
Postmark Here
OCT 0 9 2019
HOLLYWOOD FL 33021



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

E&M Properties 2665LLC
1703 Avenida Del Sol
Boca Raton, FL 33432
F.O. #4601

9590 9402 4839 9032 7067 13

2. Article Number (Transfer from service label)
7019 1120 0000 9007 3219

COMPLETE THIS SECTION ON DELIVERY

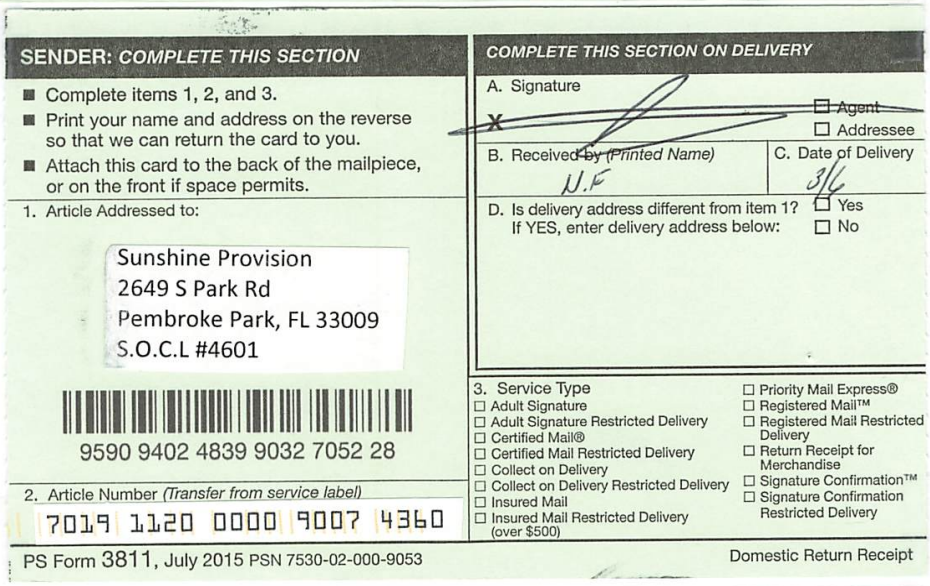
A. Signature
X ☑ Agent ☐ Addressee

B. Received by (Printed Name) A. SHEETZ
C. Date of Delivery 11-14-19

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Sunshine Provision
2649 S Park Rd
Pembroke Park, FL 33009
S.O.C.L #4601

9590 9402 4839 9032 7052 28

2. Article Number (Transfer from service label)
7019 1120 0000 9007 4360

COMPLETE THIS SECTION ON DELIVERY

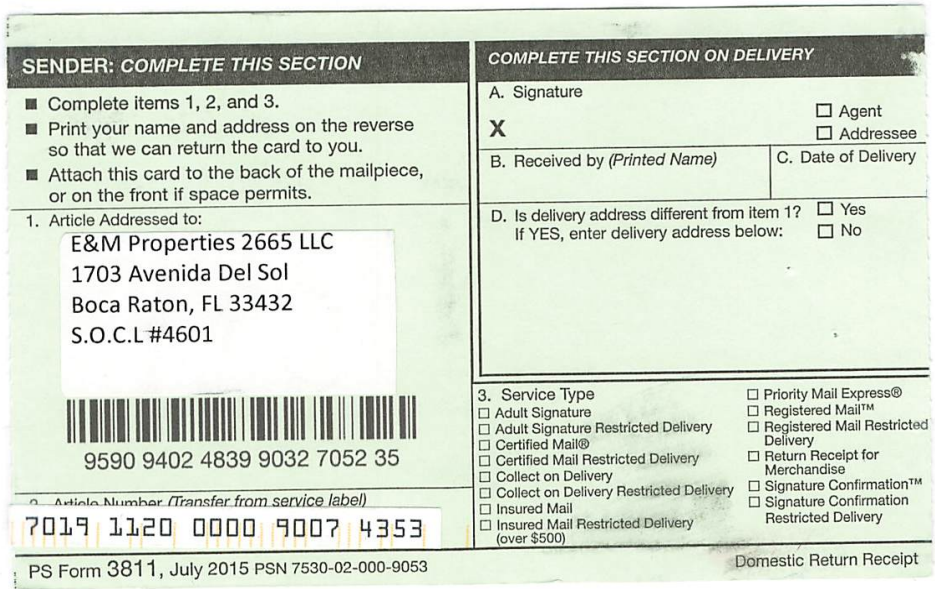
A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) N.F
C. Date of Delivery 3/6

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
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☐ Registered Mail™
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1. Article Addressed to:

E&M Properties 2665 LLC
1703 Avenida Del Sol
Boca Raton, FL 33432
S.O.C.L #4601

9590 9402 4839 9032 7052 35

2. Article Number (Transfer from service label)
7019 1120 0000 9007 4353

COMPLETE THIS SECTION ON DELIVERY

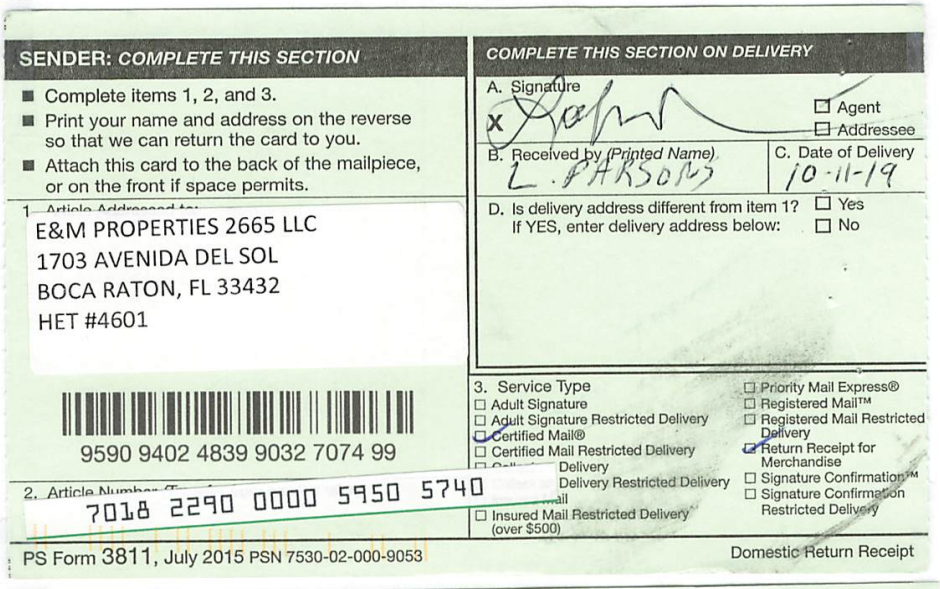
A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
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PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



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1. Article Addressed to:

E&M PROPERTIES 2665 LLC
1703 AVENIDA DEL SOL
BOCA RATON, FL 33432
HET #4601

9590 9402 4839 9032 7074 99

2. Article Number (Transfer from service label)
7018 2290 0000 5950 5740

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

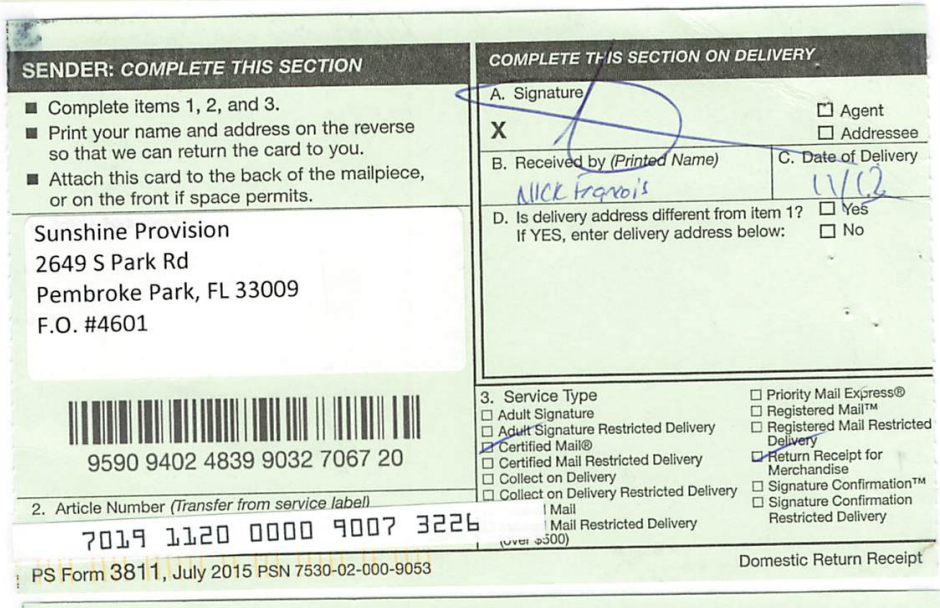
A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) L. PARSONS C. Date of Delivery 10-11-19

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ 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

Domestic Return Receipt



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Sunshine Provision
2649 S Park Rd
Pembroke Park, FL 33009
F.O. #4601

9590 9402 4839 9032 7067 20

2. Article Number (Transfer from service label)
7019 1120 0000 9007 3226

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

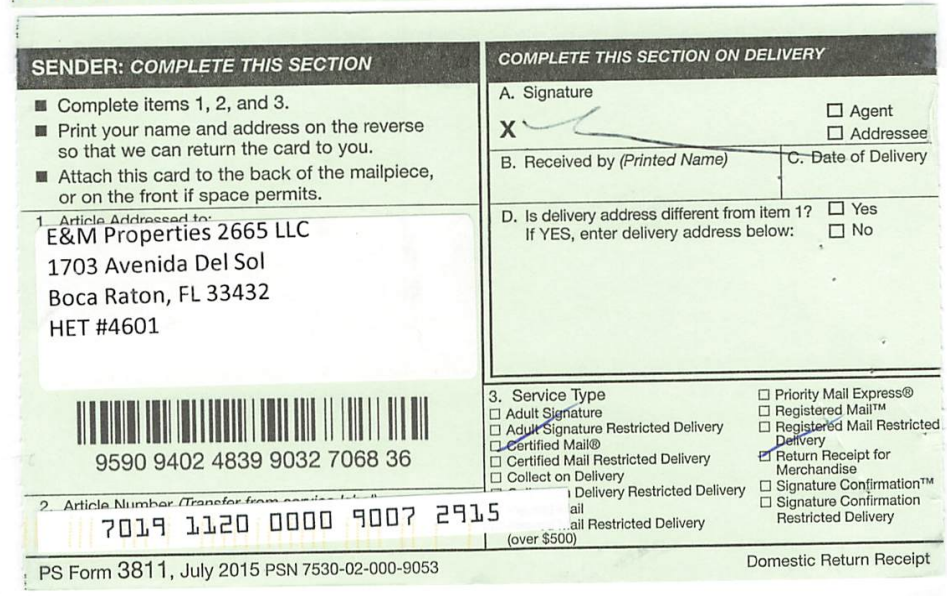
A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) NICK Frangois C. Date of Delivery 11/12

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
(over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



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1. Article Addressed to:

E&M Properties 2665 LLC
1703 Avenida Del Sol
Boca Raton, FL 33432
HET #4601

9590 9402 4839 9032 7068 36

2. Article Number (Transfer from service label)
7019 1120 0000 9007 2915

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

E&M PROPERTIES 2665 LLC
1703 AVENIDA DEL SOL
BOCA RATON, FL 33432
NOH #4601

9590 9402 2240 6193 2196 61

2. Article Number *(Transfer from service label)*

7018 2290 0000 5950 5542

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
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PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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1. Article Addressed to:

E&M PROPERTIES 2665 LLC
1703 AVENIDA DEL SOL
BOCA RATON, FL 33432
F.O. #4601

9590 9402 4839 9032 7073 38

2. Article Number *(Transfer from service label)*

7019 1120 0000 9007 2557

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* A SHEETZ | C. Date of Delivery 9-5-19

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Sunshine Provision
2649 S Park Rd
Pembroke Park, FL 33009
F.O. #4601

9590 9402 4839 9032 7073 45

7019 1120 0000 9007 2564

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
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK

3150 SW 52 AVENUE

PEMBROKE PARK, FLORIDA 33308

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner,

vs.

E&M PROPERTIES 2665 LLC
SUNSHINE PROVISION

Respondent(s) **Case #:** 4601

SUPPLEMENTAL ORDER/CLAIM OF LIEN

TO: E&M PROPERTIES 2665 LLC

1703 AVENIDA DEL SOL BOCA RATON, FL 33432

The Town of Pembroke Park Code Enforcement Board, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

1. That the Town of Pembroke Park Code Enforcement Board did issue on 10/24/2019, a Final Order in the above captioned case determining the Respondent(s) was/were guilty of violating the following sections of THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES.

Sec. 15-17. - Business Tax Receipt Required.

The Board ordered that the Respondent(s) shall comply WITHIN FORTY-FIVE (45) DAYS FROM THE DATE OF THE FORMAL HEARING held on 10/24/2019, or a $50.00 (Fifty and 00/100 dollars) per diem fine will be assessed for each day the violations(s) continue to exist beyond the date set for compliance. In addition to the fines assessed by the Board, a mandatory $100.00 (One hundred and 00/100 dollars) administrative fee was assessed and must be paid immediately.

2. The Board found that the Respondent(s) had not complied with the Final Order issued on 10/24/2019. The Board considered the circumstances relating to this case and confirmed fine of $4,150.00 (Four Thousand One Hundred Fifty and 00/100 dollars). Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Joseline Ramirez**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board if compliance has occurred.

3. That/those said violation(s) occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

FOLIO #:	514229000068
LEGAL DESCRIPTION:	29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)
STREET ADDRESS:	2649 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision

4. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Chapter 7 of the Town of Pembroke Park Code of Ordinances, as currently enacted or as may be amended from time to time. The Code Enforcement Board Clerk is directed to record a certified copy of this Order in the Public Records of Broward County, Florida.

This Supplemental Order and Claim of Lien entered by the Code Enforcement Board will be recorded in the Public Records of Broward County, constituting a lien on the subject real property.

Respondents may appeal a the Final Order of the Code Enforcement Board for the Town of Pembroke Park to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Final Order to be appealed.

DONE AND ORDERED this February 27, 2020

ATTEST:

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 27 day of February, 2020 by Marlen Martell and Robert Janzer, Code Enforcement Board, respectively, of the Town of Pembroke Park, who are personally known to me and who did not take an oath.

My Commission Expires:

NOTARY PUBLIC, State of Florida at Large

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

Jeffrey Louis

Print, type or stamp name of Notary

Commission Number, if any

Note: Mail your payment to the above address made payable to The Town of Pembroke Park.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2641-2649 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0068
Property Owner	E&M PROPERTIES 2665 LLC	Millage	0613
Mailing Address	1703 AVENIDA DEL SOL BOCA RATON FL 33432	Use	48
Abbr Legal Description	29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	$54,600	$469,160	$523,760	$523,760	
2019	$54,600	$469,160	$523,760	$523,760	
2018	$54,600	$569,580	$624,180	$624,180	$13,436.78

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	$523,760	$523,760	$523,760	$523,760
Portability	0	0	0	0
Assessed/SOH	$523,760	$523,760	$523,760	$523,760
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$523,760	$523,760	$523,760	$523,760

Sales History			
Date	Type	Price	Book/Page or CIN
5/22/2017	WD-Q	$725,000	114402662
3/27/2015	WD-D	$400,000	112897344
2/12/2004	SWD	$335,000	36951 / 1764
			4853 / 92

Land Calculations		
Price	Factor	Type
$7.00	7,800	SF
Adj. Bldg. S.F. (Card, Sketch)		5000
Eff./Act. Year Built: 1970/1969		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

E&M PROPERTIES 2665 LLC

2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
E&M PROPERTIES 2665 LLC	4601	02/05/2020
1703 AVENIDA DEL SOL BOCA RATON, FL 33432		

Property Owner:	**Property Description:**	**Certified Mail #:**
E&M PROPERTIES 2665 LLC	514229000068	
1703 AVENIDA DEL SOL BOCA RATON, FL 33432		

Legal Description:	**AKA:**
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

You are hereby notified that the Code Enforcement Board, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **27th day of February, 2020 at 7:00 p.m.** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Marlen D. Martell

Clerk of the Board
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499
(954) 966-4600 Ext. 235



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2641-2649 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0068
Property Owner	E&M PROPERTIES 2665 LLC	Millage	0613
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Abbr Legal Description	29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

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	County	School Board	Municipal	Independent
Just Value	$523,760	$523,760	$523,760	$523,760
Portability	0	0	0	0
Assessed/SOH	$523,760	$523,760	$523,760	$523,760
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$523,760	$523,760	$523,760	$523,760

Sales History

Date	Type	Price	Book/Page or CIN
5/22/2017	WD-Q	$725,000	114402662
3/27/2015	WD-D	$400,000	112897344
2/12/2004	SWD	$335,000	36951 / 1764
			4853 / 92

Land Calculations

Price	Factor	Type
$7.00	7,800	SF
Adj. Bldg. S.F. (Card, Sketch)		5000
Eff./Act. Year Built: 1970/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park
Business Tax Department

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 966-5186

Customer Number 123554

APPLICATION FORM

Application Category: Food **Application Date:** 8/13/2019

Business Owner Information (Residential Usage)

Business Name: SUNSHINE PROVISIONS

Business Owner/Corporation/Partnership: E & M INNOVATIVE FORAGER

Business Address: 2649 S PARK RD

City/State/Zip: PEMBROKE PK/ FL /33009

Business Phone: **Other Phone:** 5617569764 **Fax #:**

E-Mail: **Contact Person's Name:** LORI PARSSON EXT 101

Parcel Information

Folio Number: 514229000068 **Legal Description:**

Prior Use:

Current Use:

Contact Information

Name:

Mailing Address: 2649 S PARK RD

City / State / Zip: PEMBROKE PK FL 33009

Business Description:

OFFICE USE -PROCESSING PLANT

Limitations:

(NO BTR - STILL IN PROCESS)

Town of Pembroke Park
Business Tax Department

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 966-5186

Customer Number 123554

APPLICATION FORM

Application Category: Food **Application Date:** 8/13/2019

Business Owner Information (Residential Usage)

Business Name: SUNSHINE PROVISIONS

Business Owner/Corporation/Partnership: E & M INNOVATIVE FORAGER

Business Address: 2649 S PARK RD

City/State/Zip: PEMBROKE PK/ FL /33009

Business Phone: **Other Phone:** 5617569764 **Fax #:**

E-Mail: **Contact Person's Name:** LORI PARSSON EXT 101

Parcel Information

Folio Number: 514229000068 **Legal Description:**

Prior Use:

Current Use:

Contact Information

Name:

Mailing Address: 2649 S PARK RD

City / State / Zip: PEMBROKE PK FL 33009

Business Description:

OFFICE USE -PROCESSING PLANT

Limitations:

(NO BTR - STILL IN PROCESS)

Town of Pembroke Park
Business Tax Department

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 966-5186

Customer Number 123557

APPLICATION FORM

Application Category: No Business Tax / Inspection Fees Only **Application Date:** 12/20/2016

Business Owner Information (Residential Usage)

Business Name: SUNSHINE PROVISIONS

Business Owner/Corporation/Partnership:

Business Address: 2665 S PARK RD

City/State/Zip: PEMBROKE PK/ FL /33023

Business Phone: **Other Phone:** 9549230056 **Fax #:**

E-Mail: **Contact Person's Name:** BRUCE FRANK

Parcel Information

Folio Number: 514229000067 **Legal Description:**

Prior Use:

Current Use:

Contact Information

Name:

Mailing Address: 2665 S PARK RD

City / State / Zip: PEMBROKE PK FL 33023

Business Description:

FIRE INSPECTION

Limitations:

(NO CURRENT BTR ON FILE)

R203 BTR Inspections For Customer (123554 - SUNSHINE PROVISIONS)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
78727	BTR Business Occupancy Inspection	8/23/2019	Canceled Inspection
	By town need to re-schedule with customer.		
79012	BTR Business Occupancy Inspection	9/6/2019	Fail
	Unable to perform inspection; no one available to approve visit; they will scheduled for a future date.		
Zoning Inspection			
78686	BTR Inspection	8/22/2019	Pass
Electrical Inspection			
78684	BTR Inspection	8/22/2019	Canceled Inspection
	Inspection cancelled - several electrical violations.		
Fire Inspection			
78685	BTR Inspection - Fire	8/22/2019	Fail Without Penalty
	See the streamline inspection report for details on this business.		

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 4601

Petitioner,

vs.

E&M PROPERTIES 2665 LLC

Respondent(s)

AMENDED FINAL ORDER

IN RE:

STREET ADDRESS: 2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

FOLIO: 514229000068

LEGAL DESCRIPTION: 29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, October 24, 2019, after due notice to the Respondent(s). The Respondent(s) were present at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
LICENSES AND BUSINESS REGULATIONS...	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon rec...	12/8/2019		$50.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Joseline Ramirez**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

DONE AND ORDERED this October 24, 2019

ATTEST:

AGATHA MUSE-SALTERS
TOWN MANAGER

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

E&M PROPERTIES 2665 LLC

2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
E&M PROPERTIES 2665 LLC 1703 AVENIDA DEL SOL BOCA RATON, FL 33432	4601	01/07/2020

Property Owner:	**Property Description:**	**Certified Mail #:**
E&M PROPERTIES 2665 LLC 1703 AVENIDA DEL SOL BOCA RATON, FL 33432	514229000068	

Legal Description:	**AKA:**
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

You are hereby notified that the Code Enforcement Board, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **23rd day of January, 2020 at 7:00 p.m.** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Marlen D. Martell

Clerk of the Board
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499
(954) 966-4600 Ext. 235

jeffrey louis

From: manar amireh <manaramirehjdfgroup@gmail.com>
Sent: Wednesday, September 18, 2019 10:47 AM
To: jeffrey louis
Subject: case # 4601

Mr jeffery I am working on this case could we granted more time to put everything together to address all the violations and comply
there has been some extra issues with electrical and structural that require extra time to address
we are requesting 60 days to comply

Manar Amireh
Operational Manager
JDF Constructions and Roofing
4255 NW 81 terrace
Coral Springs Fl ,33065
MBA / Southeastern University
cell : 954-552-4423
/********** 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.

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

E&M PROPERTIES 2665 LLC

2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
E&M PROPERTIES 2665 LLC	4601	10/03/2019
1703 AVENIDA DEL SOL BOCA RATON, FL 33432		

Property Owner:	**Property Description:**	**Certified Mail #:**
E&M PROPERTIES 2665 LLC	514229000068	
1703 AVENIDA DEL SOL BOCA RATON, FL 33432		

Legal Description:	**AKA:**
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

You are hereby notified that the Code Enforcement Board, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **24th day of October, 2019 at 7:00 p.m.** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Natasha Joseph

Clerk of the Board
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499
(954) 966-4600 Ext. 235

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

E&M PROPERTIES 2665 LLC

2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
E&M PROPERTIES 2665 LLC	4601	10/07/2019
1703 AVENIDA DEL SOL BOCA RATON, FL 33432		

Property Owner:	**Property Description:**	**Certified Mail #:**
E&M PROPERTIES 2665 LLC	514229000068	
1703 AVENIDA DEL SOL BOCA RATON, FL 33432		

Legal Description:	**AKA:**
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

You are hereby notified that the Code Enforcement Board, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **24th day of October, 2019 at 7:00 p.m.** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Natasha Joseph

Clerk of the Board
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499
(954) 966-4600 Ext. 235

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

E&M PROPERTIES 2665 LLC
2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

Respondent(s)

Case #: 4601

On 10/7/2019 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: E&M PROPERTIES 2665 LLC

Address: 1703 AVENIDA DEL SOL BOCA RATON, FL 33432

Folio: 514229000068

Site Address: 2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

Legal Description: 29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

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: 10/7/2019

Further, Affiant sayeth naught

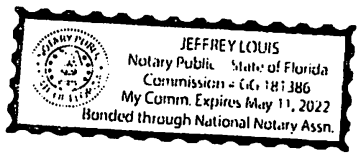
STATE OF FLORIDA

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 10/7/2019

NOTARY PUBLIC, STATE OF FLORIDA



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/06/2019

Sent To:

E&M PROPERTIES 2665 LLC

1703 AVENIDA DEL SOL
BOCA RATON, FL 33432

Case #:

4601

Property Owner:

E&M PROPERTIES 2665 LLC

1703 AVENIDA DEL SOL
BOCA RATON, FL 33432

Certified Mail #:

Property Description:

514229000068

Legal Description:

29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/10/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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

No Business Tax Receipt on file or premises. Business Owner or tenant must obtain BTR at the Business Tax Receipt at Town Hall.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 22nd day of August, 2019 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Joseline Ramirez

Code Enforcement Officer

8/6/2019



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2641-2649 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0068
Property Owner	E&M PROPERTIES 2665 LLC	Millage	0613
Mailing Address	1703 AVENIDA DEL SOL BOCA RATON FL 33432	Use	48
Abbr Legal Description	29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

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
2019	$54,600	$469,160	$523,760	$523,760	
2018	$54,600	$569,580	$624,180	$624,180	$13,436.78
2017	$54,600	$363,130	$417,730	$416,990	$9,048.60

2019 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$523,760	$523,760	$523,760	$523,760
Portability	0	0	0	0
Assessed/SOH	$523,760	$523,760	$523,760	$523,760
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$523,760	$523,760	$523,760	$523,760

Sales History

Date	Type	Price	Book/Page or CIN
5/22/2017	WD-Q	$725,000	114402662
3/27/2015	WD-D	$400,000	112897344
2/12/2004	SWD	$335,000	36951 / 1764
			4853 / 92

Land Calculations

Price	Factor	Type
$7.00	7,800	SF
Adj. Bldg. S.F. (Card, Sketch)		5000
Eff./Act. Year Built: 1970/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

#4522 & 4601

3150 SW 52 Ave Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK
VIOLATION NOTICE

NAME GKA Consultant/Sunshine Provision DATE 5/10 2019

SITE ADDRESS 2641 - 2649 S Park Rd

PERMIT # _____ SUB/PARK _____

- [x] STOP ALL WORK
- [ ] NO BUILDING PERMIT
- [ ] VIOLATION OF FLORIDA BUILDING CODE # _____
- [x] VIOLATION OF TOWN ORDINANCE # 15-17
- [ ] NFPA # _____
- [ ] APPROVED PLAN NOT BEING FOLLOWED
- [ ] PERMIT NOT ON JOB
- [ ] APPROVED PLAN NOT ON JOB
- [ ] RE-INSPECTION FEE*

COMMENTS No Business Tax Receipt on file or premises. Business Owner or tenant must obtain BTR at the Business Tax Receipt Dept. at Town Hall

- [ ] 2 X FEE
- [ ] FINE _____
- DAYS TO COMPLY 15

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- [ ] STRUCTURAL
- [ ] CODE ENF.
- [ ] PLUMBING
- [ ] SEWER
- [ ] MECHANICAL
- [ ] ZONING
- [ ] ELECTRICAL
- [ ] ENGINEERING

TOWN HALL
966-4600

Business Tax Receipt

Josseline Ramirez
INSPECTOR

EXT. # 215

Date:

5/10/2019 12:00:00 AM

BROKE PARK, FL
nt/Sunshine
Road

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
E&M PROPERTIES 2665 LLC 1703 AVENIDA DEL SOL BOCA RATON, FL 33432	4522	05/10/2019
Property Owner:	**Property Description:**	**Certified Mail #:**
E&M PROPERTIES 2665 LLC 1703 AVENIDA DEL SOL BOCA RATON, FL 33432	514229000068	
Legal Description:	**AKA:**	
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2641 S PARK RD, PEMBROKE PARK, FL 33009 #GKA Consultant/Sunshine Provision-2649 S Park Road	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/10/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15

Notes/Means of Correction:

No Business Tax Receipt on file or premises. Business owner or tenant must obtain BTR at the Business Tax Receipt Dept. at Town Hall.

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2641-2649 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0068
Property Owner	E&M PROPERTIES 2665 LLC	Millage	0613
Mailing Address	1703 AVENIDA DEL SOL BOCA RATON FL 33432	Use	48
Abbr Legal Description	29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

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Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
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2018	$54,600	$569,580	$624,180	$624,180	$13,436.78
2017	$54,600	$363,130	$417,730	$416,990	$9,048.60

2019 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$523,760	$523,760	$523,760	$523,760
Portability	0	0	0	0
Assessed/SOH	$523,760	$523,760	$523,760	$523,760
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$523,760	$523,760	$523,760	$523,760

Sales History

Date	Type	Price	Book/Page or CIN
5/22/2017	WD-Q	$725,000	114402662
3/27/2015	WD-D	$400,000	112897344
2/12/2004	SWD	$335,000	36951 / 1764
			4853 / 92

Land Calculations

Price	Factor	Type
$7.00	7,800	SF
Adj. Bldg. S.F. (Card, Sketch)		5000
Eff./Act. Year Built: 1970/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
05/23/2019
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Sent To:

E&M PROPERTIES 2665 LLC

1703 AVENIDA DEL SOL
BOCA RATON, FL 33432

Case #:

4522

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
05/23/2019
US POSTAGE $000.50[0]

ZIP 33023
011D10656696

GKA Consultants
2641 S Park Rd
Pembroke Park, FL 33009
NOV #4522

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
05/23/2019
US POSTAGE $000.50²

ZIP 33023
011D10656696

Sunshine Provision
2649 S Park Rd
Pembroke Park, FL 33009
NOV #4522

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 4601

Petitioner,

vs.

E&M PROPERTIES 2665 LLC

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS:	2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd
FOLIO:	514229000068
LEGAL DESCRIPTION:	29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, August 22, 2019, after due notice to the Respondent(s). The Respondent(s) were present at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
LICENSES AND BUSINESS REGULATIONS...	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon rec...	9/21/2019		$50.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Joseline Ramirez**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

DONE AND ORDERED this AUG 22 2019

ATTEST:

NATASHA JOSEPH
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK

3150 SW 52 AVENUE

PEMBROKE PARK, FLORIDA 33308

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner,

vs.

E&M PROPERTIES 2665 LLC
SUNSHINE PROVISION

Respondent(s) **Case #:** 4601

SUPPLEMENTAL ORDER/CLAIM OF LIEN

TO: E&M PROPERTIES 2665 LLC

1703 AVENIDA DEL SOL BOCA RATON, FL 33432

The Town of Pembroke Park Code Enforcement Board, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

1. That the Town of Pembroke Park Code Enforcement Board did issue on 10/24/2019, a Final Order in the above captioned case determining the Respondent(s) was/were guilty of violating the following sections of THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES.

Sec. 15-17. - Business Tax Receipt Required.

The Board ordered that the Respondent(s) shall comply WITHIN FORTY-FIVE (45) DAYS FROM THE DATE OF THE FORMAL HEARING held on 10/24/2019, or a $50.00 (Fifty and 00/100 dollars) per diem fine will be assessed for each day the violations(s) continue to exist beyond the date set for compliance. In addition to the fines assessed by the Board, a mandatory $100.00 (One hundred and 00/100 dollars) administrative fee was assessed and must be paid immediately.

2. The Board found that the Respondent(s) had not complied with the Final Order issued on 10/24/2019. The Board considered the circumstances relating to this case and confirmed fine of $4,150.00 (Four Thousand One Hundred Fifty and 00/100 dollars). Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Joseline Ramirez**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board if compliance has occurred.

3. That/those said violation(s) occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

FOLIO #:	514229000068
LEGAL DESCRIPTION:	29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)
STREET ADDRESS:	2649 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision

4. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Chapter 7 of the Town of Pembroke Park Code of Ordinances, as currently enacted or as may be amended from time to time. The Code Enforcement Board Clerk is directed to record a certified copy of this Order in the Public Records of Broward County, Florida.

This Supplemental Order and Claim of Lien entered by the Code Enforcement Board will be recorded in the Public Records of Broward County, constituting a lien on the subject real property.

Respondents may appeal a the Final Order of the Code Enforcement Board for the Town of Pembroke Park to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Final Order to be appealed.

DONE AND ORDERED this February 27, 2020

ATTEST:

MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 27 day of February, 2020 by Marlen Martell and Robert Janzer, Code Enforcement Board, respectively, of the Town of Pembroke Park, who are personally known to me and who did not take an oath.

My Commission Expires:

NOTARY PUBLIC, State of Florida at Large

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

Jeffrey Louis

Print, type or stamp name of Notary

Commission Number, if any

Note: Mail your payment to the above address made payable to The Town of Pembroke Park.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2641-2649 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0068
Property Owner	E&M PROPERTIES 2665 LLC	Millage	0613
Mailing Address	1703 AVENIDA DEL SOL BOCA RATON FL 33432	Use	48
Abbr Legal Description	29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	$54,600	$469,160	$523,760	$523,760	
2019	$54,600	$469,160	$523,760	$523,760	$11,435.78
2018	$54,600	$569,580	$624,180	$624,180	$13,436.78

2020 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$523,760	$523,760	$523,760	$523,760
Portability	0	0	0	0
Assessed/SOH	$523,760	$523,760	$523,760	$523,760
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$523,760	$523,760	$523,760	$523,760

Sales History

Date	Type	Price	Book/Page or CIN
5/22/2017	WD-Q	$725,000	114402662
3/27/2015	WD-D	$400,000	112897344
2/12/2004	SWD	$335,000	36951 / 1764
			4853 / 92

Land Calculations

Price	Factor	Type
$7.00	7,800	SF
Adj. Bldg. S.F. (Card, Sketch)		5000
Eff./Act. Year Built: 1970/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

E&M PROPERTIES 2665 LLC

2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
E&M PROPERTIES 2665 LLC	4601	02/05/2020
1703 AVENIDA DEL SOL BOCA RATON, FL 33432		

Property Owner:	**Property Description:**	**Certified Mail #:**
E&M PROPERTIES 2665 LLC 1703 AVENIDA DEL SOL BOCA RATON, FL 33432	514229000068	

Legal Description:	**AKA:**
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

You are hereby notified that the Code Enforcement Board, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **27th day of February, 2020 at 7:00 p.m.** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Marlen D. Martell

Clerk of the Board
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499
(954) 966-4600 Ext. 235

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 4601

Petitioner,

vs.

E&M PROPERTIES 2665 LLC

Respondent(s)

AMENDED FINAL ORDER

IN RE:

STREET ADDRESS:	2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd
FOLIO:	514229000068
LEGAL DESCRIPTION:	29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, October 24, 2019, after due notice to the Respondent(s). The Respondent(s) were present at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
LICENSES AND BUSINESS REGULATIONS...	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon rec...	12/8/2019		$50.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Joseline Ramirez**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

DONE AND ORDERED this October 24, 2019

ATTEST:

AGATHA MUSE-SALTERS
TOWN MANAGER

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

E&M PROPERTIES 2665 LLC

2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
E&M PROPERTIES 2665 LLC	4601	01/07/2020
1703 AVENIDA DEL SOL BOCA RATON, FL 33432		

Property Owner:	**Property Description:**	**Certified Mail #:**
E&M PROPERTIES 2665 LLC	514229000068	
1703 AVENIDA DEL SOL BOCA RATON, FL 33432		

Legal Description:	**AKA:**
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

You are hereby notified that the Code Enforcement Board, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **23rd day of January, 2020 at 7:00 p.m.** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Marlen D. Martell

Clerk of the Board
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499
(954) 966-4600 Ext. 235

jeffrey louis

From: manar amireh <manaramirehjdfgroup@gmail.com>
Sent: Wednesday, September 18, 2019 10:47 AM
To: jeffrey louis
Subject: case # 4601

Mr jeffery I am working on this case could we granted more time to put everything together to address all the violations and comply
there has been some extra issues with electrical and structural that require extra time to address
we are requesting 60 days to comply

Manar Amireh
Operational Manager
JDF Constructions and Roofing
4255 NW 81 terrace
Coral Springs Fl ,33065
MBA / Southeastern University
cell : 954-552-4423
/********** 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.

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

E&M PROPERTIES 2665 LLC

2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
E&M PROPERTIES 2665 LLC	4601	10/03/2019
1703 AVENIDA DEL SOL BOCA RATON, FL 33432		

Property Owner:	**Property Description:**	**Certified Mail #:**
E&M PROPERTIES 2665 LLC	514229000068	
1703 AVENIDA DEL SOL BOCA RATON, FL 33432		

Legal Description:	**AKA:**
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

You are hereby notified that the Code Enforcement Board, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **24th day of October, 2019 at 7:00 p.m.** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Natasha Joseph

Clerk of the Board
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499
(954) 966-4600 Ext. 235

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

E&M PROPERTIES 2665 LLC

2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
E&M PROPERTIES 2665 LLC	4601	10/07/2019
1703 AVENIDA DEL SOL BOCA RATON, FL 33432		

Property Owner:	**Property Description:**	**Certified Mail #:**
E&M PROPERTIES 2665 LLC	514229000068	
1703 AVENIDA DEL SOL BOCA RATON, FL 33432		

Legal Description:	**AKA:**
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

You are hereby notified that the Code Enforcement Board, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **24th day of October, 2019 at 7:00 p.m.** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Natasha Joseph

Clerk of the Board
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499
(954) 966-4600 Ext. 235

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

E&M PROPERTIES 2665 LLC
2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

Respondent(s)

Case #: 4601

On 10/7/2019 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: E&M PROPERTIES 2665 LLC

Address: 1703 AVENIDA DEL SOL BOCA RATON, FL 33432

Folio: 514229000068

Site Address: 2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

Legal Description: 29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

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: 10/7/2019

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 10/7/2019

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 4601

Petitioner,

vs.

E&M PROPERTIES 2665 LLC

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS:	2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd
FOLIO:	514229000068
LEGAL DESCRIPTION:	29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, August 22, 2019, after due notice to the Respondent(s). The Respondent(s) were present at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
LICENSES AND BUSINESS REGULATIONS...	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon rec...	9/21/2019		$50.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Joseline Ramirez**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

DONE AND ORDERED this AUG 22 2019

ATTEST:

NATASHA JOSEPH
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/06/2019

Sent To:

E&M PROPERTIES 2665 LLC

1703 AVENIDA DEL SOL
BOCA RATON, FL 33432

Case #:

4601

Property Owner:

E&M PROPERTIES 2665 LLC

1703 AVENIDA DEL SOL
BOCA RATON, FL 33432

Certified Mail #:

Property Description:

514229000068

Legal Description:

29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2641 S PARK RD, PEMBROKE PARK, FL 33009 #Sunshine Provision -2649 S Park Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/10/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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

No Business Tax Receipt on file or premises. Business Owner or tenant must obtain BTR at the Business Tax Receipt at Town Hall.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 22nd day of August, 2019 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Joseline Ramirez

Code Enforcement Officer

8/6/2019

#4522 & 4601
3150 SW 52 Ave Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK
VIOLATION NOTICE

NAME GKA Consultant / Sunshine Provision DATE 5/10 2019

SITE ADDRESS 2641 - 2649 S Park Rd

PERMIT # _____ SUB/PARK _____

- [x] STOP ALL WORK
- [ ] NO BUILDING PERMIT
- [ ] VIOLATION OF FLORIDA BUILDING CODE # _____
- [x] VIOLATION OF TOWN ORDINANCE # 15-17
- [ ] NFPA # _____
- [ ] APPROVED PLAN NOT BEING FOLLOWED
- [ ] PERMIT NOT ON JOB
- [ ] APPROVED PLAN NOT ON JOB
- [ ] RE-INSPECTION FEE*

COMMENTS No Business Tax Receipt on file or premises. Business Owner or tenant must obtain BTR at the Business Tax Receipt Dept. at Town Hall

- [ ] 2 X FEE
- [ ] FINE _____ DAYS TO COMPLY 15

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- [ ] STRUCTURAL
- [ ] CODE ENF.
- [ ] PLUMBING
- [ ] SEWER
- [ ] MECHANICAL
- [ ] ZONING
- [ ] ELECTRICAL
- [ ] ENGINEERING

Business Tax Receipt

TOWN HALL
966-4600

Joseline Ramirez
INSPECTOR

EXT. # 215

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
E&M PROPERTIES 2665 LLC 1703 AVENIDA DEL SOL BOCA RATON, FL 33432	4522	05/10/2019

Property Owner:	Property Description:	Certified Mail #:
E&M PROPERTIES 2665 LLC 1703 AVENIDA DEL SOL BOCA RATON, FL 33432	514229000068	

Legal Description:	AKA:
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2641 S PARK RD, PEMBROKE PARK, FL 33009 #GKA Consultant/Sunshine Provision-2649 S Park Road

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/10/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15

Notes/Means of Correction:

No Business Tax Receipt on file or premises. Business owner or tenant must obtain BTR at the Business Tax Receipt Dept. at Town Hall.

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2641-2649 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0068
Property Owner	E&M PROPERTIES 2665 LLC	Millage	0613
Mailing Address	1703 AVENIDA DEL SOL BOCA RATON FL 33432	Use	48
Abbr Legal Description	29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

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
2019	$54,600	$469,160	$523,760	$523,760	
2018	$54,600	$569,580	$624,180	$624,180	$13,436.78
2017	$54,600	$363,130	$417,730	$416,990	$9,048.60

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	$523,760	$523,760	$523,760	$523,760
Portability	0	0	0	0
Assessed/SOH	$523,760	$523,760	$523,760	$523,760
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$523,760	$523,760	$523,760	$523,760

Sales History			
Date	Type	Price	Book/Page or CIN
5/22/2017	WD-Q	$725,000	114402662
3/27/2015	WD-D	$400,000	112897344
2/12/2004	SWD	$335,000	36951 / 1764
			4853 / 92

Land Calculations		
Price	Factor	Type
$7.00	7,800	SF
Adj. Bldg. S.F. (Card, Sketch)		5000
Eff./Act. Year Built: 1970/1969		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
05/23/2019
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:

E&M PROPERTIES 2665 LLC

1703 AVENIDA DEL SOL
BOCA RATON, FL 33432

Case #:

4522

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
05/23/2019
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

GKA Consultants
2641 S Park Rd
Pembroke Park, FL 33009
NOV #4522

TOWN OF PEMBROKE PARK

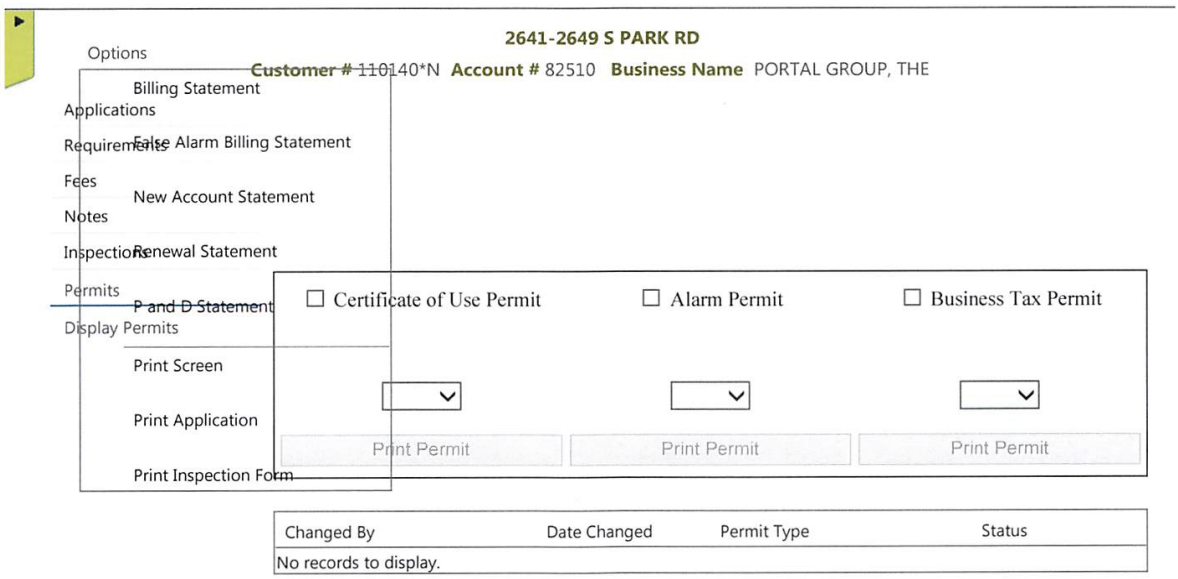
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
05/23/2019
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sunshine Provision
2649 S Park Rd
Pembroke Park, FL 33009
NOV #4522

Customer # | Find | Clear



Town of Pembroke Park
Business Tax Department

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 966-5186

Customer Number **110140*N**

APPLICATION FORM

Application Category: No Business Tax / Inspection Fees Only **Application Date:** 12/20/2016

Business Owner Information (Residential Usage)

Business Name: PORTAL GROUP, THE

Business Owner/Corporation/Partnership:

Business Address: 2641-2649 S PARK RD

City/State/Zip: PEMBROKE PK/ FL /33009

Business Phone: **Other Phone:** 9544962771 **Fax #:**

E-Mail: **Contact Person's Name:** RAPHAEL PORTAL

Parcel Information

Folio Number: 514229000068 **Legal Description:**

Prior Use:

Current Use:

Contact Information

Name:

Mailing Address: 2641-2649 S PARK RD

City / State / Zip: PEMBROKE PK FL 33009

Business Description:

FIRE INSPECTION

Limitations:

(INACTIVE ACCT 17/18-PREVIOUS BAL DUE)

Case Overview

Property/Incident Information

Owner	Address	Site Address
Gladys Duprat	102 David Drive Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Gladys Duprat-102 David Drive

Legal Description

Case Status Open **Case #** 4773 **Date Next Inspection** 10/19/2022

Notes Property has multiple additions, multiple window a/c's, multiple alterations (windows, sliding doors, stairs, enclosed porch and shed without permits. Owner has to verify occupancy.
Owner must go to the building department and obtain permits for all alterations.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/4/2019		Notice of Violation	Hand
2/7/2020	2/27/2020	Notice of Formal Hearing - Notice w/ NOV	Hand
3/2/2020	2/27/2020	Final Order	
6/30/2020	7/16/2020	Notice of Formal Hearing - Extension of Time	Hand
3/22/2021	4/13/2021	Notice of Formal Hearing - Confirm Fine	Certified Mail
3/22/2021		Affidavit of Non-Compliance	Certified Mail
4/26/2021	4/13/2021	Supplemental Order/Claim of Lien	Certified Mail
10/3/2022	10/19/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/19/2022
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 10/19/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$46,650.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$46,750.00**

Case Overview

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$46,750.00

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

Bill To:

Gladys Duprat
102 David Drive
Pembroke Park, FL 33009

DATE: October 17, 2022
INVOICE # 278
FOR:

Case # 4773
Gladys Duprat
102 David Drive
Pembroke Park, FL 33009

Lakeshore Mobile Home Park
2701 S Park Road

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105; 28-272		
	Code Board Hearing on 2/27/2020		
1	Admin Fee	$ 100.00	$ 100.00
935	Day(s) of Per Diem from (03/28/20- 10/19/2022)	$ 50.00	$ 46,750.00
74	**Cancelled Daily Fine Due to COVID-19 3/28/20 - 6/10/20**	**$ 50.00**	**$ 3,700.00**
	Recorded Lien Fee		$ 38.50
	Amnesty Program $100.00+38.50		**$ 139.00**
		Balance	$ 43,188.50

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
GLADYS DUPRAT	CASE NO. 4773
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 102 DAVID DRIVE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE HEARING TO ABATE FINE

ADDRESS: 102 DAVID DRIVE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: GLADYS DUPRAT AT 11:48 A.M. ON THE 7 DAY OF OCTOBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Oct, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Gladys Duprat

2701 S PARK RD, PEMBROKE PARK, FL
33009 #Gladys Duprat-102 David Drive

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
Gladys Duprat	4773	10/03/2022
102 David Drive Pembroke Park, FL 33009		

Property Owner:	Property Description:	Certified Mail #
Gladys Duprat	514229000030	
102 David Drive Pembroke Park, FL 33009		

Legal Description:	AKA:
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Gladys Duprat-102 David Drive

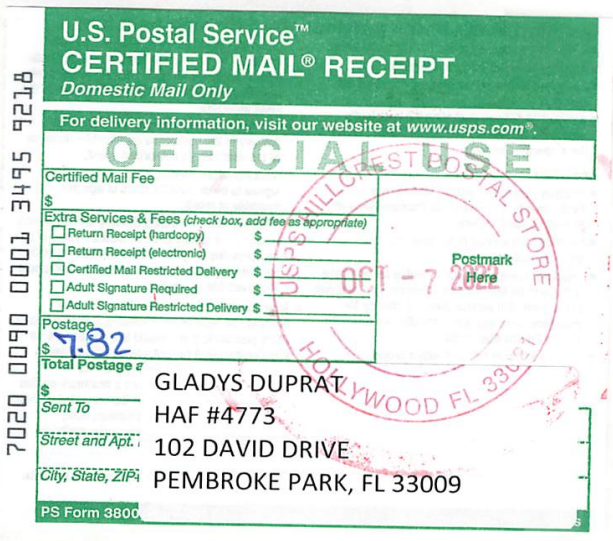
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **19th day of October, 2022** at 5:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely corrected.

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 THE MEETING MAY CONTACT THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

10/07/2022 11:48



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage a
$

Sent To GLADYS DUPRAT
Street and Apt. HAF #4773
City, State, ZIP 102 DAVID DRIVE
PEMBROKE PARK, FL 33009

PS Form 3800

7020 0090 0001 3495 9218

Postmark Here



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and F
$

Sent To LAKESHORE MOBILE HOME PARK
Street and Apt. No., LLC
City, State, ZIP+4® HAF#4773
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

PS Form 3800, Ap

7020 0090 0001 3495 9225

Postmark Here

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Gladys Duprat

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Gladys Duprat-102 David Drive

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
Gladys Duprat 102 David Drive Pembroke Park, FL 33009	4773	10/03/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
Gladys Duprat 102 David Drive Pembroke Park, FL 33009	514229000030	

Legal Description:	**AKA:**
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Gladys Duprat-102 David Drive

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **19th day of October, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 9/29/22 Phone #: 786-308-5971

Case # 4773 E-mail: gladysdup@hotmail.com

Address of Violation: 102 David Drive

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Gladys Duprat (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 4773 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the October 19 2022 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 03/2/2020 imposing the fine of $ 45,850 for violation(s)of the Town's Code of Ordinances: Sec 5-105 j Sec 28-272

Brief summary for request: I am Gladys Duprat citizen american resident in Lakeshore Mobile Home Park. I am 74 year old widow from COVID of my Husband Mikaid Sayegh. Need my Home because all violations are finished

Thank you for understanding

Gladys Duprat
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Glady Duprat and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on Sept 29 2022.

Notary Public State of Florida: My Commission expires: 7/7/26

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Gladys Duprat

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Gladys Duprat-102 David Drive

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
Gladys Duprat 102 David Drive Pembroke Park, FL 33009	4773	08/16/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
Gladys Duprat 102 David Drive Pembroke Park, FL 33009	514229000030	

Legal Description:	**AKA:**
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Gladys Duprat-102 David Drive

You are hereby summoned to appear and otherwise notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code enforcement case(s) on the **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Enforcement lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Instr# 118101463 , Page 1 of 4, Recorded 04/26/2022 at 09:20 AM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

GLADYS DUPRAT

Respondent(s)

Case No.: **4773**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on February 27, 2020. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: GLADYS DUPRAT, 102 DAVID DRIVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK LLC, 2701 S PARK RD, PEMBROKE PARK, FL 33009

FOLIO NO.: 514229000030

1. The Special Magistrate entered a Final Order on February 27, 2020, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105; 28-272. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on February 27, 2020, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on February 27, 2020. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of **$18,700.00** (EIGHTEEN THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 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 13th day of April 2021.

TOWN OF PEMBROKE PARK

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

April 29th, 2021.

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Notary Public, state of Florida

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 4773

Petitioner,

vs.

Gladys Duprat

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 2701 S PARK RD, PEMBROKE PARK, FL 33009 #102 David Drive

FOLIO: 514229000030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, February 27, 2020, after due notice to the Respondent(s). The Respondent(s) were present at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
BUILDING AND BUILDING REGULATIONS...	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner....	3/28/2020		$50.00

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
ZONING...	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied b...	3/28/2020		$0.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Joseline Ramirez**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-986-4600 or (954) 275-0609.

DONE AND ORDERED this February 27, 2020

ATTEST:

MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

GLADYS DUPRAT

Respondent(s)

Case No.: **4773**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on February 27, 2020. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: GLADYS DUPRAT, 102 DAVID DRIVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK LLC, 2701 S PARK RD, PEMBROKE PARK, FL 33009

FOLIO NO.: 514229000030

1. The Special Magistrate entered a Final Order on February 27, 2020, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105; 28-272. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on February 27, 2020, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on February 27, 2020. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of **$18,700.00** (EIGHTEEN THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 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 13th day of April 2021.

TOWN OF PEMBROKE PARK

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

APRIL 27th, 2021.

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Notary Public, state of Florida

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 4773

Petitioner,

vs.

Gladys Duprat

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 2701 S PARK RD, PEMBROKE PARK, FL 33009 #102 David Drive

FOLIO: 514229000030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, February 27, 2020, after due notice to the Respondent(s). The Respondent(s) were present at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
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Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
ZONING...	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied b...	3/28/2020		$0.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Joseline Ramirez**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

DONE AND ORDERED this February 27, 2020

ATTEST:

MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009
Property Owner	LAKESHORE MOBILE HOME PARK LLC
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301

ID #	5142 29 00 0030
Millage	0613
Use	28

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$2,499,060	$217,900	$2,716,960	$2,389,450	
2020	$2,321,230	$217,900	$2,539,130	$2,172,230	$49,267.39
2019	$1,876,680	$217,900	$2,094,580	$1,974,760	$43,924.42

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,716,960	$2,716,960	$2,716,960	$2,716,960
Portability	0	0	0	0
Assessed/SOH	$2,389,450	$2,716,960	$2,389,450	$2,389,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,389,450	$2,716,960	$2,389,450	$2,389,450

Sales History

Date	Type	Price	Book/Page or CIN
7/2/2002	SW*	$220,000	33474 / 1458
9/10/2001	CE*	$1,100,000	32122 / 1108
8/20/1997	WD*	$3,262,200	26945 / 137
2/22/1989	CP*	$100	16299 / 977

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4773

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: Gladys Duprat TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 102 David Drive, Pembroke Park, FL 33009

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED Gladys Duprat AT 12:40 A.M. /P.M. ON THE 6th DAY OF April 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

(X) **INDIVIDUAL:** By delivering to (Gladys Duprat) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or
Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

() POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

_____
AFFIANT

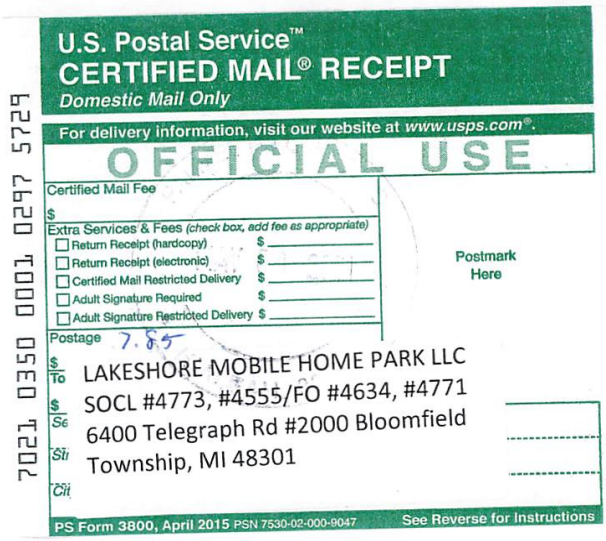
STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Sm - Teressa Malcolm
(Name of Notary Typed, Printed, or Stamped)

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services


7021 0350 0001 0297 5729
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
Postmark Here
To LAKESHORE MOBILE HOME PARK LLC
SOCL #4773, #4555/FO #4634, #4771
6400 Telegraph Rd #2000 Bloomfield
Township, MI 48301
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


7021 0350 0001 0297 5712
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
Postmark Here
LAKESHORE MOBILE HOME PARK LLC
SOCL #4773, #4555/FO #4634, #4771
2701 S Park RD,
Pembroke Park, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions



7012 0470 0001 5589 2184

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For delivery information visit our website at www.usps.com®

OFFICIAL USE

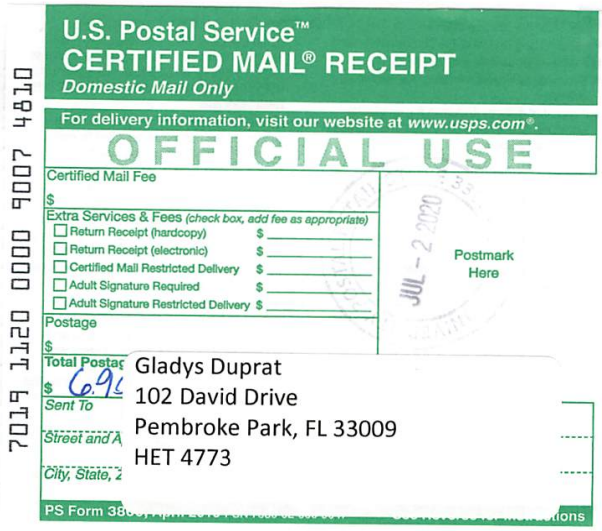
Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 6.96

Postmark Here
MAR 23 2021

Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+4

Gladys Duprat/Current Resident
HCF/AONC #4773
102 David Drive
Pembroke Park, FL 33009

PS Form 3800, Aug



7019 1120 0000 9007 4810

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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
$ 6.9

Postmark Here
JUL - 2 2020

Sent To
Street and A
City, State, Z

Gladys Duprat
102 David Drive
Pembroke Park, FL 33009
HET 4773

PS Form 38



7019 1120 0000 9007 5572

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage 8.60

Postmark Here
JUL - 2 2020

Lakeshore Mobile Home Park LLC
2701 S Park Rd
Pembroke Park, FL 33009
NOH 4443, 4635, 4763, 4772, 4791, 4793, 4795, 4796, 4771/HET 4634, 4773

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7019 1120 0000 9007 3868

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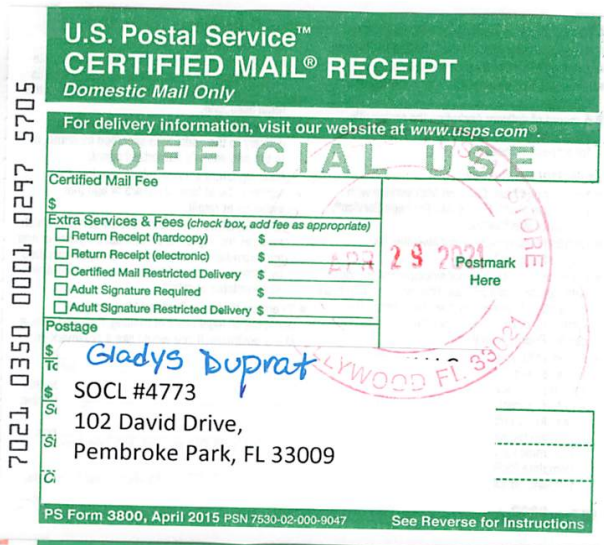
Certified Mail Fee $3.55
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $2.85
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $.50
Total Postage and Fees $6.90

Postmark Here
FEB 11 2020
HOLLYWOOD FL 33021

Sent To: Lakeshore Mobile Home Park LLC
Street and Apt. No., or PO Box No.: 6400 Telegraph Rd #2000 Bloomfield Township, MI 48301
City, State, ZIP+4®: NOFH # 4773

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7021 0350 0001 0297 5705

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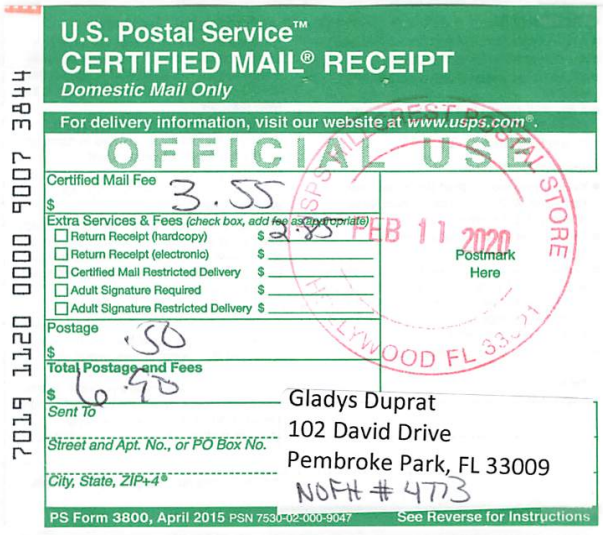
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
Total Postage and Fees

APR 29 2021
Postmark Here
HOLLYWOOD FL 33021

Gladys Duprat
SOCL #4773
102 David Drive,
Pembroke Park, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7019 1120 0000 9007 3844

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Certified Mail Fee $3.55
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $2.85
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $.50
Total Postage and Fees $6.90

Postmark Here
FEB 11 2020

Sent To: Gladys Duprat
Street and Apt. No., or PO Box No.: 102 David Drive
City, State, ZIP+4®: Pembroke Park, FL 33009
NOFH # 4773

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7019 1120 0000 9007 3851

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Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $2.80
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $.50
Total Postage and Fees $6.90

Postmark Here
FEB 11 2020

Sent To: Lakeshore Mobile Home Park LLC
Street and Apt. No., or PO Box No.: 2701 S Park Road
City, State, ZIP+4®: Pembroke Park, FL 33009
NOFH # 4773

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7019 1120 0000 9007 4322

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- Return Receipt (hardcopy) $2.85
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $.50
Total Postage and Fees $6.90

Postmark Here
MAR - 4 2020

Sent To: Gladys Duprat
Street and Apt. No., or PO Box No.: 102 David Drive
City, State, ZIP+4®: Pembroke Park, FL 33009
F.O. #4773

PS Form 3800, April 2015 PSN 7530-02-000-9047



7019 1120 0000 9007 4339

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OFFICIAL USE

Certified Mail Fee $3.55
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $2.85
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $.50
Total Postage and Fees $6.90

Postmark Here
MAR - 4 2020

Sent To: Lakeshore Mobil Home Park
Street and Apt. No., or PO Box No.: 2701 S Park Rd
City, State, ZIP+4®: Pembroke Park, FL 33009
F.O. #4773

PS Form 3800, April 2015 PSN 7530-02-000-9047

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Lakeshore Mobil Home Park
2701 S Park Rd
Pembroke Park, FL 33009
F.O. #4773

9590 9402 4839 9032 7050 75

2. Article Number (Transfer from service label)
7019 1120 0000 9007 4339

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) N.F C. Date of Delivery 3/6

D. Is delivery address different from item 1? ☑ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Lakeshore Mobile Home Park LLC
2701 S Park Road
Pembroke Park, FL 33009

9590 9402 4839 9032 7061 19

2. Article Number (Transfer from service label)
7019 1120 0000 9007 3851

COMPLETE THIS SECT ON ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) N.F C. Date of Delivery 2/13

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Gladys Duprat
102 David Drive
Pembroke Park, FL 33009

9590 9402 4839 9032 7055 32

2. Article Number (Transfer from service label)
7019 1120 0000 9007 3844

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) N.F C. Date of Delivery 2/13

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
SOCL #4773, #4555/FO #4634, #4771
2701 S Park RD,
Pembroke Park, FL 33009

9590 9402 6610 1028 7098 22

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 5712

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [illegible] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* (LakeShore mobil C. Date of Delivery 5-4-2021

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED MAY 07 2021

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
SOCL #4773, #4555/FO #4634, #4771
6400 Telegraph Rd #2000 Bloomfield
Township, MI 48301

9590 9402 6610 1028 7098 15

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 5729

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Covid-19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Gladys Duprat
102 David Drive
Pembroke Park, FL 33009
F.O. #4773

9590 9402 4839 9032 7050 51

7019 1120 0000 9007 4322

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* N.E C. Date of Delivery 3/6

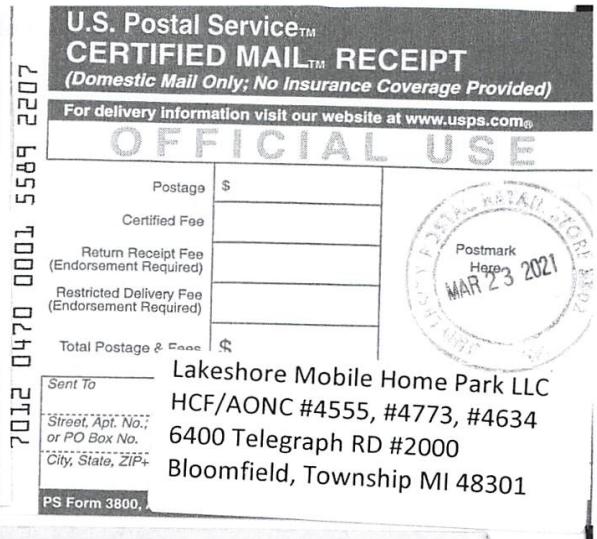
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



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Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $
MAR 23 2021
Postmark Here
Sent To
Street, Apt. No. or PO Box No.
City, State, ZIP+
Lakeshore Mobile Home Park LLC
HCF/AONC #4555, #4773, #4634
2701 S Park Rd
Pembroke Park, FL 33009
PS Form 3800
7012 0470 0001 5589 2191



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Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $
Postmark Here
MAR 23 2021
Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+
Lakeshore Mobile Home Park LLC
HCF/AONC #4555, #4773, #4634
6400 Telegraph RD #2000
Bloomfield, Township MI 48301
PS Form 3800,
7012 0470 0001 5589 2207



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.

Lakeshore Mobile Home Park LLC
HCF/AONC #4555, #4773, #4634
6400 Telegraph RD #2000
Bloomfield, Township MI 48301

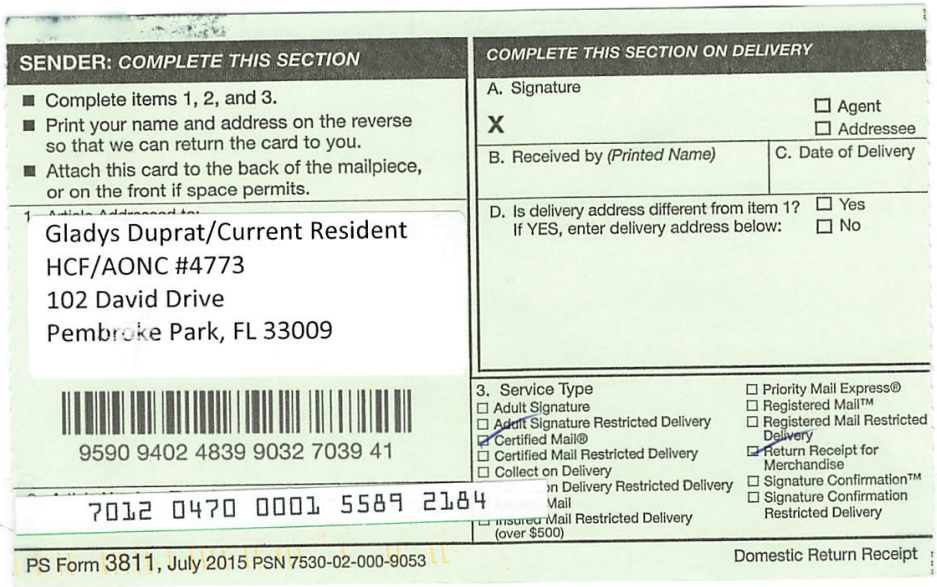
9590 9402 4839 9032 7039 65

2. Article Number (Transfer from ...
7012 0470 0001 5589 2207

COMPLETE THIS SECTION ON DELIVERY
A. Signature
X Covid-19 ☐ Agent ☐ Addressee
B. Received by (Printed Name) C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Delivery Restricted Delivery
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



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.

Gladys Duprat/Current Resident
HCF/AONC #4773
102 David Drive
Pembroke Park, FL 33009

9590 9402 4839 9032 7039 41

7012 0470 0001 5589 2184

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
☐ Delivery Restricted Delivery
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Gladys Duprat DATE 12/4 2019

SITE ADDRESS 102 David Drive, Lot 92

PERMIT # _____ SUB/PARK Lakeshore M.H.P

- ☐ STOP ALL WORK
- ☑ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☑ VIOLATION OF TOWN ORDINANCE # 5-105
- ☐ NFPA # _____
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS Property has multiple additions, multiple arc, multiple alterations (windows, sliding doors, stairs, enclosed porch, multiple sheds done without permits. Verify Multiple occupancy. Owner must obtain permits from Building Dept.

☒ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 30

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- ☒ STRUCTURAL
- ☒ CODE ENF.
- ☒ PLUMBING
- ☐ SEWER
- ☒ MECHANICAL
- ☐ ZONING
- ☒ ELECTRICAL
- ☐ ENGINEERING

TOWN HALL
966-4600

Joseline Ramirez EXT. # 215 or 213
INSPECTOR


102
TOWN OF
PEMBROKE PARK
VIOLATION NOTICE


12/04/2019 04:09


12/04/2019 04:09


12/04/2019 04:09


12/04/2019 04:09


102
12/04/2019 04:08


102
12/04/2019 04:09

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Sent To:

Gladys Duprat

102 David Drive
Pembroke Park, FL 33009

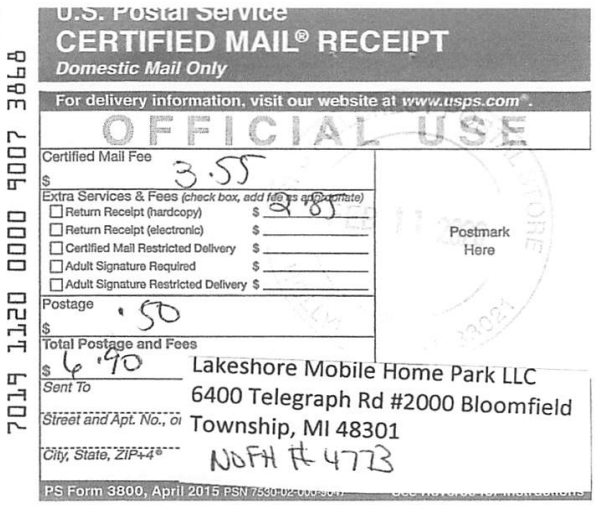
Property Owner:

TOWN OF PEMBROKE PARI
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 330





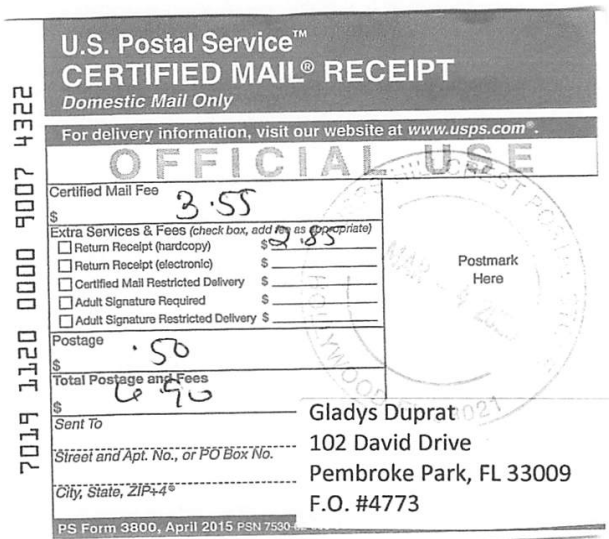
U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE
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☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .50
Total Postage and Fees $ 6.90
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Street and Apt. No., or PO
City, State, ZIP+4®
Postmark Here
Lakeshore Mobile Home Park LLC
2701 S Park Road
Pembroke Park, FL 33009
NOFH # 4773
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



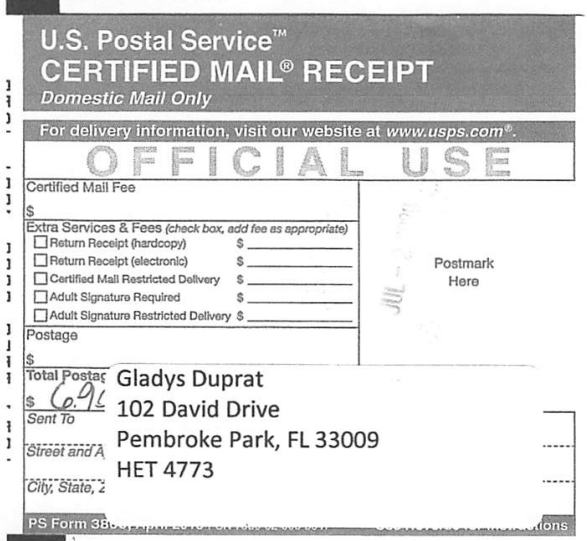
U.S. Postal Service
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For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee $ 3.55
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☐ Return Receipt (hardcopy) $ 2.80
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .50
Total Postage and Fees $ 6.90
Sent To
Street and Apt. No., or PO
City, State, ZIP+4®
Postmark Here
7019 1120 0000 9007 3868
Lakeshore Mobile Home Park LLC
6400 Telegraph Rd #2000 Bloomfield
Township, MI 48301
NOFH # 4773
PS Form 3800, April 2015 PSN 7530-02-000-9047



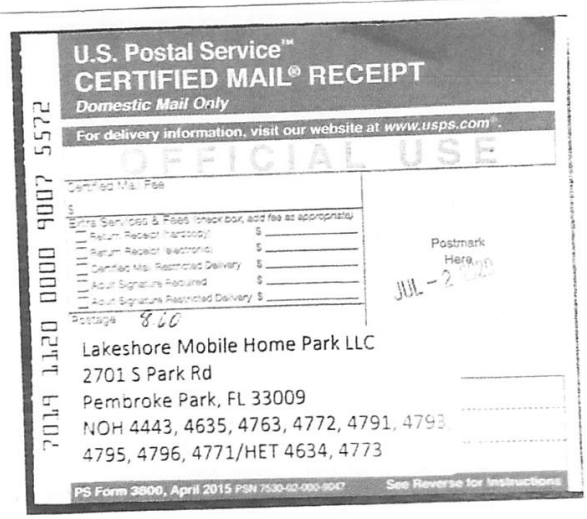
U.S. Postal Service™
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Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
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Certified Mail Fee $ 3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ 2.85
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .50
Total Postage and Fees $ 6.90
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
Postmark Here
Lakeshore Mobil Home Park
2701 S Park Rd
Pembroke Park, FL 33009
F.O. #4773
PS Form 3800, April 2015 PSN 7530-02-000-9047



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee $ 3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ 2.85
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .50
Total Postage and Fees $ 6.90
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
Postmark Here
7019 1120 0000 9007 4322
Gladys Duprat
102 David Drive
Pembroke Park, FL 33009
F.O. #4773
PS Form 3800, April 2015 PSN 7530-02-000-9047



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee $
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $
Total Postag $ 6.9
Sent To
Street and A
City, State, Z
Postmark Here
Gladys Duprat
102 David Drive
Pembroke Park, FL 33009
HET 4773
PS Form 38



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Postage 8.00
Postmark Here JUL - 2
7019 1120 0000 9007 5572
Lakeshore Mobile Home Park LLC
2701 S Park Rd
Pembroke Park, FL 33009
NOH 4443, 4635, 4763, 4772, 4791, 4793
4795, 4796, 4771/HET 4634, 4773
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Gladys Duprat

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Gladys Duprat-102 David Drive

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
Gladys Duprat	4773	03/22/2021
102 David Drive Pembroke Park, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
Gladys Duprat	514229000030	
102 David Drive Pembroke Park, FL 33009		

Legal Description:	**AKA:**
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Gladys Duprat-102 David Drive

You are hereby notified that the Code Enforcement Board, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **13th day of April, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Joseline Ramirez

From: Gladys Duprat Rojas <gladysdup@hotmail.com>
Sent: Wednesday, June 03, 2020 5:14 PM
To: Joseline Ramirez
Subject: RV: Joseline Ramirez

De: Gladys Duprat Rojas <gladysdup@hotmail.com>
Enviado: viernes, 20 de marzo de 2020 18:17
Para: Joseline Ramirez <jramirez@townofpembrokepark.com>
Asunto: Joseline Ramirez

Code enforcement
Oficcer

Ciity of Pembroke Park,

Florida

Ref:

CASO

Estimada Joseline: esperando se encuentre gozando de buena salud ud y familia en los dificiles momentos que nos toca vivir , paso a agradecerle su comprension en el caso en referencia, me permito informarle que he contratado los servicios del Ingeniero Tupack Rhea P.E. y la General Contractors CGC #1511721 Ana Alzate para producir los documentos (Planos Surveys) necesarios para resolver este conflicto. El ingeniero y la GC me indicaron que por lo menos necesitan 90 dias para producirlos, conscuentemente le solicito me conceda esa extension . Esta es la informacion de ellos
:

Tupack Rhea
P.E.
112310 SW 39 th Street, Miami Fl
33175
PH 305-569-
0191
P.E. Florida #
40217

1

Ana I

Alzate

General

Contractor

915 NW 1 Ave #

2110

PH 954-599-

8434

CGC #

1511721

Confian

do en Dios y agradeciendo toda la colaboracion que ud me ha prestado, quedo a la espera de una positiva respuesta a lo solicitado Atentamente Gladys Duprat 102 David Drive Lote 92 Hallandale Fl 33009 MHC Lake Shore

/********** 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.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Gladys Duprat 102 David Drive Pembroke Park, FL 33009	4773	12/04/2019

Property Owner:	Property Description:	Certified Mail #:
Gladys Duprat 102 David Drive Pembroke Park, FL 33009	514229000030	

Legal Description:	AKA:
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	30

Notes/Means of Correction:

Property has multiple additions, multiple window a/c's, multiple alterations (windows, sliding doors, stairs, enclosed porch and shed without permits. Owner has to verify occupancy.
Owner must go to the building department and obtain permits for all alterations.

Double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Code Enforcement Officer


102
12/04/2019 04:09


12/04/2019 04:09

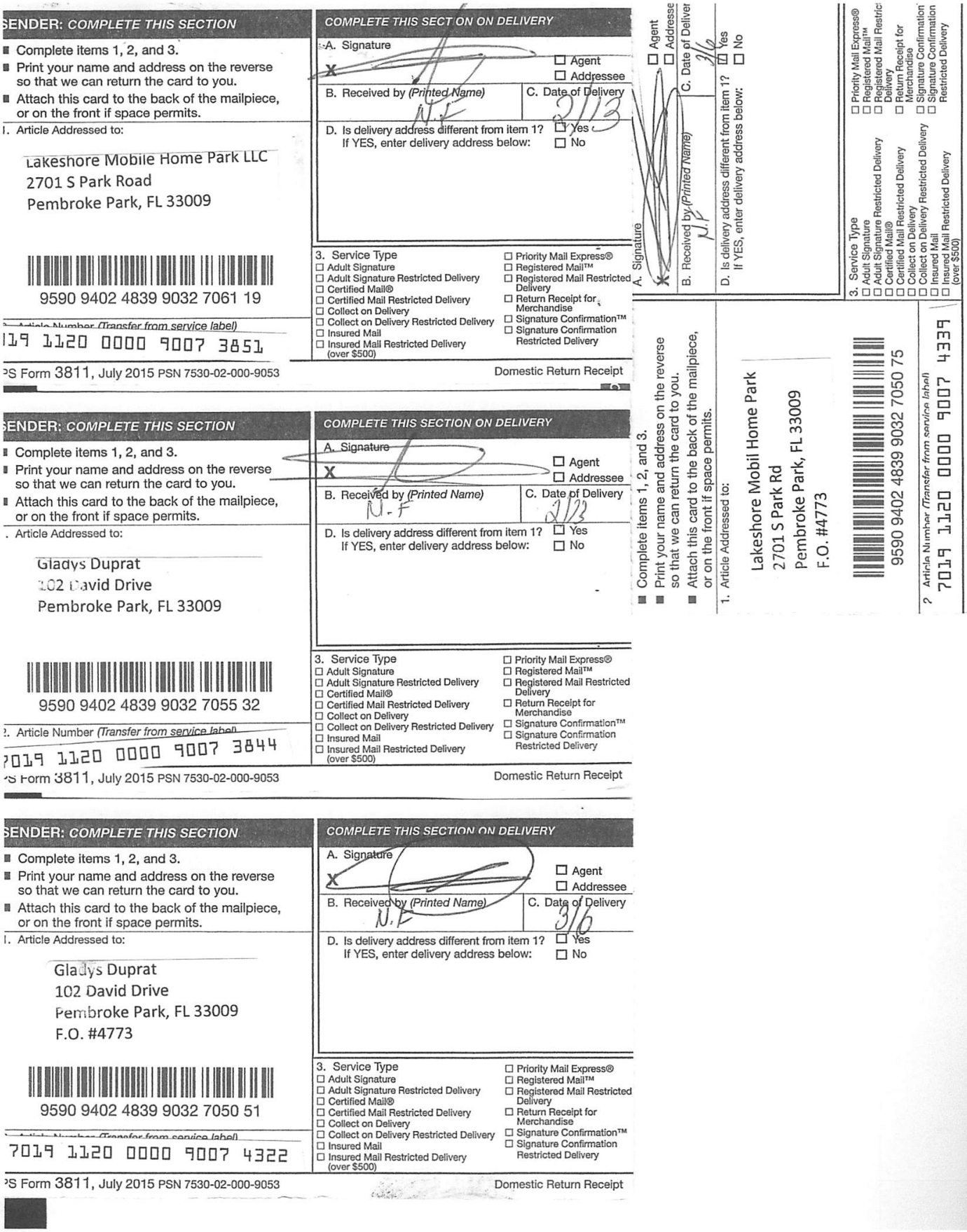

12/04/2019 04:09


12/04/2019 04:08


12/04/2019 04:08


12/04/2019 04:09


12/04/2019 04:09



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:

Lakeshore Mobile Home Park LLC
2701 S Park Road
Pembroke Park, FL 33009

9590 9402 4839 9032 7061 19

2. Article Number (Transfer from service label)
7019 1120 0000 9007 3851

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) N.F
C. Date of Delivery 3/3

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Gladys Duprat
102 David Drive
Pembroke Park, FL 33009

9590 9402 4839 9032 7055 32

2. Article Number (Transfer from service label)
7019 1120 0000 9007 3844

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) N.F
C. Date of Delivery 3/3

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Gladys Duprat
102 David Drive
Pembroke Park, FL 33009
F.O. #4773

9590 9402 4839 9032 7050 51

2. Article Number (Transfer from service label)
7019 1120 0000 9007 4322

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) N.F
C. Date of Delivery 3/6

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

A. Signature ☐ Agent ☐ Addressee
B. Received by (Printed Name) N.F C. Date of Delivery 3/6
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Lakeshore Mobil Home Park
2701 S Park Rd
Pembroke Park, FL 33009
F.O. #4773

9590 9402 4839 9032 7050 75

2. Article Number (Transfer from service label)
7019 1120 0000 9007 4339

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Gladys Duprat

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Gladys Duprat-102 David Drive

Respondent(s)

Case #:

4773

On 3/22/2021 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Gladys Duprat

Address: 102 David Drive Pembroke Park, FL 33009

Folio: 514229000030

Site Address: 2701 S PARK RD, PEMBROKE PARK, FL 33009 #Gladys Duprat-102 David Drive

Legal Description: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 3/22/2021
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 3/22/2021

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 3/22/2021

NOTARY PUBLIC, STATE OF FLORIDA

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0030
Property Owner	LAKESHORE MOBILE HOME PARK LLC	Millage	0613
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301	Use	28

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$2,321,230	$217,900	$2,539,130	$2,389,450	
2020	$2,321,230	$217,900	$2,539,130	$2,172,230	$49,267.39
2019	$1,876,680	$217,900	$2,094,580	$1,974,760	$43,924.42

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,539,130	$2,539,130	$2,539,130	$2,539,130
Portability	0	0	0	0
Assessed/SOH	$2,389,450	$2,539,130	$2,389,450	$2,389,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,389,450	$2,539,130	$2,389,450	$2,389,450

Sales History

Date	Type	Price	Book/Page or CIN
7/2/2002	SW*	$220,000	33474 / 1458
9/10/2001	CE*	$1,100,000	32122 / 1108
8/20/1997	WD*	$3,262,200	26945 / 137
2/22/1989	CP*	$100	16299 / 977

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.50	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Joseline Ramirez

From: Gladys Duprat Rojas <gladysdup@hotmail.com>
Sent: Wednesday, June 03, 2020 5:14 PM
To: Joseline Ramirez
Subject: RV: Joseline Ramirez

...

De: Gladys Duprat Rojas <gladysdup@hotmail.com>
Enviado: viernes, 20 de marzo de 2020 18:17
Para: Joseline Ramirez <jramirez@townofpembrokepark.com>
Asunto: Joseline Ramirez

Code enforcement
Oficcer

Ciity of Pembroke Park,

Florida

Ref:

CASO

Estimada Joseline: esperando se encuentre gozando de buena salud ud y familia en los dificiles momentos que nos toca vivir , paso a agradecerle su comprension en el caso en referencia, me permito informarle que he contratado los servicios del Ingeniero Tupack Rhea P.E. y la General Contractors CGC #1511721 Ana Alzate para producir los documentos (Planos Surveys) necesarios para resolver este conflicto. El ingeniero y la GC me indicaron que por lo menos necesitan 90 dias para producirlos, conscuentemente le solicito me conceda esa extension . Esta es la informacion de ellos
:

Tupack Rhea
P.E.
112310 SW 39 th Street, Miami Fl
33175
PH 305-569-
0191
P.E. Florida #
40217

1

Ana I

Alzate

General

Contractor

915 NW 1 Ave #

2110

PH 954-599-

8434

CGC #

1511721

Confian

do en Dios y agradeciendo toda la colaboracion que ud me ha prestado, quedo a la espera de una positiva respuesta a lo solicitado Atentamente Gladys Duprat 102 David Drive Lote 92 Hallandale Fl 33009 MHC Lake Shore

/********** 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.

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Gladys Duprat

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Gladys Duprat-102 David Drive

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
Gladys Duprat 102 David Drive Pembroke Park, FL 33009	4773	06/30/2020

Property Owner:	**Property Description:**	**Certified Mail #:**
Gladys Duprat 102 David Drive Pembroke Park, FL 33009	514229000030	

Legal Description:	**AKA:**
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Gladys Duprat-102 David Drive

You are hereby notified that the Code Enforcement Board, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of July, 2020 at 6:30 p.m.** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Marlen D. Martell

Clerk of the Board
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499
(954) 966-4600 Ext. 235

Joseline Ramirez

From: Gladys Duprat Rojas <gladysdup@hotmail.com>
Sent: Wednesday, June 03, 2020 4:54 PM
To: Joseline Ramirez
Subject: RV: Carta para Jocelyn

Srta Joselyn esta es la carta que envie el 20 o 21 de Marzo por favor acuse recibo para saber si la envie bien

---

De: Gladys Duprat Rojas <gladysdup@hotmail.com>
Enviado: viernes, 20 de marzo de 2020 16:09
Para: Tupack Rhea <tupack@tupack.net>
Asunto: RE: Carta para Jocelyn

Sent from my T-Mobile 4G LTE Device

-------- Mensaje original --------
De: Tupack Rhea <tupack@tupack.net>
Fecha: 19/3/20 5:22 p. m. (GMT-05:00)
A: gladysdup@hotmail.com
Asunto: Carta para Jocelyn

Hola Gladys esta es la CArta:

"Marzo 20, 2020

A; Joseline Ramirez
Code enforcement Oficcer
City of Pembroke Park, Florida

Ref: Caso:

Estimada Joseline: esperando se encuentre gozando de buena salud y agradeciendole su comprension en el caso en referencia me permito informarle que he contratado los servicios del Ingeniero Tupack Rhea P.E. y la G.C. Ana Alzate para producir los documentos (Planos Surveys) necesarios para resolver este conflicto.

El ingeniero y la GC me indicaron que por lo menos necesitan 90 dias para producirlos, consequentemente le solicito me conceda esa extension.

esta es la informacion de ellos:

Tupack Rhea P.E.
12310 SW 39th Street, Miami Fl 33175
PH 305 569 0191
P.E. Florida # 40217

Ana I Alzate
General Contractor
915 NW 1 Ave # 2110
PH 954 599 8434
CGC # 1511721

gracias por su colaboracion y esperando una positiva respuesta a lo solicitado"

Copia y edita lo que quieras, saludos

Tupack Rhea P.E.
12420 SW 33 Street
Miami Fl. 33175
PH 305 569 0191
tupack@tupack.net
Tupack69@protonmail.com
/********** 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.

Joseline Ramirez

From: Joseline Ramirez
Sent: Tuesday, December 17, 2019 2:55 PM
To: 'Gladys Duprat Rojas'
Cc: Hans Richter; jurgens richter duprat; JACQUELINE RICHTER DUPRAT; Nicole Rosario
Subject: RE: Notice Violation
Attachments: 102 David Drive.pdf

Buenas Tardes Glady's,

Gracias por tu carta, voy a extender el dia de cumplir con la violiacion hasta 2/2/2020. Dejame saber cuando el projecto esta completo.

Buen dia,

Joseline Ramirez
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023
Ph: (954) 966-4600, Ext. 215

From: Gladys Duprat Rojas [mailto:gladysdup@hotmail.com]
Sent: Tuesday, December 10, 2019 3:28 PM
To: Joseline Ramirez <jramirez@townofpembrokepark.com>; Joseline Ramirez <jramirez@townofpembrokepark.com>
Cc: Hans Richter <chevere105@hotmail.com>; jurgens richter duprat <jurgens.richter@yahoo.com>; JACQUELINE RICHTER DUPRAT <jrichter@hotmail.com>; Nicole Rosario <nicolesayeghd@hotmail.com>
Subject: Notice Violation

Estimada Srta. Joseline Ramirez: Despues de lo conversado telefonicamente hoy , envio este mail con el fin de pedir una prorroga de mi caso del Mobil Home ubicado en 102 David Drive Lot 92, adquirido al parque Lake Shore, el ano 2008, con la condicion de repararlo y ponerlo muy bonito por ser el primero de frente entrando al parque, cosa que hice cambiando las puertas ,ventanas rotas y paredes llenas de termitas, luego procedi a hacer un porshe y sin tener esos permisos de la ciudad. Ahora en Navidad y Ano Nuevo viajo a Houston Texas, invitada por mi hija a pasar esas fiestas en familia regresando el 3 de Enero del 2020 por lo tanto me es imposible cumplir con el plazo de 30 dias puesto en la Violation Notice de la Ciudad de Pembroke Park, debido a esto , es que pido se me conceda una prorroga de 60 dias,para obtener los permisos y cumplir con lo solicitado por el Building Dept. Paso a informarle que la manager Yesenia de este parque me dio el Telefono del Contratista Alberto , que ya esta al corriente de mi caso y llamara a la ciudad para hablar con la Inspectora, diciendome que el trabaja hace muchos anos con Riverstone. Desde ya muchas gracias por su ayuda y quedo atte a sus ordenes Gladys Duprat

/********** 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.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009
Property Owner	LAKESHORE MOBILE HOME PARK LLC
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301

ID #	5142 29 00 0030
Millage	0613
Use	28

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	$1,876,680	$217,900	$2,094,580	$2,094,580	
2019	$1,876,680	$217,900	$2,094,580	$1,974,760	$43,924.42
2018	$1,787,770	$7,470	$1,795,240	$1,795,240	$38,646.32

2020 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,094,580	$2,094,580	$2,094,580	$2,094,580
Portability	0	0	0	0
Assessed/SOH	$2,094,580	$2,094,580	$2,094,580	$2,094,580
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	$2,094,580	$2,094,580	$2,094,580	$2,094,580

Sales History

Date	Type	Price	Book/Page or CIN
7/2/2002	SW*	$220,000	33474 / 1458
9/10/2001	CE*	$1,100,000	32122 / 1108
8/20/1997	WD*	$3,262,200	26945 / 137
			6299 / 977

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$5.25	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/07/2020

Sent To:

Gladys Duprat

102 David Drive
Pembroke Park, FL 33009

Case #:

4773

Property Owner:

Gladys Duprat

102 David Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

AKA:

2701 S PARK RD, PEMBROKE PARK, FL 33009 #102 David Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	60
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	60

Property has multiple additions, multiple window a/c's, multiple alterations (windows, sliding doors, stairs, enclosed porch and shed without permits. Owner has to verify occupancy.
Owner must go to the building department and obtain permits for all alterations.

Double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 27th day of February, 2020 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Joseline Ramirez

Code Enforcement Officer

2/7/2020

Joseline Ramirez

From: Joseline Ramirez
Sent: Tuesday, December 17, 2019 2:55 PM
To: 'Gladys Duprat Rojas'
Cc: Hans Richter; jurgens richter duprat; JACQUELINE RICHTER DUPRAT; Nicole Rosario
Subject: RE: Notice Violation
Attachments: 102 David Drive.pdf

Buenas Tardes Glady's,

Gracias por tu carta, voy a extender el dia de cumplir con la violiacion hasta 2/2/2020. Dejame saber cuando el projecto esta completo.

Buen dia,

Joseline Ramirez
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023
Ph: (954) 966-4600, Ext. 215

From: Gladys Duprat Rojas [mailto:gladysdup@hotmail.com]
Sent: Tuesday, December 10, 2019 3:28 PM
To: Joseline Ramirez <jramirez@townofpembrokepark.com>; Joseline Ramirez <jramirez@townofpembrokepark.com>
Cc: Hans Richter <chevere105@hotmail.com>; jurgens richter duprat <jurgens.richter@yahoo.com>; JACQUELINE RICHTER DUPRAT <jrichter@hotmail.com>; Nicole Rosario <nicolesayeghd@hotmail.com>
Subject: Notice Violation

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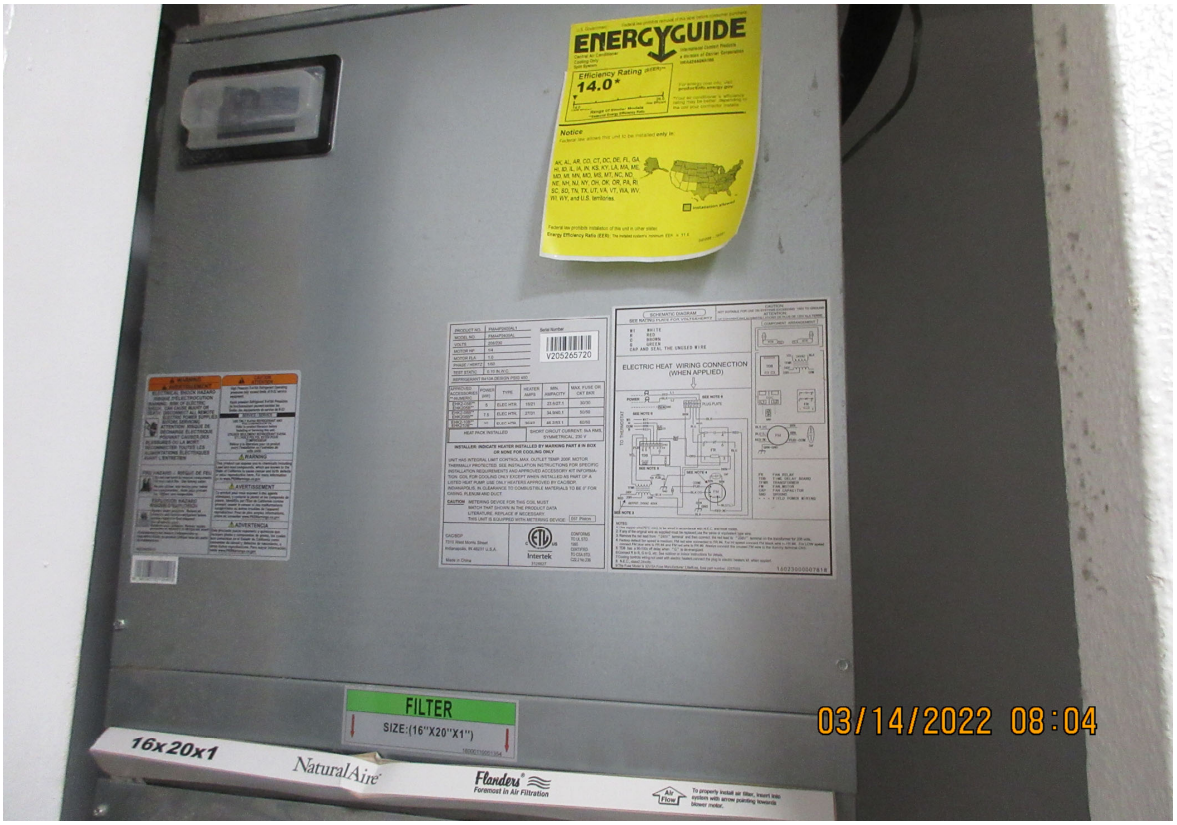
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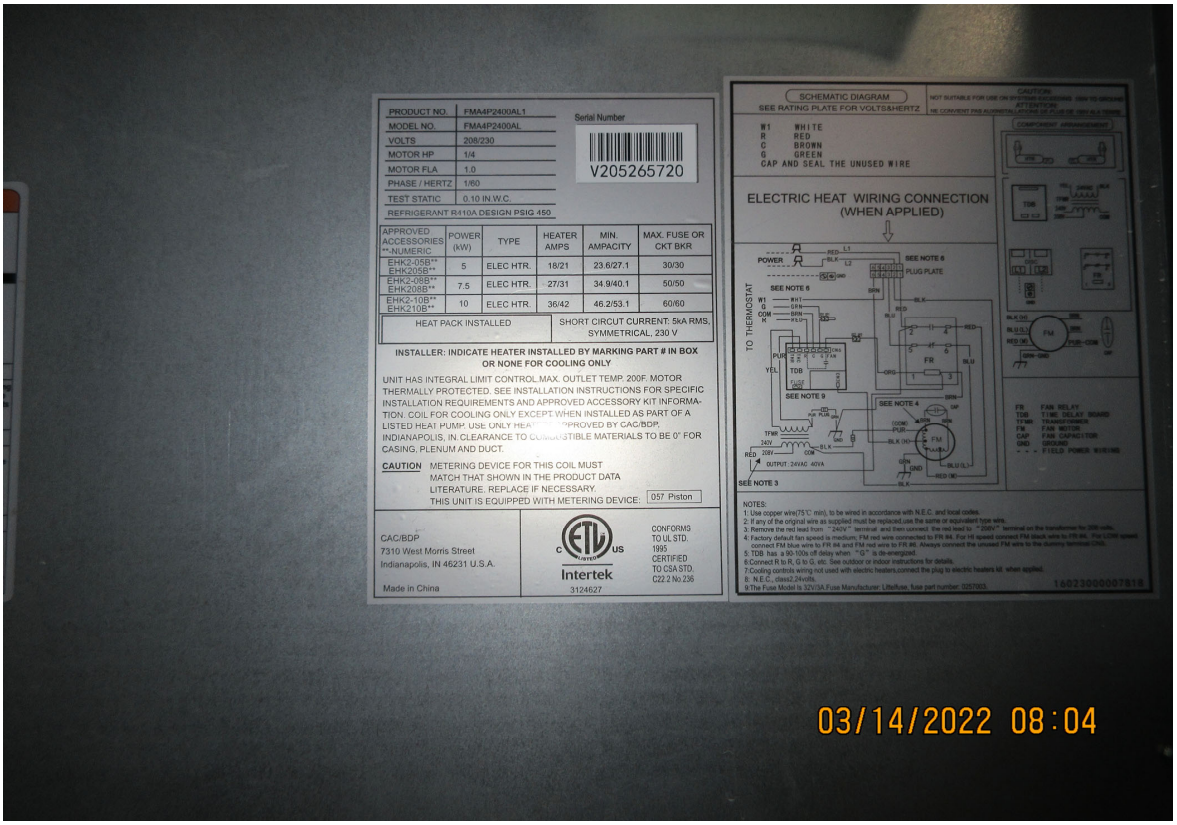

03/14/2022 08:03


220
03/14/2022 08:03


03/14/2022 08:04


03/14/2022 08:04


ENERGY GUIDE
Efficiency Rating
14.0*
Notice
V205265720
ELECTRIC HEAT WIRING CONNECTION
(WHEN APPLIED)
FILTER
SIZE:(16"X20"X1")
16x20x1
NaturalAire
Flanders
03/14/2022 08:04


PRODUCT NO. FMA4P2400AL1
MODEL NO. FMA4P2400AL
VOLTS 208/230
MOTOR HP 1/4
MOTOR FLA 1.0
PHASE / HERTZ 1/60
TEST STATIC 0.10 IN.W.C.
REFRIGERANT R410A DESIGN PSIG 450
Serial Number
V205265720
APPROVED ACCESSORIES **-NUMERIC
POWER (kW)
TYPE
HEATER AMPS
MIN. AMPACITY
MAX. FUSE OR CKT BKR
EHK2-05B** EHK205B** 5 ELEC HTR. 18/21 23.6/27.1 30/30
EHK2-08B** EHK208B** 7.5 ELEC HTR. 27/31 34.9/40.1 50/50
EHK2-10B** EHK210B** 10 ELEC HTR. 36/42 46.2/53.1 60/60
HEAT PACK INSTALLED
SHORT CIRCUIT CURRENT: 5kA RMS, SYMMETRICAL, 230 V
INSTALLER: INDICATE HEATER INSTALLED BY MARKING PART # IN BOX OR NONE FOR COOLING ONLY
UNIT HAS INTEGRAL LIMIT CONTROL.MAX. OUTLET TEMP. 200F. MOTOR THERMALLY PROTECTED. SEE INSTALLATION INSTRUCTIONS FOR SPECIFIC INSTALLATION REQUIREMENTS AND APPROVED ACCESSORY KIT INFORMATION. COIL FOR COOLING ONLY EXCEPT WHEN INSTALLED AS PART OF A LISTED HEAT PUMP. USE ONLY HEA PROVED BY CAC/BDP, INDIANAPOLIS, IN. CLEARANCE TO COMBUSTIBLE MATERIALS TO BE 0" FOR CASING, PLENUM AND DUCT.
CAUTION METERING DEVICE FOR THIS COIL MUST MATCH THAT SHOWN IN THE PRODUCT DATA LITERATURE. REPLACE IF NECESSARY.
THIS UNIT IS EQUIPPED WITH METERING DEVICE: 057 Piston
CAC/BDP
7310 West Morris Street
Indianapolis, IN 46231 U.S.A.
Made in China
Intertek
3124627
CONFORMS TO UL STD. 1995
CERTIFIED TO CSA STD. C22.2 No.236
SCHEMATIC DIAGRAM
SEE RATING PLATE FOR VOLTS&HERTZ
W1 WHITE
R RED
G BROWN
G GREEN
CAP AND SEAL THE UNUSED WIRE
ELECTRIC HEAT WIRING CONNECTION
(WHEN APPLIED)
TO THERMOSTAT
POWER
PLUG PLATE
SEE NOTE 6
SEE NOTE 8
SEE NOTE 9
SEE NOTE 4
SEE NOTE 3
OUTPUT: 24VAC 40VA
NOTES:
1: Use copper wire(75°C min), to be wired in accordance with N.E.C. and local codes.
2: If any of the original wire as supplied must be replaced,use the same or equivalent type wire.
3: Remove the red lead from "240V" terminal and then connect the red lead to "208V" terminal on the transformer for 208 volts.
4: Factory default fan speed is medium, FM red wire connected to FR #4. For Hi speed connect FM black wire to FR #4. For LOW speed connect FM blue wire to FR #4 and FM red wire to FR #6. Always connect the unused FM wire to the dummy terminal (240).
5: TDB has a 90-100s off delay when "G" is de-energized.
6:Connect R to R, G to G, etc. See outdoor or indoor instructions for details.
7:Cooling controls wiring not used with electric heaters,connect the plug to electric heaters kit when applied.
8: N.E.C., class2,24volts.
9:The Fuse Model is 32V/3A.Fuse Manufacturer: Littelfuse, fuse part number: 0257003.
FB FAN RELAY
TDB TIME DELAY BOARD
TFMR TRANSFORMER
FM FAN MOTOR
CAP FAN CAPACITOR
GND GROUND
- - - FIELD POWER WIRING
03/14/2022 08:04


03/14/2022 08:04


03/14/2022 08:05


TOOTHBRUSH
03/14/2022 08:05


03/14/2022 08:05


03/14/2022 08:05


03/14/2022 08:05


03/14/2022 08:05


03/14/2022 08:05


03/14/2022 08:06


03/14/2022 08:06


LISTERINE
COOL MINT
03/14/2022 08:06


LISTERINE
COOL MINT
03/14/2022 08:06


03/14/2022 08:06


03/14/2022 08:06


03/14/2022 08:06


03/14/2022 08:06


03/14/2022 08:06
Dove


03/14/2022 08:07
Dove


03/14/2022 08:07


03/14/2022 08:11


03/14/2022 08:11

Case Overview

Property/Incident Information

Owner	Address	Site Address
BNUMO INC	3582 NE 171 ST #305 NORTH MIAMI BEACH, FL 33160	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Closed **Case #** 5280

Notes Exterior maintenance of the entire property require.

1. Roof exterior requires maintenance (minor repairs, wash/chemical treatment).
2. Walls require pressure wash and paint (front & back of property). - Complied
3. Common areas require pressure wash (sidewalks, poles, parking stumps, curbs). Complied
4. Pot holes require repair.
5. Maintenance of signs. - In progress
6. Remove a abandon vehicles from front and back end of the property (inoperable, no current tag or wreck conditions).
7. Repair damages from car accidents. Obtain plans, permit and inspections.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/23/2020		Notice of Violation	Hand
4/30/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/30/2021	5/18/2021	Final Order	Certified Mail Hand
2/16/2022		Affidavit of Compliance	
8/29/2022	9/21/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
9/22/2022	9/21/2022	Supplemental Order/Claim of Lien	Certified Mail Hand
10/3/2022	10/19/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property 10/7/22 Certified Mail 10/7/22

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	2/16/2022
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.	2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (e)	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	2/16/2022
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.	2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (k)	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.	2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	2/16/2022

Case Overview

JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	2/16/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	2/16/2022	$9,200.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$9,300.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$9,300.00**

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

Bill To:

BNUMO INC
4502 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

DATE: October 17, 2022
INVOICE # 320
FOR:

Case # 5280
BNUMO INC

4502 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-103(a)(b)(e)(g)(k)(n)(o); 5-104 and 13-2 Final Order on 05/18/2021		
1	Admin Fee	$ 100.00	$ 100.00
184	Day(s) of Per Diem from (08/16/21-02/16/22)	$ 50.00	$ 9,200.00
	Town's Motion to abate fine by 85% **1,380.00+100.00**		**$ 1,480.00**
		Balance	$ 9,300.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BNUMO INC CASE NO. 5280

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4502 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE HEARING TO ABATE FINE

ADDRESS: 4502 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BNUMO INC AT 11:02 A.M. ON THE 7 DAY OF OCTOBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

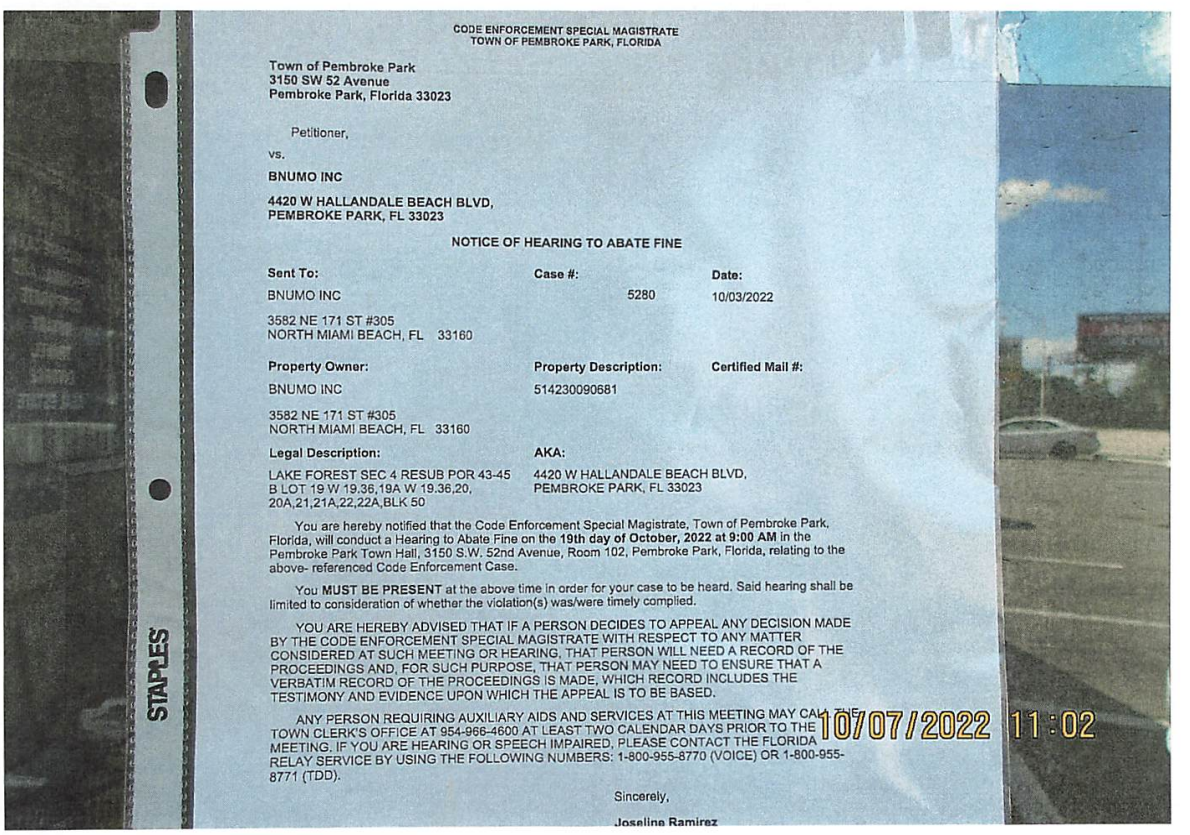
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [V] physical presence or [_] online notarization this 13 day of Oct, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

BNUMO INC

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
BNUMO INC 3582 NE 171 ST #305 NORTH MIAMI BEACH, FL 33160	5280	10/03/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
BNUMO INC 3582 NE 171 ST #305 NORTH MIAMI BEACH, FL 33160	514230090681	

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **19th day of October, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

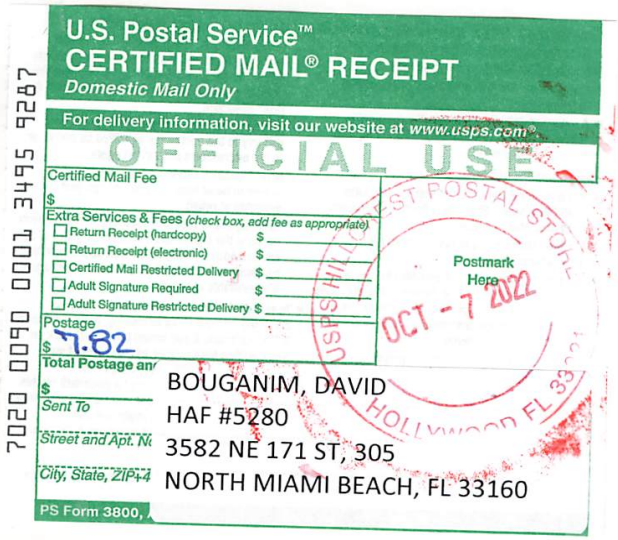
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

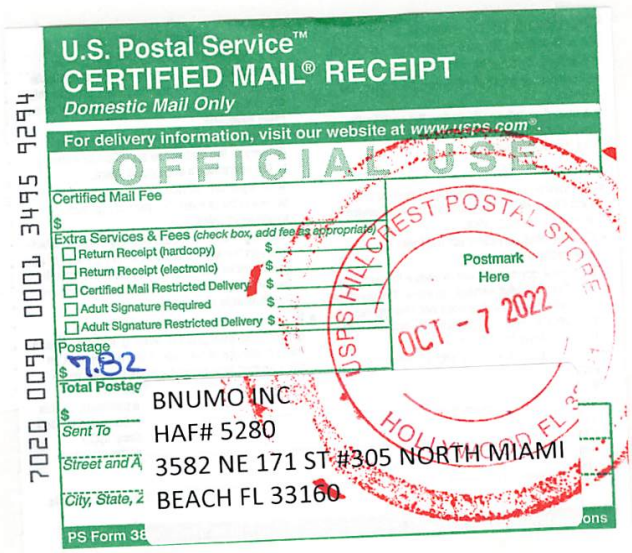
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez


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4502 W HALLANDALE BEACH BLVD,
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City, State, ZIP+4
NORTH MIAMI BEACH, FL 33160
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CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

BNUMO INC

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
BNUMO INC	5280	10/03/2022
3582 NE 171 ST #305 NORTH MIAMI BEACH, FL 33160		

Property Owner:	**Property Description:**	**Certified Mail #:**
BNUMO INC	514230090681	
3582 NE 171 ST #305 NORTH MIAMI BEACH, FL 33160		

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **19th day of October, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park
3150 SW 52 AVEPembroke Park, FL 33023

Date: 10/3/22

Phone #: 954-321-4242

Case # 5230

E-mail: DBougainim@aol.com

Address of Violation: _____

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, David Bougainim (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # _____ to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 9/21/22 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 5/30/2021 imposing the fine of $ 9300 for violation(s)of the Town's Code of Ordinances: _____

Brief summary for request: I comply with all Violation. Request Reduce or Elimination the Fines.

David Bougainim
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, David Bougainim and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on Oct 3, 2022.

Notary Public State of Florida: _____ My Commission expires: Feb 16, 2026

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

BNUMO INC
Respondent(s)

Case No.: **5280**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on September 15, 2021. Based upon the evidence presented [and there being in compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ✓ NO ____

STREET ADDRESS OF SUBJECT REAL PROPERTY: 4420-4502 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: BNUMO INC

FOLIO NO.: 5142 30 09 0681

1. The Special Magistrate entered a Final Order on September 15, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-103(a)(b)(e)(g)(k)(n)(o); 5-104 and 13-2. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on September 15, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on September 15, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$9,300.00** (TWELVE THOUSAND TWO HUNDRED AND 00/100 DOLLARS) as of the date of this hearing

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

R B INDUSTRIAL PLAT 104-38 B TRACT A

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15TH day of June 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Chief Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

Sep 22, 2022.

Notary Public, state of Florida

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ✓ 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 Dayana CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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4420 W HALLANDALE BEACH BLVD,

City, State, ZIP+4 PEMBROKE PARK, FL, 33023

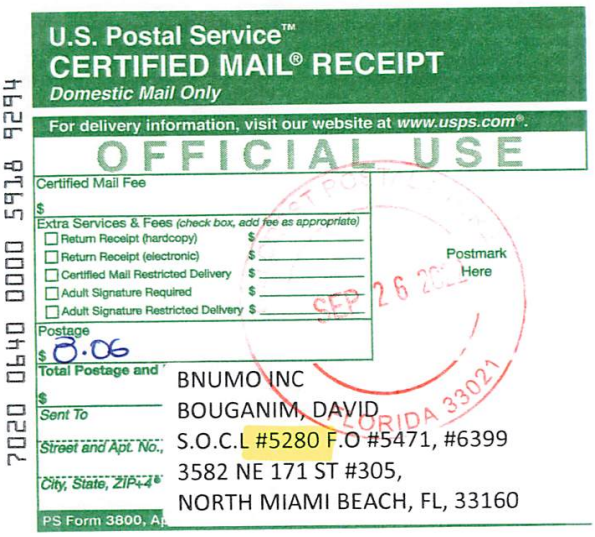
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3582 NE 171 ST #305,

City, State, ZIP+4 NORTH MIAMI BEACH, FL, 33160

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CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. BNUMO INC. Respondent(s)	)	Case No.: 5280

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4420-4502 W Hallandale Beach Blvd, Pembroke Park, FL 33023

PROPERTY OWNER: Bnumo Inc., 239 Atlantic Isle, North Miami Beach, FL 33160

FOLIO NO.: 514230090681

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b)(e)(g)(k)(n)(o); 5-104; 13-2. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(e)(g)(k)(n)(o): 5-104; 13-2 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suárez-Rivas

Rafael Suarez-Rivas, Special Magistrate

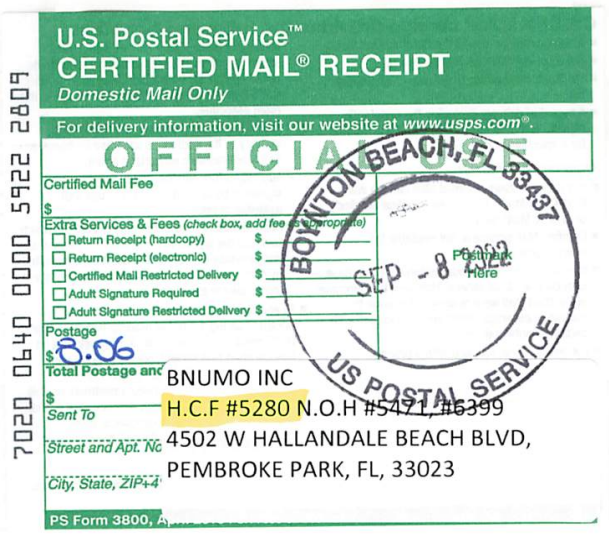
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Case 5280

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 25 day of May, 2021.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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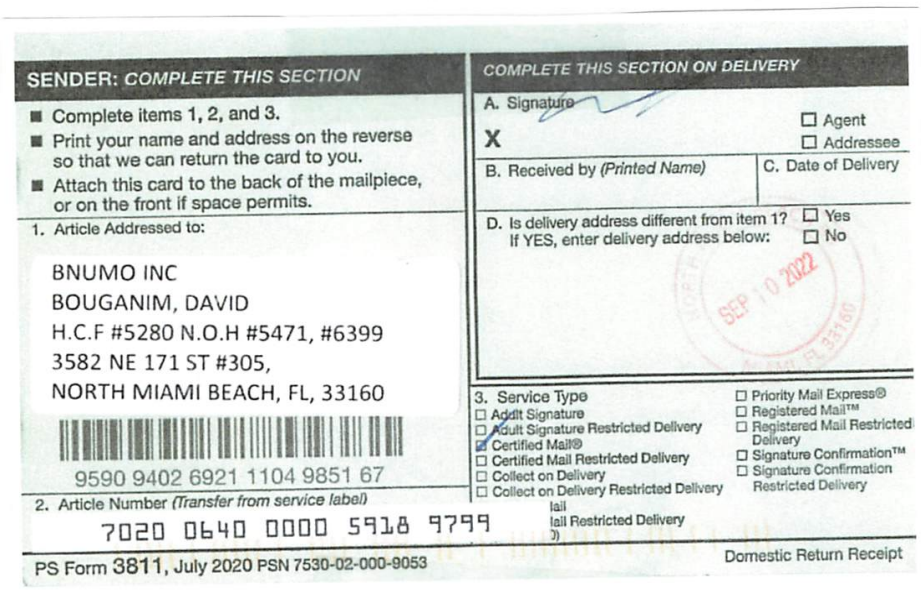
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BNUMO INC
BOUGANIM, DAVID
H.C.F #5280 N.O.H #5471, #6399
3582 NE 171 ST #305,
NORTH MIAMI BEACH, FL, 33160

9590 9402 6921 1104 9851 67

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7020 0640 0000 5918 9799

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☐ Addressee

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F.O.#5280
4502 W HALLANDALE BEACH BLVD

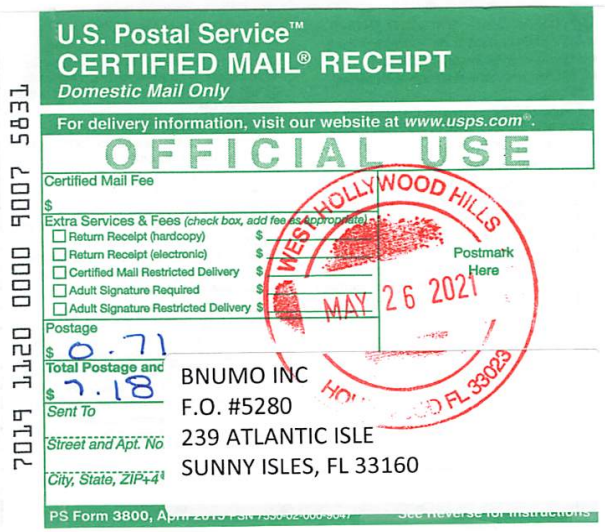
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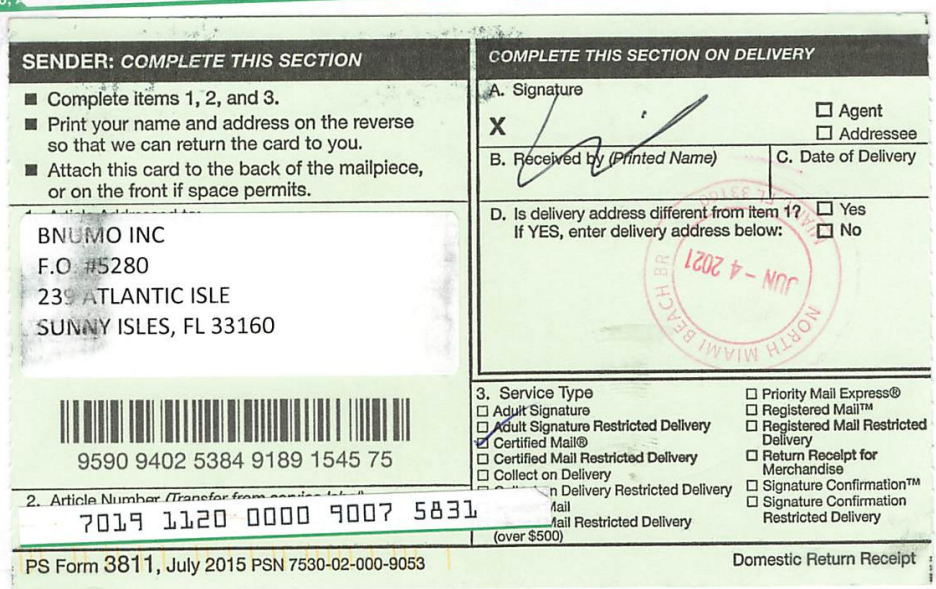
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FL 33023

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F.O. #5280
239 ATLANTIC ISLE
SUNNY ISLES, FL 33160

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2. Article Number (Transfer from service label)
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A. Signature
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☐ Addressee

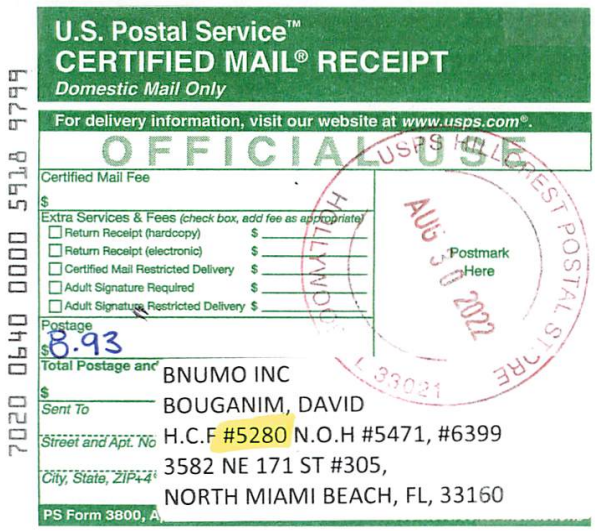
B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1?
If YES, enter delivery address below:
☐ Yes
☐ No

NORTH MIAMI BEACH BR
JUN - 4 2021

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- ☐ ail Restricted Delivery (over $500)
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$ 8.93

Total Postage and
$

Sent To BNUMO INC

Street and Apt. No BOUGANIM, DAVID H.C.F #5280 N.O.H #5471, #6399

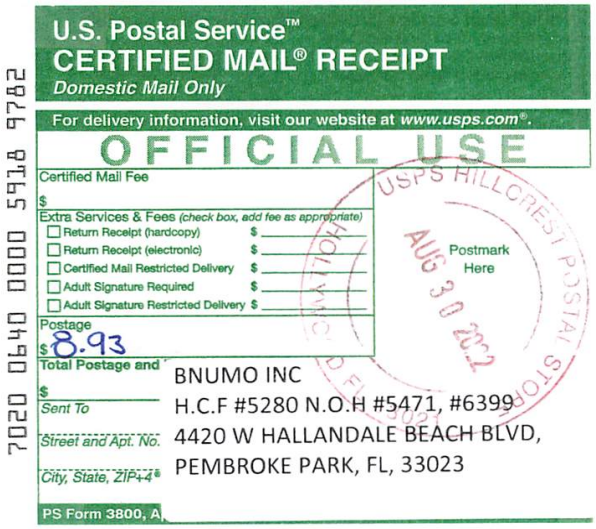
City, State, ZIP+4® 3582 NE 171 ST #305, NORTH MIAMI BEACH, FL, 33160

PS Form 3800, A

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 AUG 30 2022

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7020 0640 0000 5918 9799



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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.93

Total Postage and
$

Sent To BNUMO INC

Street and Apt. No. H.C.F #5280 N.O.H #5471, #6399 4420 W HALLANDALE BEACH BLVD,

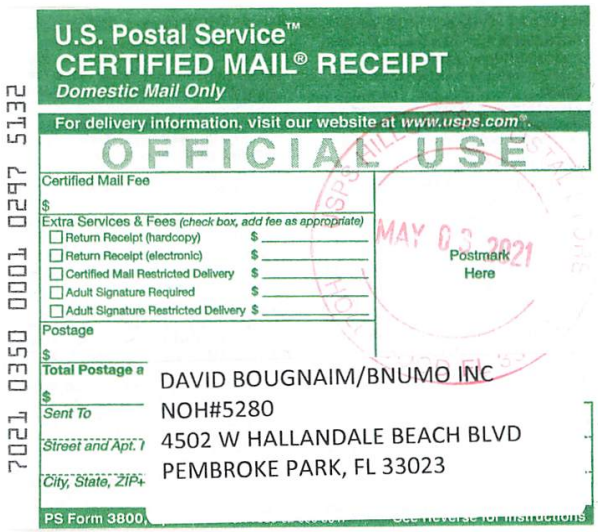
City, State, ZIP+4® PEMBROKE PARK, FL, 33023

PS Form 3800, A

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33023 AUG 30 2022

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- Adult Signature Restricted Delivery $

Postage
$

Total Postage a
$

Sent To
DAVID BOUGNAIM/BNUMO INC
NOH#5280

Street and Apt. N
4502 W HALLANDALE BEACH BLVD

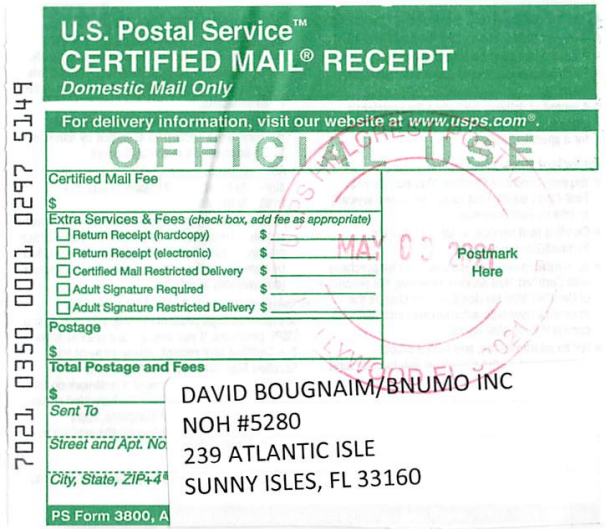
City, State, ZIP+
PEMBROKE PARK, FL 33023

PS Form 3800,

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MAY 03 2021

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- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
DAVID BOUGNAIM/BNUMO INC
NOH #5280

Street and Apt. No
239 ATLANTIC ISLE

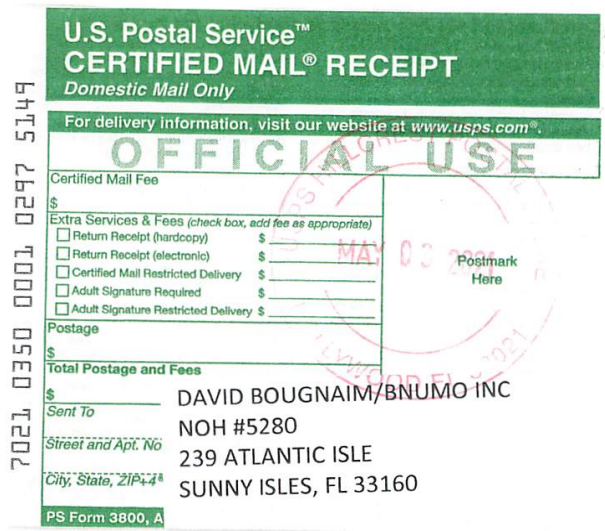
City, State, ZIP+4
SUNNY ISLES, FL 33160

PS Form 3800, A

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MAY 03

7021 0350 0001 0297 5149



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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
DAVID BOUGNAIM/BNUMO INC
NOH #5280

Street and Apt. No
239 ATLANTIC ISLE

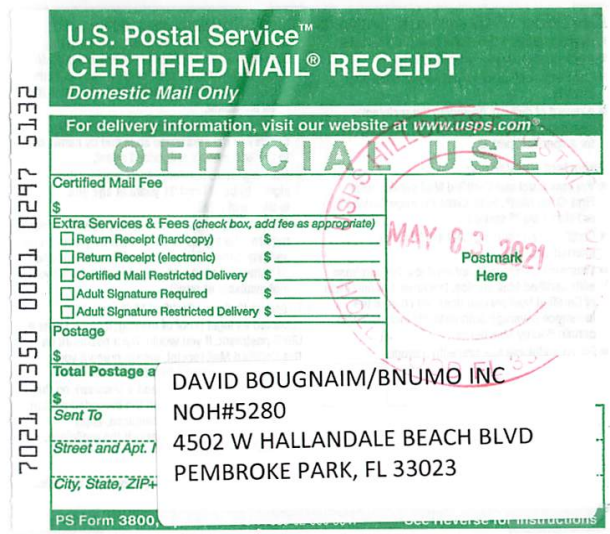
City, State, ZIP+4
SUNNY ISLES, FL 33160

PS Form 3800, A

Postmark Here

MAY 03

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- Adult Signature Restricted Delivery $

Postage
$

Total Postage a
$

Sent To
DAVID BOUGNAIM/BNUMO INC
NOH#5280

Street and Apt. N
4502 W HALLANDALE BEACH BLVD

City, State, ZIP+
PEMBROKE PARK, FL 33023

PS Form 3800,

Postmark Here

MAY 03 2021

7021 0350 0001 0297 5132

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 5280

Hasler FIRST-CLASS MAIL
07/23/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:
BNUMO INC
239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Case #:
5280

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 5280

Hasler FIRST-CLASS MAIL
07/23/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

DB Commercial Real Estate Inc.
4502 W Hallandale Beach Blvd
Pembroke Park, FL 33023



Detail by Entity Name

Florida Profit Corporation
BNUMO, INC.

Filing Information

Document Number	P01000075786
FEI/EIN Number	65-1128688
Date Filed	08/01/2001
State	FL
Status	ACTIVE

Principal Address

4502 W. HALLENDALE BLVD
PEMBROKE PARK, FL 33023

Changed: 02/25/2004

Mailing Address

3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160

Changed: 04/12/2022

Registered Agent Name & Address

BOUGANIM, DAVID
3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160

Name Changed: 04/04/2006

Address Changed: 04/12/2022

Officer/Director Detail

Name & Address

Title PRESIDENT

BOUGANIM, DAVID
3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4420-4502 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	BNUMO INC
Mailing Address	3582 NE 171 ST #305 NORTH MIAMI BEACH FL 33160

ID #	5142 30 09 0681
Millage	0613
Use	11-01

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$336,000	$671,260	$1,007,260	$1,007,260	
2021	$336,000	$603,020	$939,020	$939,020	$20,193.24
2020	$336,000	$599,330	$935,330	$935,330	$20,186.11

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,007,260	$1,007,260	$1,007,260	$1,007,260
Portability	0	0	0	0
Assessed/SOH	$1,007,260	$1,007,260	$1,007,260	$1,007,260
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,007,260	$1,007,260	$1,007,260	$1,007,260

Sales History

Date	Type	Price	Book/Page or CIN
8/9/2001	WD	$545,000	31987 / 1565
12/1/1986	WD	$100	14033 / 361
6/1/1986	QCD	$318,000	
7/1/1981	WD	$405,000	
4/1/1979	WD	$345,000	

Land Calculations

Price	Factor	Type
$11.00	30,545	SF
Adj. Bldg. S.F. (Card, Sketch)		11427
Eff./Act. Year Built: 1965/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4420-4502 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	BNUMO INC
Mailing Address	239 ATLANTIC ISLE NORTH MIAMI BEACH FL 33160

ID #	5142 30 09 0681
Millage	0613
Use	11

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

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Property Assessment Values

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2021*	$336,000	$603,020	$939,020	$939,020	
2020	$336,000	$599,330	$935,330	$935,330	$20,186.11
2019	$336,000	$552,450	$888,450	$888,450	$19,398.43

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$939,020	$939,020	$939,020	$939,020
Portability	0	0	0	0
Assessed/SOH	$939,020	$939,020	$939,020	$939,020
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$939,020	$939,020	$939,020	$939,020

Sales History

Date	Type	Price	Book/Page or CIN
8/9/2001	WD	$545,000	31987 / 1565
12/1/1986	WD	$100	14033 / 361
6/1/1986	QCD	$318,000	
7/1/1981	WD	$405,000	
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Price	Factor	Type
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Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation
DB COMMERCIAL REAL ESTATE, INC.

Filing Information

Document Number	P02000096422
FEI/EIN Number	51-0426639
Date Filed	09/05/2002
State	FL
Status	ACTIVE

Principal Address

4502 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Mailing Address

239 ATLANTIC ISLE
SUNNY ISLES, FL 33160

Changed: 04/04/2005

Registered Agent Name & Address

BOUGANIM, DAVID
239 ATLANTIC ISLE
SUNNY ISLES, FL 33160

Name Changed: 02/24/2003

Address Changed: 02/24/2003

Officer/Director Detail

Name & Address

Title PSTD

BOUGANIM, DAVID
4502 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Annual Reports

Report Year	Filed Date
2019	04/03/2019
2020	06/09/2020



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4420-4505 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	BNUMO INC
Mailing Address	239 ATLANTIC ISLE NORTH MIAMI BEACH FL 33160

ID #	5142 30 09 0681
Millage	0613
Use	11

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2020 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020*	$336,000	$671,260	$1,007,260	$977,290	
2019	$336,000	$552,450	$888,450	$888,450	$19,398.43
2018	$336,000	$552,620	$888,620	$888,620	$19,129.41

2020* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,007,260	$1,007,260	$1,007,260	$1,007,260
Portability	0	0	0	0
Assessed/SOH	$977,290	$1,007,260	$977,290	$977,290
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	$977,290	$1,007,260	$977,290	$977,290

Sales History

Date	Type	Price	Book/Page or CIN
8/9/2001	WD	$545,000	31987 / 1565
12/1/1986	WD	$100	14033 / 361
6/1/1986	QCD	$318,000	
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Eff./Act. Year Built: 1965/1960		

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Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BNUMO INC CASE NO. 5280

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4502 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 4502 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BNUMO INC AT 12:21 P.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

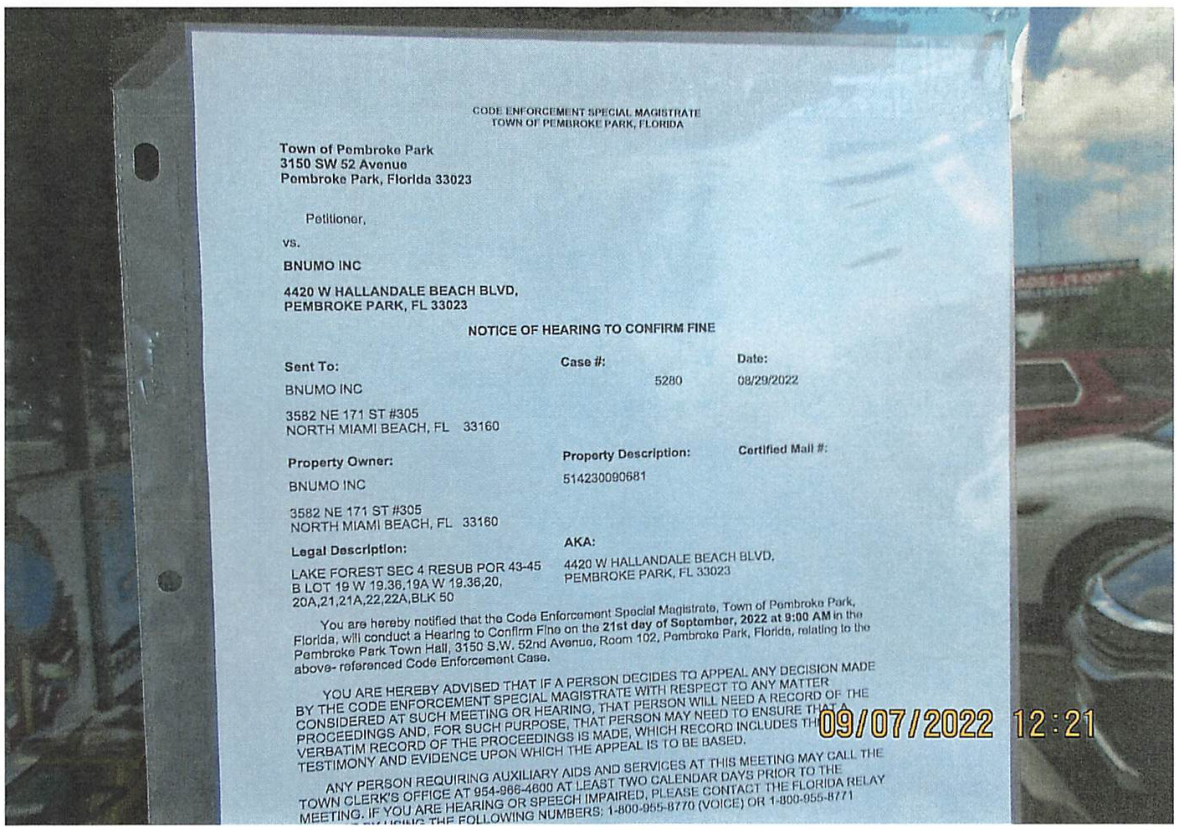
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of 09, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.


4502
322-4242
322-7272
secured by ADT
09/07/2022 12:21


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
BNUMO INC
4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
BNUMO INC
3582 NE 171 ST #305
NORTH MIAMI BEACH, FL 33160
Case #:
5280
Date:
08/29/2022
Property Owner:
BNUMO INC
3582 NE 171 ST #305
NORTH MIAMI BEACH, FL 33160
Property Description:
514230090681
Certified Mail #:
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50
AKA:
4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 21st day of September, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY
09/07/2022 12:21

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

BNUMO INC

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
BNUMO INC	5280	08/29/2022
3582 NE 171 ST #305 NORTH MIAMI BEACH, FL 33160		

Property Owner:	**Property Description:**	**Certified Mail #:**
BNUMO INC	514230090681	
3582 NE 171 ST #305 NORTH MIAMI BEACH, FL 33160		

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. BNUMO INC. Respondent(s)	) Case No.: 5280))))))

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4420-4502 W Hallandale Beach Blvd, Pembroke Park, FL 33023

PROPERTY OWNER: Bnumo Inc., 239 Atlantic Isle, North Miami Beach, FL 33160

FOLIO NO.: 514230090681

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b)(e)(g)(k)(n)(o); 5-104; 13-2. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(e)(g)(k)(n)(o); 5-104; 13-2 **WITHIN** 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Case 5280

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 25 day of May, 2021.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023


05/10/2021 03:13

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5280
BNUMO INC.

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: BNUMO INC. TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY that I SERVED BNUMO INC. AT 3:13 A.M./P.M. ON THE 10 DAY OF 5 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of May, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/30/2021

Sent To:

BNUMO INC

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Case #:

5280

Property Owner:

BNUMO INC

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Certified Mail #:

Property Description:

514230090681

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 19 W 19.36,19A W 19.36,20,
20A,21,21A,22,22A,BLK 50

AKA:

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/23/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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 (e)	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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 5-103. - Exterior maintenance of structures and premises (k)	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. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	30

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Joseline Ramirez

Chief Code Enforcement Officer

4/30/2021

BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	30
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30

Exterior maintenance of the entire property require.

1. Roof exterior requires maintenance (minor repairs, wash/chemical treatment).
2. Walls require pressure wash and paint (front & back of property). - Complied
3. Common areas require pressure wash (sidewalks, poles, parking stumps, curbs). Complied
4. Pot holes require repair.
5. Maintenance of signs. - In progress
6. Remove a abandon vehicles from front and back end of the property (inoperable, no current tag or wreck conditions).
7. Repair damages from car accidents. Obtain plans, permit and inspections.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

11/03/20 Painted Bldg Painted parking lot, common areas and light poles Patched up pot holes

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

BNUMO INC

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Case #:

5280

Date:

07/23/2020

Property Owner:

BNUMO INC

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

Property Description:

514230090681

Certified Mail #:

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

AKA:

4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

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Notes/Means of Correction:

Exterior maintenance of the entire property require.

1. Roof exterior requires maintenance (minor repairs,wash/chemical treatment).
2. Walls require pressure wash and paint (front & back of property).
3. Common areas require pressure wash (sidewalks, poles, parking stumps, curbs).
4. Pot holes require repair.
5. Maintenance of signs.

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

Joseline Ramirez

From: Joseline Ramirez
Sent: Wednesday, February 17, 2021 9:44 AM
To: dbouganim@aol.com
Cc: Teressa Malcolm
Subject: 4500 W Hallandale Beach Blvd
Attachments: IMG_4858.jpg; IMG_4855.jpg; IMG_4856.jpg; IMG_4857.jpg

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Mr. Bouganim,

I hope to find you well. Please be advised that I passed by the plaza yesterday and noticed several violations.

1. Removal of Sign without a permit. Obtain plans, permit and inspections.
2. Prohibited banner and sandwich signs. Remove all prohibited signs.
3. Torn American flags. Remove torn flags and put new ones.
4. Prohibited King Pawn flag sign. Remove flag sign.
5. Damaged light pole from accident has to be repaired with permits.
6. Car accident vehicles on backend of plaza have to be removed.
7. Roof cleaning is still require in order for me to close previous issued violation.

Please remedy all violations within 10 days of this email notice, should you have any questions, please do not hesitate to give me a call.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com Town of Pembroke Park / Code Enforcement
3150 SW 52nd Avenue, Pembroke Park, FL 33023 Follow us on: Facebook / www.townofpembrokepark.com


DB
Commercial Real Estate, Inc.
954-322-4242
INCOME TAX
Personal & Corporate
V&L CONSULTING AND SERVICES, INC
4500
02/09/2020 23:33


King Cash
PAWN & JEWELRY
CBM MULTI SERVICES
INCOME TAX
E-FILE
FOOD STORE & GROCERY
02/09/2020 23:33


FRAGILE
4500
THIRSTY
FULL LIQUOR
King Cash
02/09/2020 23:33


King Cash
OPEN
02/09/2020 23:34


boostmobile
Thirsty's
02/09/2020 23:35


NURSERY
02/09/2020 23:35


A-ALLSTAR
INSURANCE
CALL FOR
FREE
QUOTE
987-3877
02/09/2020 23:35


Thirsty's II
FULL LIQUOR BAR
02/09/2020 23:35


BAYLINER
02.10.2020 00:20


02.10.2020 00:20


02.10.2020 00:21

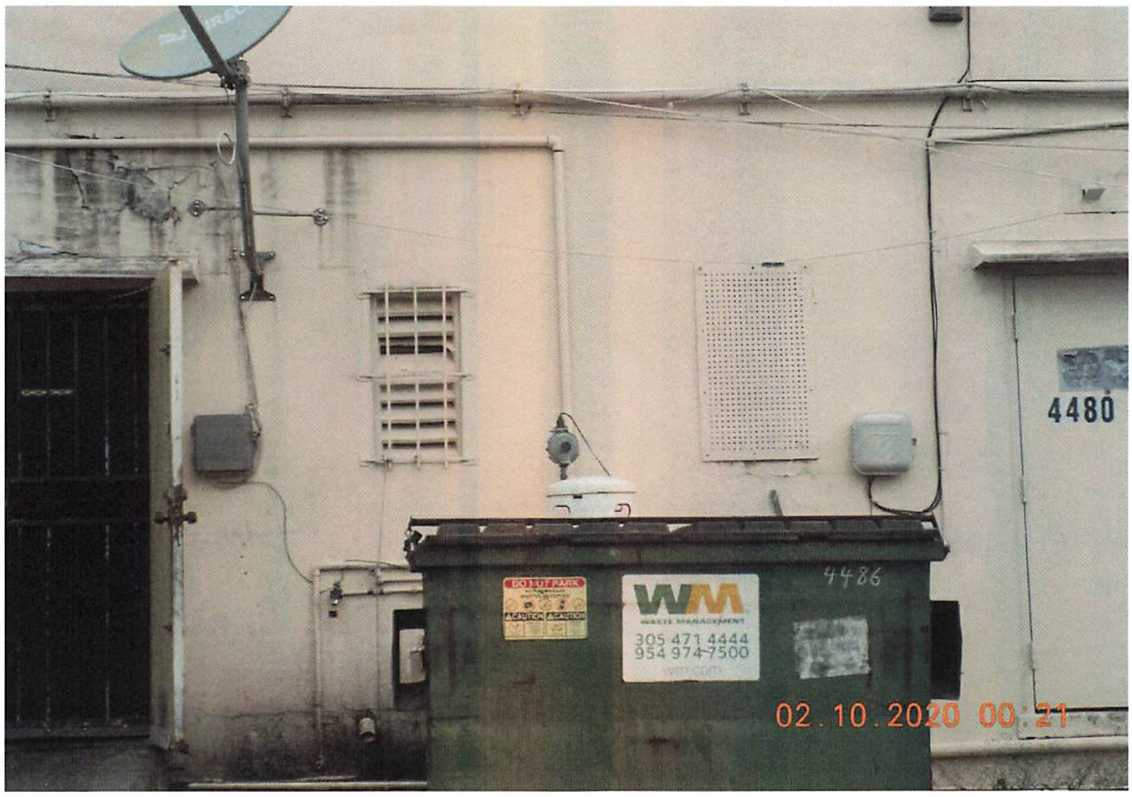

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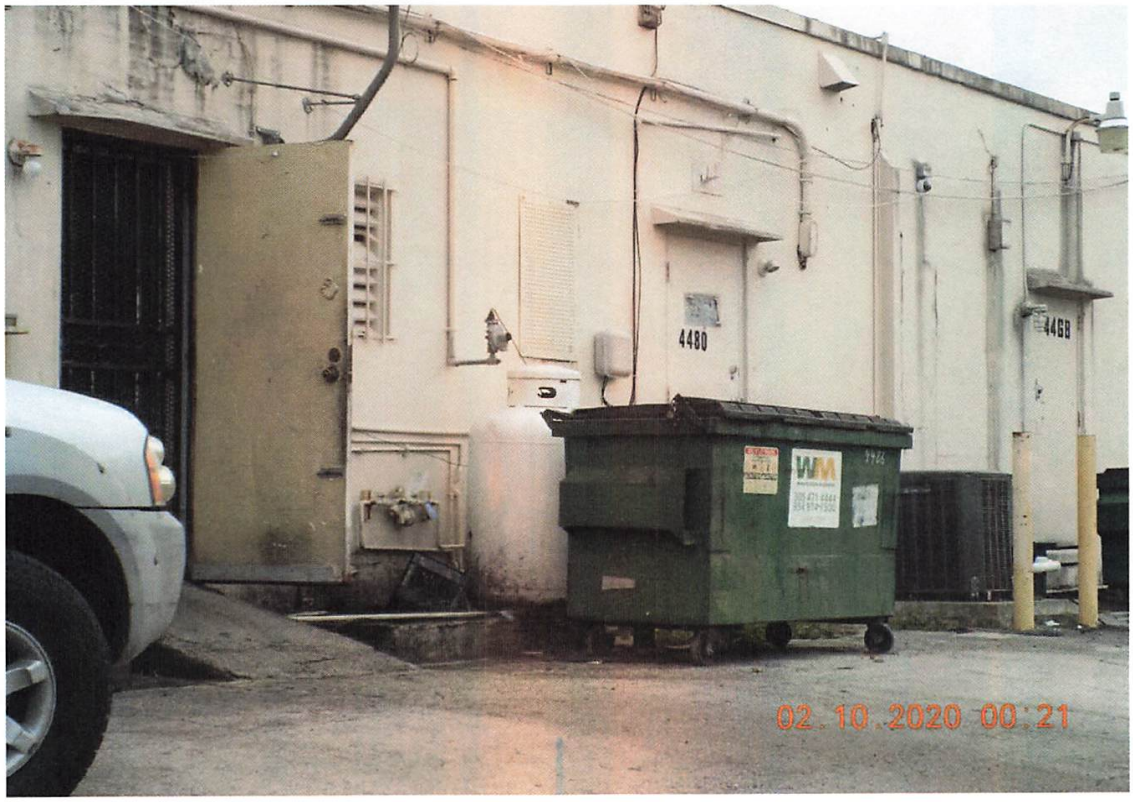

4450
02 10 2020 00 21


4468
02 10 2020 00 21


02.10.2020 00:21


02.10.2020 00:21


4480
4486
WM
WASTE MANAGEMENT
305 471 4444
954 974-7500
02.10.2020 00:21


4480
4468
02.10.2020 00:21


02.10.2020 00:22


02.10.2020 00:22


King Cash
PAWN & JEWELRY
CBM MULTI SERVICES
INCOME TAX
09/02/2020 00:30


CALL FOR FREE QUOTE
Thirsty's II
FULL LIQUOR BAR
NOTARY
SR22
TOW AWAY ZONE
POOL DARTS KARAOKE
POOL DARTS KARAOKE
09/02/2020 00:28


PAWN
OPEN
King Cash
PAWN & JEWELRY
INCOME TAX
OPEN
09/02/2020 00:29


DB
Commercial Real Estate, Inc.
954-322-4242
INCOME TAX
Personal & Corporate
V&L CONSULTING AND SERVICES, INC
4500
09/02/2020 00:30


King Cash
PAWN & JEWELRY
INCOME TAX
OPEN
09/02/2020 00:30


09/02/2020 00:31


09/02/2020 00:32


09/02/2020 00:32


09/02/2020 00:31


09/02/2020 00:32


09/02/2020 00:31


09/02/2020 00:31


09/03/2020 02:36


09/03/2020 02:36


09/03/2020 02:37


09/03/2020 02:37


01/20/2021 10:12

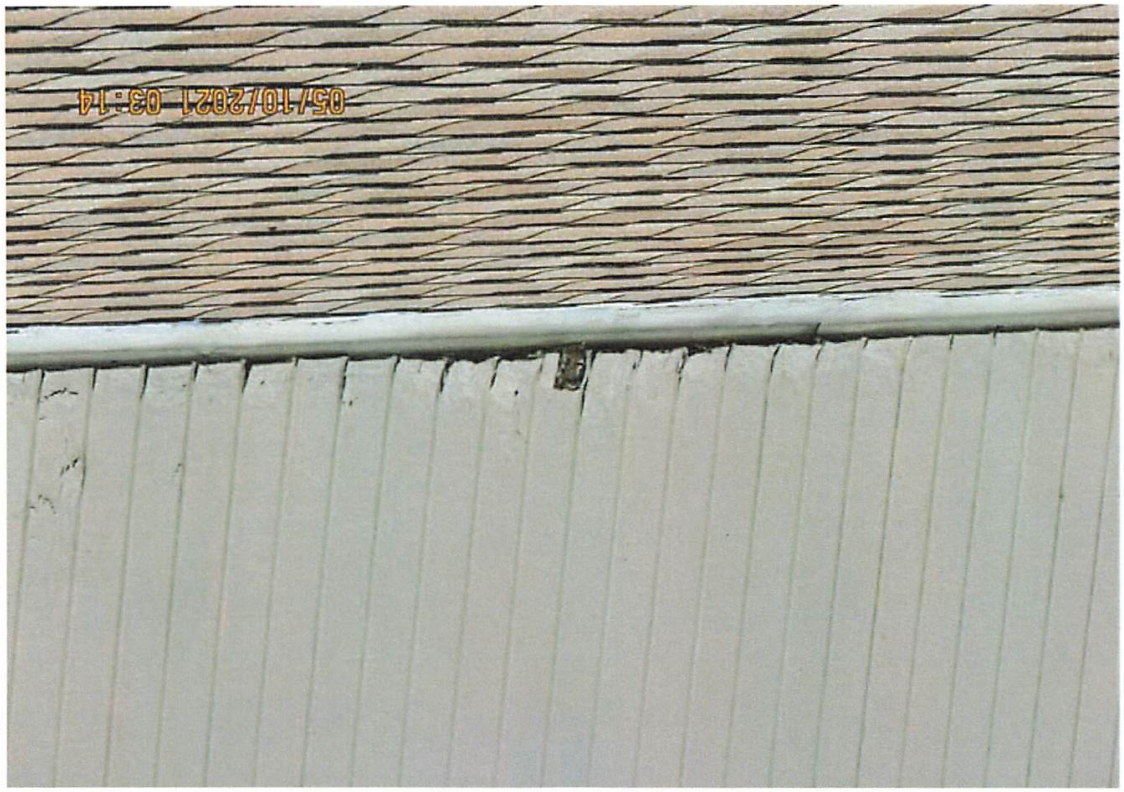

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01/20/2021 10:12


01/20/2021 10:12


·IMMIGRATION FORMS
·TRANSLATION
·HEALTH -LIFE
·HOMEOWNERS
·AUTO INSURANCE
·SHIPPING TO CENTRAL
SOUTH AMERICA AND
THE CARIBBEAN
·REAL
05/10/2021 03:13


05/10/2021 03:14


05/10/2021 03:14


05/10/2021 03:14
4480


05/10/2021 03:14


THIRSTY'S
05/10/2021 03:14


CODE ENFORCEMENT
05/10/2021 03:15


05/10/2021 03:15

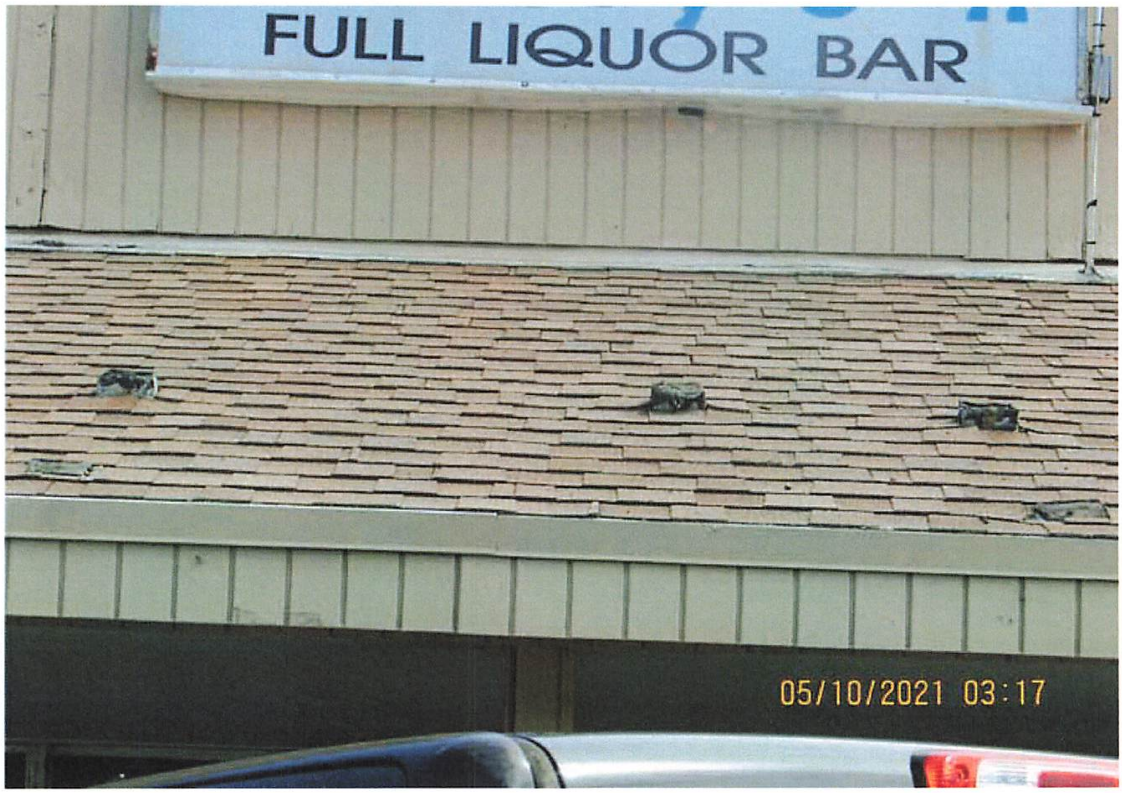

05/10/2021 03:15


05/10/2021 03:15


05/10/2021 03:15


05/10/2021 03:15


FULL LIQUOR BA
Thirsty's
POOL
05/10/2021 03:16


FULL LIQUOR BAR
05/10/2021 03:17


05/10/2021 03:17


05/10/2021 03:17


05/10/2021 03:17


4420
05/10/2021 03:17


05/10/2021 03:18


05/10/2021 03:18


05/10/2021 03:18


Thirsty's
05/10/2021 03:18


05/10/2021 03:13

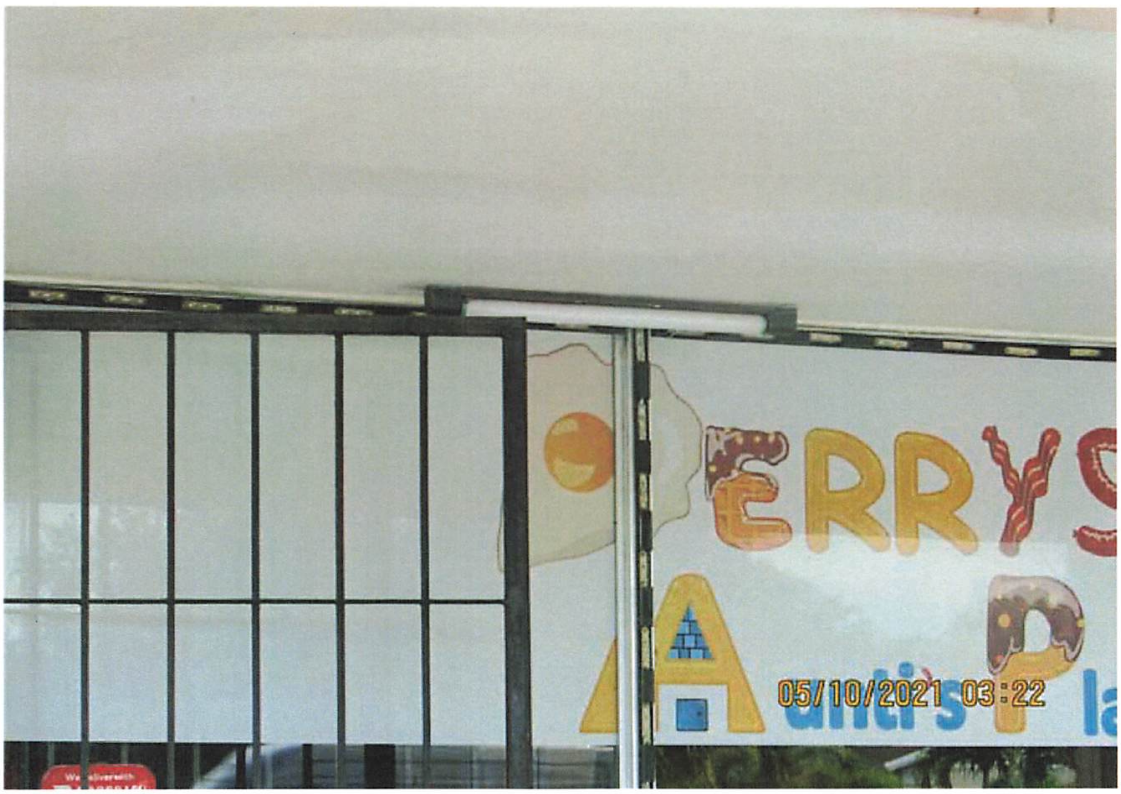

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05/10/2021 03:22

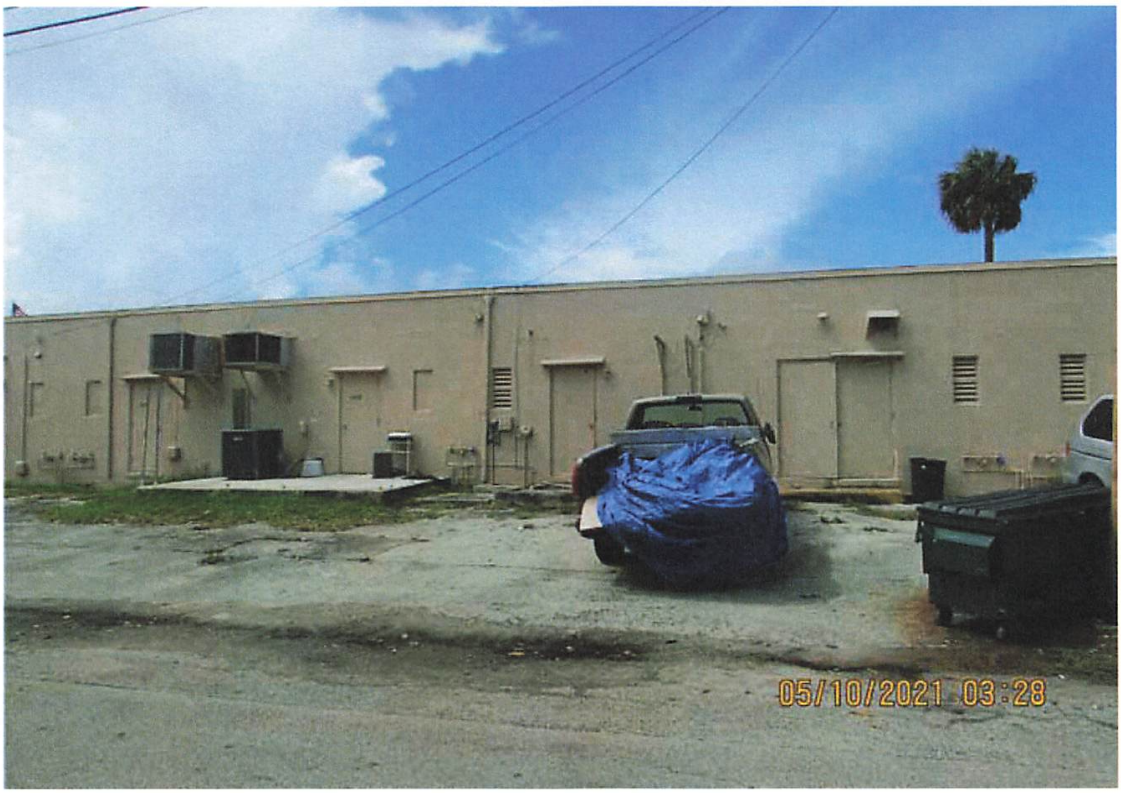

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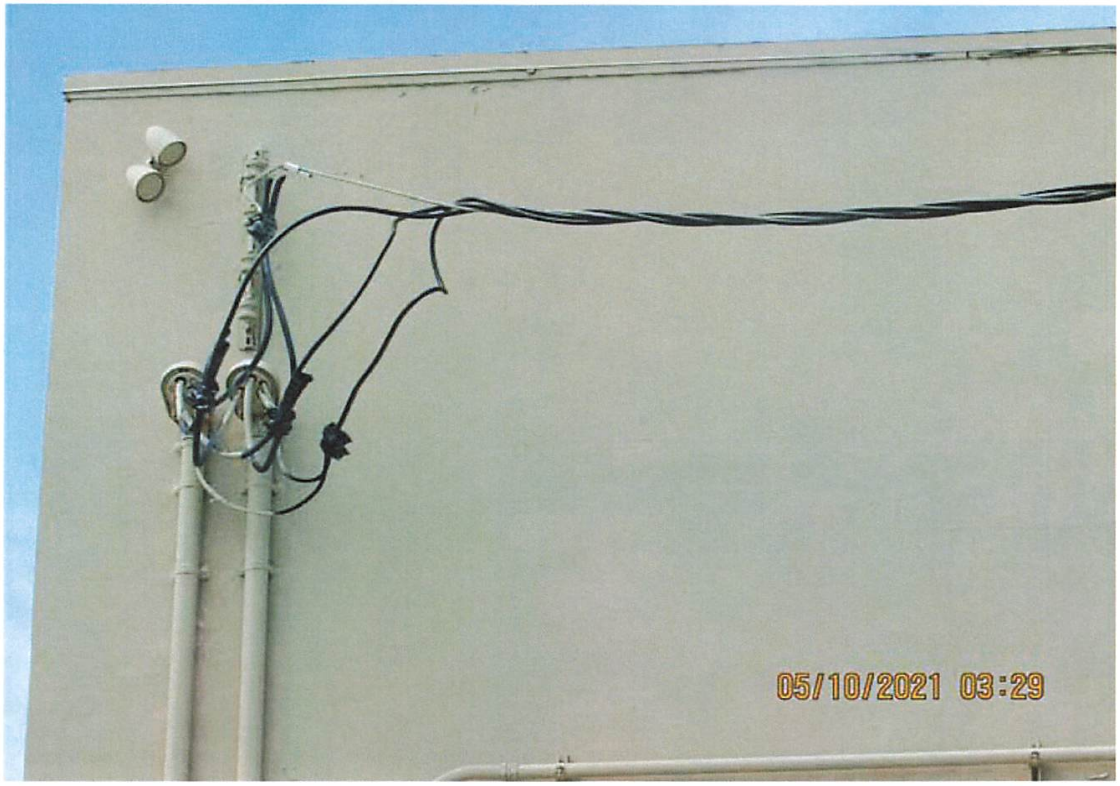

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05/10/2021 03:28


05/10/2021 03:28


05/10/2021 03:28


05/10/2021 03:28


05/10/2021 03:29


05/10/2021 03:29


boost
A FLORIDA GLASS
05/10/2021 02:55


OPEN
TILL
05/10/2021 02:59


4426
Smoking Permitted
ASKS
TTING
Temperature must not Exceed 99% for Service
You must wear a mask
SOCIAL STANCING
6'
NOTICE
NO LOITERING OR OPEN ALCOHOLIC CONTAINERS
05/10/2021 02:59

Case Overview

Property/Incident Information

Owner	Address	Site Address
FINE LINE INTERIORS INC	2530 SW 30 AVE PEMBROKE PARK, FL 33009	2530 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Closed **Case #** 6309

Notes Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf
(Initial Request on 2017)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/22/2021		Notice of Violation	Regular Mail
10/5/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
10/21/2021	10/20/2021	Final Order	Certified Mail Hand
11/10/2021		Affidavit of Compliance	Regular Mail
10/6/2022	10/19/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	11/10/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	11/10/2021	$1,500.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$1,600.00**

Case Overview

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$1,600.00

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: October 13, 2022
INVOICE # 320
FOR:

Case # 6309
FINE LINE INTERIORS INC
2530 SW 30 AVE,
PEMBROKE PARK, FL, 33009

Bill To:
FINE LINE INTERIORS INC
2530 SW 30 AVE,
PEMBROKE PARK, FL, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.110.15.		
	Final Order on 10/20/2021		
1	Admin Fee	$ 100.00	$ 100.00
6	Day(s) of Per Diem from (11/04/21-11/10/2021)	$ 250.00	$ 1,500.00
		Balance	$ 1,600.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 10/11/22 Phone #: 305-323-3697

Case # 6309 E-mail: finelineskater@yahoo.com

Address of Violation: 2530 SW 30th Ave, Pembroke Park, FL 33009

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, William Mears (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6309 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the _____ 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 10/19/2022 imposing the fine of $ 1600.00 for violation(s)of the Town's Code of Ordinances: 40 year inspection

Brief summary for request: Fine Line Interiors did perform a 40 year inspection in 2021 after receipt of notice dated 9/22/21. The 40 yr inspection was hand delivered on 11/9/21. On 11/10/21, an Affidavit of Compliance was issued by Miguel Nunez. Our 40 year inspection was completed on 10/11/21. The inspection mailed to our office did not arrive for 1 month so 2nd set had to be created by inspector + delivered. Tried to drop off on 11/4 but missing notarized 1st pg from inspector.

William M. Mears
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, William M. Mears and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 10/19/2022.

Notary Public State of Florida: Amy W Smith My Commission expires: 7/16/2023

AMY W. SMITH
MY COMMISSION # GG342457
EXPIRES: July 16, 2023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

FINE LINE INTERIORS INC CASE NO. 6309

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2530 SW 30 AVE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE HEARING TO CONFIRM FINE

ADDRESS: 2530 SW 30 AVE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: FINE LINE INTERIORS INC AT 12:13 P.M. ON THE 7 DAY OF OCTOBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

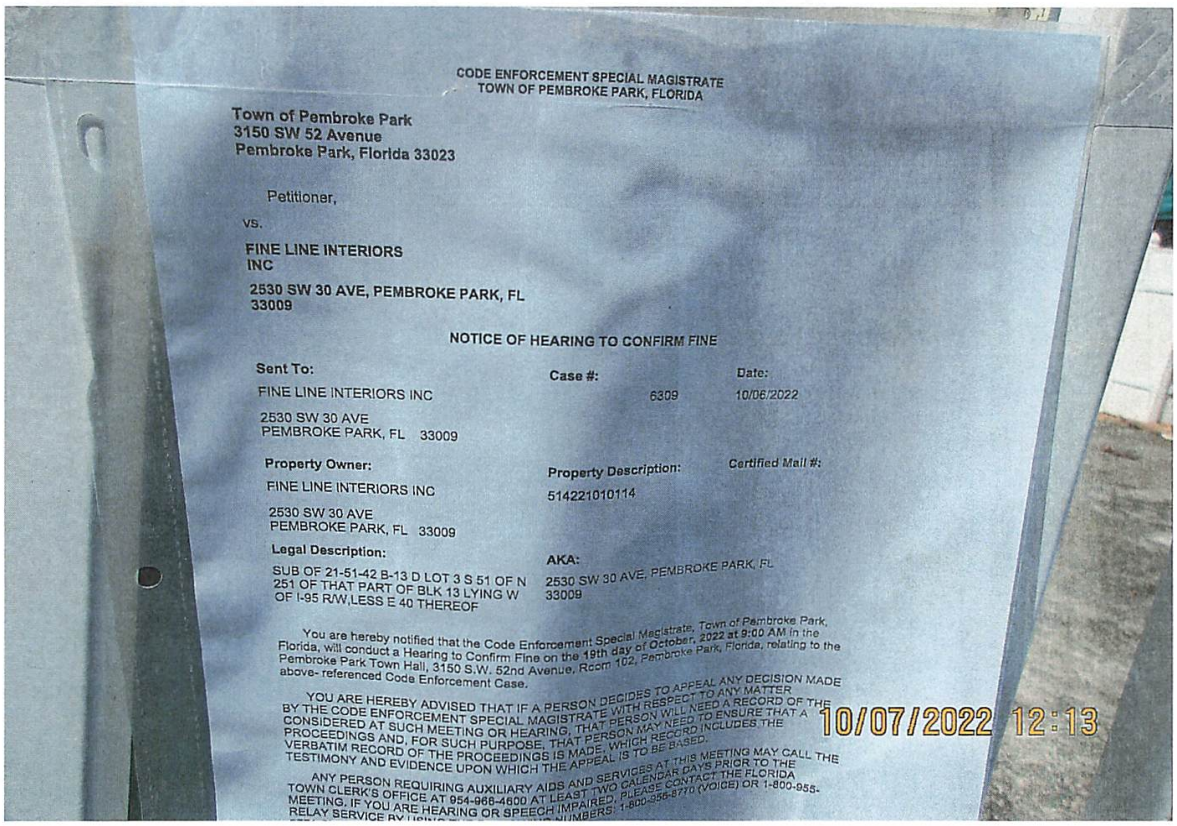
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Oct, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature
Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

FINE LINE INTERIORS INC

2530 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
FINE LINE INTERIORS INC 2530 SW 30 AVE PEMBROKE PARK, FL 33009	6309	10/06/2022

Property Owner:	Property Description:	Certified Mail #:
FINE LINE INTERIORS INC 2530 SW 30 AVE PEMBROKE PARK, FL 33009	514221010114	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 3 S 51 OF N 251 OF THAT PART OF BLK 13 LYING W OF I-95 R/W,LESS E 40 THEREOF	2530 SW 30 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 19th day of October, 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 [illegible] NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-

10/07/2022 12:13



10/07/2022 12:13

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

FINE LINE INTERIORS INC

2530 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
FINE LINE INTERIORS INC 2530 SW 30 AVE PEMBROKE PARK, FL 33009	6309	10/06/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
FINE LINE INTERIORS INC 2530 SW 30 AVE PEMBROKE PARK, FL 33009	514221010114	

Legal Description:	**AKA:**
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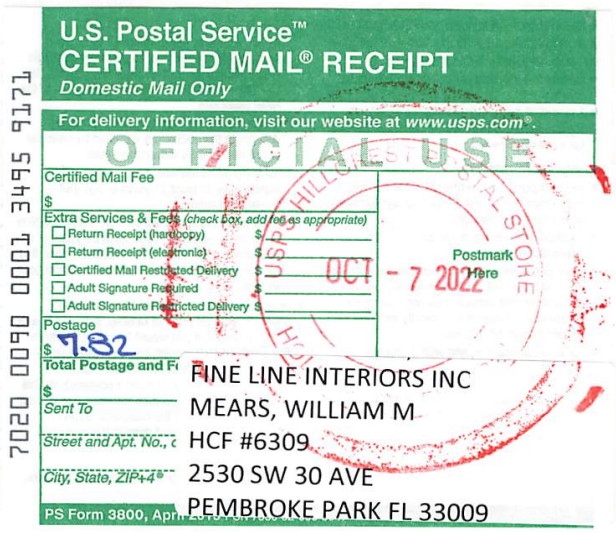
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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

1 of 1



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fees
$

Sent To
Street and Apt. No.,
City, State, ZIP+4®

PS Form 3800, April

Postmark Here
OCT - 7 2022

FINE LINE INTERIORS INC
MEARS, WILLIAM M
HCF #6309
2530 SW 30 AVE
PEMBROKE PARK FL 33009

7020 0090 0001 3495 9171



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2530 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0114
Property Owner	FINE LINE INTERIORS INC	Millage	0613
Mailing Address	2530 SW 30 AVE PEMBROKE PARK FL 33009	Use	27
Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 3 S 51 OF N 251 OF THAT PART OF BLK 13 LYING W OF I-95 R/W,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).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$73,580	$280,200	$353,780	$353,780	
2020	$73,580	$275,390	$348,970	$348,970	$7,531.41
2019	$73,580	$275,390	$348,970	$348,970	$7,619.42

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$353,780	$353,780	$353,780	$353,780
Portability	0	0	0	0
Assessed/SOH	$353,780	$353,780	$353,780	$353,780
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	$353,780	$353,780	$353,780	$353,780

Sales History

Date	Type	Price	Book/Page or CIN
2/1/2007	WD-Q	$600,000	43587 / 1068
5/1/1982	WD	$135,000	11713 / 794
12/1/1971	WD	$75,000	

Land Calculations

Price	Factor	Type
$9.00	8,176	SF
Adj. Bldg. S.F. (Card, Sketch)		4000
Eff./Act. Year Built: 1978/1977		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
FINE LINE INTERIORS, INC

Filing Information

Document Number	P00000102819
FEI/EIN Number	65-1052964
Date Filed	11/01/2000
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/30/2012

Principal Address

2530 SW 30TH AVE
PEMBROKE PARK, FL 33009

Changed: 01/29/2007

Mailing Address

2530 SW 30TH AVE
PEMBROKE PARK, FL 33009

Changed: 05/04/2010

Registered Agent Name & Address

MEARS, WILLIAM M
2530 SW 30TH AVE.
PEMBROKE PARK, FL 33009

Address Changed: 05/04/2010

Officer/Director Detail

Name & Address

Title D

MEARS, WILLIAM M
2530 SW 30TH AVE.
PEMBROKE PARK, FL 33009

Annual Reports

Report Year	Filed Date

2019	04/09/2019
2020	04/14/2020
2021	03/16/2021

Document Images

03/16/2021 -- ANNUAL REPORT	View image in PDF format
04/14/2020 -- ANNUAL REPORT	View image in PDF format
04/09/2019 -- ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
03/29/2016 -- ANNUAL REPORT	View image in PDF format
03/31/2015 -- ANNUAL REPORT	View image in PDF format
04/09/2014 -- ANNUAL REPORT	View image in PDF format
04/23/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- REINSTATEMENT	View image in PDF format
07/08/2010 -- Off/Dir Resignation	View image in PDF format
05/04/2010 -- ANNUAL REPORT	View image in PDF format
03/31/2009 -- ANNUAL REPORT	View image in PDF format
03/24/2008 -- ANNUAL REPORT	View image in PDF format
01/29/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
04/13/2005 -- ANNUAL REPORT	View image in PDF format
04/28/2004 -- ANNUAL REPORT	View image in PDF format
04/18/2003 -- ANNUAL REPORT	View image in PDF format
04/30/2002 -- ANNUAL REPORT	View image in PDF format
04/10/2001 -- ANNUAL REPORT	View image in PDF format
11/01/2000 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6309
Petitioner,)
)
vs.)
)
FINE LINE INTERIORS INC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 20, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2530 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: FINE LINE INTERIORS INC, 2530 SW 30 AVE, PEMBROKE PARK, FL, 33009

FOLIO NO.: 5142 21 01 0114

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D LOT 3 S 51 OF N 251 OF THAT PART OF BLK 13 LYING W OF I-95 R/W,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) 110.15. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 110.15 **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of October 2021.

TOWN OF PEMBROKE PARK

Rafael Suárez-Rivas

Rafael Suarez-Rivas, Special Magistrate

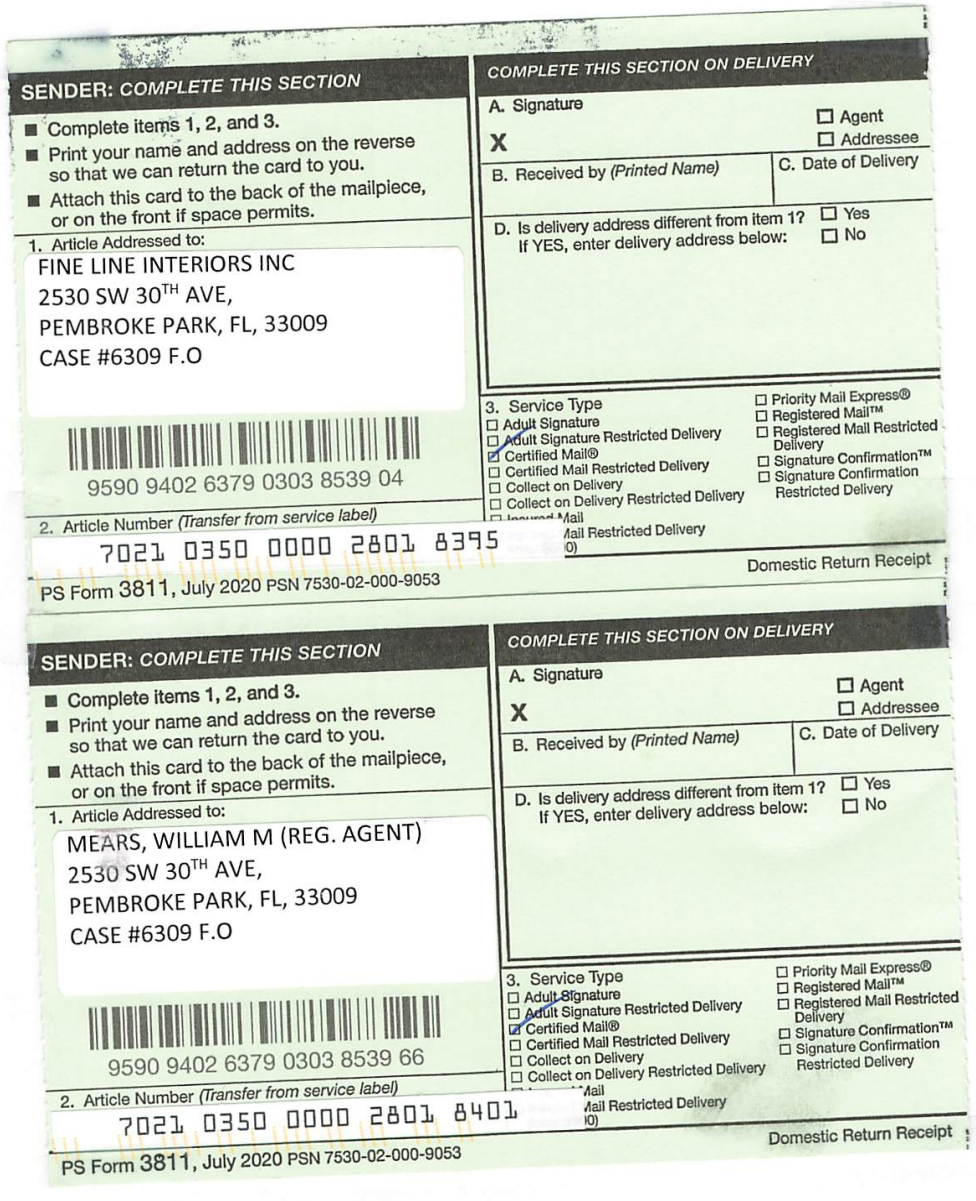
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of October, 2021.

Nazly Dayana CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

FINE LINE INTERIORS INC
2530 SW 30TH AVE,
PEMBROKE PARK, FL, 33009
CASE #6309 F.O

9590 9402 6379 0303 8539 04

2. Article Number (Transfer from service label)

7021 0350 0000 2801 8395

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail Restricted Delivery

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MEARS, WILLIAM M (REG. AGENT)
2530 SW 30TH AVE,
PEMBROKE PARK, FL, 33009
CASE #6309 F.O

9590 9402 6379 0303 8539 66

2. Article Number (Transfer from service label)

7021 0350 0000 2801 8401

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

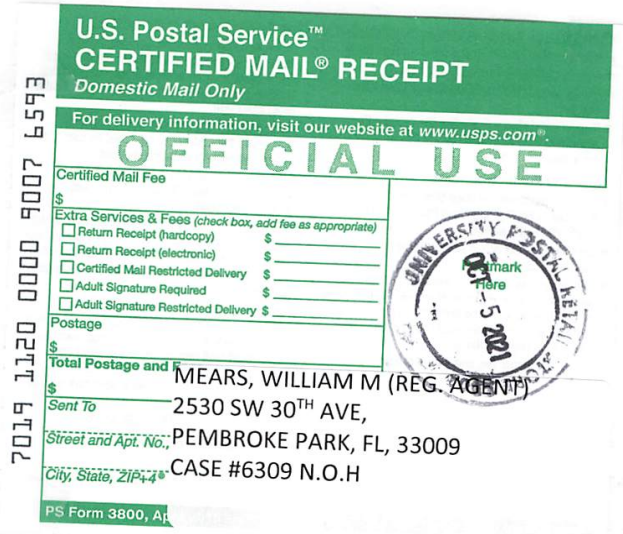
3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail Restricted Delivery

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

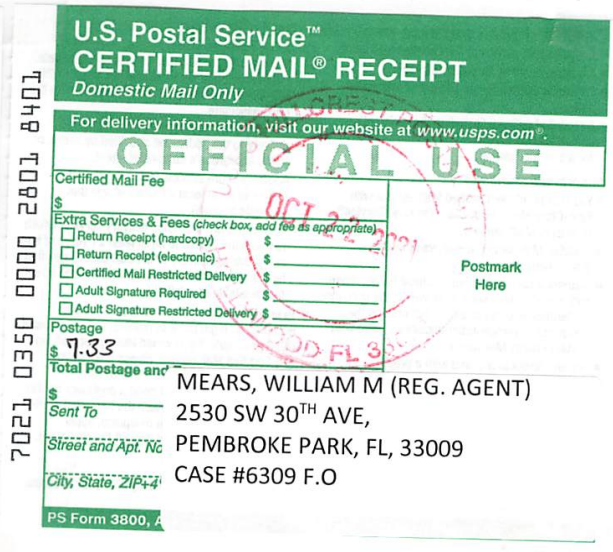
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Notice of formal hearing.


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Return Receipt (electronic)
Certified Mail Restricted Delivery
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Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Sent To
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City, State, ZIP+4®
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Postmark Here
OCT 5 2021
7019 1120 0000 9007 6593
MEARS, WILLIAM M (REG. AGENT)
2530 SW 30TH AVE,
PEMBROKE PARK, FL, 33009
CASE #6309 N.O.H


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City, State, ZIP+4®
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5 2021
7019 1120 0000 9007 6586
FINE LINE INTERIORS INC
2530 SW 30 AVE,
PEMBROKE PARK, FL, 33009
CASE #6309 N.O.H


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Adult Signature Restricted Delivery
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$ 7.33
Total Postage and
Sent To
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City, State, ZIP+4®
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Postmark Here
OCT 22 2021
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FINE LINE INTERIORS INC
2530 SW 30 AVE,
PEMBROKE PARK, FL, 33009
CASE #6309 F.O


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Return Receipt (hardcopy)
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$ 7.33
Total Postage and
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City, State, ZIP+4
PS Form 3800, A
Postmark Here
OCT 22 2021
7021 0350 0000 2801 8401
MEARS, WILLIAM M (REG. AGENT)
2530 SW 30TH AVE,
PEMBROKE PARK, FL, 33009
CASE #6309 F.O

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

FINE LINE INTERIORS INC CASE NO. 6309

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: FINE LINE INTERIORS INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2530 SW 30 AVE, PEMBROKE PARK, FL, 33009

I, MIGUEL NUNEZ HEREBY CERTIFY that I SERVED: FINE LINE INTERIORS INC AT 11:14 A.M. ON THE 6 DAY OF OCTOBER 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

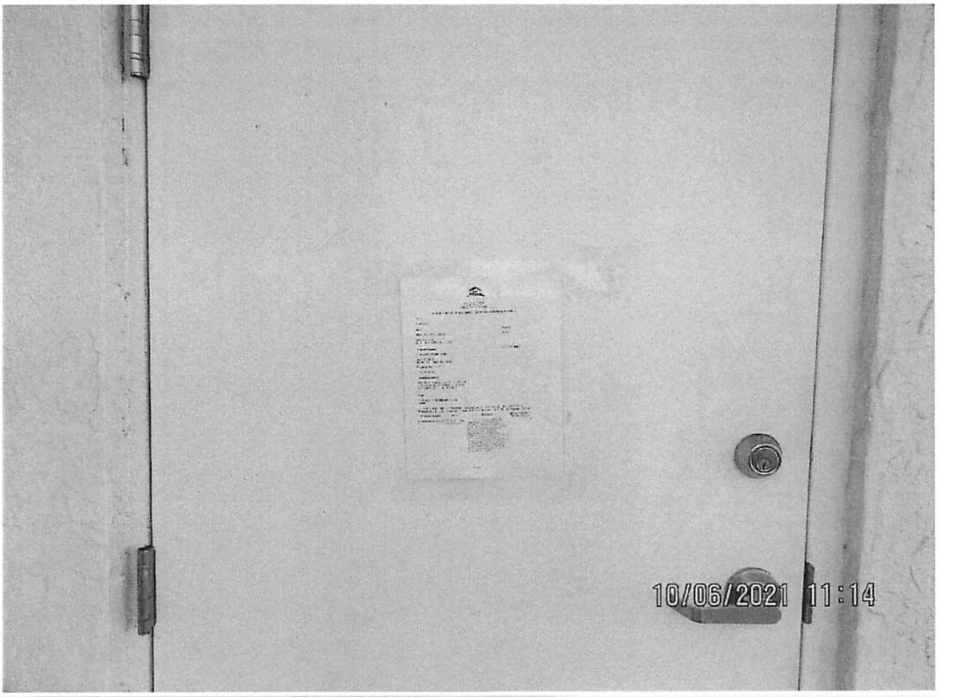
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6 day of Oct, 2021, by Miguel Nunez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

6309





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/05/2021

Sent To:

FINE LINE INTERIORS INC

2530 SW 30 AVE
PEMBROKE PARK, FL 33009

Case #:

6309

Property Owner:

FINE LINE INTERIORS INC

2530 SW 30 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514221010114

Legal Description:

SUB OF 21-51-42 B-13 D LOT 3 S 51 OF N 251 OF THAT PART OF BLK 13 LYING W OF I-95 R/W,LESS E 40 THEREOF

AKA:

2530 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	15

Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf
(Initial Request on 2017)

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of October, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Miguel A Nunez

Chief Building Official



10/5/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
FINE LINE INTERIORS INC 2530 SW 30 AVE PEMBROKE PARK, FL 33009	6309	09/22/2021

Property Owner:	Property Description:	Certified Mail #:
FINE LINE INTERIORS INC 2530 SW 30 AVE PEMBROKE PARK, FL 33009	514221010114	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 3 S 51 OF N 251 OF THAT PART OF BLK 13 LYING W OF I-95 R/W,LESS E 40 THEREOF	2530 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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Notes/Means of Correction:

Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
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(Initial Request on 2017)

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Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Miguel A Nunez
Chief Building Official

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

FINE LINE INTERIORS INC

2530 SW 30 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

6309

On 11/10/2021 I MIGUEL A NUNEZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOW in compliance with the Ordinance(s) shown below:

Owner Name: FINE LINE INTERIORS INC

Address: 2530 SW 30 AVE PEMBROKE PARK, FL 33009

Folio: 514221010114

Site Address: 2530 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description: SUB OF 21-51-42 B-13 D LOT 3 S 51 OF N 251 OF THAT PART OF BLK 13 LYING W OF I-95 R/W,LESS E 40 THEREOF

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	11/10/2021

Notes/Means of Correction:

40 Year Completed under Building process number B-94542

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 11/10/2021

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
11/12/2021
US POSTAGE $000.53⁰

FIRST-CLASS MAIL

ZIP 33023
011D10656696

Sent To:

FINE LINE INTERIORS INC

2530 SW 30 AVE
PEMBROKE PARK, FL 33009

Case #:

6309

Case Overview

Property/Incident Information

Owner	Address	Site Address
ROCAMORA,ENRIQUE	1865 BRICKELL AVE #A1408 MIAMI, FL 33129	5100 SW 41 ST, PEMBROKE PARK, FL 33023 #220

Legal Description

Case Status Open **Case #** 5375 **Date Next Inspection** 10/19/2022

Notes
1. Plumbing defect in bathroom, unsanitary water is pouring from faucet. Obtain permit and inspections for repair.
2. Kitchen cabinets loose and overhanging. Obtain permit and inspections for repairs.
3. Leak in ceiling of bathroom. Obtain permit and inspections for repairs.
4. Infestation of roaches. Remove all infestation.
5. Mold infestation. Remove any mold, obtain permit and inspections for demolition of any drywall.
No permits obtained as of 03/03/2022 and no re-inspection called in as of 03/03/2022.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/7/2020		Notice of Violation	Regular Mail
3/3/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
3/17/2022	3/16/2022	Final Order	Certified Mail
10/3/2022	10/19/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property 10/7/22 Certified Mail 10/7/22

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: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 10/19/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 10/19/2022
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 10/19/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$12,500.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$12,600.00**

Payments

Date	Payment Type Name	Amount
3/28/2022	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$12,500.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ENRIQUE ROCAMORA CASE NO. 5375

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5100 SW 41 ST #220, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE HEARING TO EXTEND TIME

ADDRESS: 5100 SW 41 ST #220, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: FINE LINE INTERIORS INC AT 10:02 A.M. ON THE 7 DAY OF OCTOBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

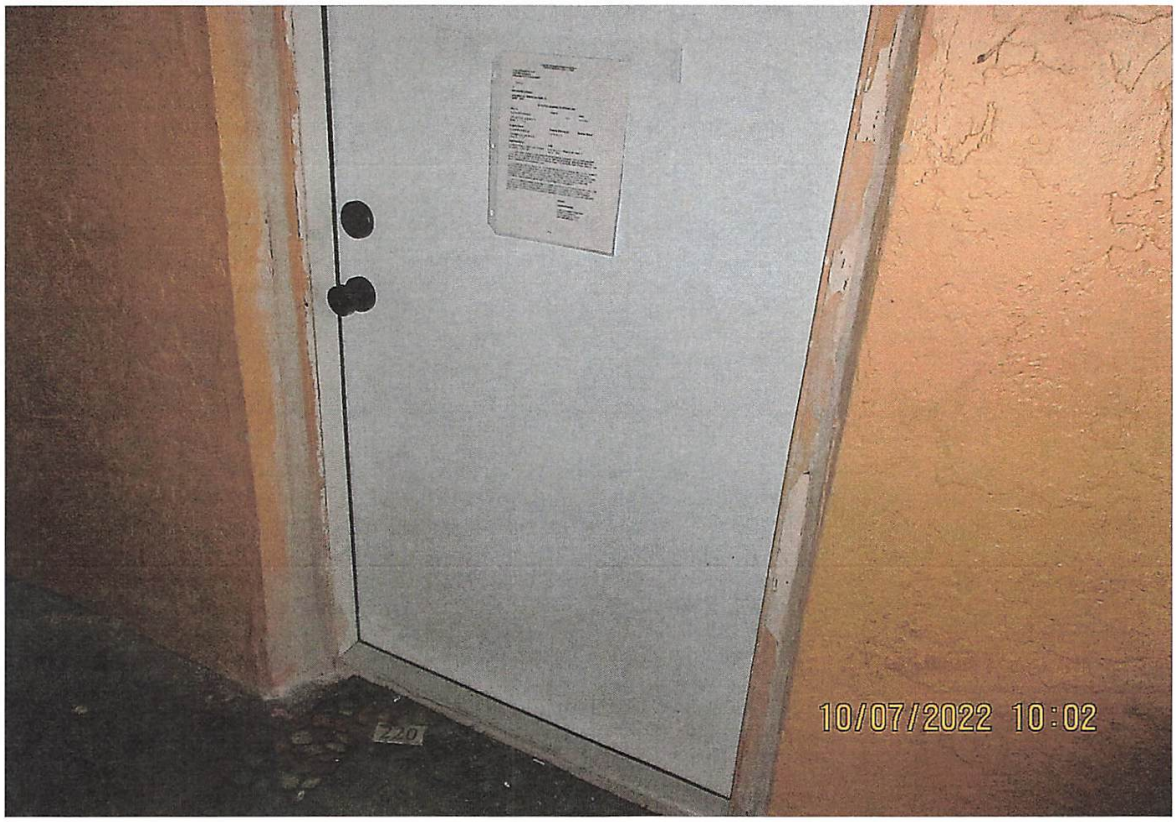
AFFIANT

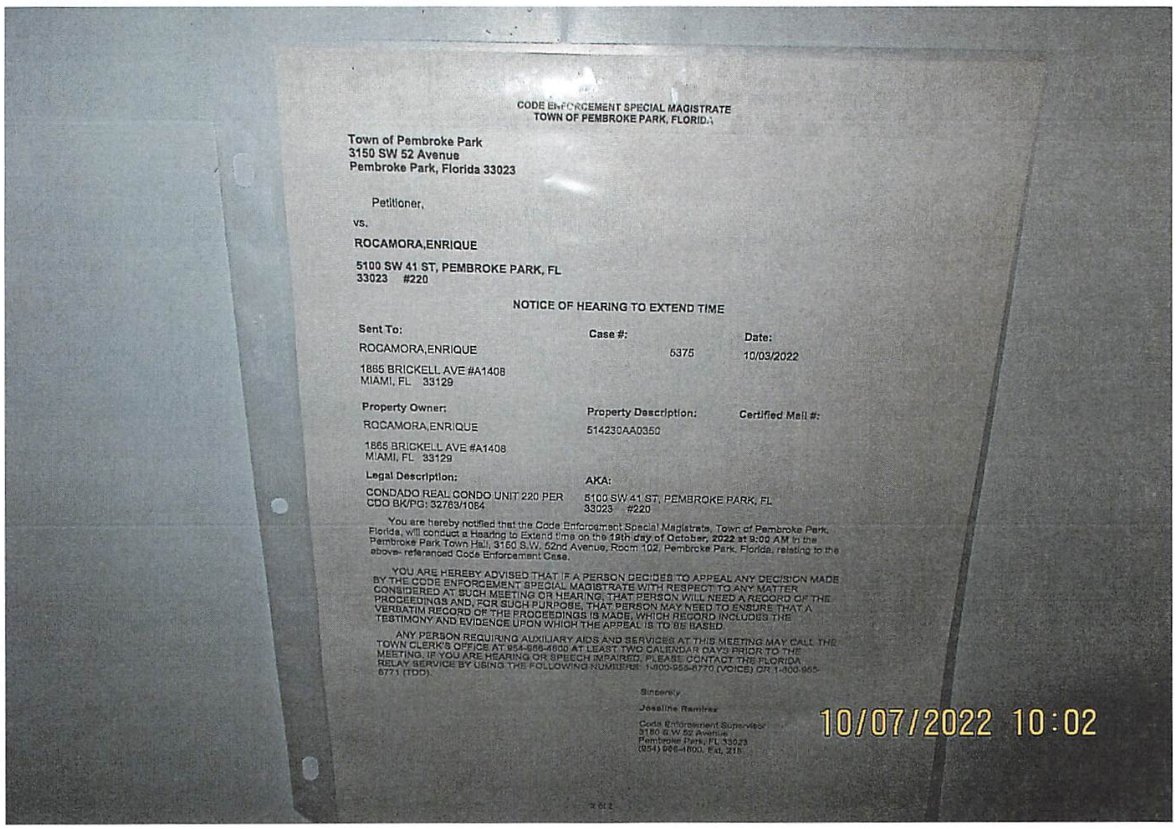
MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Oct, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____


220
10/07/2022 10:02


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
ROCAMORA,ENRIQUE
5100 SW 41 ST, PEMBROKE PARK, FL
33023 #220
NOTICE OF HEARING TO EXTEND TIME
Sent To:
ROCAMORA,ENRIQUE
1865 BRICKELL AVE #A1408
MIAMI, FL 33129
Case #:
5375
Date:
10/03/2022
Property Owner:
ROCAMORA,ENRIQUE
1865 BRICKELL AVE #A1408
MIAMI, FL 33129
Property Description:
514230AA0350
Certified Mail #:
Legal Description:
CONDADO REAL CONDO UNIT 220 PER CDO BK/PG: 32769/1084
AKA:
5100 SW 41 ST, PEMBROKE PARK, FL 33023 #220
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 19th day of October, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3160 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
10/07/2022 10:02



U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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$ 7.82

Total Postage and
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Sent To ROCAMORA, ENRIQUE
HET #5375

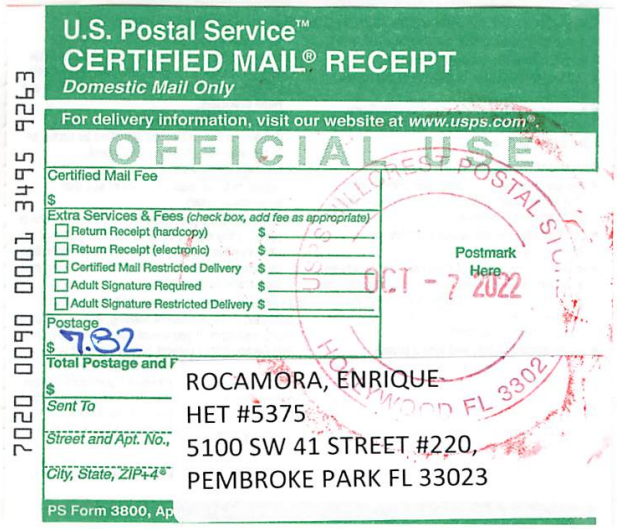
Street and Apt. No 1865 BRICKELL AVE #A1408 MIAMI

City, State, ZIP+4 FL 33129

PS Form 3800,

Postmark Here
OCT - 7 2022

7020 0090 0001 3495 9256



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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 F
$

Sent To ROCAMORA, ENRIQUE
HET #5375

Street and Apt. No., 5100 SW 41 STREET #220,

City, State, ZIP+4® PEMBROKE PARK FL 33023

PS Form 3800, Ap

Postmark Here
OCT - 7 2022

7020 0090 0001 3495 9263

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

ROCAMORA,ENRIQUE

5100 SW 41 ST, PEMBROKE PARK, FL 33023 #220

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
ROCAMORA,ENRIQUE	5375	10/03/2022
1865 BRICKELL AVE #A1408 MIAMI, FL 33129		

Property Owner:	**Property Description:**	**Certified Mail #:**
ROCAMORA,ENRIQUE	514230AA0350	
1865 BRICKELL AVE #A1408 MIAMI, FL 33129		

Legal Description:	**AKA:**
CONDADO REAL CONDO UNIT 220 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 #220

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **19th day of October, 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.

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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: OCT 03 - 2022 Phone: 786 357 4728

Email: EROCAMORA1@AOL.COM

Property Address: 5100 SW 41ST, PP, FL 33023 # 220

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, ENRIQUE ROCAMORA (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5375 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the OCT 19, 2022. 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 09/16/2022 imposing the fine of $ 100 per day for violation(s)of the Town's Code of Ordinances:

Sec 5-2 (a), (b) SE 12-76 (b)

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.

ENRIQUE

Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Enrique Rocamora, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 3 day of October, 2022.

Notary

My Commission expires Feb 17, 2026

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. ROCAMORA,ENRIQUE Respondent(s)	)	Case No.: 5375

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5100 SW 41 STREET #220, PEMBROKE PARK FL 33023

PROPERTY OWNER: ROCAMORA,ENRIQUE, 1865 BRICKELL AVE #A1408 MIAMI FL 33129

FOLIO NO.: 5142 30 AA 0350

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 220 PER CDO BK/PG: 32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a)(b) and 12-76. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a)(b); 12-76 **WITHIN** 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of March 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of March 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of March, 2022.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5375

Hasler FIRST-CLASS MAIL
10/08/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Shantique Harrell
Current Tenant
5100 SW 41 Street
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
10/08/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

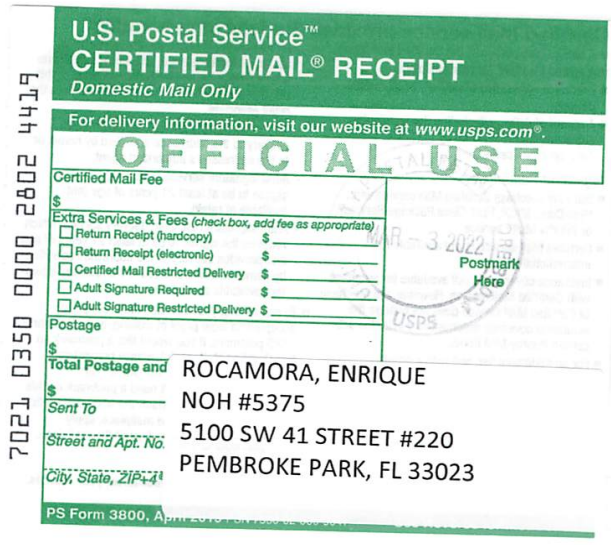
Sent To:

ROCAMORA,ENRIQUE

1865 BRICKELL AVE #A1408
MIAMI, FL 33129

Case #.

5375



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$

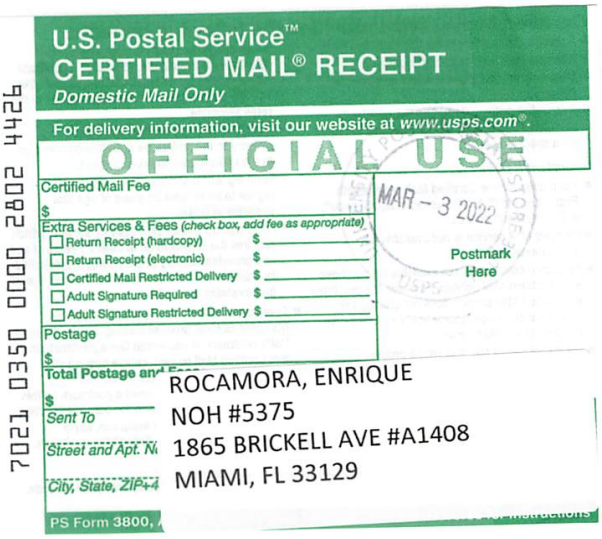
Sent To ROCAMORA, ENRIQUE
Street and Apt. No. NOH #5375
City, State, ZIP+4 5100 SW 41 STREET #220
PEMBROKE PARK, FL 33023

PS Form 3800, A

MAR - 3 2022

Postmark Here

7021 0350 0000 2802 4419



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
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Postage
$

Total Postage and
$

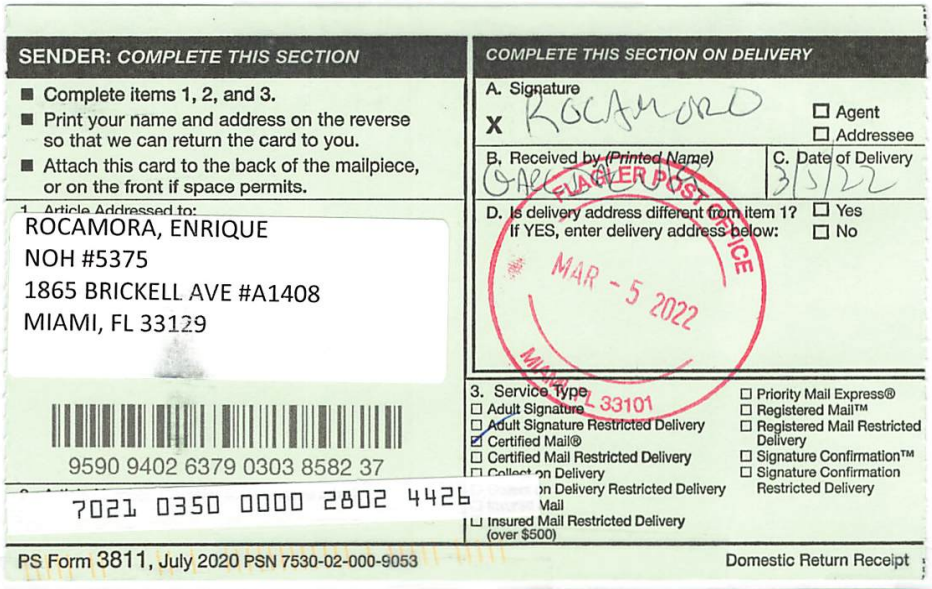
Sent To ROCAMORA, ENRIQUE
Street and Apt. No. NOH #5375
City, State, ZIP+4 1865 BRICKELL AVE #A1408
MIAMI, FL 33129

PS Form 3800,

MAR - 3 2022

Postmark Here

7021 0350 0000 2802 4426



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:

ROCAMORA, ENRIQUE
NOH #5375
1865 BRICKELL AVE #A1408
MIAMI, FL 33129

9590 9402 6379 0303 8582 37

7021 0350 0000 2802 4426

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ROCAMORA ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
3/5/22

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

FLAGLER POST OFFICE
MAR - 5 2022
MIAMI, FL 33101

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 7.33

Sent To ROCAMORA, ENRIQUE
Street and Apt. No F.O. #5375
City, State, ZIP+4 5100 SW 41 STREET #220
PEMBROKE PARK, FL 33023

PS Form 3800, A

MILLCREST POSTAL STATION
MAR 2022
33021

Postmark Here

7021 0350 0000 2802 4785



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 7.33

Sent To ROCAMORA, ENRIQUE
Street and Apt. No., F.O. #5375
City, State, ZIP+4 1865 BRICKELL AVE #A1408
MIAMI, FL 33129

PS Form 3800, Ap

MILLCREST POSTAL STATION
MAR 2022
33021

Postmark Here

7021 0350 0000 2802 4792



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5100 SW 41 STREET #220, PEMBROKE PARK FL 33023	ID #	5142 30 AA 0350
Property Owner	ROCAMORA, ENRIQUE	Millage	0613
Mailing Address	1865 BRICKELL AVE #A1408 MIAMI FL 33129	Use	04
Abbr Legal Description	CONDADO REAL CONDO UNIT 220 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).

* 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*	$8,840	$79,570	$88,410	$75,950	
2021	$8,060	$72,560	$80,620	$69,050	$1,559.66
2020	$6,280	$56,500	$62,780	$62,780	$1,354.91

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$88,410	$88,410	$88,410	$88,410
Portability	0	0	0	0
Assessed/SOH	$75,950	$88,410	$75,950	$75,950
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$75,950	$88,410	$75,950	$75,950

Sales History

Date	Type	Price	Book/Page or CIN
2/1/2019	WD-Q-SS	$67,500	115607234
11/19/2004	WD	$120,000	39573 / 1478
12/5/2003	WD	$79,900	36632 / 1049

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		790
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1974/1973		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ROCAMORA,ENRIQUE CASE NO. 5375

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5100 SW 41 ST, PEMBROKE PARK, FL 33023 #220

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5100 SW 41 ST, PEMBROKE PARK, FL 33023 #220

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ROCAMORA,ENRIQUE AT 10:53 A.M. ON THE 4 DAY OF MARCH 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

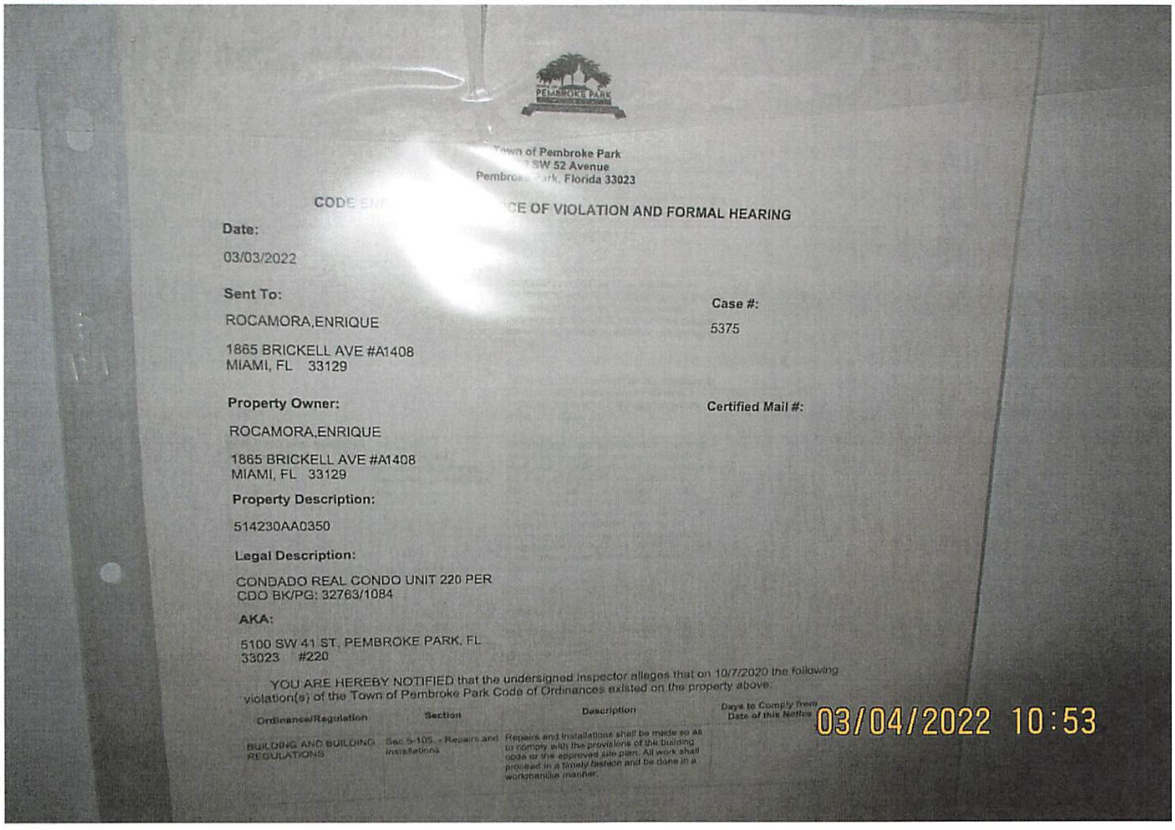
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 3, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


220
03/04/2022 10:53


Town of Pembroke Park
SW 52 Avenue
Florida 33023
CODE
OF VIOLATION AND FORMAL HEARING
Date:
03/03/2022
Sent To:
ROCAMORA,ENRIQUE
1865 BRICKELL AVE #A1408
MIAMI, FL 33129
Case #:
5375
Property Owner:
ROCAMORA,ENRIQUE
1865 BRICKELL AVE #A1408
MIAMI, FL 33129
Certified Mail #:
Property Description:
514230AA0350
Legal Description:
CONDADO REAL CONDO UNIT 220 PER
CDO BK/PG: 32763/1084
AKA:
5100 SW 41 ST, PEMBROKE PARK, FL
33023 #220
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/7/2020 the following
violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from
Date of this Notice
BUILDING AND BUILDING
REGULATIONS
Sec 5-105. - Repairs and
installations
Repairs and installations shall be made so as
to comply with the provisions of the building
code or the approved site plans. All work shall
proceed in a timely fashion and be done in a
workmanlike manner.
03/04/2022 10:53

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/03/2022

Sent To:

ROCAMORA,ENRIQUE

1865 BRICKELL AVE #A1408
MIAMI, FL 33129

Case #:

5375

Property Owner:

ROCAMORA,ENRIQUE

1865 BRICKELL AVE #A1408
MIAMI, FL 33129

Certified Mail #:

Property Description:

514230AA0350

Legal Description:

CONDADO REAL CONDO UNIT 220 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 #220

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/7/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	10

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...	10
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.	10
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.	10

1. Plumbing defect in bathroom, unsanitary water is pouring from faucet. Obtain permit and inspections for repair.
2. Kitchen cabinets loose and overhanging. Obtain permit and inspections for repairs.
3. Leak in ceiling of bathroom. Obtain permit and inspections for repairs.
4. Infestation of roaches. Remove all infestation.
5. Mold infestation. Remove any mold, obtain permit and inspections for demolition of any drywall.
No permits obtained as of 03/03/2022 and no re-inspection called in as of 03/03/2022.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of March, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

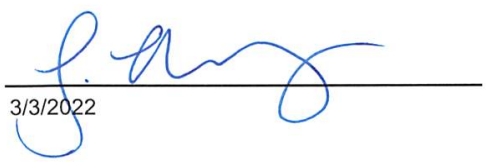
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer



3/3/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
ROCAMORA,ENRIQUE 1865 BRICKELL AVE #A1408 MIAMI, FL 33129	5375	10/07/2020

Property Owner:	Property Description:	Certified Mail #:
ROCAMORA,ENRIQUE 1865 BRICKELL AVE #A1408 MIAMI, FL 33129	514230AA0350	

Legal Description:	AKA:
CONDADO REAL CONDO UNIT 220 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 #220

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/7/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	10
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...	10

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.	10
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.	10

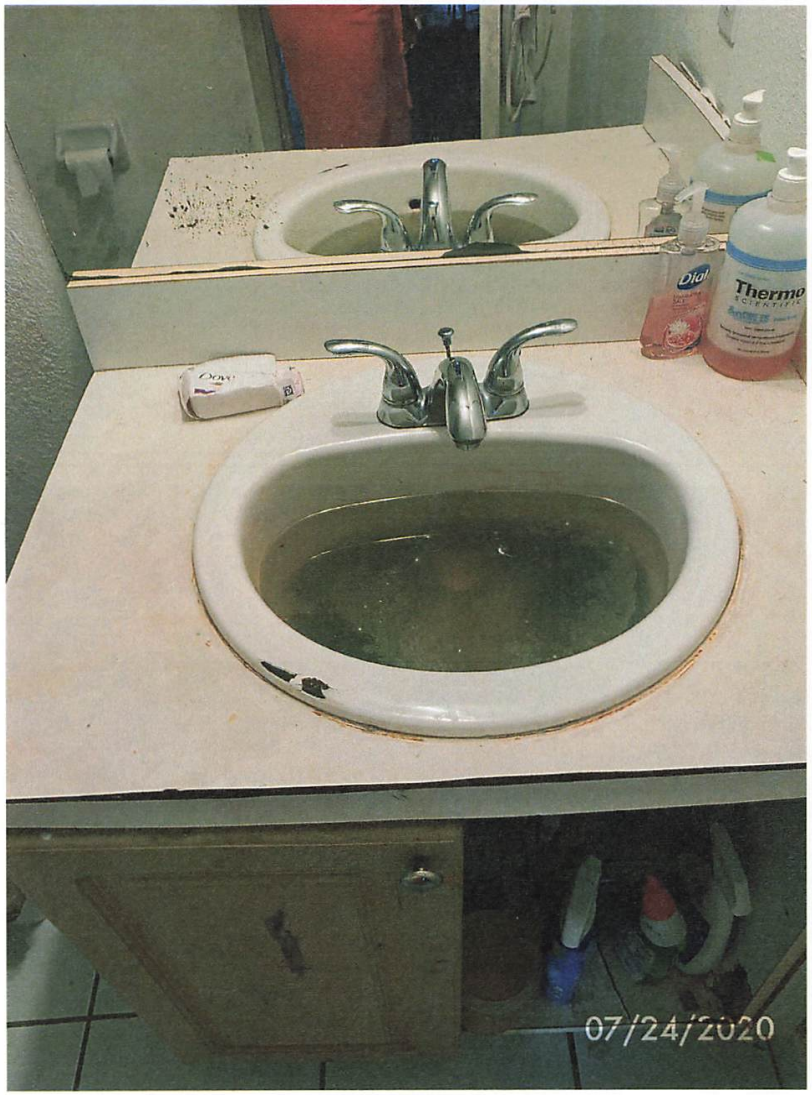
Notes/Means of Correction:

1. Plumbing defect in bathroom, unsanitary water is pouring from faucet. Obtain permit and inspections for repair.
2. Kitchen cabinets loose and overhanging. Obtain permit and inspections for repairs.
3. Leak in ceiling of bathroom. Obtain permit and inspections for repairs.
4. Infestation of roaches. Remove any and all infestation.
5. Mold infestation. Remove any mold, obtain permit and inspections for demolition of any drywall.

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


Thermo
07/24/2020


08/03/2020

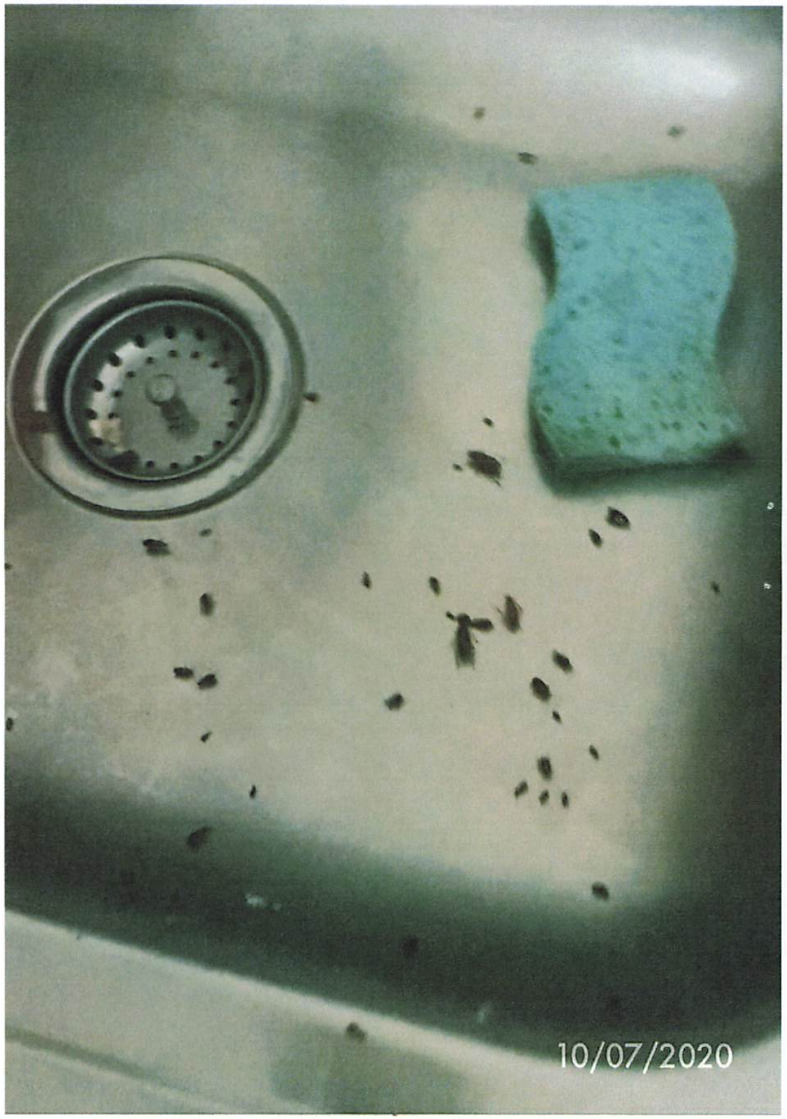

08/13/2020

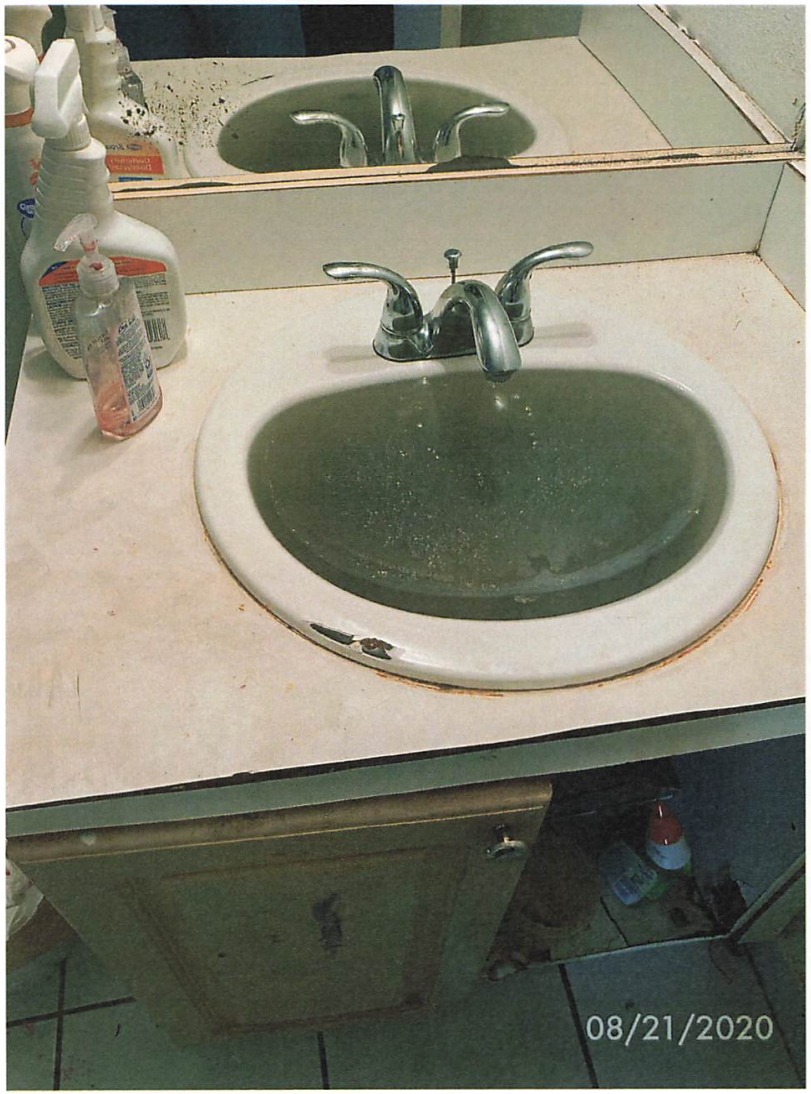

08/13/2020





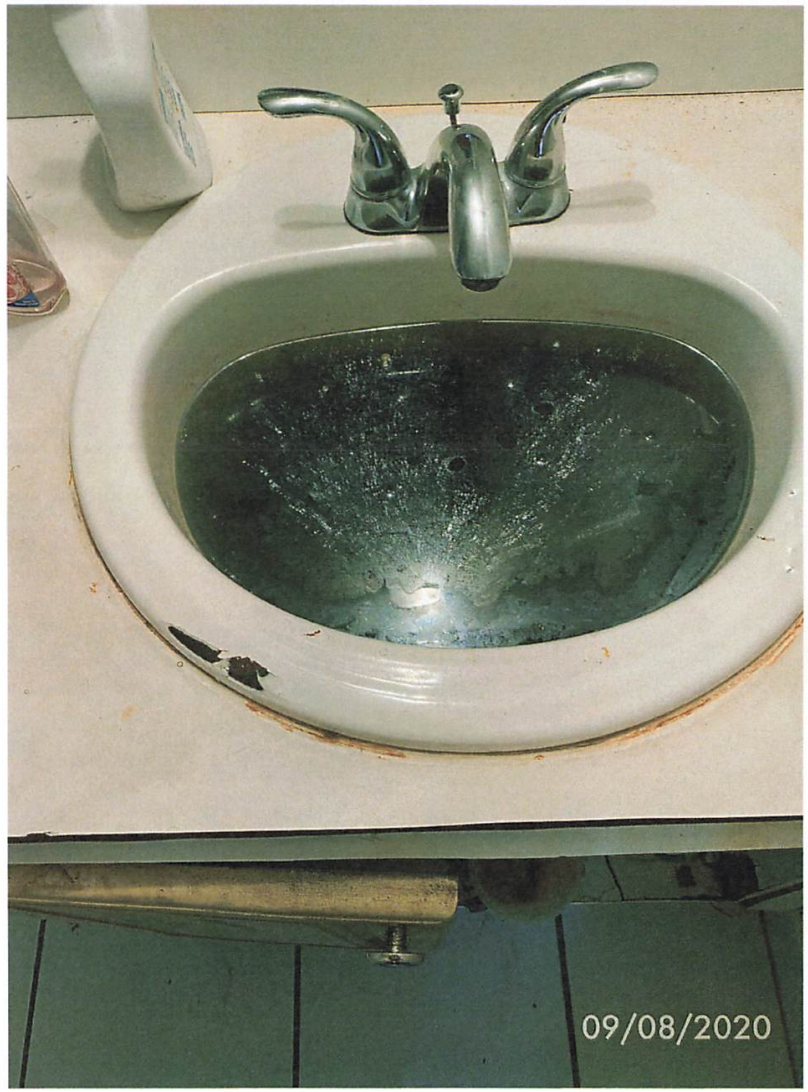

Honey
Dijon
Vinaigrette
DRESSING
MARINADE


10/07/2020


08/21/2020


08/2


09/08/2020


09/08/2020


09/08/2020

Case Overview

Property/Incident Information

Owner	Address	Site Address
2250 WAREHOUSE LLC	21214 NE 32 PL AVENTURA, FL 33180	2250 SW 30 AVE, PEMBROKE PARK, FL 33021 #2260 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5613 **Date Next Inspection** 10/19/2022

Notes

1. Demolition of "Surraco" sign removed without a permit. Obtain plans, permit and inspections.
2. Installation of tankless water heater and bathroom renovation done without a permit. Obtain plans, permit and inspections.
3. Installation of electrical and lighting done without a permit. Obtain plans, permit and inspections.
4. Verify or obtain permit for Mezzanine (Loft). Obtain plans, permit and inspections.
5. Photo studio equipment mounted on ceiling installed without a permit. Obtain plans, permit and inspections.
6. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/15/2021		Notice of Violation	Regular Mail
8/2/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/18/2022	8/17/2022	Final Order	Certified Mail Hand
10/18/2022	10/19/2022	Notice of Formal Hearing - Extension of Time	Email 10/12/22

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: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 10/19/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 10/19/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$250.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$350.00**

Payments

Date	Payment Type Name	Amount
8/29/2022	Credit	$103.00
	Total Payments	**$103.00**
	Fees Outstanding	**$247.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

2250 WAREHOUSE LLC

2250 SW 30 AVE, PEMBROKE PARK, FL 33021 #2260 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
2250 WAREHOUSE LLC 21214 NE 32 PL AVENTURA, FL 33180	5613	10/18/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
2250 WAREHOUSE LLC 21214 NE 32 PL AVENTURA, FL 33180	514221010117	

Legal Description:	**AKA:**
SUB OF 21-51-42 B-13 D LOT 2 S 110 OF N 430 LESS E 40 LYING W OF ST RD R/W BLK 13	2250 SW 30 AVE, PEMBROKE PARK, FL 33021 #2260 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 **19th day of October, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 10/6/2022 Phone: 7866033125

Email: ASHERBROM@GMAIL.COM

Property Address: 2250 SW 30TH AVE, PEMBROKE PARK, FL 33009
2260 SW 30TH AVE.

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, OSCAR A. BROMBERG (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5613 to ask for an extension of time, I also affirm that this request shall serve as Notice of Hearing to the 10/17/2022 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 08/17/2022 imposing the fine of $ 250 per day for violation(s)of the Town's Code of Ordinances:
SECTIONS 5-185 AND 5-2 (a)(b)

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.

OSCAR A. BROMBERG
Petitioner's Name (Print)

Petitioner's Signature

Notary Public State of Florida
Sandra Krichevsky
My Commission HH 088459
Expires 02/03/2025

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Sandra Krichevsky and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 12 day of October, 2022

Notary

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

OSCAR BROMBERG
21214 NE 32ND PL
AVENTURA, FL 33180

Site Address:

2250 SW 30 AVE, PEMBROKE PARK, FL 33021 #2260 SW 30 AVE, PEMBROKE PARK, FL 33009

Date 8/29/2022 10:13:38 AM
Invoice # 26026
For Code Enforcement Case# 5613

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
3.00	Technology Convenience Fee	$3.00
Total		**$103.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	10/17/2022		$250.00	0	$0.00
Admin Fixed	8/18/2022		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
8/29/2022	Credit	$103.00
Total		$103.00

Balance **$0.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 5613
vs.	)	
2250 WAREHOUSE LLC Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 17, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ✓ NO ____

SUBJECT REAL PROPERTY: 2260 SW 30 AVENUE, PEMBROKE PARK, FL, 33021

PROPERTY OWNER: 2250 WAREHOUSE LLC

FOLIO NO.: 5142 21 01 0117

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D LOT 2 S 110 OF N 430 LESS E 40 LYING W OF ST RD R/W BLK 13

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-2(a)(b) **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of August 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of August 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above: Yes ✓ No ____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of AUGUST, 2022.

Nazly Cardona

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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- ☐ Adult Signature Required $
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Postage
$ 7.82

Total Postage and
$

Sent To
2250 WAREHOUSE LLC

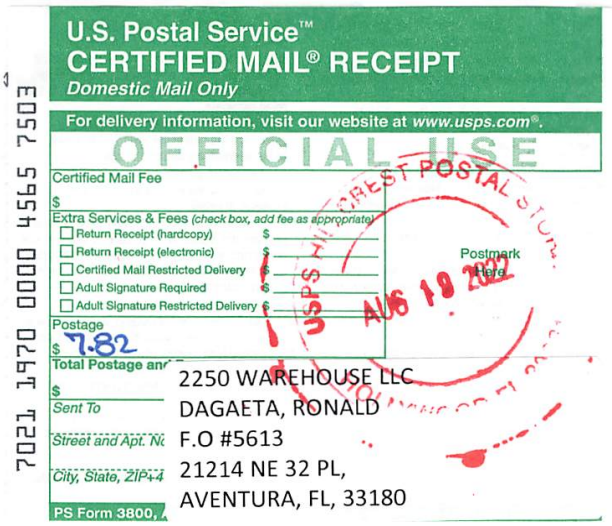
Street and Apt. No
F.O #5613
2250 SW 30 AVENUE,

City, State, ZIP+4
PEMBROKE PARK, FL, 33021

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USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021
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Sent To
2250 WAREHOUSE LLC
DAGAETA, RONALD

Street and Apt. No
F.O #5613

City, State, ZIP+4
21214 NE 32 PL,
AVENTURA, FL, 33180

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2250 WAREHOUSE LLC

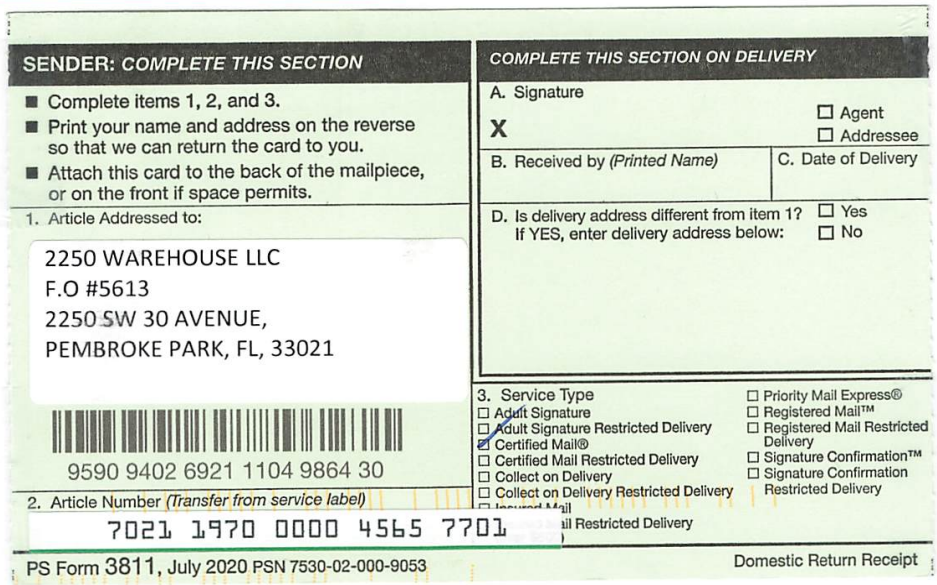
Street and Apt. No.,
F.O #5613
2260 SW 30 AVE,

City, State, ZIP+4
PEMBROKE PARK, FL, 33009

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AUG 19 2022
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SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

2250 WAREHOUSE LLC
F.O #5613
2250 SW 30 AVENUE,
PEMBROKE PARK, FL, 33021

9590 9402 6921 1104 9864 30

2. Article Number (Transfer from service label)
7021 1970 0000 4565 7701

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
2250 WAREHOUSE LLC	21214 NE 32 PL AVENTURA, FL 33180	2250 SW 30 AVE, PEMBROKE PARK, FL 33021 #2260 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5613 **Date Next Inspection** 8/17/2022

Notes

1. Demolition of "Surraco" sign removed without a permit. Obtain plans, permit and inspections.
2. Installation of tankless water heater and bathroom renovation done without a permit. Obtain plans, permit and inspections.
3. Installation of electrical and lighting done without a permit. Obtain plans, permit and inspections.
4. Verify or obtain permit for Mezzanine (Loft). Obtain plans, permit and inspections.
5. Photo studio equipment mounted on ceiling installed without a permit. Obtain plans, permit and inspections.
6. Double permit fee assessed. No permit as of 8/16/22

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/15/2021		Notice of Violation	Regular Mail 3/16/21
8/2/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail 8/2/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/17/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 8/17/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 8/17/2022

7021 1970 0000 4565 3390

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fees
$

Sent To 2250 WAREHOUSE LLC
DAGAETA, RONALD

Street and Apt. No. N.O.H #5613

City, State, ZIP+4® 21214 NE 32 PL,
AVENTURA, FL, 33180

PS Form 3800,

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AUG - 7 2022

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
$

Sent To 2250 WAREHOUSE LLC
N.O.H #5613

Street and Apt. No. 2260 SW 30 AVE,

City, State, ZIP+4® PEMBROKE PARK, FL, 33009

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage
$

Sent To 2250 WAREHOUSE LLC
N.O.H #5613

Street and Apt. 2250 SW 30 AVENUE,

City, State, ZIP PEMBROKE PARK, FL, 33021

PS Form 3800

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AUG - 2 2022

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1. Article Addressed to:

OUSE LLC
DAGAE A, RONALD
F.O #5613
21214 NE 32 PL,
AVENTURA, FL, 33180

9590 9402 6921 1104 9864 47

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 7503

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* DSCAVE
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
- ☐ ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Code Dept

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV#5613

Hasler FIRST-CLASS MAIL
03/16/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Sent To:

2250 WAREHOUSE LLC/Surraca Studio

20815 NE 16 AVE SUITE B15
MIAMI, FL 33179

Case #:

5613

Code Dept

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ZIP 33023
011D10656696

Surraca Studio
2260 SW 30 Ave
Pembroke Park, FL 33021



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2250 SW 30 AVENUE, PEMBROKE PARK FL 33021	ID #	5142 21 01 0117
Property Owner	2250 WAREHOUSE LLC	Millage	0613
Mailing Address	21214 NE 32 PL AVENTURA FL 33180	Use	48-01
Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 110 OF N 430 LESS E 40 LYING W OF ST RD R/W BLK 13		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 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*	$157,590	$753,580	$911,170	$911,170	
2021	$157,590	$684,440	$842,030	$842,030	$18,107.53
2020	$157,590	$686,150	$843,740	$843,740	$18,209.42

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$911,170	$911,170	$911,170	$911,170
Portability	0	0	0	0
Assessed/SOH	$911,170	$911,170	$911,170	$911,170
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$911,170	$911,170	$911,170	$911,170

Sales History

Date	Type	Price	Book/Page or CIN
1/6/2016	QCD-T	$100	113467069
10/8/2015	WD-Q	$845,000	113281557
2/9/2008	QCD-T	$100	45109 / 1647
10/15/2004	QCD	$100	38427 / 1554
2/13/1997	WD	$100	26307 / 739

Land Calculations

Price	Factor	Type
$9.00	17,510	SF
Adj. Bldg. S.F. (Card, Sketch)		7812
Eff./Act. Year Built: 1981/1980		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
2250 WAREHOUSE, LLC

Filing Information

Document Number	L15000154429
FEI/EIN Number	47-5418188
Date Filed	09/09/2015
Effective Date	09/04/2015
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT AND NAME CHANGE
Event Date Filed	11/10/2015
Event Effective Date	NONE

Principal Address

21214 ne 32 pl
Aventura, FL 33180

Changed: 04/05/2022

Mailing Address

21214 ne 32 pl
Aventura, FL 33180

Changed: 04/05/2022

Registered Agent Name & Address

DEGAETA, RONALD
21214 ne 32 pl
Aventura, FL 33180

Address Changed: 04/05/2022

Authorized Person(s) Detail

Name & Address

Title MGR

Brom Bros Property Management LLC
21214 ne 32 pl
Aventura, FL 33180

Title Authorized representative

Bromberg, Oscar Asher
21214 ne 32 pl
Aventura, FL 33180

Title Manager

Bromberg, Clara
21214 ne 32 pl
Aventura, FL 33180

Annual Reports

Report Year	Filed Date
2020	06/29/2020
2021	04/08/2021
2022	04/05/2022

Document Images

04/05/2022 -- ANNUAL REPORT	View image in PDF format
04/08/2021 -- ANNUAL REPORT	View image in PDF format
06/29/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
04/23/2018 -- ANNUAL REPORT	View image in PDF format
04/05/2017 -- ANNUAL REPORT	View image in PDF format
04/27/2016 -- ANNUAL REPORT	View image in PDF format
11/10/2015 -- LC Amendment and Name Change	View image in PDF format
09/09/2015 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
2250 WAREHOUSE LLC		CASE NO. 5613
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 2260 SW 30 AVE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2260 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 2250 WAREHOUSE LLC AT 10:16 A.M. ON THE 5 DAY OF AUGUST 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

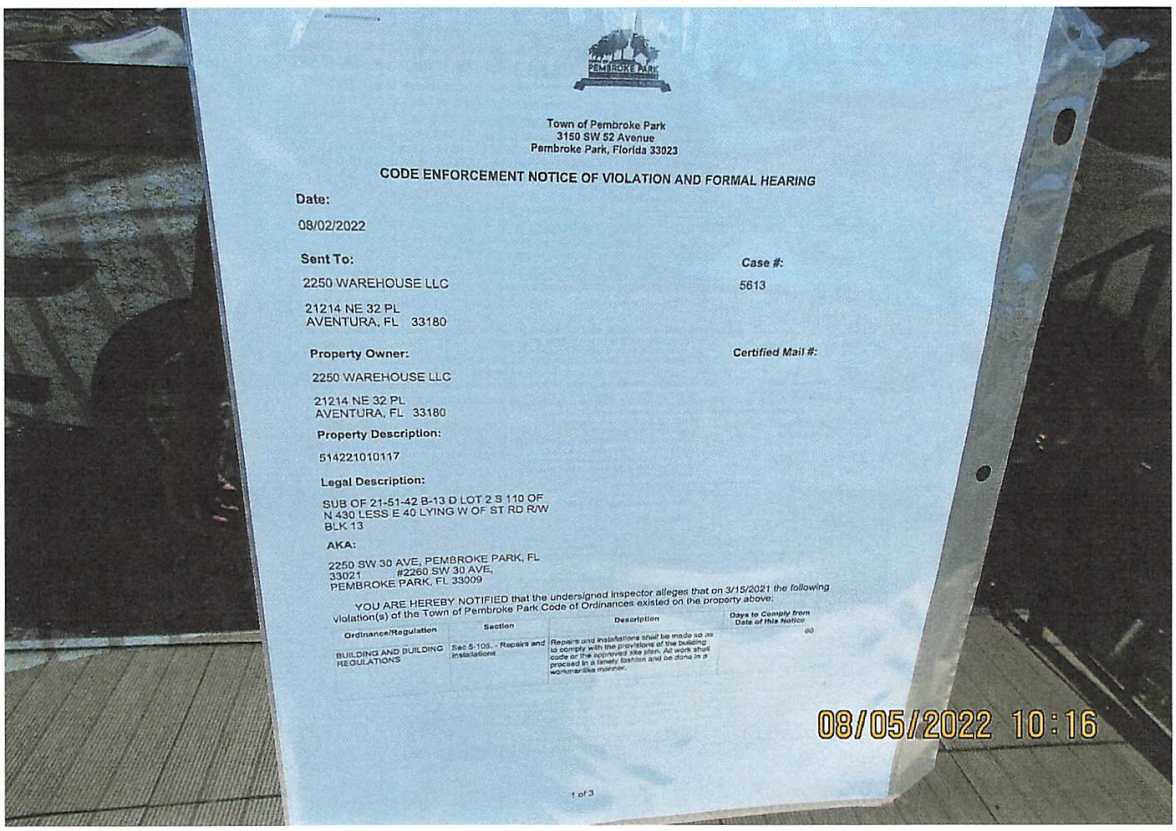
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 9 day of August 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


2260
NOTICE
THIS AREA IS UNDER
24 HOUR
VIDEO
FOR
RENT
08/05/2022 10:16


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
08/02/2022
Sent To:
2250 WAREHOUSE LLC
21214 NE 32 PL
AVENTURA, FL 33180
Case #:
5613
Property Owner:
2250 WAREHOUSE LLC
21214 NE 32 PL
AVENTURA, FL 33180
Certified Mail #:
Property Description:
514221010117
Legal Description:
SUB OF 21-51-42 B-13 D LOT 2 S 110 OF N 430 LESS E 40 LYING W OF ST RD R/W BLK 13
AKA:
2250 SW 30 AVE, PEMBROKE PARK, FL 33021 #2260 SW 30 AVE, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
60
08/05/2022 10:16
1 of 3

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/02/2022

Sent To:

2250 WAREHOUSE LLC

21214 NE 32 PL
AVENTURA, FL 33180

Case #:

5613

Property Owner:

2250 WAREHOUSE LLC

21214 NE 32 PL
AVENTURA, FL 33180

Certified Mail #:

Property Description:

514221010117

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 110 OF
N 430 LESS E 40 LYING W OF ST RD R/W
BLK 13

AKA:

2250 SW 30 AVE, PEMBROKE PARK, FL
33021 #2260 SW 30 AVE,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	60

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	60
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - 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.	60

1. Demolition of "Surraco" sign removed without a permit. Obtain plans, permit and inspections.
2. Installation of tankless water heater and bathroom renovation done without a permit. Obtain plans, permit and inspections.
3. Installation of electrical and lighting done without a permit. Obtain plans, permit and inspections.
4. Verify or obtain permit for Mezzanine (Loft). Obtain plans, permit and inspections.
5. Photo studio equipment mounted on ceiling installed without a permit. Obtain plans, permit and inspections.
6. Double permit fee assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

8/2/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
2250 WAREHOUSE LLC/Surraca Studio 20815 NE 16 AVE SUITE B15 MIAMI, FL 33179	5613	03/15/2021

Property Owner:	Property Description:	Certified Mail #:
2250 WAREHOUSE LLC/Surraca Studio 20815 NE 16 AVE SUITE B15 MIAMI, FL 33179	514221010117	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 110 OF N 430 LESS E 40 LYING W OF ST RD R/W BLK 13	2250 SW 30 AVE, PEMBROKE PARK, FL 33021 #2260 SW 30 AVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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
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Notes/Means of Correction:

1. Demolition of "Surraco" sign removed without a permit. Obtain plans, permit and inspections.
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4. Verify or obtain permit for Mezzanine (Loft). Obtain plans, permit and inspections.
5. Photo studio equipment mounted on ceiling installed without a permit. Obtain plans, permit and inspections.
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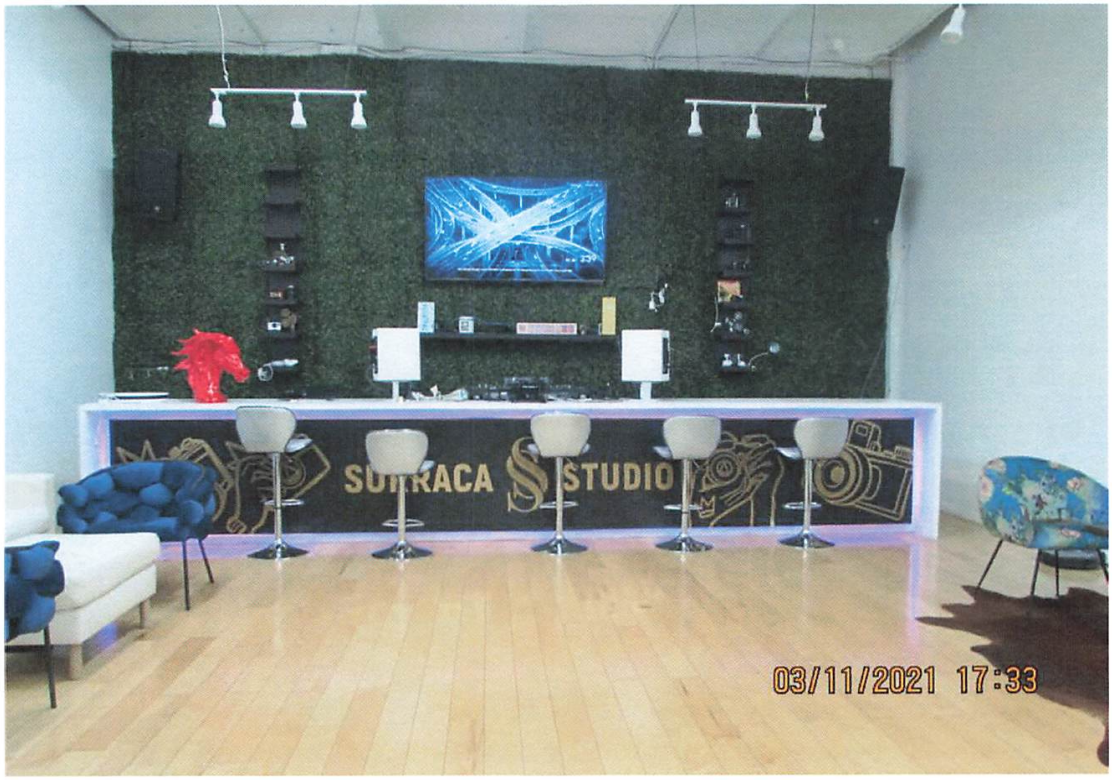
Joseline Ramirez
Chief Code Enforcement Officer


MOTORCYCLE ACCIDENT
1-800-FL-LEGAL
RUBENSTEIN LAW
03/11/2021 17:27


03/11/2021 17:33

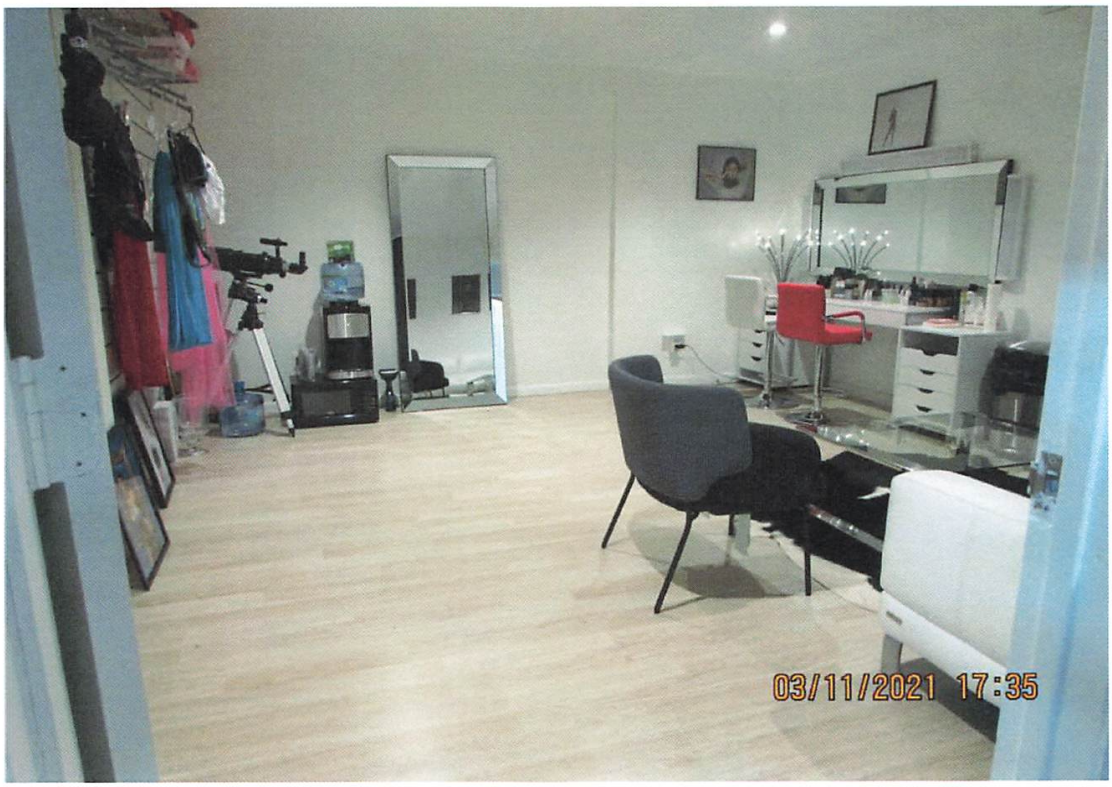

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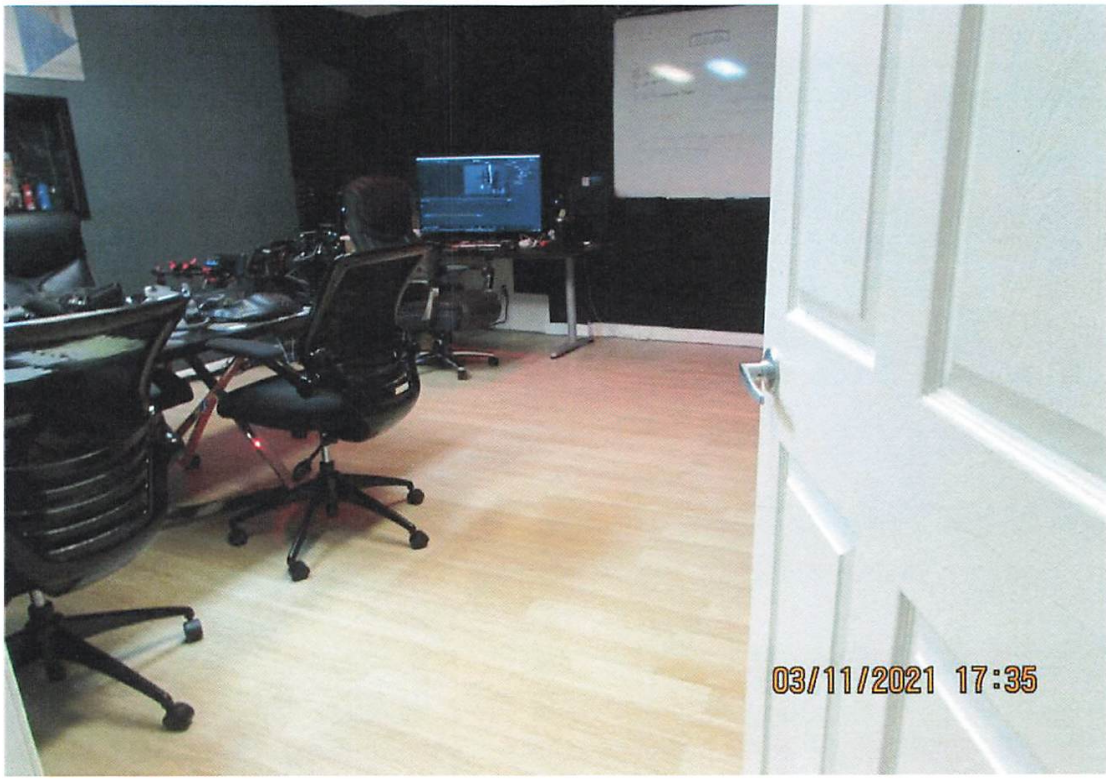

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STUDIO
03/11/2021 17:33


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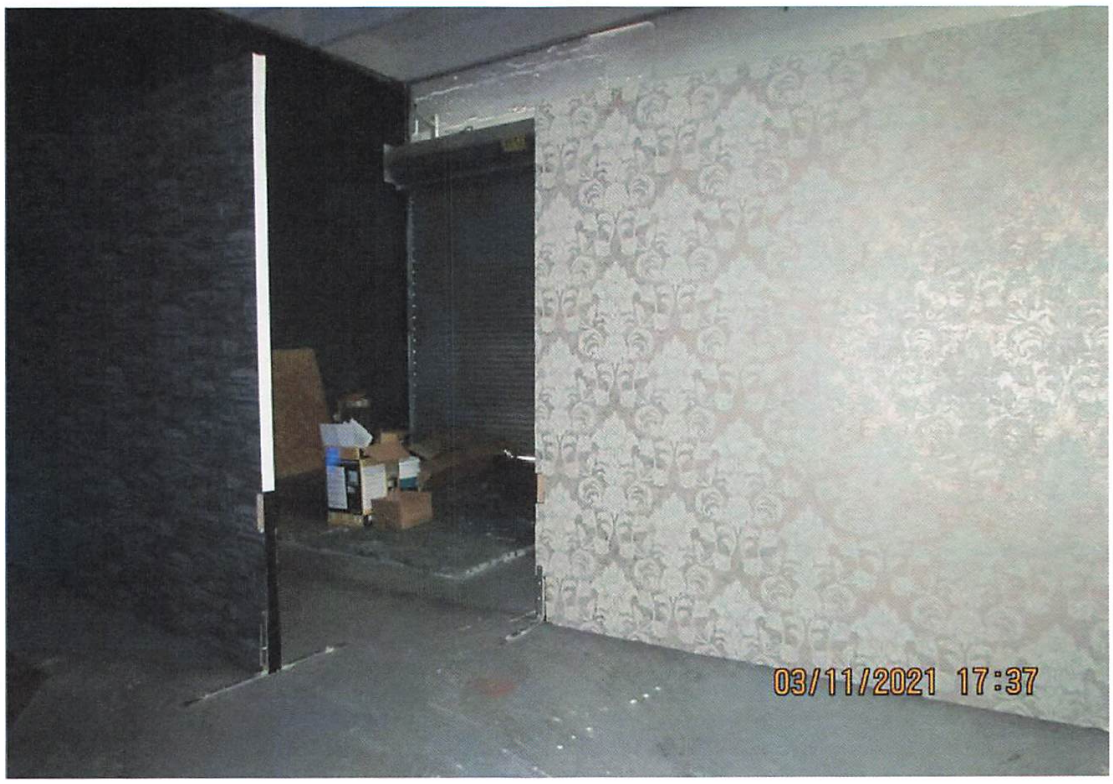

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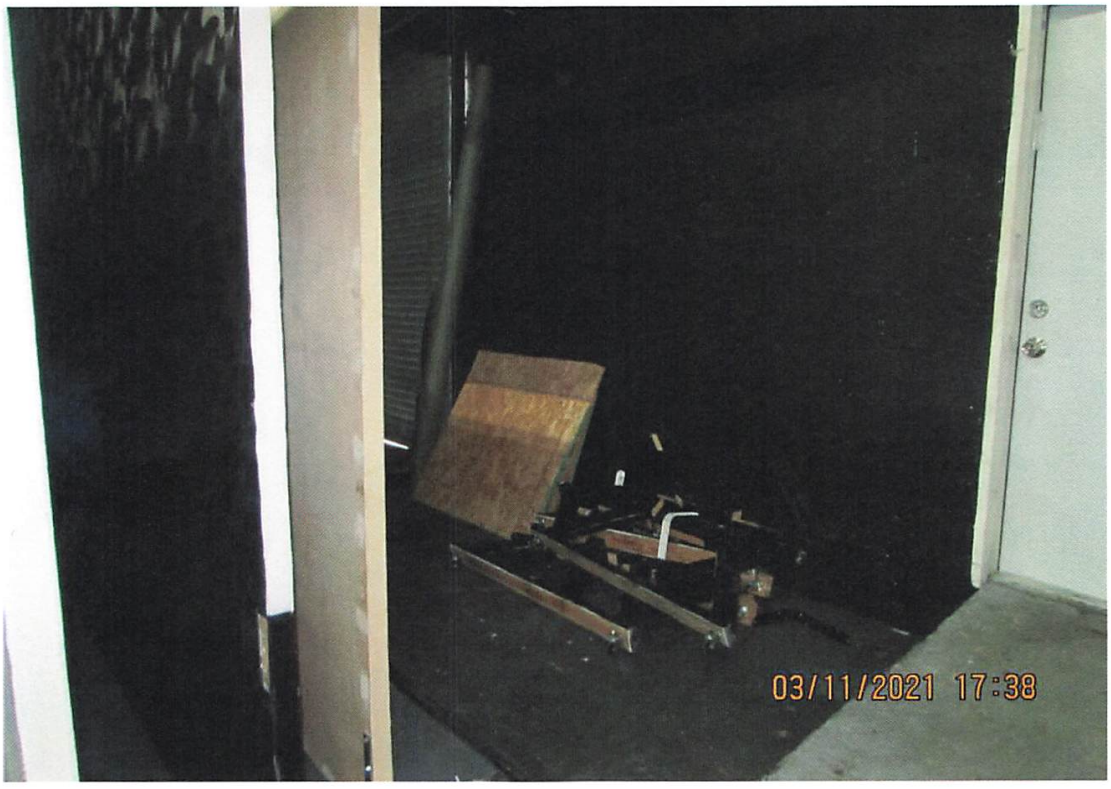

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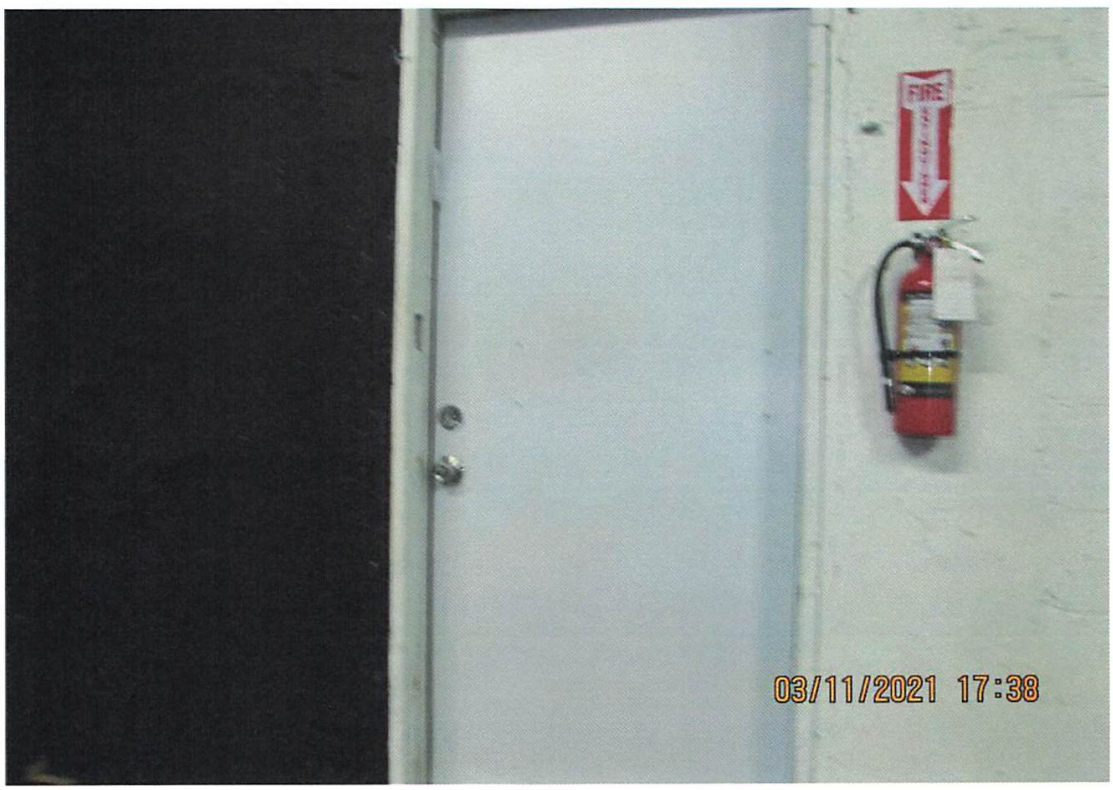

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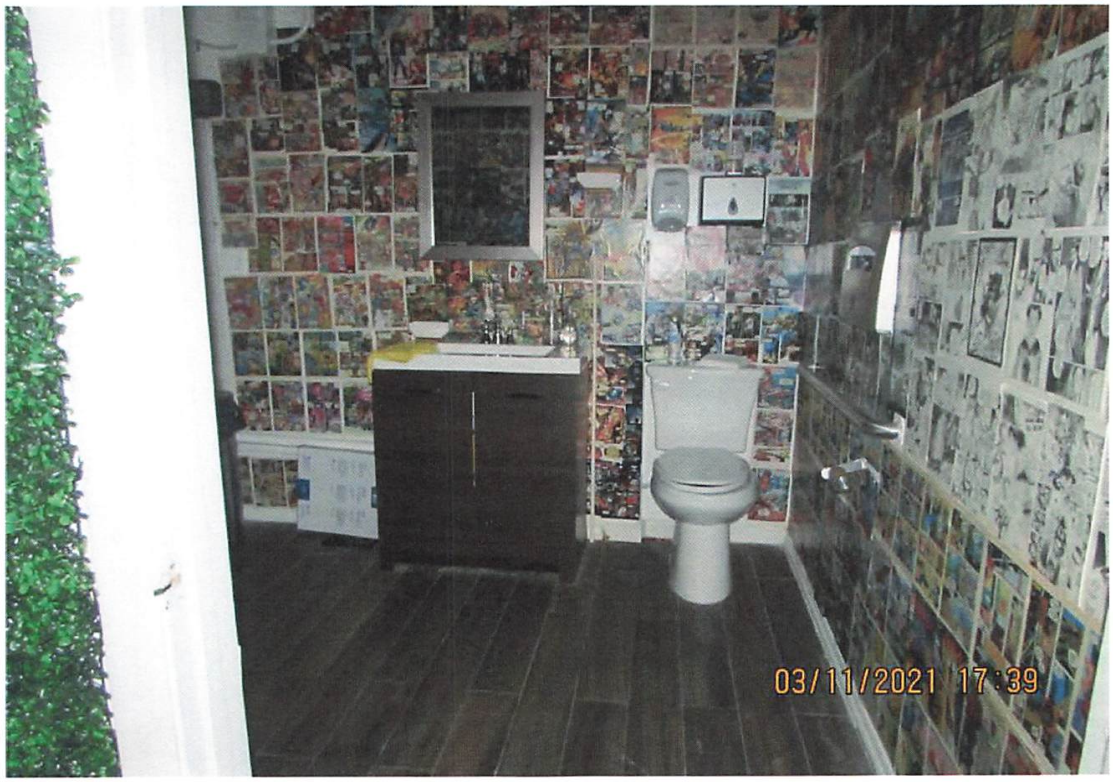

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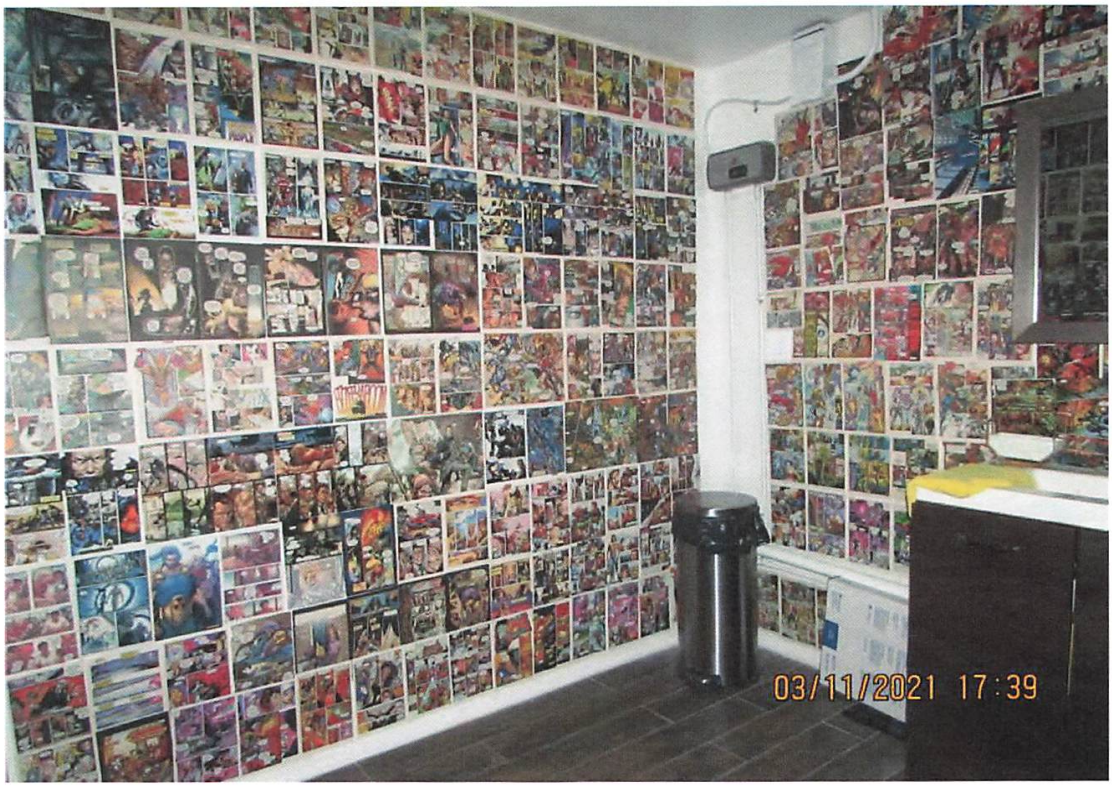

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FIRE
03/11/2021 17:38

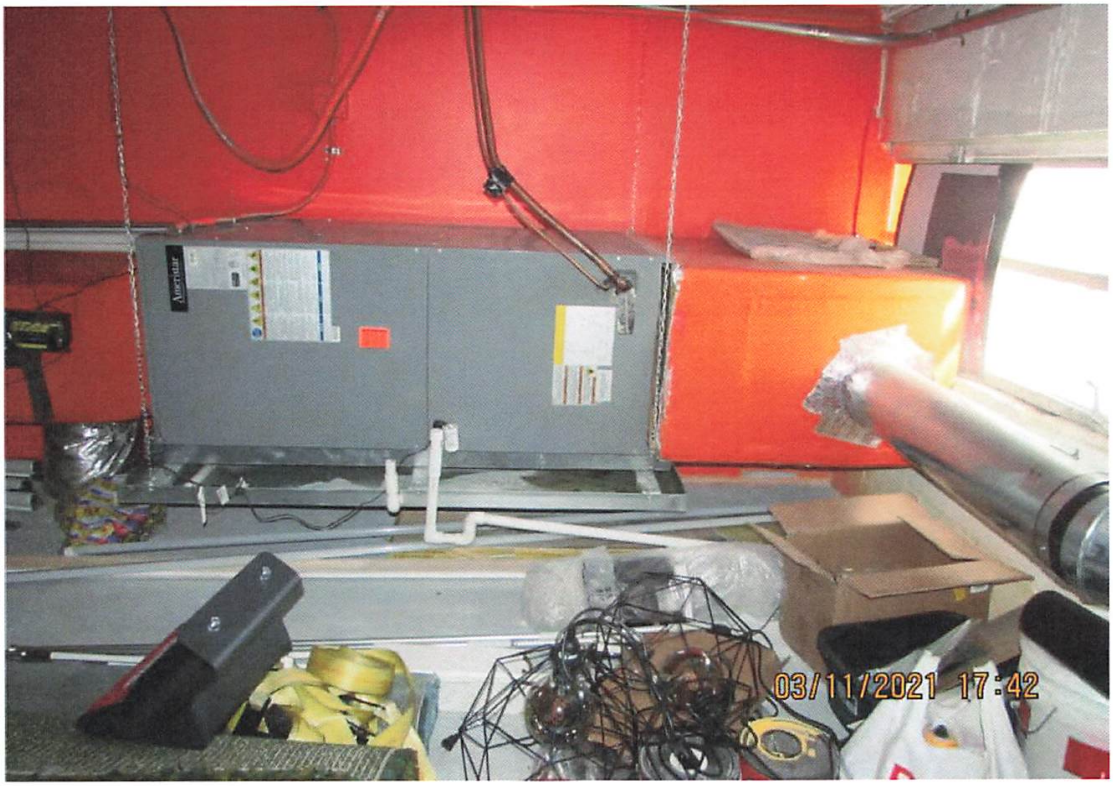

O-Cedar
03/11/2021 17:38


170
03/11/2021 17:39


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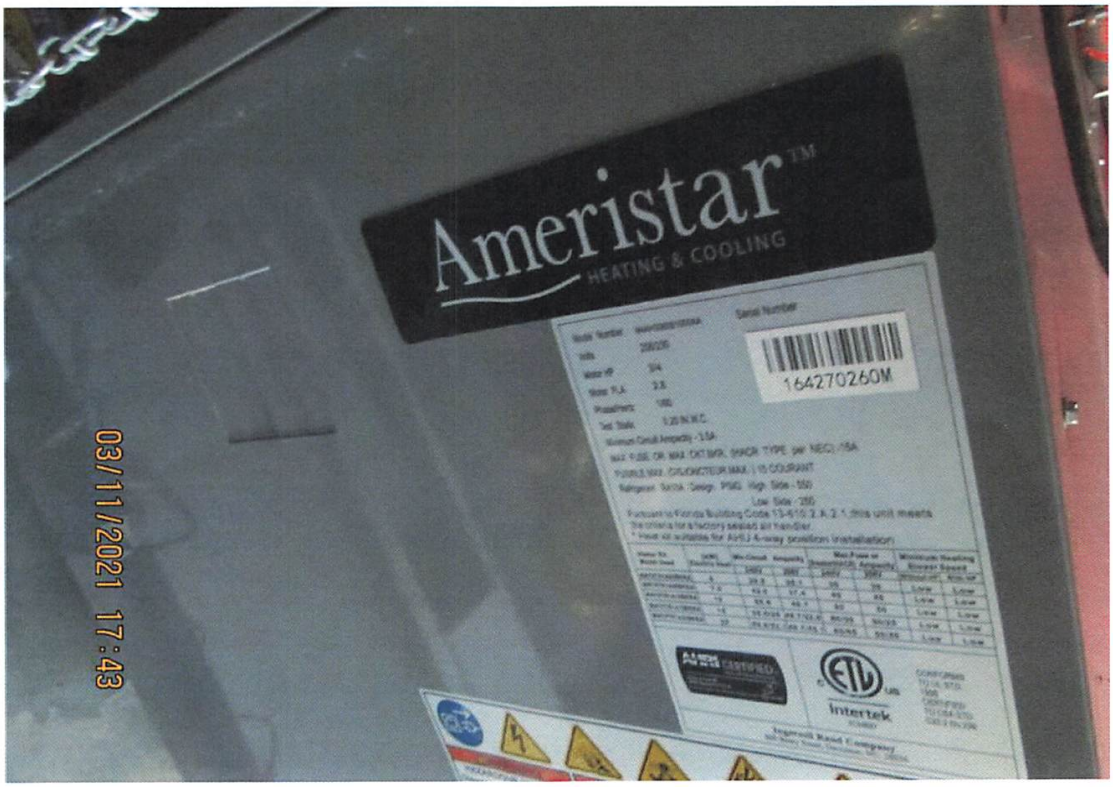

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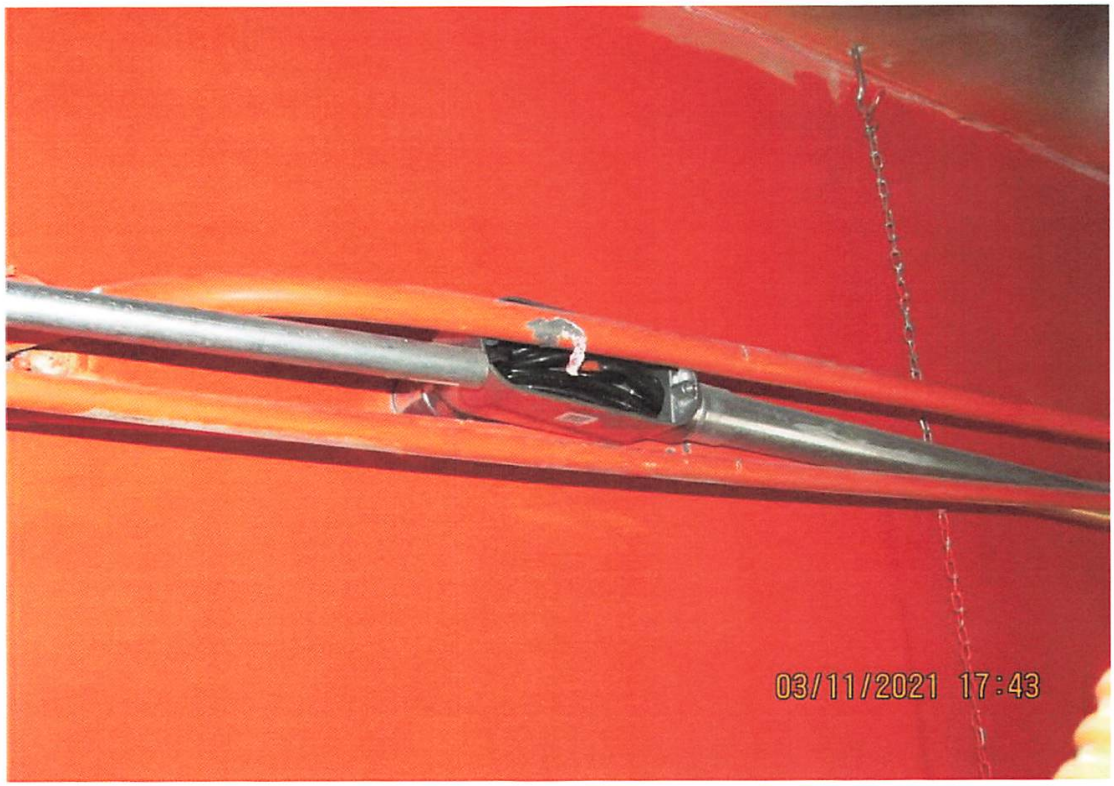

03/11/2021 17:42


Ameristar
HEATING & COOLING
164270260M
03/11/2021 17:43


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Ameristar
HEATING & COOLING


03/11/2021 17:43


03/11/2021 17:43


03/11/2021 17:43

Case Overview

Property/Incident Information

Owner	Address	Site Address
WILSON,MCNEIL WILSON,ANGELA	8409 LONG ACRE DR MIRAMAR, FL 33025	5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

Legal Description

Case Status Open **Case #** 6810 **Date Next Inspection** 10/19/2022

Notes

The entire parking lot is in disrepair and requires repair
There is discoloration on the exterior walls of this property
The fence in the backyard is in disrepair and requires repair
To comply with these violations please take the following actions:
1)Acquire plans and inspections for a permit for the Repairs to the parking lot. Contact the building department (954 966-4600 EXT#182)
2)Remove all exterior wall discoloration from this property
3)Repair/Replace the damaged fence in the backyard

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/9/2022		Notice of Violation	Regular Mail
4/12/2022	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
10/3/2022	10/19/2022	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 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/19/2022

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: 10/19/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$22,250.00
Individual Violation		Individual Violation		$22,250.00
Individual Violation		Individual Violation		$22,250.00
Individual Violation		Individual Violation		$22,250.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$89,100.00**

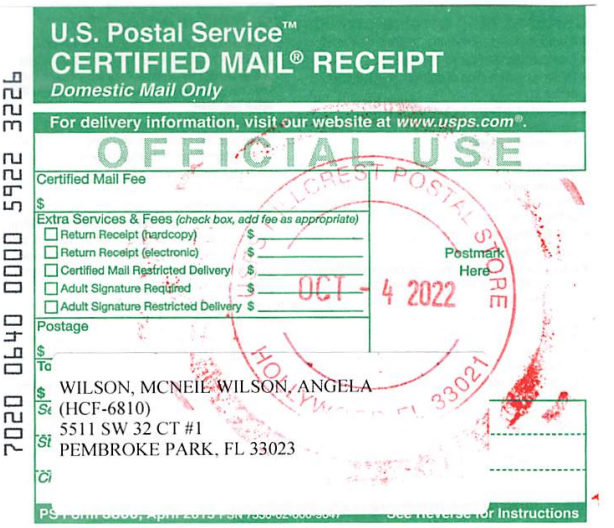
Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	[redacted]

93,100



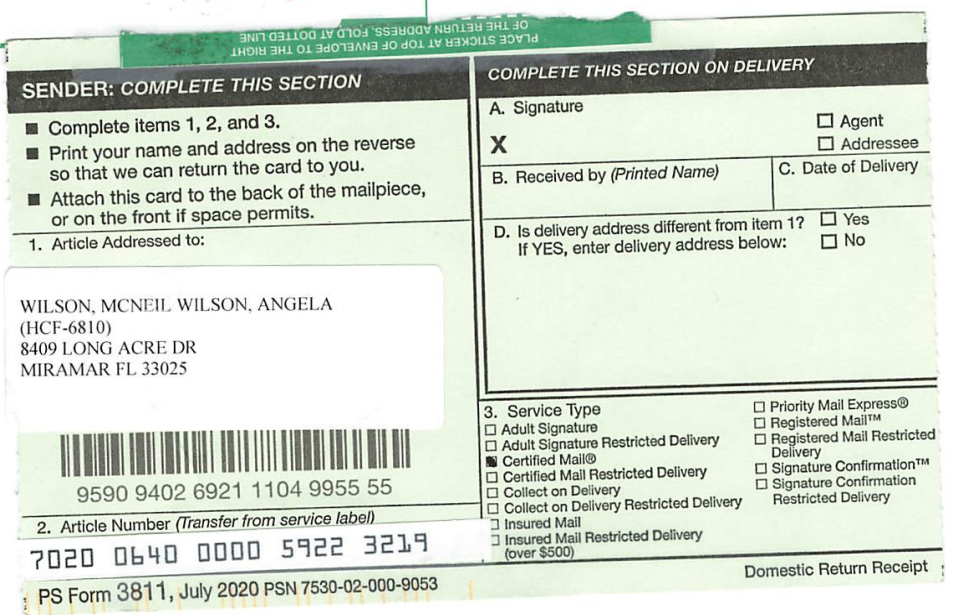
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Return Receipt (electronic)
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Adult Signature Required
Adult Signature Restricted Delivery
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OCT - 4 2022
WILSON, MCNEIL WILSON, ANGELA
(HCF-6810)
8409 LONG ACRE DR
MIRAMAR FL 33025
7020 0640 0000 5922 3219



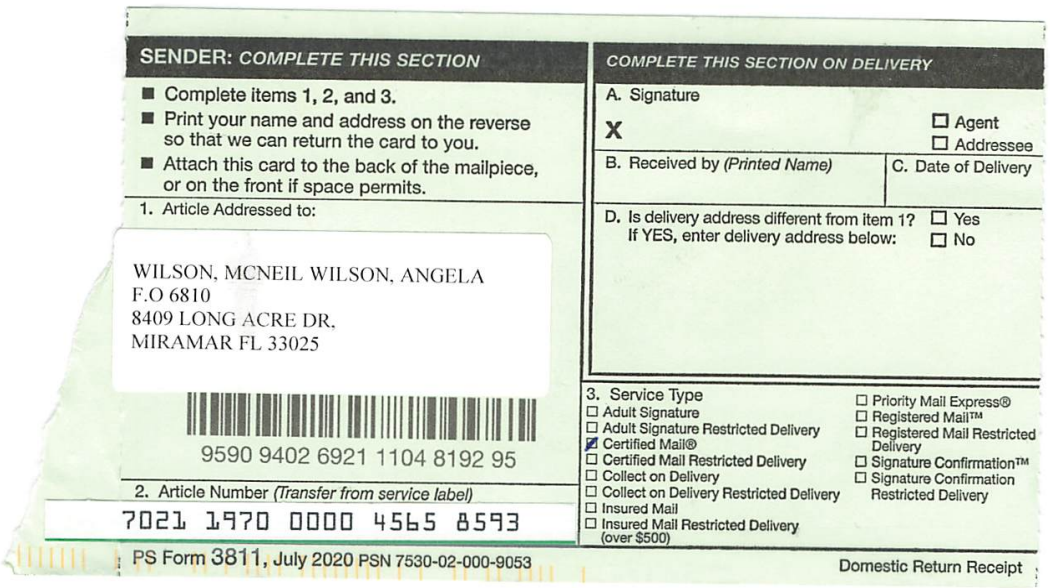
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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
OCT - 4 2022
WILSON, MCNEIL WILSON, ANGELA
(HCF-6810)
5511 SW 32 CT #1
PEMBROKE PARK, FL 33023
7020 0640 0000 5922 3226



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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
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WILSON, MCNEIL WILSON, ANGELA
(HCF-6810)
5511 SW 32 CT #2
PEMBROKE PARK, FL 33023
7020 0640 0000 5922 3233



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
SENDER: COMPLETE THIS SECTION
■ Complete items 1, 2, and 3.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
WILSON, MCNEIL WILSON, ANGELA
(HCF-6810)
8409 LONG ACRE DR
MIRAMAR FL 33025
9590 9402 6921 1104 9955 55
2. Article Number (Transfer from service label)
7020 0640 0000 5922 3219
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
☐ Agent
☐ Addressee
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No
3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
■ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053
Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

WILSON, MCNEIL WILSON, ANGELA
F.O 6810
8409 LONG ACRE DR,
MIRAMAR FL 33025

9590 9402 6921 1104 8192 95

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 8593

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

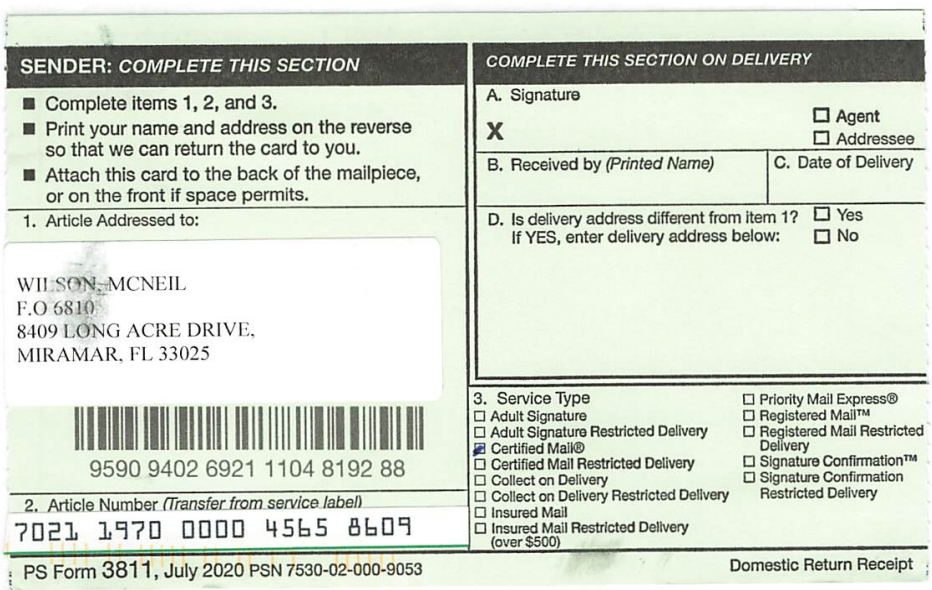
B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

WILSON, MCNEIL
F.O 6810
8409 LONG ACRE DRIVE,
MIRAMAR, FL 33025

9590 9402 6921 1104 8192 88

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 8609

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

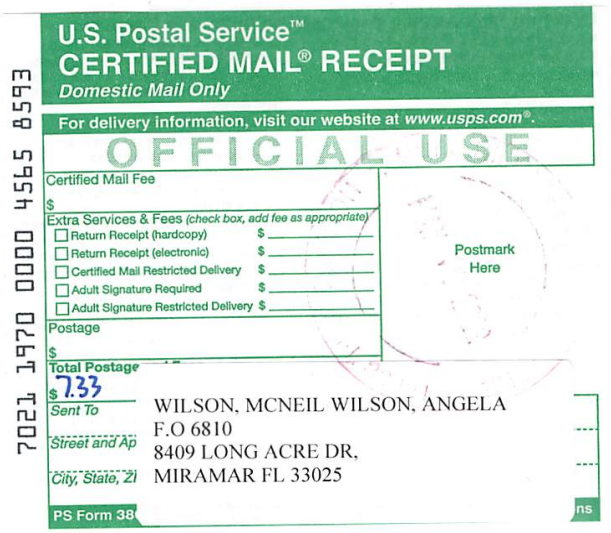
B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$ 7.33

Sent To
Street and Ap
City, State, Zi

WILSON, MCNEIL WILSON, ANGELA
F.O 6810
8409 LONG ACRE DR,
MIRAMAR FL 33025

PS Form 38

Postmark Here

7021 1970 0000 4565 8593



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage a
$ 7.33

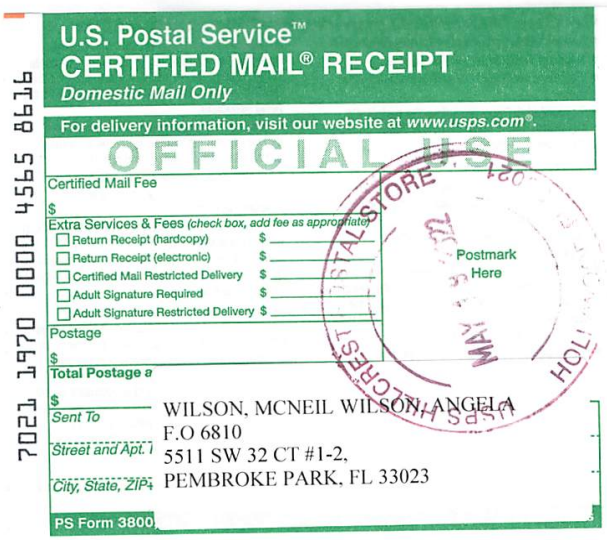
Sent To
Street and Apt. I
City, State, ZIP+

WILSON, MCNEIL
F.O 6810
8409 LONG ACRE DRIVE,
MIRAMAR, FL 33025

PS Form 3800

Postmark Here

7021 1970 0000 4565 8609



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage a
$
$

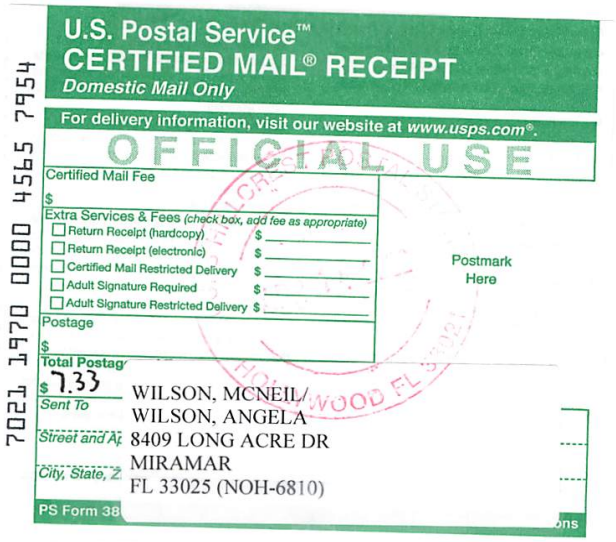
Sent To
Street and Apt. I
City, State, ZIP+

WILSON, MCNEIL WILSON, ANGELA
F.O 6810
5511 SW 32 CT #1-2,
PEMBROKE PARK, FL 33023

PS Form 3800

Postmark Here

7021 1970 0000 4565 8616



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postag
$7.33

Sent To
WILSON, MCNEIL/
WILSON, ANGELA

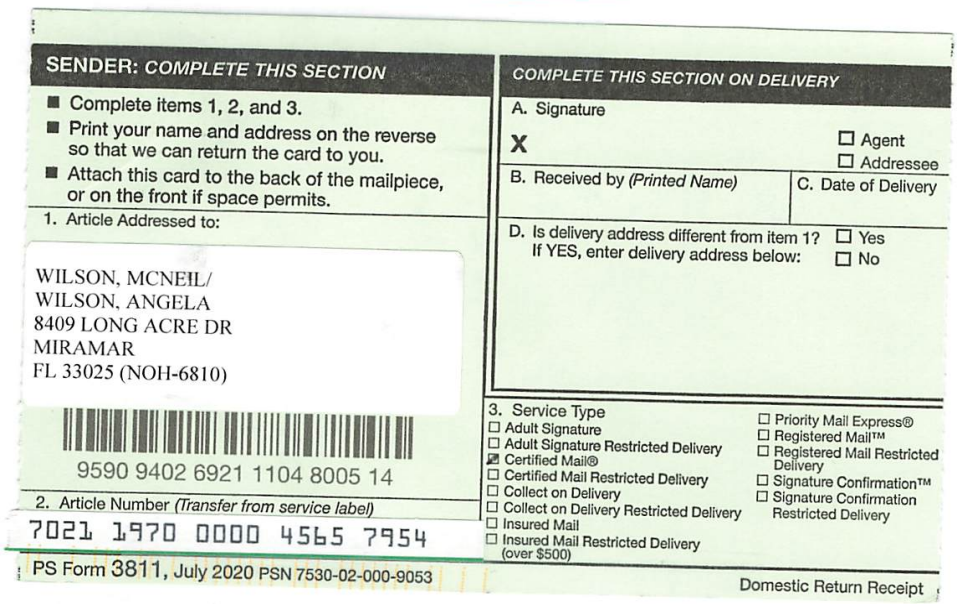
Street and Ap
8409 LONG ACRE DR

City, State, Z
MIRAMAR
FL 33025 (NOH-6810)

Postmark Here

PS Form 38

7021 1970 0000 4565 7954



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:

WILSON, MCNEIL/
WILSON, ANGELA
8409 LONG ACRE DR
MIRAMAR
FL 33025 (NOH-6810)

9590 9402 6921 1104 8005 14

2. Article Number (Transfer from service label)
7021 1970 0000 4565 7954

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

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- ☐ Adult Signature
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- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
03/10/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

NoV-6810

5511 SW 32 CT
Pembroke Park
FL 33023 1-2

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
03/10/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

NoV-6810

Sent To:

WILSON,MCNEIL
WILSON,ANGELA

8409 LONG ACRE DR
MIRAMAR, FL 33025

Case #:

6810



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5511 SW 32 COURT #1-2, PEMBROKE PARK FL 33023-5303
Property Owner	WILSON, MCNEIL WILSON, ANGELA
Mailing Address	8409 LONG ACRE DR MIRAMAR FL 33025

ID #	5142 30 12 0060
Millage	0613
Use	08-02

Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 6 BLK 1

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 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	$12,000	$213,900	$225,900	$225,900	
2022	$12,000	$213,900	$225,900	$220,250	
2021	$12,000	$192,210	$204,210	$200,230	$4,331.61

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$225,900	$225,900	$225,900	$225,900
Portability	0	0	0	0
Assessed/SOH	$225,900	$225,900	$225,900	$225,900
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	$225,900	$225,900	$225,900	$225,900

Sales History

Date	Type	Price	Book/Page or CIN
4/2/2013	WD-Q	$135,000	111440688
2/15/2008	WD-Q	$150,000	45107 / 78
11/26/2003	WD	$126,100	36568 / 1870
7/9/1996	D	$86	25151 / 456
3/13/1996	WD	$50,000	24618 / 785

Land Calculations

Price	Factor	Type
$2.00	6,000	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units		2
Eff./Act. Year Built: 1961/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

WILSON, MCNEIL WILSON, ANGELA CASE NO 6810

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: WILSON, MCNEIL WILSON, ANGELA AT 11:27. ON THE 5TH DAY OF OCTOBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

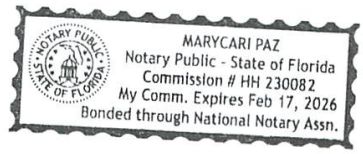
AFFIANT

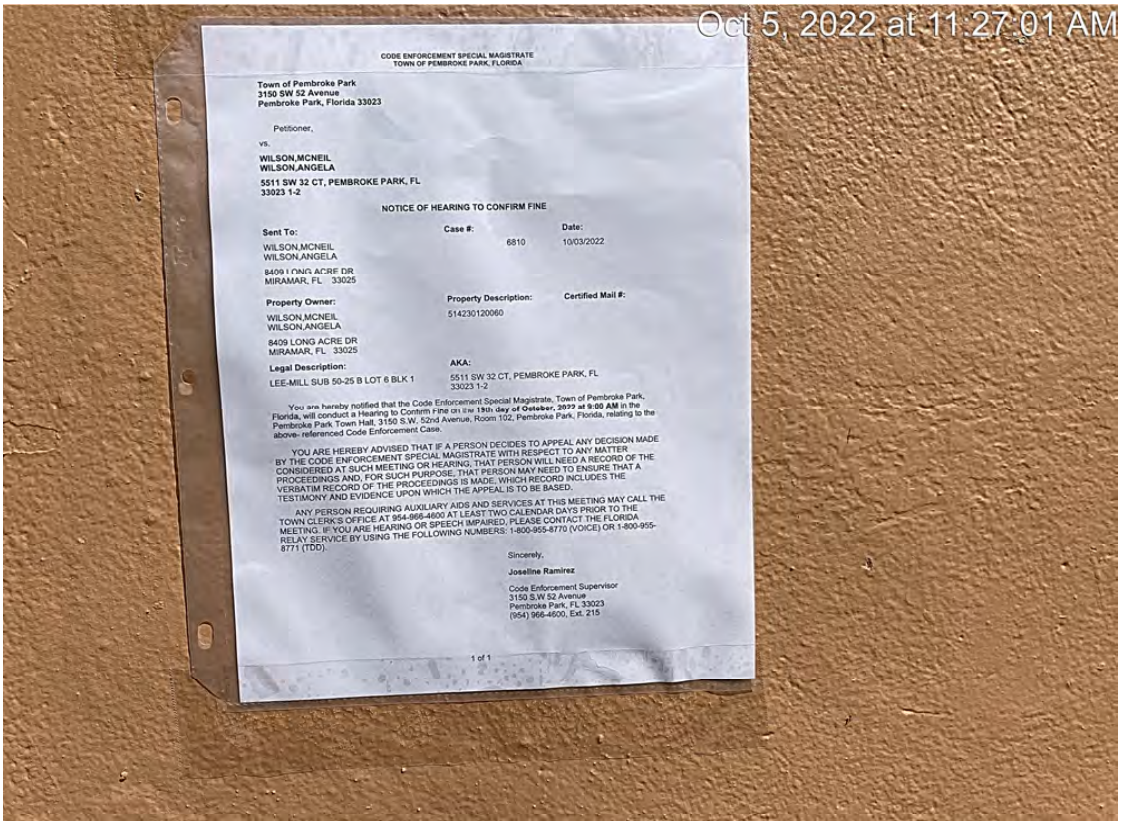
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 14 day of Oct, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____




Oct 5, 2022 at 11:27:01 AM
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
WILSON,MCNEIL
WILSON,ANGELA
5511 SW 32 CT, PEMBROKE PARK, FL
33023 1-2
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
WILSON,MCNEIL
WILSON,ANGELA
8409 LONG ACRE DR
MIRAMAR, FL 33025
Case #:
6810
Date:
10/03/2022
Property Owner:
WILSON,MCNEIL
WILSON,ANGELA
8409 LONG ACRE DR
MIRAMAR, FL 33025
Property Description:
514230120060
Certified Mail #:
Legal Description:
LEE-MILL SUB 50-25 B LOT 6 BLK 1
AKA:
5511 SW 32 CT, PEMBROKE PARK, FL
33023 1-2
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 19th day of October, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Joseline Ramirez
Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
1 of 1


Oct 5, 2022 at 11:27:08 AM
5511


Oct 5, 2022 at 11:27:11 AM


Oct 5, 2022 at 11:27:26 AM


Oct 5, 2022 at 11:27:29 AM


WM
WASTE MANAGEMENT

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

WILSON,MCNEIL
WILSON,ANGELA

5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
WILSON,MCNEIL WILSON,ANGELA 8409 LONG ACRE DR MIRAMAR, FL 33025	6810	10/03/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
WILSON,MCNEIL WILSON,ANGELA 8409 LONG ACRE DR MIRAMAR, FL 33025	514230120060	

Legal Description:	**AKA:**
LEE-MILL SUB 50-25 B LOT 6 BLK 1	5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of October, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.
WILSON, MCNEIL WILSON, ANGELA
Respondent(s)

Case No.: 6810

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: 5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

PROPERTY OWNER: WILSON, MCNEIL WILSON, ANGELA

FOLIO NO.: 514230120060

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 6 BLK 1

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(c), 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c), 5-105 and 5-17 **WITHIN** 60 **DAYS OF THE NOTICE OF VIOLATION** issued on May 18, 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A separate fine of 250.00 per day shall be assessed for each of the above listed violations

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No ✓

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of May, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
WILSON,MCNEIL WILSON,ANGELA	8409 LONG ACRE DR MIRAMAR, FL 33025	5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

Legal Description

Case Status Open **Case #** 6810 **Date Next Inspection** 5/18/2022

Notes
The entire parking lot is in disrepair and requires repair
There is discoloration on the exterior walls of this property
The fence in the backyard is in disrepair and requires repair
To comply with these violations please take the following actions:
1)Acquire plans and inspections for a permit for the Repairs to the parking lot. Contact the building department (954 966-4600 EXT#182)
2)Remove all exterior wall discoloration from this property
3)Repair/Replace the damaged fence in the backyard

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/9/2022		Notice of Violation	Regular Mail 3/10/22
4/12/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail 4/19/22 Affidavit of Service

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2022
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: 5/18/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

WILSON, MCNEIL WILSON, ANGELA CASE NO. 6810.

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: WILSON, MCNEIL WILSON, ANGELA AT 3:38 P.M. ON THE 28 DAY OF APRIL 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen
_____
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 17 day of May, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/12/2022

Sent To:

WILSON,MCNEIL
WILSON,ANGELA

8409 LONG ACRE DR
MIRAMAR, FL 33025

Case #:

6810

Property Owner:

WILSON,MCNEIL
WILSON,ANGELA

8409 LONG ACRE DR
MIRAMAR, FL 33025

Certified Mail #:

Property Description:

514230120060

Legal Description:

LEE-MILL SUB 50-25 B LOT 6 BLK 1

AKA:

5511 SW 32 CT, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/9/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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

The entire parking lot is in disrepair and requires repair
There is discoloration on the exterior walls of this property
The fence in the backyard is in disrepair and requires repair
To comply with these violations please take the following actions:
1)Acquire plans and inspections for a permit for the Repairs to the parking lot. Contact the building department (954 966-4600 EXT#182)
2)Remove all exterior wall discoloration from this property
3)Repair/Replace the damaged fence in the backyard

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

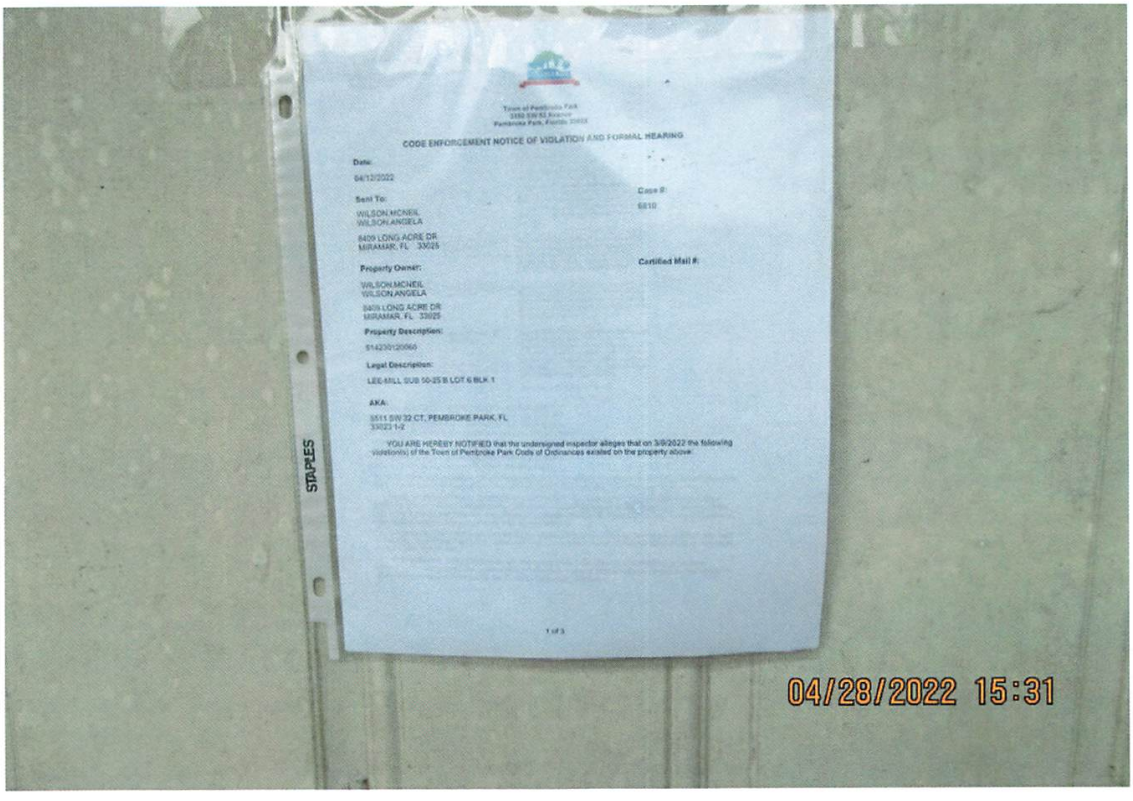
Code Enforcement Officer

Erik Richwagen

4/12/2022


5511
04/28/2022 15:25


5511
04/28/2022 15:25


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
04/12/2022
Case #:
6810
Sent To:
WILSON,MCNEIL
WILSON,ANGELA
8409 LONG ACRE DR
MIRAMAR, FL 33025
Certified Mail #:
Property Owner:
WILSON,MCNEIL
WILSON,ANGELA
8409 LONG ACRE DR
MIRAMAR, FL 33025
Property Description:
514230120060
Legal Description:
LEE MILL SUB 50-25 B LOT 6 BLK 1
AKA:
3511 SW 32 CT, PEMBROKE PARK, FL
33023 1-2
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/9/2022 the following
violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
1 of 3
STAPLES
04/28/2022 15:31


04/28/2022 15:31


N
04/28/2022 15:32


04/28/2022 15:19


03/03/2022 08:54


5511
03/03/2022 08:55


03/03/2022 08:55


03/03/2022 08:55


03/03/2022 08:55


03/03/2022 08:54

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
WILSON,MCNEIL WILSON,ANGELA 8409 LONG ACRE DR MIRAMAR, FL 33025	6810	03/09/2022

Property Owner:	Property Description:	Certified Mail #:
WILSON,MCNEIL WILSON,ANGELA 8409 LONG ACRE DR MIRAMAR, FL 33025	514230120060	

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 6 BLK 1	5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/9/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
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BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

The entire parking lot is in disrepair and requires repair
There is discoloration on the exterior walls of this property
The fence in the backyard is in disrepair and requires repair
To comply with these violations please take the following actions:
1)Acquire plans and inspections for a permit for the Repairs to the parking lot. Contact the building department (954 966-4600 EXT#182)
2)Remove all exterior wall discoloration from this property
3)Repair/Replace the damaged fence in the backyard

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK LAKES INC	PO BOX 260490 PEMBROKE PINES, FL 33026	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142/144/146

Legal Description

Case Status Open **Case #** 6822 **Date Next Inspection** 10/19/2022

Notes The combined electrical meter for lots (142/144/146) is severely damaged and poses an immediate health and safety concern
To comply with this violation please take the following action:
1)Obtain plans and inspections for a permit and contact the building department (954 966-4600 EXT#182)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/15/2022		Notice of Violation	Regular Mail
4/12/2022	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
10/3/2022	10/19/2022	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: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/19/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$29,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$29,850.00**

Payments

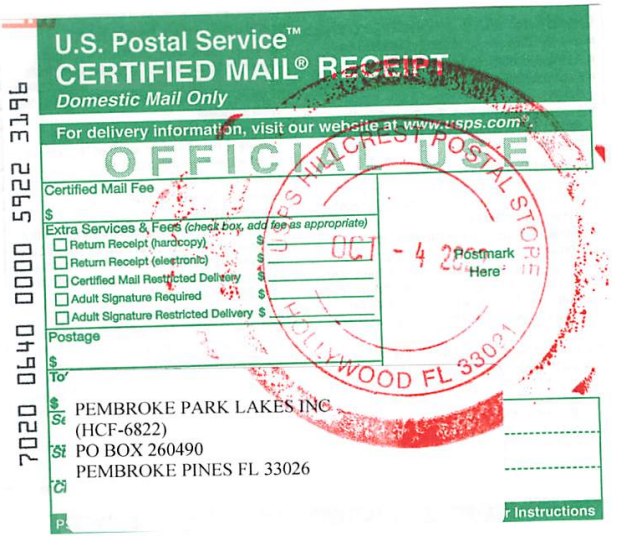
Date	Payment Type Name	Amount

Case Overview

	Total Payments	**$0.00**
	Fees Outstanding	~~**$30,850.00**~~

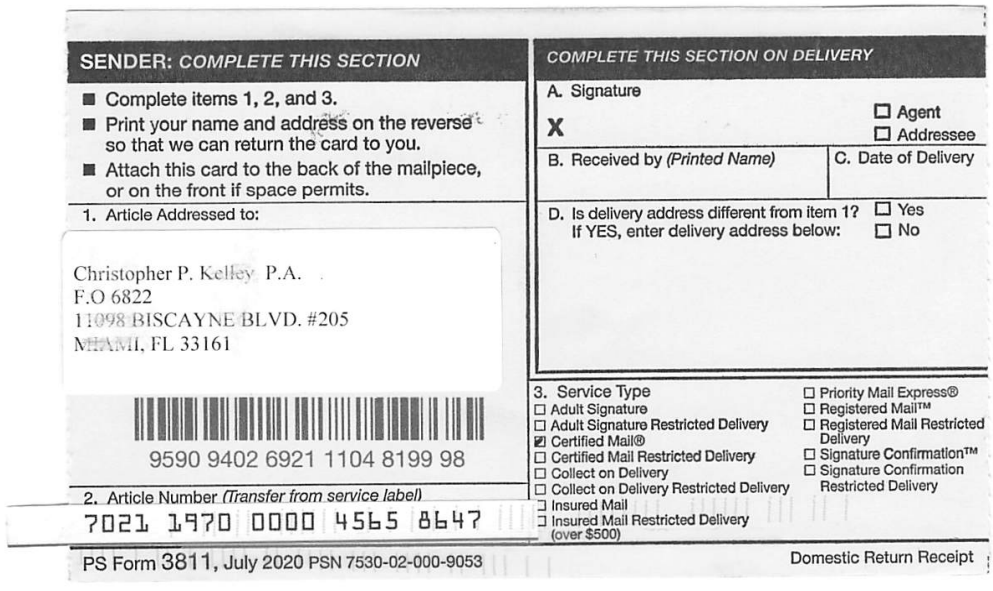
30,850


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Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
OCT - 4 2022
USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
PEMBROKE PARK LAKES INC
(HCF-6822)
3196 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
See Reverse for Instructions
7020 0640 0000 5922 3189


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Adult Signature Restricted Delivery
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Postmark Here
OCT - 4 2022
USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
PEMBROKE PARK LAKES INC
(HCF-6822)
PO BOX 260490
PEMBROKE PINES FL 33026
Instructions
7020 0640 0000 5922 3196


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Adult Signature Restricted Delivery
Postage
Postmark Here
OCT - 4 2022
USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
Christopher P. Kelley, P.A.
(HCH-6822)
11098 BISCAYNE BLVD.#205
MIAMI, FL 33161
7020 0640 0000 5922 3202


PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
Christopher P. Kelley, P.A.
(HCH-6822)
11098 BISCAYNE BLVD.#205
MIAMI, FL 33161
9590 9402 6921 1104 9955 62
2. Article Number (Transfer from service label)
7020 0640 0000 5922 3202
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
10/6/22
D. Is delivery address different from item 1?
If YES, enter delivery address below:
Yes
No
3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Insured Mail
Insured Mail Restricted Delivery (over $500)
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Signature Confirmation™
Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053
Domestic Return Receipt



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Christopher P. Kelley P.A.
F.O 6822
11098 BISCAYNE BLVD. #205
MIAMI, FL 33161

9590 9402 6921 1104 8199 98

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 8647

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

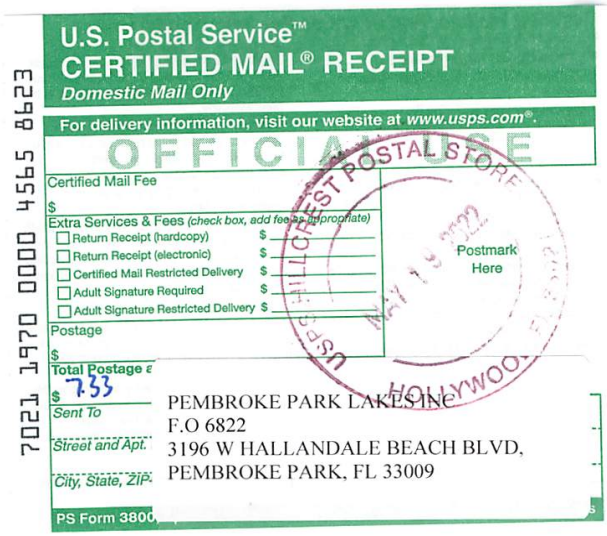
B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage a
$ 7.33

Sent To
Street and Apt.
City, State, ZIP+

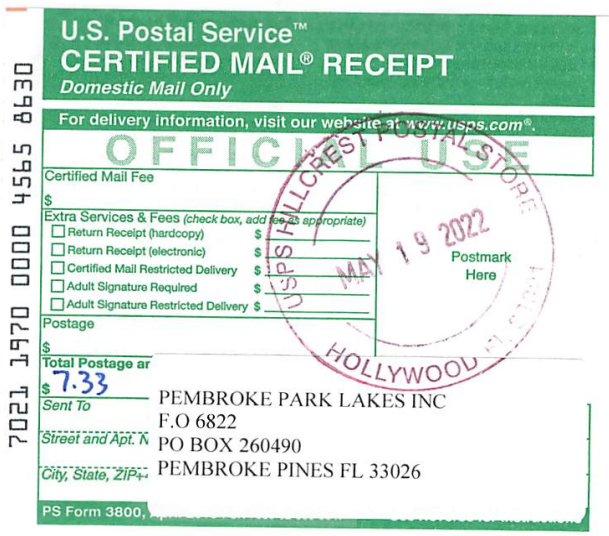
PEMBROKE PARK LAKES INC
F.O 6822
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

PS Form 3800,

USPS HILLCREST POSTAL STORE
MAY 19 2022
HOLLYWOOD FLORIDA

Postmark Here

7021 1970 0000 4565 8623



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CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage ar
$ 7.33

Sent To
Street and Apt. N
City, State, ZIP+

PEMBROKE PARK LAKES INC
F.O 6822
PO BOX 260490
PEMBROKE PINES FL 33026

PS Form 3800,

USPS HILLCREST POSTAL STORE
MAY 19 2022
HOLLYWOOD FLORIDA

Postmark Here

7021 1970 0000 4565 8630



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
$

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage ar
$ 7.33

Sent To
Street and Apt. N
City, State, ZIP+

Christopher P. Kelley, P.A.
F.O 6822
11098 BISCAYNE BLVD. #205
MIAMI, FL 33161

PS Form 3800,

USPS HILLCREST POSTAL STORE
MAY 19 2022
HOLLYWOOD FLORIDA

Postmark Here

7021 1970 0000 4565 8647



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$ 7.33

Sent To
Street and A
City, State, Z

PEMBROKE PARK LAKES INC
PO BOX 260490
PEMBROKE PINES
FL 33026 (NOH-6822)

PS Form 38

Postmark Here

7021 1970 0000 4565 7916



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$ 7.33

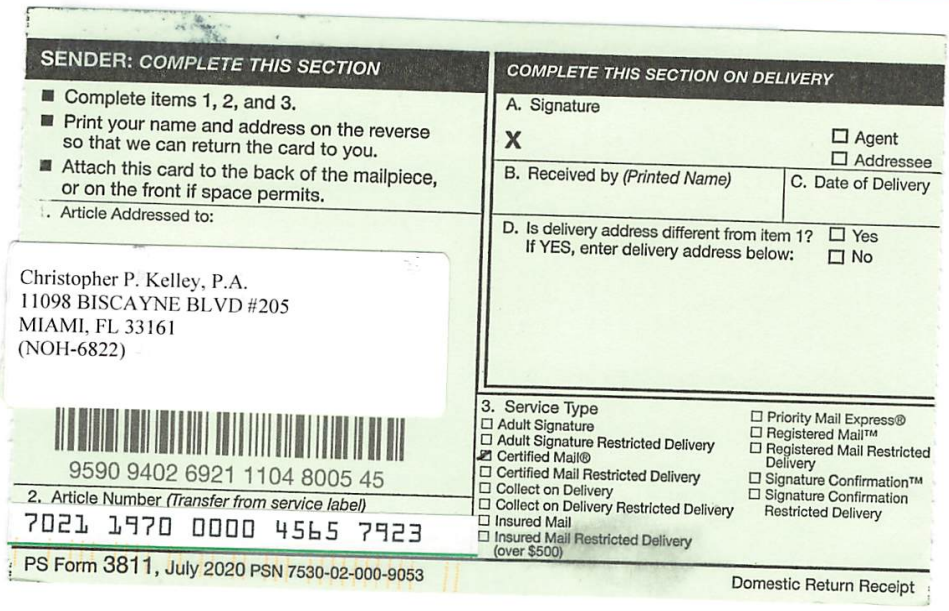
Sent To
Street and Ap
City, State, Z

Christopher P. Kelley, P.A.
11098 BISCAYNE BLVD #205
MIAMI, FL 33161
(NOH-6822)

PS Form 38

Postmark Here

7021 1970 0000 4565 7923



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:

Christopher P. Kelley, P.A.
11098 BISCAYNE BLVD #205
MIAMI, FL 33161
(NOH-6822)

9590 9402 6921 1104 8005 45

2. Article Number (Transfer from service label)
7021 1970 0000 4565 7923

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

5822

MIAMI FL 330
16 MAR 2022PM 1 L

Hasler FIRST-CLASS MAIL
03/15/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Pembroke Park Lakes LLC
3196 W. Hallandale Beach BLVD
Pembroke Park
FL 33009

RECEIVED MAR 31 2022

NIXIE 331 DE 1 0003/29/22
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350 *2006-02635-16-41

1: 932410001288l6 UTF

CERTIFIED MAIL

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

7021 1970 0000 4565 7916

Hasler
04/14/2022
US POSTAGE $007.33⁰

ZIP 33023
011D10656696

4/18

PEMBROKE PARK LAKES INC
PO BOX 260490
PEMBROKE PINES
FL 33026 (NOH-6822)

NIXIE 331 DE 1 0005/07/22
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350 *0706-02404-14-44

UNC

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV-6822

Hasler FIRST-CLASS MAIL
03/15/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

3196 W. Hallandale Beach BLVD
Pembroke Park
FL 33009

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV-6822

Christopher P. Kelley, P.A
11098 Biscayne Blvd # 205
Miami, FL 33161

Hasler FIRST-CLASS MAIL
03/15/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV-6822

Hasler FIRST-CLASS MAIL
03/15/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:
PEMBROKE PARK LAKES INC
PO BOX 260490
PEMBROKE PINES, FL 33026

Case #:
6822



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145
Property Owner	PEMBROKE PARK LAKES INC
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026

ID #	5142 29 00 0223
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 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	$6,800,510	$74,990	$6,875,500	$5,317,950	
2022	$6,800,510	$74,990	$6,875,500	$4,834,500	
2021	$6,800,510	$74,990	$6,875,500	$4,395,000	$110,541.96

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,875,500	$6,875,500	$6,875,500	$6,875,500
Portability	0	0	0	0
Assessed/SOH	$5,317,950	$6,875,500	$5,317,950	$5,317,950
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,317,950	$6,875,500	$5,317,950	$5,317,950

Sales History

Date	Type	Price	Book/Page or CIN
6/1/1965	WD	$270,000	

Land Calculations

Price	Factor	Type
$10.00	680,051	SF
Adj. Bldg. S.F. (Card, Sketch)		303
Eff./Act. Year Built: 2021/2020		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

Document Number	267214
FEI/EIN Number	59-1038941
Date Filed	02/15/1963
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/27/2015

Principal Address

1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Changed: 02/09/2022

Mailing Address

P.O. Box 273385
3385
Boca Raton, FL 33427

Changed: 02/09/2022

Registered Agent Name & Address

Christopher P. Kelley, P.A.
11098 BISCAYNE BLVD.
#205
MIAMI, FL 33161

Name Changed: 08/05/2021

Address Changed: 08/05/2021

Officer/Director Detail

Name & Address

Title PSTD

CASTELLANO, MARK
1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Title PSD

CASTELLANO, WILLIAM
1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Annual Reports

Report Year	Filed Date
2021	02/11/2021
2021	08/05/2021
2022	02/09/2022

Document Images

02/09/2022 -- ANNUAL REPORT	View image in PDF format
08/05/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/11/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
01/20/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
01/27/2015 -- REINSTATEMENT	View image in PDF format
03/28/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
04/14/2011 -- ANNUAL REPORT	View image in PDF format
03/29/2010 -- ANNUAL REPORT	View image in PDF format
03/16/2009 -- ANNUAL REPORT	View image in PDF format
03/31/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
03/03/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
04/02/2004 -- ANNUAL REPORT	View image in PDF format
04/11/2003 -- ANNUAL REPORT	View image in PDF format
05/06/2002 -- ANNUAL REPORT	View image in PDF format
04/19/2001 -- ANNUAL REPORT	View image in PDF format
02/26/2000 -- ANNUAL REPORT	View image in PDF format
03/29/1999 -- ANNUAL REPORT	View image in PDF format
02/02/1998 -- ANNUAL REPORT	View image in PDF format
05/09/1997 -- ANNUAL REPORT	View image in PDF format
04/05/1996 -- ANNUAL REPORT	View image in PDF format

04/04/1995 -- ANNUAL REPORT	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK LAKES INC CASE NO 6822

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PEMBROKE PARK LAKES INC AT 09:59. ON THE 5TH DAY OF OCTOBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 14 day of Oct, 2022, by Erik Tichnagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

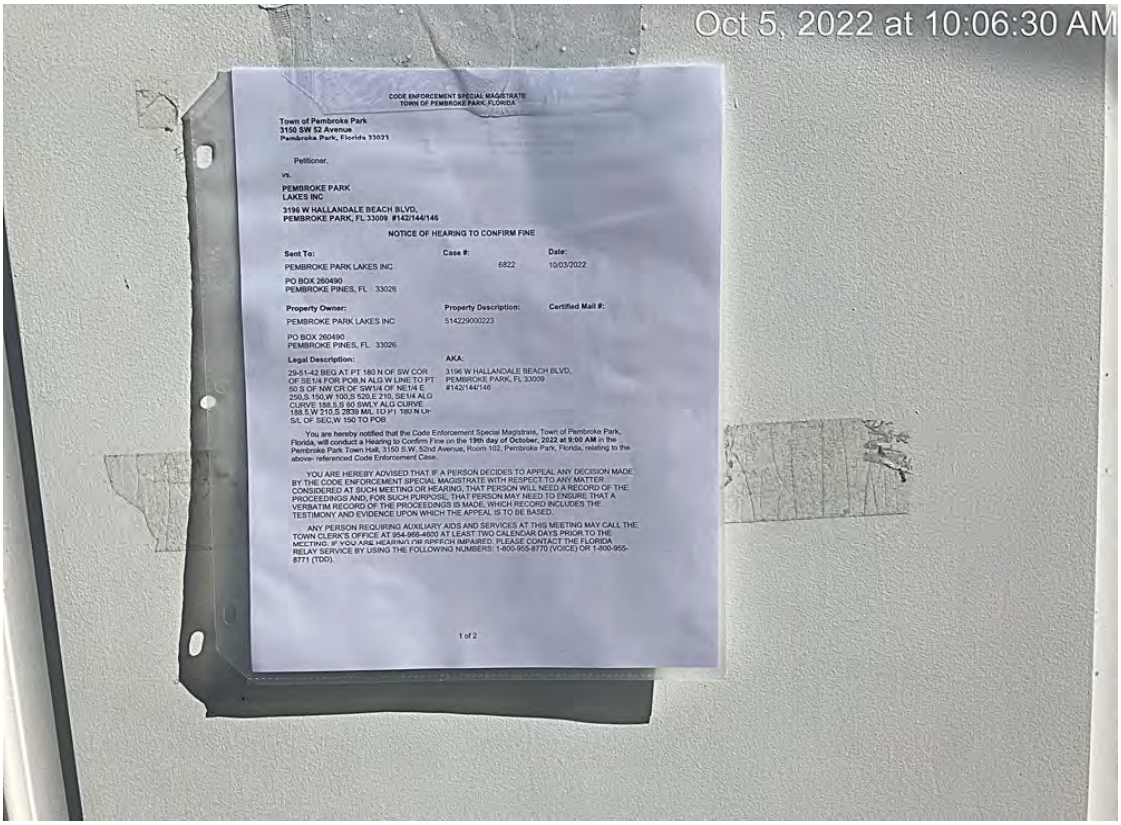
Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

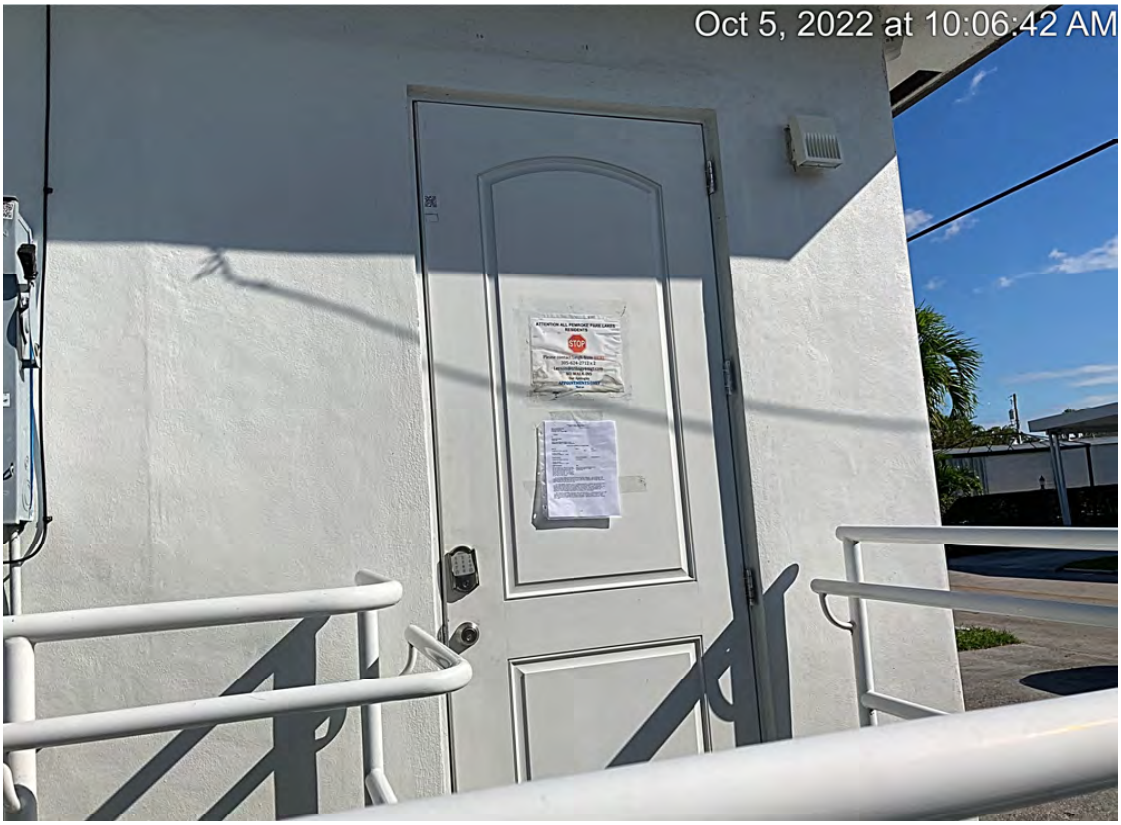
MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


Oct 5, 2022 at 9:59:47 AM
138
140


Oct 5, 2022 at 10:00:52 AM


Oct 5, 2022 at 10:00:55 AM


Oct 5, 2022 at 10:06:30 AM
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
PEMBROKE PARK
LAKES INC
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #142/144/146
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Case #:
Date:
PEMBROKE PARK LAKES INC
6822
10/03/2022
PO BOX 260490
PEMBROKE PINES, FL 33026
Property Owner:
Property Description:
Certified Mail #:
PEMBROKE PARK LAKES INC
514229000223
PO BOX 260490
PEMBROKE PINES, FL 33026
Legal Description:
AKA:
29-51-42 BEG AT PT 180 N OF SW COR OF SE 1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210,.SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 MIL TO P1 180 N Ln S/L OF SEC,W 150 TO POB
3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142/144/146
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 19th day of October, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
1 of 2


Oct 5, 2022 at 10:06:42 AM

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
LAKES INC

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #142/144/146

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	6822	10/03/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	514229000223	

Legal Description:	**AKA:**
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142/144/146

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of October, 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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.
PEMBROKE PARK LAKES INC
Respondent(s)

Case No.: 6822

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: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK LAKES INC

FOLIO NO.: 514229000223

LEGAL DESCRIPTION: 29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 30 DAYS OF THE NOTICE OF VIOLATION** issued on May 18, 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of May, 2022.

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK LAKES INC	PO BOX 260490 PEMBROKE PINES, FL 33026	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142/144/146

Legal Description

Case Status Open **Case #** 6822 **Date Next Inspection** 5/18/2022

Notes The combined electrical meter for lots (142/144/146) is severely damaged and poses an immediate health and safety concern
To comply with this violation please take the following action:
1)Obtain plans and inspections for a permit and contact the building department (954 966-4600 EXT#182)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/15/2022		Notice of Violation	Regular Mail 3/15/22
4/12/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail 4/14/22 Affidavit Service

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, 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: 5/18/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK LAKES INC CASE NO. 6822.

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PEMBROKE PARK LAKES INC AT 3:56 P.M. ON THE 28 DAY OF APRIL 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

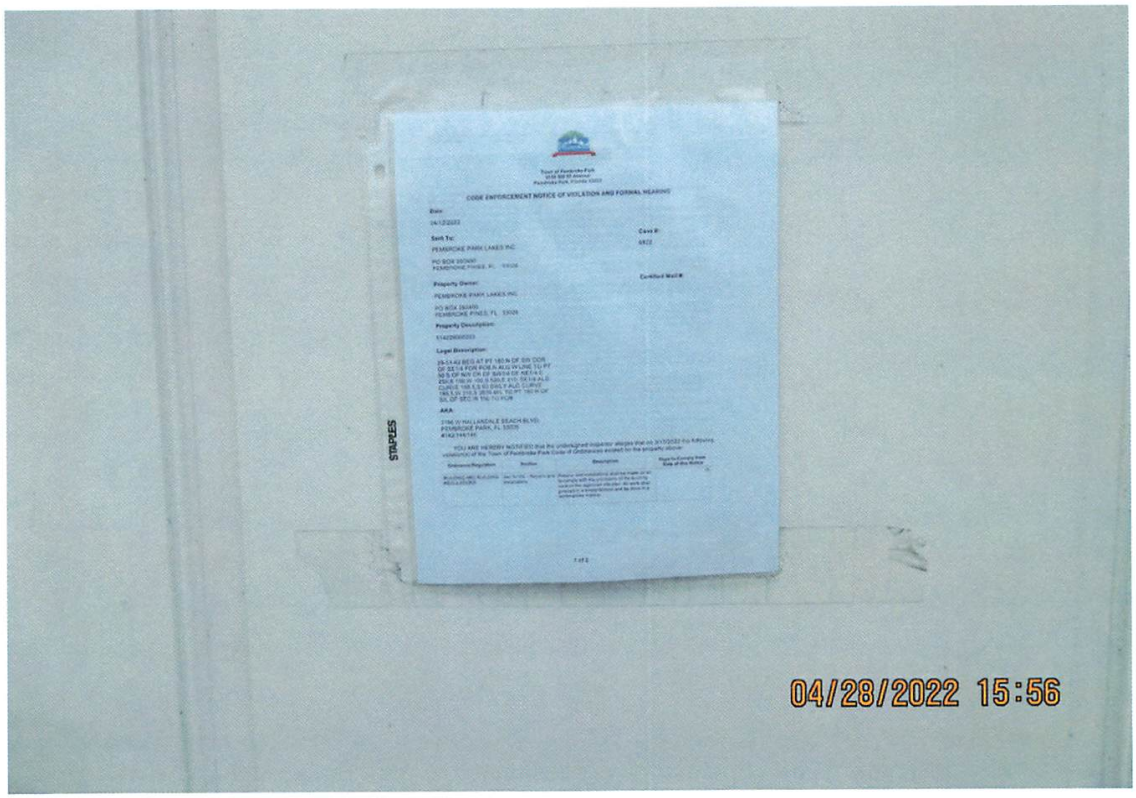
Erik Richwagen
_____
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 17 day of May, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
STAPLES
04/28/2022 15:56


04/28/2022 15:56



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145
Property Owner	PEMBROKE PARK LAKES INC
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026

ID #	5142 29 00 0223
Millage	0613
Use	28

Abbr Legal Description	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

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Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$6,800,510	$74,990	$6,875,500	$4,834,500	
2021	$6,800,510	$74,990	$6,875,500	$4,395,000	$110,541.96
2020	$6,800,510		$6,800,510	$3,927,290	$103,448.85

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,875,500	$6,875,500	$6,875,500	$6,875,500
Portability	0	0	0	0
Assessed/SOH	$4,834,500	$6,875,500	$4,834,500	$4,834,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,834,500	$6,875,500	$4,834,500	$4,834,500

Sales History

Date	Type	Price	Book/Page or CIN
6/1/1965	WD	$270,000	

Land Calculations

Price	Factor	Type
$10.00	680,051	SF
Adj. Bldg. S.F. (Card, Sketch)		303
Eff./Act. Year Built: 2021/2020		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

Document Number	267214
FEI/EIN Number	59-1038941
Date Filed	02/15/1963
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/27/2015

Principal Address

1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Changed: 02/09/2022

Mailing Address

P.O. Box 273385
3385
Boca Raton, FL 33427

Changed: 02/09/2022

Registered Agent Name & Address

Christopher P. Kelley, P.A.
11098 BISCAYNE BLVD.
#205
MIAMI, FL 33161

Name Changed: 08/05/2021

Address Changed: 08/05/2021

Officer/Director Detail

Name & Address

Title PSTD

CASTELLANO, MARK
1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Title PSD

CASTELLANO, WILLIAM
1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Annual Reports

Report Year	Filed Date
2021	02/11/2021
2021	08/05/2021
2022	02/09/2022

Document Images

02/09/2022 -- ANNUAL REPORT	View image in PDF format
08/05/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/11/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
01/20/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
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03/28/2013 -- ANNUAL REPORT	View image in PDF format
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04/05/1996 -- ANNUAL REPORT	View image in PDF format

04/04/1995 -- ANNUAL REPORT	View image in PDF format

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/12/2022

Sent To:

PEMBROKE PARK LAKES INC

PO BOX 260490
PEMBROKE PINES, FL 33026

Case #:

6822

Property Owner:

PEMBROKE PARK LAKES INC

PO BOX 260490
PEMBROKE PINES, FL 33026

Certified Mail #:

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
#142/144/146

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2022 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

The combined electrical meter for lots (142/144/146) is severely damaged and poses an immediate health and safety concern
To comply with this violation please take the following action:
1)Obtain plans and inspections for a permit and contact the building department (954 966-4600 EXT#182)

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

4/12/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	6822	03/15/2022

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	514229000223	

Legal Description:	AKA:
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142/144/146

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2022 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

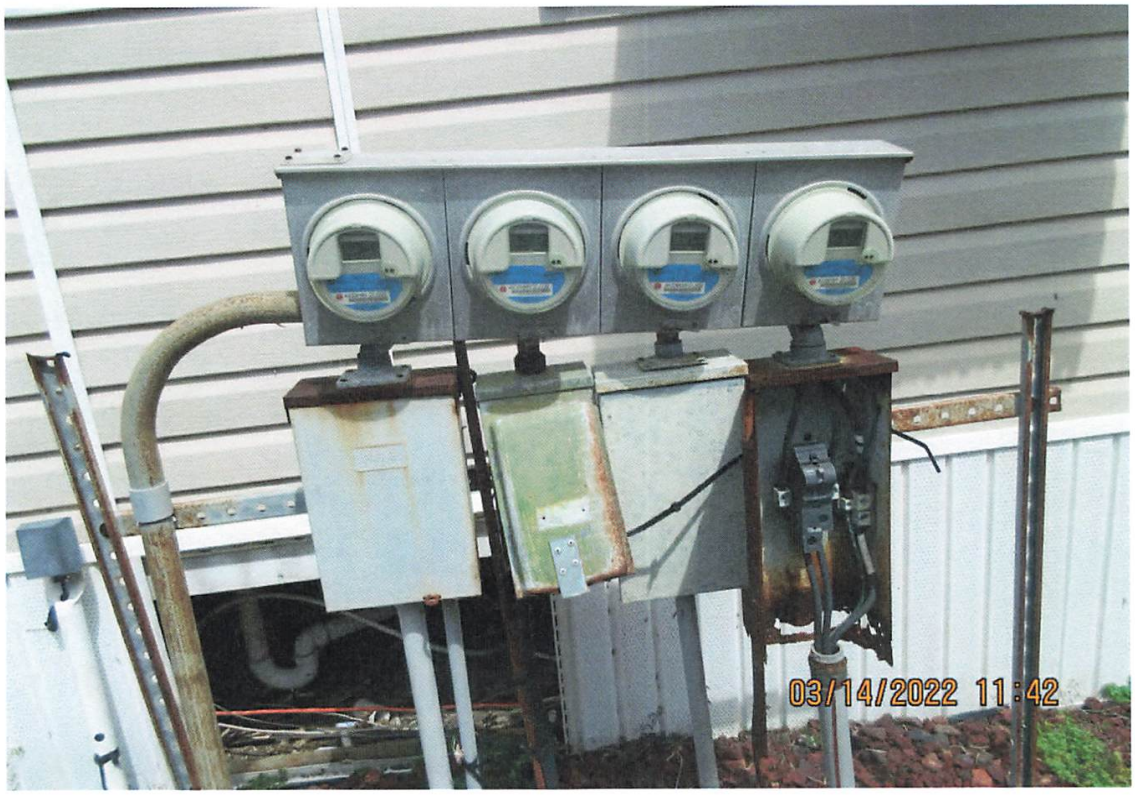
Notes/Means of Correction:

The combined electrical meter for lots (142/144/146) is severely damaged and poses an immediate health and safety concern
To comply with this violation please take the following action:
1)Obtain plans and inspections for a permit and contact the building department (954 966-4600 EXT#182)

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer


03/14/2022 11:42


03/14/2022 11:42


03/14/2022 11:42


03/14/2022 11:42


03/14/2022 11:43

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA	1000 BRICKELL AVE STE 201 MIAMI, FL 33131	4945 SW 41 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6829 **Date Next Inspection** 10/19/2022

Notes VIOLATIONS/CORRECTIVE ACTIONS
1) The entire property is overgrown and has overgrown trees/bushes/Vines on fence. CORRECTIVE ACTIONS: 1) Mow entire property and trim back all overgrown brush/trees and remove all vinesfrom fence.
2)There is trash and debris all throughout the property. CORRECTIVE ACTIONS: 2) Remove all trash and debris from the property.
3)There is graffiti on the sidewall of this property. CORRECTIVE ACTIONS: 3) Remove all graffiti from the walls of this property.
4)This house was built and constructed without a permit, previous permit #135279-0 is expired and no longer valid. CORRECTIVE ACTIONS: Submit new application (plans) for permit and inspections.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/18/2022		Notice of Violation	Certified Mail
3/18/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
4/6/2022		Affidavit of Non-Compliance	Regular Mail
4/21/2022	4/20/2022	Final Order	Certified Mail
10/4/2022	10/19/2022	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 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	4/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	4/6/2022

Case Overview

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.	4/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/19/2022
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.	4/6/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$5,800.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$5,900.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	~~**$5,900.00**~~

6,100.00



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To
PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA
(HCF-6829)
1000 BRICKELL AVE STE 201
MIAMI FL 33131
Postmark Here
OCT - 4 2022
HOLLYWOOD FL 33021
7020 0640 0000 5922 3240



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(HCF-6829)
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MIAMI, FL 33131
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HOLLYWOOD FL 33021
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City, State, ZIP+4

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C/O PIQUET LAW FIRM PA
F.O 6829
4945 SW 41 ST,
PEMBROKE PARK, FL 33023

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City, State, ZIP+4

PEMBROKE PARK VILLAS LLC
F.O 6829
1000 BRICKELL AVE, STE 201
MIAMI FL 33131

PS Form 3800,

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE PARK VILLAS LLC
F.O 6829
1000 BRICKELL AVE, STE 201
MIAMI FL 33131

9590 9402 6921 1104 8198 68

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 8289

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

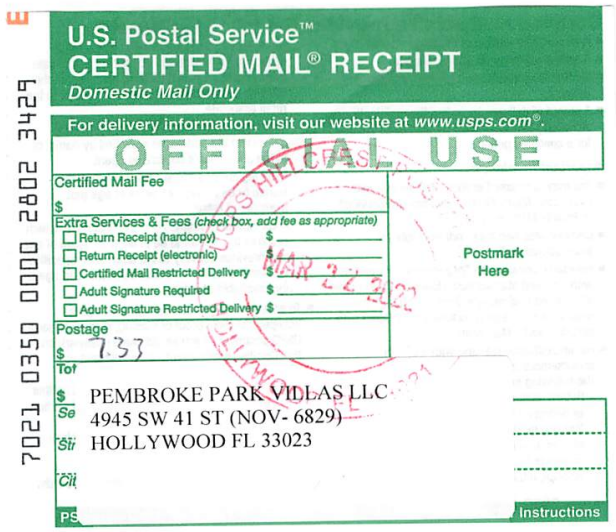
B. Received by (Printed Name)
C. Date of Delivery
4/25/22

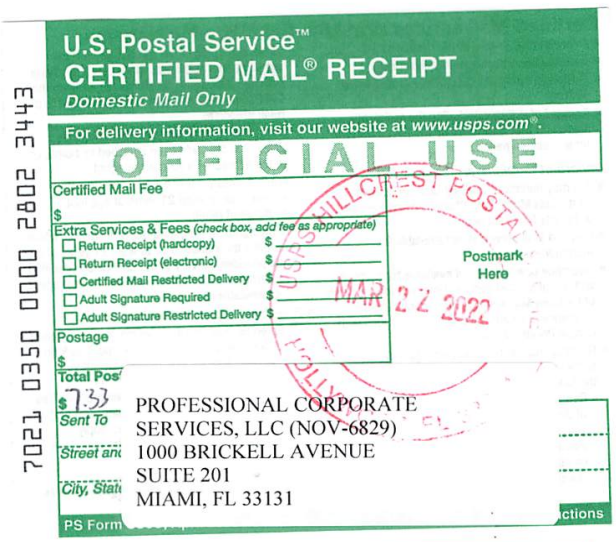
D. Is delivery address different from item 1?
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☐ No
If YES, enter delivery address below:

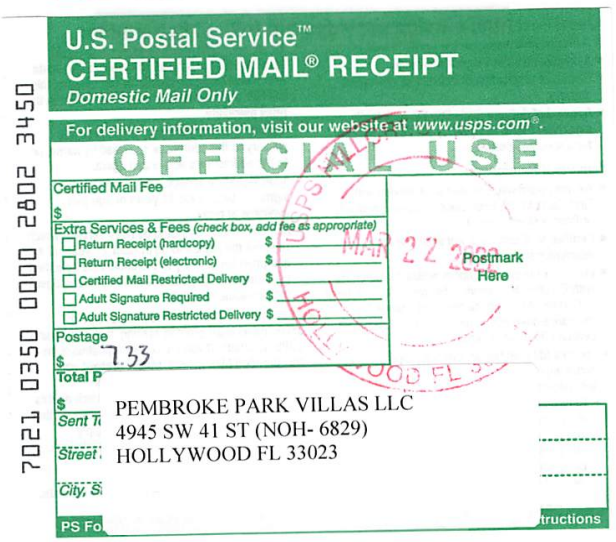
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MAR 22 2022
PEMBROKE PARK VILLAS LLC
4945 SW 41 ST (NOV- 6829)
HOLLYWOOD FL 33023


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MAR 22 2022
PROFESSIONAL CORPORATE
SERVICES, LLC (NOV-6829)
1000 BRICKELL AVENUE
SUITE 201
MIAMI, FL 33131


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Adult Signature Restricted Delivery
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MAR 22 2022
PEMBROKE PARK VILLAS LLC
4945 SW 41 ST (NOH- 6829)
HOLLYWOOD FL 33023


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Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.33
Postmark Here
MAR 22 2022
PROFESSIONAL CORPORATE
SERVICES, LLC (NOH-6829)
1000 BRICKELL AVENUE
SUITE 201
MIAMI, FL 33131

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

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Professional Corporate Services, LLC
1000 Brickell Ave, Suite 201
Miami, FL 33131

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3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

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04/07/2022
US POSTAGE $000.53⁰

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011D10656696

AONC-6829

Sent To:

PEMBROKE PARK VILLAS LLC

4945 SW 41 ST
HOLLYWOOD, FL 33023

Case #:

6829

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA

CASE NO 6829

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4945 SW 41 ST, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 4945 SW 41 ST, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA AT 11:43. ON THE 5TH DAY OF OCTOBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

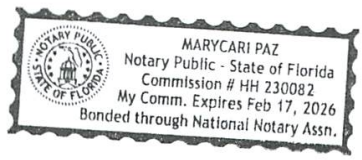
AFFIANT

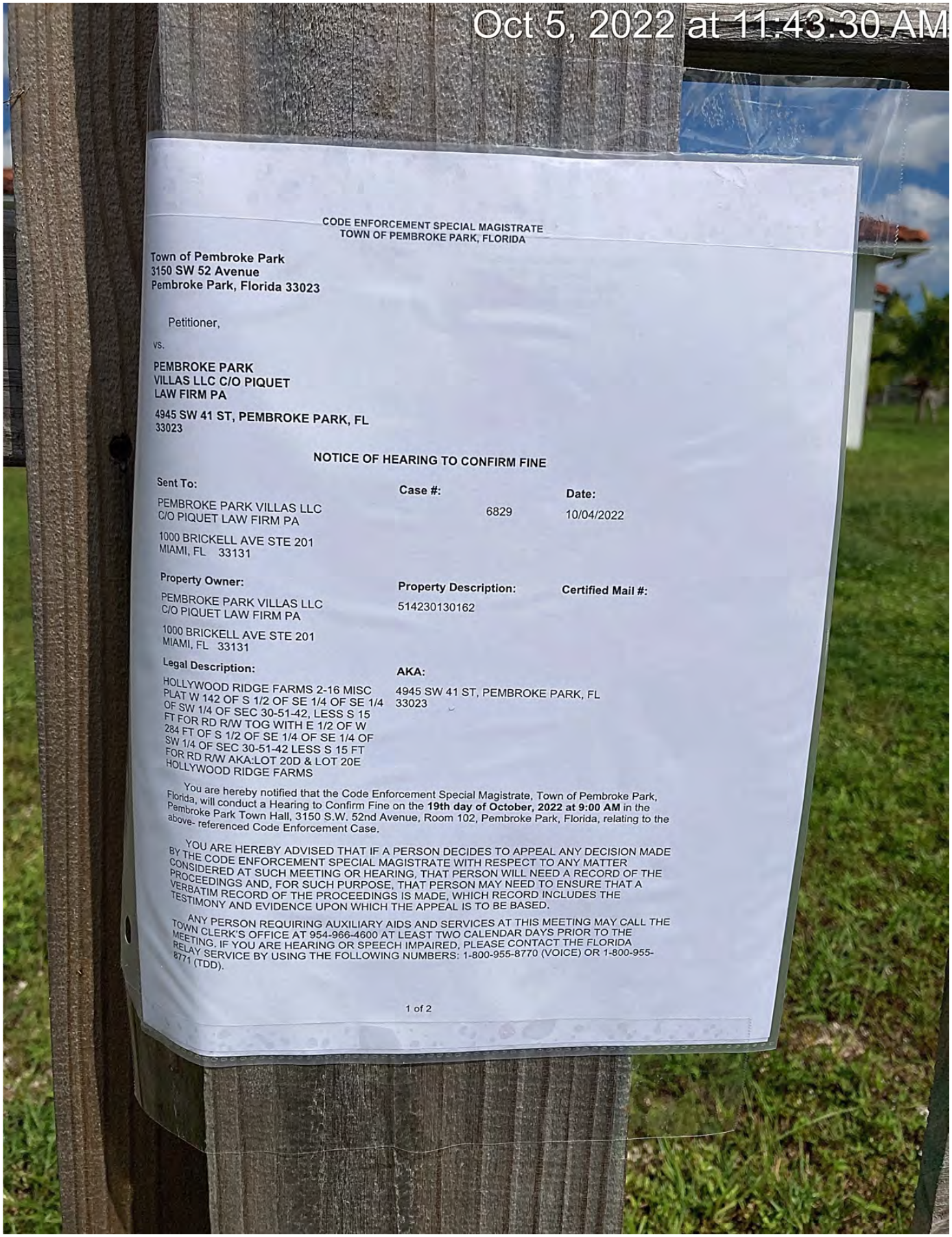
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 14 day of Oct, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA

4945 SW 41 ST, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA

1000 BRICKELL AVE STE 201
MIAMI, FL 33131

Case #: 6829

Date: 10/04/2022

Property Owner:

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA

1000 BRICKELL AVE STE 201
MIAMI, FL 33131

Property Description: 514230130162

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W TOG WITH E 1/2 OF W 284 FT OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42 LESS S 15 FT FOR RD R/W AKA:LOT 20D & LOT 20E HOLLYWOOD RIDGE FARMS

AKA:

4945 SW 41 ST, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of October, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

1 of 2


Oct 5, 2022 at 11:43:36 AM

Oct 5, 2022 at 11:43:40 AM


Oct 5, 2022 at 11:43:49 AM

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA

4945 SW 41 ST, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA 1000 BRICKELL AVE STE 201 MIAMI, FL 33131	6829	10/04/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA 1000 BRICKELL AVE STE 201 MIAMI, FL 33131	514230130162	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W TOG WITH E 1/2 OF W 284 FT OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42 LESS S 15 FT FOR RD R/W AKA:LOT 20D & LOT 20E HOLLYWOOD RIDGE FARMS	4945 SW 41 ST, PEMBROKE PARK, FL 33023

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PEMBROKE PARK VILLAS LLC Respondent(s)	Case No.: 6829

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4945 SW 41 ST, PEMBROKE PARK, FL 33023

PROPERTY OWNER: PEMBROKE PARK VILLAS LLC

FOLIO NO.: 514230130162

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W AKA: LOT 20D HOLLYWOOD RIDGE FARMS

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(c)(h)(i)(l), 5-105, 5-17 and 12-61. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(c)(h)(i)(l), 5-105, 5-17 and 12-61 **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of April 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of April 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of April, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK VILLAS LLC	4945 SW 41 ST HOLLYWOOD, FL 33023	4945 SW 41 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6829 **Date Next Inspection** 4/20/2022

Notes VIOLATIONS/CORRECTIVE ACTIONS
1) The entire property is overgrown and has overgrown trees/bushes/Vines on fence. CORRECTIVE ACTIONS: 1) Mow entire property and trim back all overgrown brush/trees and remove all vinesfrom fence.
2)There is trash and debris all throughout the property. CORRECTIVE ACTIONS: 2) Remove all trash and debris from the property.
3)There is graffiti on the sidewall of this property. CORRECTIVE ACTIONS: 3) Remove all graffiti from the walls of this property.
4)This house was built and constructed without a permit, previous permit #135279-0 is expired and no longer valid. CORRECTIVE ACTIONS: Submit new application (plans) for permit and inspections.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/18/2022		Notice of Violation	Certified Mail 3/22/22
3/18/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail 3/22/22
4/6/2022		Affidavit of Non-Compliance	Regular Mail 4/7/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	4/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	4/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	4/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/20/2022

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: 4/20/2022
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.	4/6/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK VILLAS LLC CASE NO. 6829.

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4945 SW 41 ST, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4945 SW 41 ST, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PEMBROKE PARK VILLAS LLC AT 11:50 A.M. ON THE 6 DAY OF APRIL 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen
AFFIANT

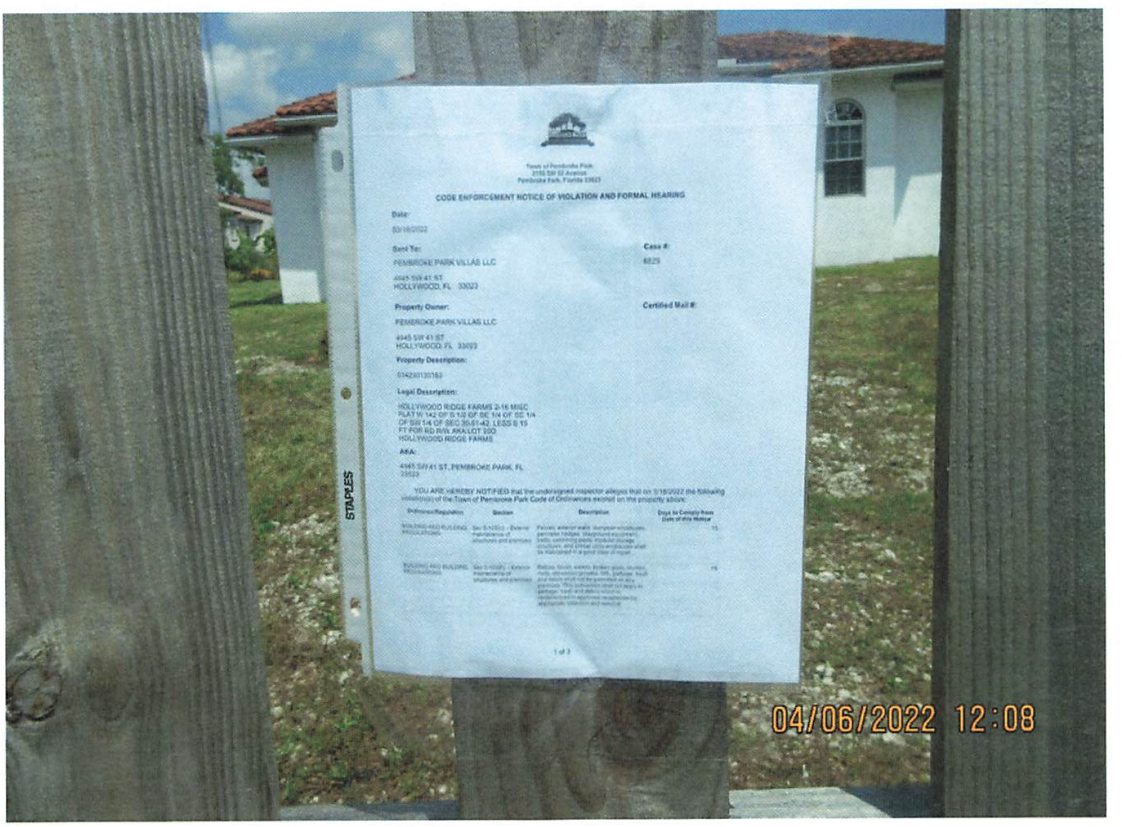
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6th day of April, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


04/06/2022 12:09


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
03/16/2022
Sent To:
Case #:
6029
PEMBROKE PARK VILLAS LLC
4945 SW 41 ST
HOLLYWOOD, FL 33023
Property Owner:
Certified Mail #:
PEMBROKE PARK VILLAS LLC
4945 SW 41 ST
HOLLYWOOD, FL 33023
Property Description:
5142301201B3
Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC
PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4
OF SW 1/4 OF SEC 30-51-42, LESS S 15
FT FOR RD R/W, AKA LOT 33D
HOLLYWOOD RIDGE FARMS
AKA:
4945 SW 41 ST, PEMBROKE PARK, FL
33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/16/2022 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
1 of 3
STAPLES
04/06/2022 12:08


04/06/2022 12:08


04/06/2022 12:09


04/06/2022 12:09

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK VILLAS LLC

4945 SW 41 ST, PEMBROKE PARK, FL 33023

Respondent(s)

Case #:

6829

On 4/6/2022 I ERIK RICHWAGEN 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 VILLAS LLC
Address:	4945 SW 41 ST HOLLYWOOD, FL 33023
Folio:	514230130162
Site Address:	4945 SW 41 ST, PEMBROKE PARK, FL 33023
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W AKA:LOT 20D HOLLYWOOD RIDGE FARMS

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	4/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	4/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	4/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/20/2022
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.	4/6/2022

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

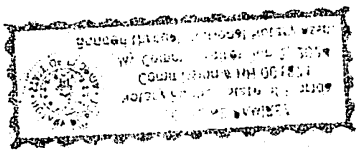
Erik Wihmeyer

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/6/2022

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/18/2022

Sent To:

PEMBROKE PARK VILLAS LLC

4945 SW 41 ST
HOLLYWOOD, FL 33023

Case #:

6829

Property Owner:

PEMBROKE PARK VILLAS LLC

4945 SW 41 ST
HOLLYWOOD, FL 33023

Certified Mail #:

Property Description:

514230130162

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4
OF SW 1/4 OF SEC 30-51-42, LESS S 15
FT FOR RD R/W AKA:LOT 20D
HOLLYWOOD RIDGE FARMS

AKA:

4945 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/18/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	15

BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	15
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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

VIOLATIONS/CORRECTIVE ACTIONS
1) The entire property is overgrown and has overgrown trees/bushes/Vines on fence. CORRECTIVE ACTIONS: 1) Mow entire property and trim back all overgrown brush/trees and remove all vinesfrom fence.
2)There is trash and debris all throughout the property. CORRECTIVE ACTIONS: 2) Remove all trash and debris from the property.
3)There is graffiti on the sidewall of this property. CORRECTIVE ACTIONS: 3) Remove all graffiti from the walls of this property.
4)This house was built and constructed without a permit, previous permit #135279-0 is expired and no longer valid. CORRECTIVE ACTIONS: Submit new application (plans) for permit and inspections.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of April, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

3/18/2022



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4945 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 13 0162
Property Owner	PEMBROKE PARK VILLAS LLC	Millage	0613
Mailing Address	4945 SW 41 ST HOLLYWOOD FL 33023	Use	00
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W AKA:LOT 20D HOLLYWOOD RIDGE FARMS		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$724,430		$724,430	$724,430	
2021	$701,790		$701,790	$99,600	$6,033.27
2020	$90,550		$90,550	$90,550	$1,954.25

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$724,430	$724,430	$724,430	$724,430
Portability	0	0	0	0
Assessed/SOH	$724,430	$724,430	$724,430	$724,430
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	$724,430	$724,430	$724,430	$724,430

Sales History

Date	Type	Price	Book/Page or CIN
9/16/2021	WD-Q	$810,000	117592769
2/29/2012	SWD-Q-DS	$65,000	48605 / 605
8/23/2011	CET-T	$100	48199 / 1814
2/24/2006	WD	$100	41555 / 1480
10/3/2003	WD	$160,000	36213 / 1998

Land Calculations

Price	Factor	Type
$16.00	45,277	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
PEMBROKE PARK VILLAS, LLC

Filing Information

Document Number	L21000389404
FEI/EIN Number	36-4999995
Date Filed	08/31/2021
Effective Date	08/30/2021
State	FL
Status	ACTIVE

Principal Address

1000 BRICKELL AVENUE
SUITE 201
MIAMI, FL 33131

Mailing Address

C/O PIQUET LAW FIRM PA
1000 BRICKELL AVENUE, SUITE 201
MIAMI, FL 33131

Registered Agent Name & Address

PROFESSIONAL CORPORATE SERVICES, LLC
1000 BRICKELL AVENUE
SUITE 201
MIAMI, FL 33131

Authorized Person(s) Detail

Name & Address

Title MGR

RAMOS GOMES, EDUARDO
1000 BRICKELL AVENUE, SUITE 201
MIAMI, FL 33131

Title MGR

FURLANI, RICARDO
1000 BRICKELL AVENUE, SUITE 201
MIAMI, FL 33131

Title MGR

NEVES NETO, ADERBAL
1000 BRICKELL AVENUE, SUITE 201
MIAMI, FL 33131

Annual Reports

Report Year	Filed Date
2022	01/11/2022

Document Images

01/11/2022 -- ANNUAL REPORT	View image in PDF format
08/31/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE PARK VILLAS LLC 4945 SW 41 ST HOLLYWOOD, FL 33023	6829	03/18/2022

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK VILLAS LLC 4945 SW 41 ST HOLLYWOOD, FL 33023	514230130162	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W AKA:LOT 20D HOLLYWOOD RIDGE FARMS	4945 SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/18/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	15

BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15
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

Notes/Means of Correction:

VIOLATIONS/CORRECTIVE ACTIONS
1) The entire property is overgrown and has overgrown trees/bushes/Vines on fence. CORRECTIVE ACTIONS: 1) Mow entire property and trim back all overgrown brush/trees and remove all vinesfrom fence.
2)There is trash and debris all throughout the property. CORRECTIVE ACTIONS: 2) Remove all trash and debris from the property.
3)There is graffiti on the sidewall of this property. CORRECTIVE ACTIONS: 3) Remove all graffiti from the walls of this property.
4)This house was built and constructed without a permit, previous permit #135279-0 is expired and no longer valid. CORRECTIVE ACTIONS: Submit new application (plans) for permit and inspections.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer


03/18/2022 10:17


03/18/2022 10:18


03/18/2022 10:18


03/18/2022 10:18


03/18/2022 10:18


03/18/2022 10:18


03/18/2022 10:19

Case Overview

Property/Incident Information

Owner	Address	Site Address
BACKBONE HALLANDALE INVESTMENTS CORP	20900 NE 30 AVE STE 303 AVENTURA, FL 33180	2801 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Closed **Case #** 6948

Notes VIOLATIONS/CORRECTIVE ACTIONS
1)The entire parking lot is damaged and needs repair/CORRECTIVE ACTION- Obtain plans and inspections for the required permit (954 966-4600 EXT-182) and then Repair/Re-seal the entire parking lot after
2)The entire parking lot needs to be re-striped/CORRECTIVE ACTION- Obtain plans and inspections for the required zoning permit and when the permit is issued then Re-stripe the entire parking lot
3)The parking bumpers are discolored/CORRECTIVE ACTION- Re-paint all parking bumpers

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/14/2022		Notice of Violation	Regular Mail
5/16/2022	6/15/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/15/2022	6/15/2022	Final Order	Certified Mail
10/4/2022	10/19/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
10/12/2022		Affidavit of Compliance	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
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.	10/12/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	10/12/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	10/12/2022
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)	10/12/2022

Case Overview

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	10/12/2022	$14,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$14,850.00**

Payments

Date	Payment Type Name	Amount
6/15/2022	Credit	$103.00
	Total Payments	**$103.00**
	Fees Outstanding	**$14,747.00**



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BACKBONE HALLANDALE
INVESTMENTS CORP
(HCF-6948)
20900 NE 30 AVE STE 303
AVENTURA FL 33180

9590 9402 6921 1104 9954 94

2. Article Number *(Transfer from service label)*
7020 0640 0000 5922 3271

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery
10/6/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
■ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

RUAH, STANLEY
(HCF-6948)
20900 NE 30TH AVENUE SUITE 303
AVENTURA, FL 33180

9590 9402 6921 1104 9954 70

2. Article Number *(Transfer from service label)*
7020 0640 0000 5922 3295

COMPLETE THIS SECTION ON DELIVERY

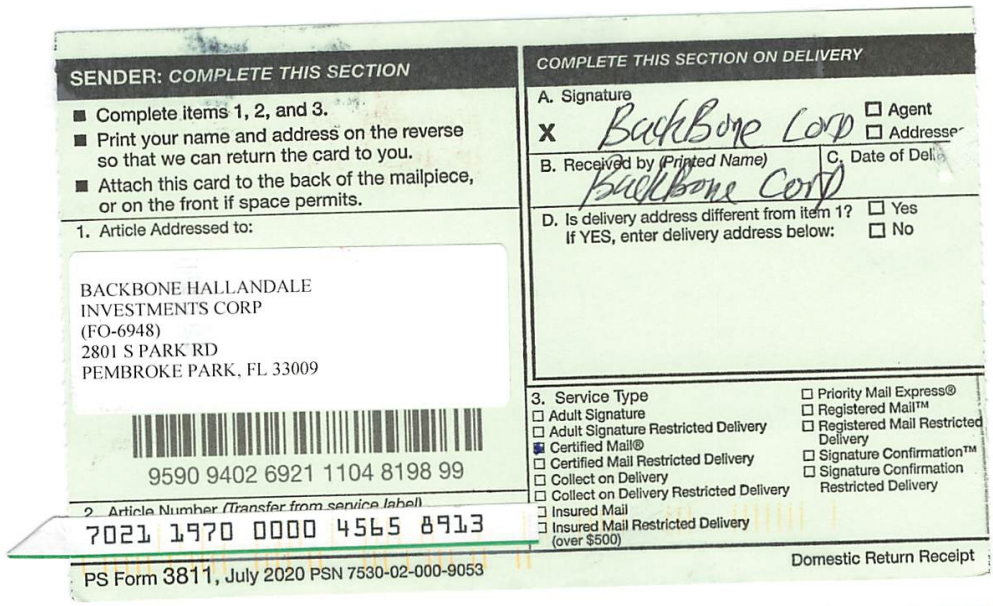
A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery
10/6/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
■ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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:

BACKBONE HALLANDALE
INVESTMENTS CORP
(FO-6948)
2801 S PARK RD
PEMBROKE PARK, FL 33009

9590 9402 6921 1104 8198 99

2. Article Number (Transfer from service label)
7021 1970 0000 4565 8913

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X BackBone Corp ☐ Agent ☐ Addressee

B. Received by (Printed Name) BackBone Corp C. Date of Del.

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

UAH, STANLEY
O-6948)
0900 NE 30TH AVENUE SUITE 303
VENTURA, FL 33180

9590 9402 6921 1104 8107 00

2. A
70
PS F

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 6/23/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted
ature Confirmation™
ature Confirmation
icted Delivery

Domestic Return Receipt



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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage a
$ 7.33

Sent To
Street and Apt. N
City, State, ZIP+4

BACKBONE HALLANDALE
INVESTMENTS CORP
(FO-6948)
20900 NE 30 AVE STE 303
AVENTURA FL 33180

PS Form 3800,

7021 1970 0000 4565 8920



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 7.33

Sent To
Street and Apt. No
City, State, ZIP+4

BACKBONE HALLANDALE
INVESTMENTS CORP
(FO-6948)
2801 S PARK RD
PEMBROKE PARK, FL 33009

PS Form 3800, A

7021 1970 0000 4565 8913



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy)
- ☐ Return Receipt (electronic)
- ☐ Certified Mail Restricted Delivery
- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery $

Postage
$

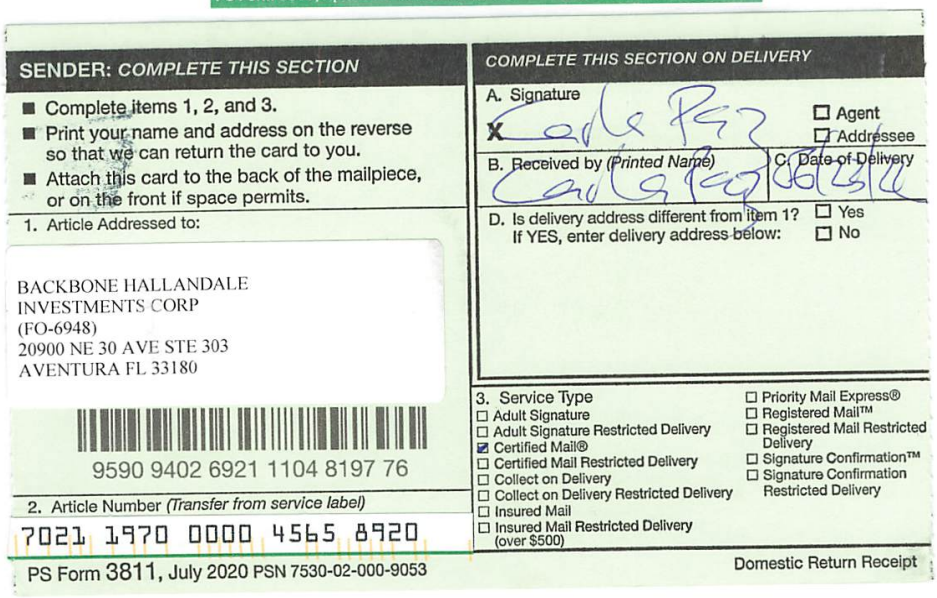
Total Postage an
$ 7.33

Sent To
Street and Apt. No
City, State, ZIP+4

RUAH, STANLEY
(FO-6948)
20900 NE 30TH AVENUE SUITE 303
AVENTURA, FL 33180

PS Form 3800,

7021 1970 0000 4565 8937



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:

BACKBONE HALLANDALE
INVESTMENTS CORP
(FO-6948)
20900 NE 30 AVE STE 303
AVENTURA FL 33180

9590 9402 6921 1104 8197 76

2. Article Number (Transfer from service label)
7021 1970 0000 4565 8920

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

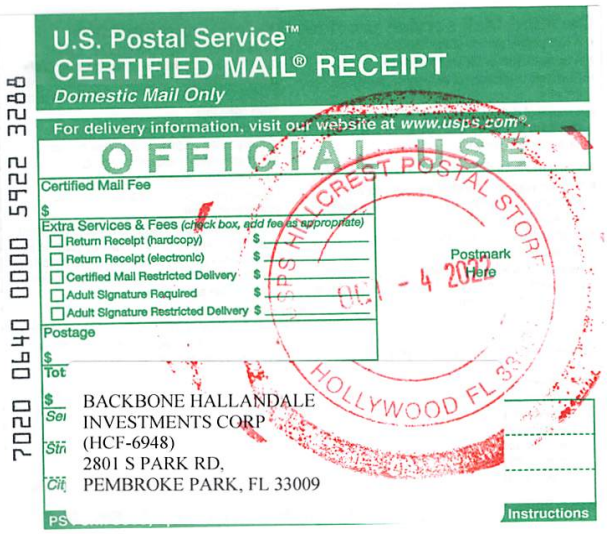
B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt


7020 0640 0000 5922 3271
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
Postmark Here
USPS HILLCREST POSTAL STORE
OCT - 4 2022
HOLLYWOOD FL 3302
BACKBONE HALLANDALE
INVESTMENTS CORP
(HCF-6948)
20900 NE 30 AVE STE 303
AVENTURA FL 33180
See Reverse for Instructions


7020 0640 0000 5922 3288
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
Postmark Here
OCT - 4 2022
BACKBONE HALLANDALE
INVESTMENTS CORP
(HCF-6948)
2801 S PARK RD,
PEMBROKE PARK, FL 33009
Instructions


7020 0640 0000 5922 3295
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
Postmark Here
USPS HILLCREST POSTAL STORE
OCT - 4 2022
RUAH, STANLEY
(HCF-6948)
20900 NE 30TH AVENUE SUITE 303
AVENTURA, FL 33180
Instructions



7021 1970 0000 4565 5745

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
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- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and
$

Sent To BACKBONE HALLANDALE INVESTMENTS CORP / RUAH STANLEY

Street and Apt. No. 20900 NE 30 AVE STE 303,

City, State, ZIP+4® AVENTURA, FLM 33180

N.O.H #6948

PS Form 3800, A

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021

MAY 24 2022

Postmark Here



7021 1970 0000 4565 5738

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and
$

Sent To BACKBONE HALLANDALE INVESTMENTS CORP

Street and Apt. No. 2801 S PARK ROAD,

City, State, ZIP+4® PEMBROKE PARK, FL, 33009

N.O.H #6948

PS Form 3800, A

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021

MAY 24 2022

Postmark Here

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

BACKBONE
HALLANDALE
INVESTMENTS CORP

2801 S PARK RD, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
BACKBONE HALLANDALE INVESTMENTS CORP 20900 NE 30 AVE STE 303 AVENTURA, FL 33180	6948	10/04/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
BACKBONE HALLANDALE INVESTMENTS CORP 20900 NE 30 AVE STE 303 AVENTURA, FL 33180	514229000101	

Legal Description:	**AKA:**
29-51-42 N 145 OF S 395 OF W1/2 OF SW1/4 OF NE1/4 OF NE1/4 LESS W 25 FOR R/W	2801 S PARK RD, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of October, 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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. BACKBONE HALLANDALE INVESTMENTS CORP Respondent(s)	Case No.: 6948

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on JUNE 15, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 2801 S PARK RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: BACKBONE HALLANDALE INVESTMENTS CORP

FOLIO NO.: 5142 29 00 0101

LEGAL DESCRIPTION: 29-51-42 N 145 OF S 395 OF W1/2 OF SW1/4 OF NE1/4 OF NE1/4 LESS W 25 FOR R/W

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(k)(m); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.


Oct 5, 2022 at 12:00:48 PM


Oct 5, 2022 at 12:00:50 PM


Oct 5, 2022 at 12:01:12 PM
FedEx
Ground

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(k)(m); 5-105 and 5-17 **WITHIN** 60 **DAYS OF THE NOTICE OF VIOLATION** issued on JUNE 15, 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250 — PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of June 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of June, 2022.

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Jacques Rauah
20900 NE 30th Ave suite 303
Aventura, FL 33180

Site Address:

2801 S PARK RD, PEMBROKE PARK,
FL 33009

Date 6/15/2022 10:32:42 AM
Invoice # 25353
For Code Enforcement Case# 6948

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
3.00	Technology Convenience Fee	$3.00
Total		**$103.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	8/14/2022		$250.00	0	$0.00
Admin Fixed	6/15/2022		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
6/15/2022	Credit	$103.00
Total		$103.00

Balance **$0.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. BACKBONE HALLANDALE INVESTMENTS CORP Respondent(s)	Case No.: 6948

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on JUNE 15, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 2801 S PARK RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: BACKBONE HALLANDALE INVESTMENTS CORP

FOLIO NO.: 5142 29 00 0101

LEGAL DESCRIPTION: 29-51-42 N 145 OF S 395 OF W1/2 OF SW1/4 OF NE1/4 OF NE1/4 LESS W 25 FOR R/W

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(k)(m); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BACKBONE HALLANDALE INVESTMENTS CORP CASE NO. 6948

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2801 S PARK RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2801 S PARK RD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: BACKBONE HALLANDALE INVESTMENTS CORP INC AT 8:35 A.M. ON THE 3 DAY OF JUNE 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen
AFFIANT

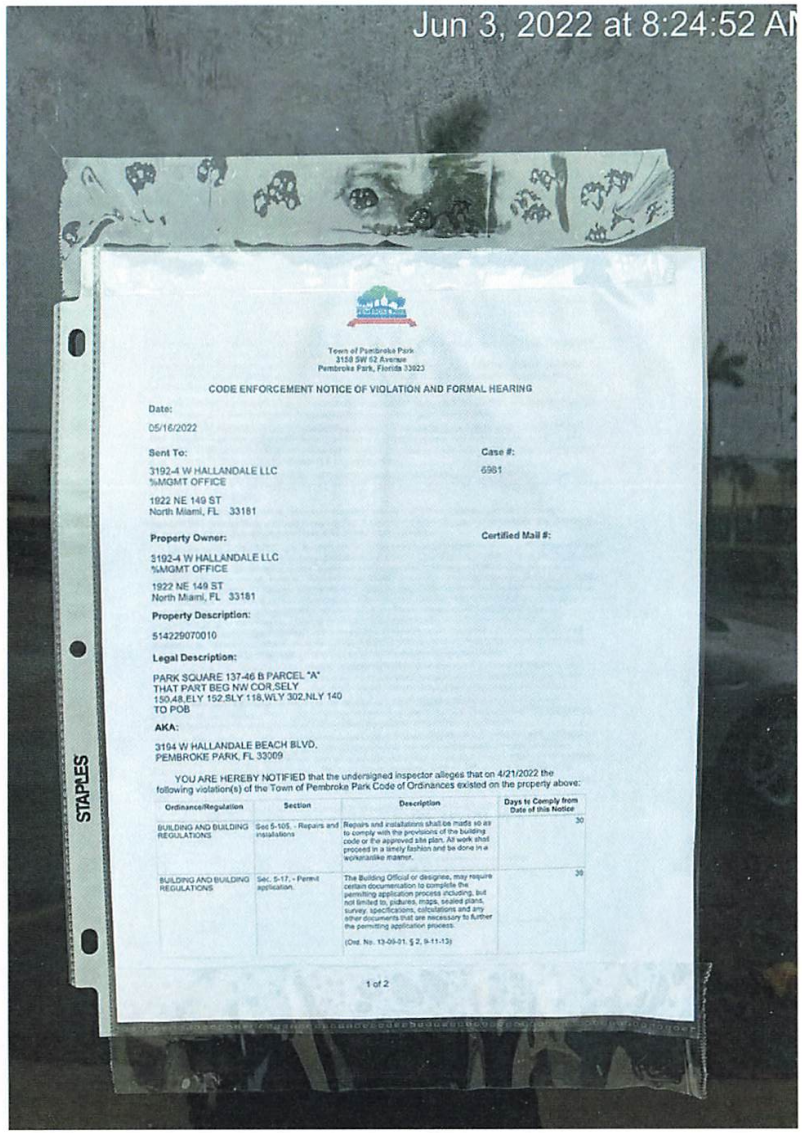
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of June, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
05/16/2022

Sent To:
3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
North Miami, FL 33181

Case #:
6981

Property Owner:
3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
North Miami, FL 33181

Certified Mail #:

Property Description:
514229070010

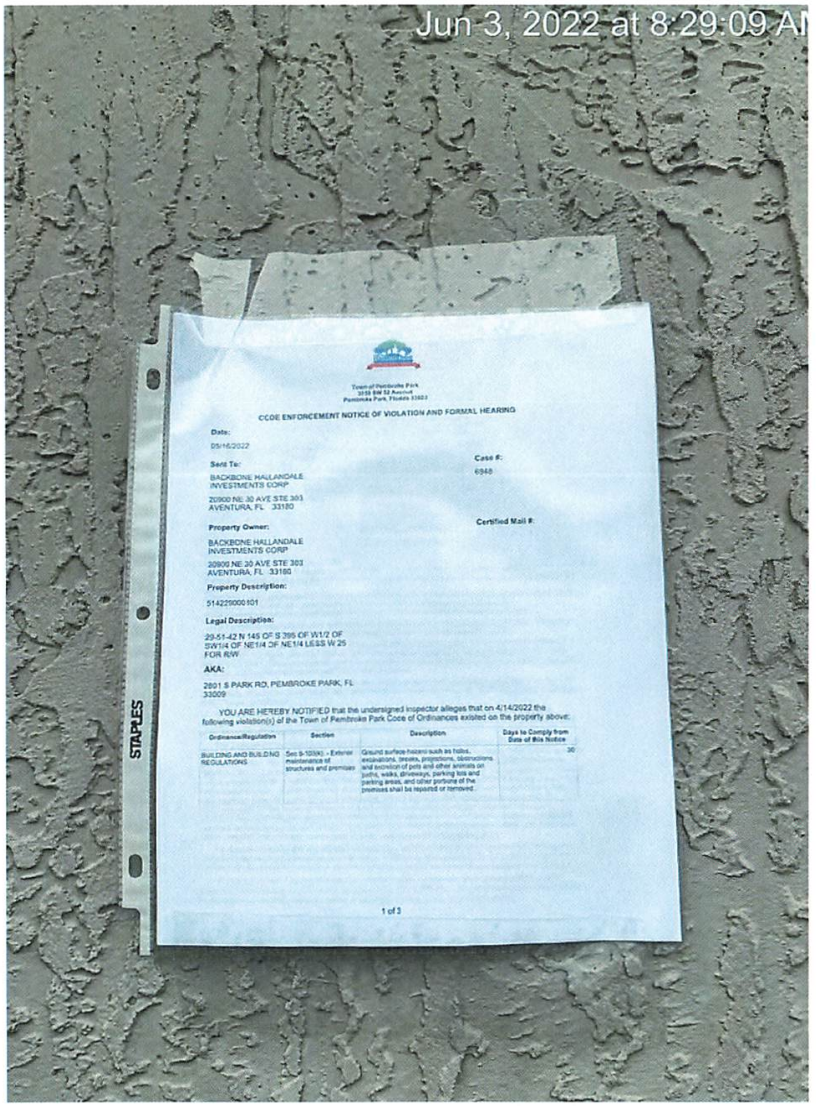
Legal Description:
PARK SQUARE 137-46 B PARCEL "A"
THAT PART BEG NW COR,SELY
150.48,ELY 152,SLY 118,WLY 302,NLY 140
TO POB

AKA:
3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/21/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1 of 2


Jun 3, 2022 at 8:29:09 AM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
05/16/2022
Case #:
6948
Sent To:
BACKBONE HALLANDALE INVESTMENTS CORP
20900 NE 30 AVE STE 303
AVENTURA, FL 33180
Certified Mail #:
Property Owner:
BACKBONE HALLANDALE INVESTMENTS CORP
20900 NE 30 AVE STE 303
AVENTURA, FL 33180
Property Description:
514229000101
Legal Description:
29-51-42 N 145 OF S 395 OF W1/2 OF SW1/4 OF NE1/4 OF NE1/4 LESS W 25 FOR R/W
AKA:
2801 S PARK RD, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/14/2022 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 9-103(k) - Exterior maintenance of structures and premises
Ground surface hazard such as holes, excavations, breaks, projections, obstructions and accretion of pots and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.
30
1 of 3
STAPLES


Jun 3, 2022 at 8:29:15 AM
2801





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/16/2022

Sent To:

BACKBONE HALLANDALE
INVESTMENTS CORP

20900 NE 30 AVE STE 303
AVENTURA, FL 33180

Case #:

6948

Property Owner:

BACKBONE HALLANDALE
INVESTMENTS CORP

20900 NE 30 AVE STE 303
AVENTURA, FL 33180

Certified Mail #:

Property Description:

514229000101

Legal Description:

29-51-42 N 145 OF S 395 OF W1/2 OF
SW1/4 OF NE1/4 OF NE1/4 LESS W 25
FOR R/W

AKA:

2801 S PARK RD, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/14/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

VIOLATIONS/CORRECTIVE ACTIONS
1)The entire parking lot is damaged and needs repair/CORRECTIVE ACTION- Obtain plans and inspections for the required permit (954 966-4600 EXT-182) and then Repair/Re-seal the entire parking lot after
2)The entire parking lot needs to be re-striped/CORRECTIVE ACTION- Obtain plans and inspections for the required zoning permit and when the permit is issued then Re-stripe the entire parking lot
3)The parking bumpers are discolored/CORRECTIVE ACTION- Re-paint all parking bumpers

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of June, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

5/16/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BACKBONE HALLANDALE INVESTMENTS CORP 20900 NE 30 AVE STE 303 AVENTURA, FL 33180	6948	04/14/2022

Property Owner:	Property Description:	Certified Mail #:
BACKBONE HALLANDALE INVESTMENTS CORP 20900 NE 30 AVE STE 303 AVENTURA, FL 33180	514229000101	

Legal Description:	AKA:
29-51-42 N 145 OF S 395 OF W1/2 OF SW1/4 OF NE1/4 OF NE1/4 LESS W 25 FOR R/W	2801 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/14/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

VIOLATIONS/CORRECTIVE ACTIONS
1)The entire parking lot is damaged and needs repair/CORRECTIVE ACTION- Obtain plans and inspections for the required permit (954 966-4600 EXT-182) and then Repair/Re-seal the entire parking lot after
2)The entire parking lot needs to be re-striped/CORRECTIVE ACTION- Obtain plans and inspections for the required zoning permit and when the permit is issued then Re-stripe the entire parking lot
3)The parking bumpers are discolored/CORRECTIVE ACTION- Re-paint all parking bumpers

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2801 S PARK ROAD, PEMBROKE PARK FL 33009
Property Owner	BACKBONE HALLANDALE INVESTMENTS CORP
Mailing Address	20900 NE 30 AVE STE 303 AVENTURA FL 33180

ID #	5142 29 00 0101
Millage	0613
Use	48-01

Abbr Legal Description	29-51-42 N 145 OF S 395 OF W1/2 OF SW1/4 OF NE1/4 OF NE1/4 LESS W 25 FOR R/W

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$314,740	$2,885,900	$3,200,640	$3,200,640	
2021	$314,740	$2,617,520	$2,932,260	$2,932,260	$63,057.08
2020	$314,740	$2,601,060	$2,915,800	$2,915,800	$62,928.20

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,200,640	$3,200,640	$3,200,640	$3,200,640
Portability	0	0	0	0
Assessed/SOH	$3,200,640	$3,200,640	$3,200,640	$3,200,640
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,200,640	$3,200,640	$3,200,640	$3,200,640

Sales History

Date	Type	Price	Book/Page or CIN
11/1/2019	WD-Q	$3,350,000	116152085
1/22/2009	JQT-T		45939 / 1108
2/27/2007	SD-D	$533,000	43696 / 1929
3/4/1999	WD	$740,000	29307 / 263
9/1/1985	WD	$650,000	12845 / 18

Land Calculations

Price	Factor	Type
$7.00	44,963	SF
Adj. Bldg. S.F. (Card, Sketch)		29309
Eff./Act. Year Built: 1975/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Profit Corporation
BACKBONE HALLANDALE INVESTMENTS CORP.

Filing Information

Document Number	P19000065711
FEI/EIN Number	84-3505866
Date Filed	08/21/2019
State	FL
Status	ACTIVE

Principal Address

20900 NE 30TH AVENUE SUITE 303
AVENTURA, FL 33180

Mailing Address

20900 NE 30TH AVENUE SUITE 303
AVENTURA, FL 33180

Registered Agent Name & Address

RUAH, STANLEY
20900 NE 30TH AVENUE SUITE 303
AVENTURA, FL 33180

Officer/Director Detail

Name & Address

Title P

RUAH, STANLEY
20900 NE 30TH AVENUE SUITE 303
AVENTURA, FL 33180

Title VP

RUAH, MIKE
20900 NE 30TH AVENUE SUITE 303
AVENTURA, FL 33180

Title VP

RUAH, JACQUES

20900 NE 30TH AVENUE SUITE 303
AVENTURA, FL 33180

Title VP

LEVY, ARI
20900 NE 30TH AVENUE SUITE 303
AVENTURA, FL 33180

Annual Reports

Report Year	Filed Date
2020	03/03/2020
2021	02/02/2021
2022	03/15/2022

Document Images

03/15/2022 -- ANNUAL REPORT	View image in PDF format
02/02/2021 -- ANNUAL REPORT	View image in PDF format
03/03/2020 -- ANNUAL REPORT	View image in PDF format
08/21/2019 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

948

Hasler FIRST-CLASS MAIL
04/15/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:

BACKBONE HALLANDALE
INVESTMENTS CORP

20900 NE 30 AVE STE 303
AVENTURA, FL 33180

Case #:

6948

OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023

;948

Hasler FIRST-CLASS MAIL
04/15/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

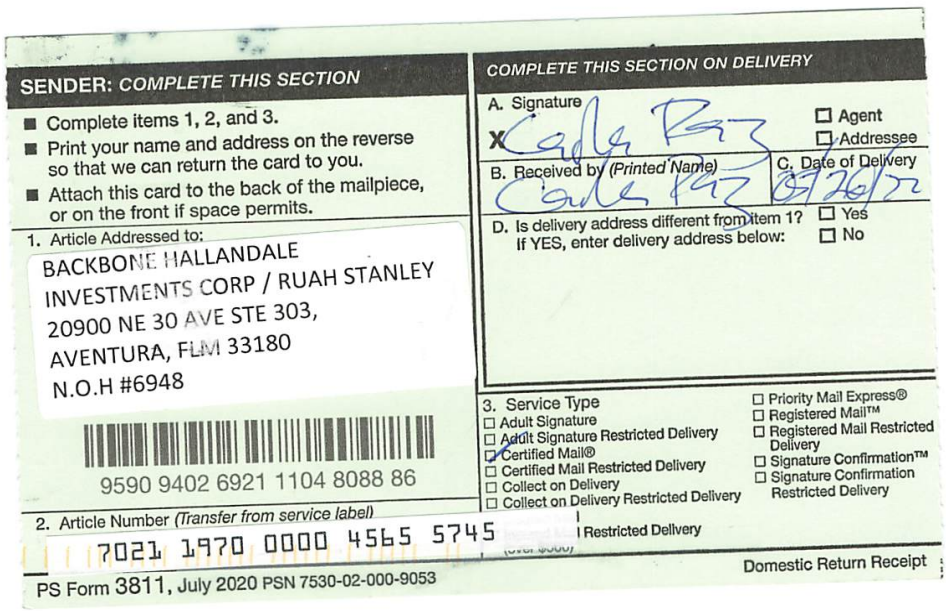
Rush, Stanley
20900 NE 30TH AVe Suite 303
AVentura, FL 33180

OF PEMBROKE PARK
) AVENUE • PEMBROKE PARK, FLORIDA 33023

6948

Hasler FIRST-CLASS MAIL
04/15/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

2801 S Park RD
Pembroke Park
FL, 33009



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:

BACKBONE HALLANDALE
INVESTMENTS CORP / RUAH STANLEY
20900 NE 30 AVE STE 303,
AVENTURA, FLM 33180
N.O.H #6948

9590 9402 6921 1104 8088 86

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 5745

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Carla Ruiz

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Carla Ruiz

C. Date of Delivery 07/26/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt


04/12/2022 10:34


04/12/2022 10:34


FOR LEASE
305 335 0128
2801
CODE ENFORCEMENT
04/12/2022 10:34

Case Overview

Property/Incident Information

Owner	Address	Site Address
EDITH MONGE	101 David Drive Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Amando Monge - 101 David Drive

Legal Description

Case Status Open **Case #** 4769 **Date Next Inspection** 10/19/2022

Notes addition to mobile home, doors, windows, porch/deck in back with overhang roof, and awning installed without building permits. Mobile home owner will need to obtain building permits for addition.

double permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/4/2019		Notice of Violation	Hand Regular Mail
3/5/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Hand
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Hand
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/28/2021	4/13/2021	Final Order	Certified Mail
10/7/2022	10/19/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/19/2022

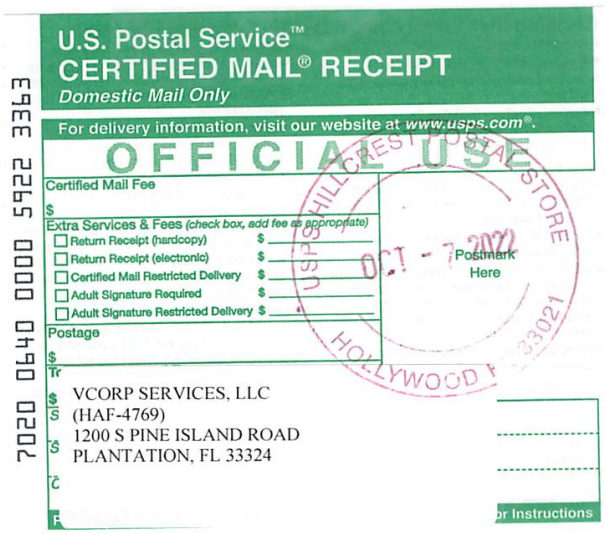
Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$25,950.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$26,050.00**

Payments

Case Overview

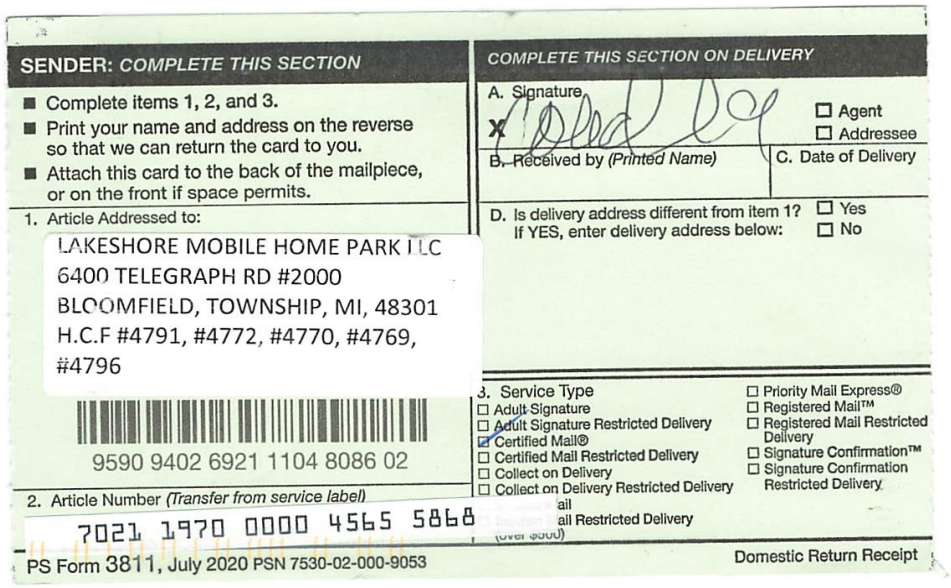
Date	Payment Type Name	Amount
9/14/2022	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$25,950.00**


7020 0640 0000 5922 3363
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
Postmark Here
OCT - 7 2022
VCORP SERVICES, LLC
(HAF-4769)
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324


7020 0640 0000 5922 3394
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
Postmark Here
OCT - 7 2022
LAKESHORE MOBILE HOME PARK LLC
(HAF-4769)
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301


7020 0640 0000 5922 3387
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
OCT - 7 2022
LAKESHORE MOBILE HOME PARK LLC
(HAF-4769)
2701 S PARK RD,
PEMBROKE PARK, FL 33009


7020 0640 0000 5922 3370
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
Postmark Here
OCT - 7 2022
EDITH MONGE
(HAF-4769)
101 DAVID DRIVE
PEMBROKE PARK, FL 33009



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:

LAKESHORE MOBILE HOME PARK LLC
6400 TELEGRAPH RD #2000
BLOOMFIELD, TOWNSHIP, MI, 48301
H.C.F #4791, #4772, #4770, #4769, #4796

9590 9402 6921 1104 8086 02

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 5868

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

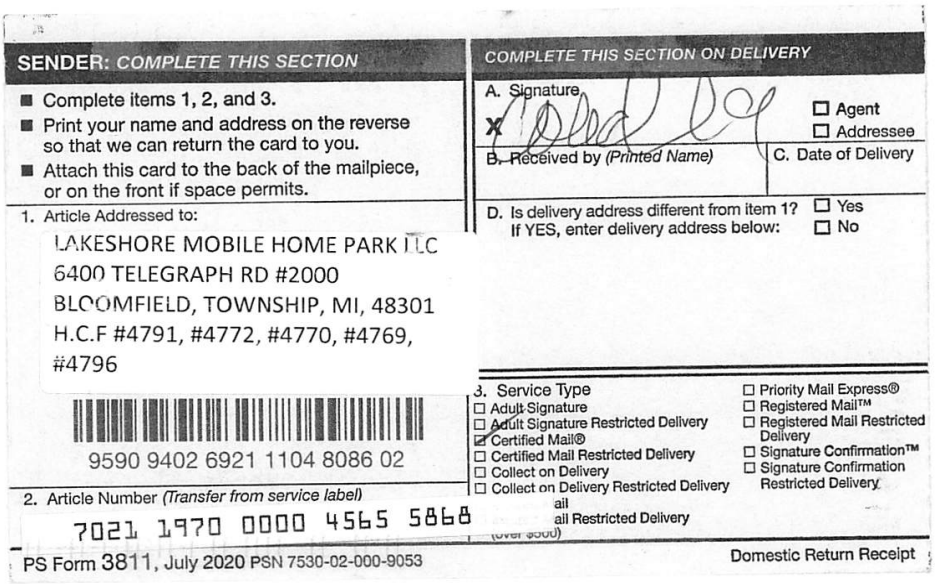
3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
ail
ail Restricted Delivery
(over $500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
6400 TELEGRAPH RD #2000
BLOOMFIELD, TOWNSHIP, MI, 48301
H.C.F #4791, #4772, #4770, #4769, #4796

9590 9402 6921 1104 8086 02

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 5868

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

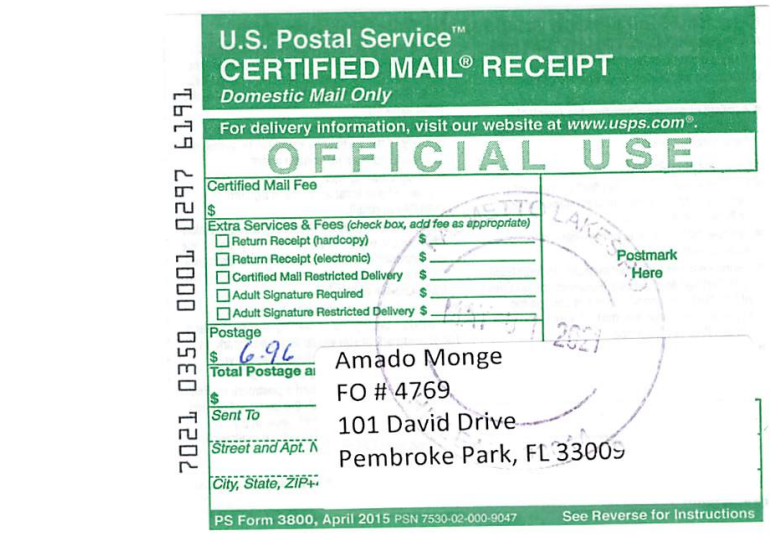
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ail
- ail Restricted Delivery
- (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$7.53
Total Postage and Fees
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Apr
Postmark Here
MAY 24 2022
HOLLYWOOD FL 33021
LAKESHORE MOBILE HOME PARK LLC
2701 S PARK ROAD,
PEMBROKE PARK, FL, 33009
H.C.F #4791, #4772, #4770, #4769,
#4796
7021 1970 0000 4565 5814


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$7.53
Total Postage and Fe
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, April 2015
Postmark Here
MAY 24 2022
HOLLYWOOD FL 33021
LAKESHORE MOBILE HOME PARK LLC
6400 TELEGRAPH RD #2000
BLOOMFIELD, TOWNSHIP, MI, 48301
H.C.F #4791, #4772, #4770, #4769,
#4796
7021 1970 0000 4565 5868


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CERTIFIED MAIL® RECEIPT
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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$7.33
Total Postage and
Sent To
Street and Apt. No
City, State, ZIP+4®
PS Form 3800, A
Postmark Here
MAY 24 2022
HOLLYWOOD FL 33021
LAKESHORE MOBILE HOME PARK LLC
AMADO MONGE
101 DAVID DRIVE
PEMBROKE PARK, FL, 33009
H.C.F #4769
7021 1970 0000 4565 5813



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 6.96

Total Postage a
$

Sent To
Amado Monge
FO # 4769
101 David Drive
Pembroke Park, FL 33009

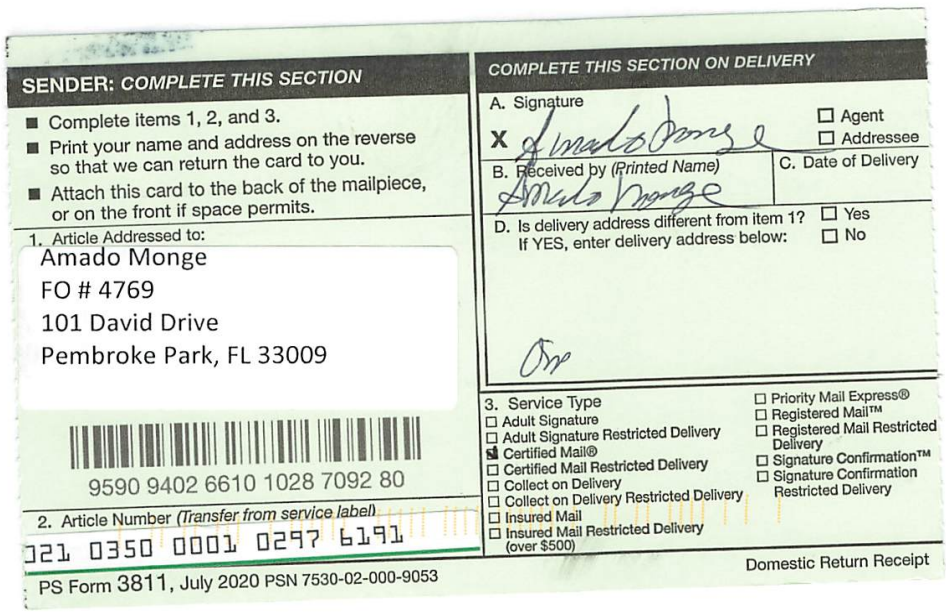
Street and Apt. N

City, State, ZIP+

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 6191



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:
Amado Monge
FO # 4769
101 David Drive
Pembroke Park, FL 33009

9590 9402 6610 1028 7092 80

2. Article Number (Transfer from service label)
7021 0350 0001 0297 6191

COMPLETE THIS SECTION ON DELIVERY

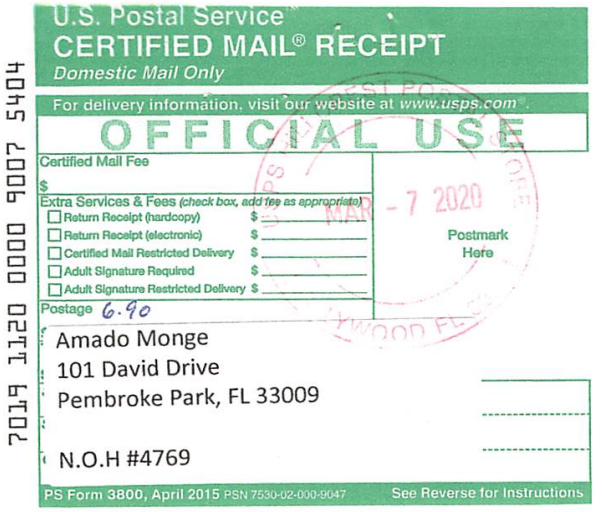
A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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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 6.90

Postmark Here
MAR - 7 2020

Amado Monge
101 David Drive
Pembroke Park, FL 33009

N.O.H #4769

7019 1120 0000 9007 5404

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

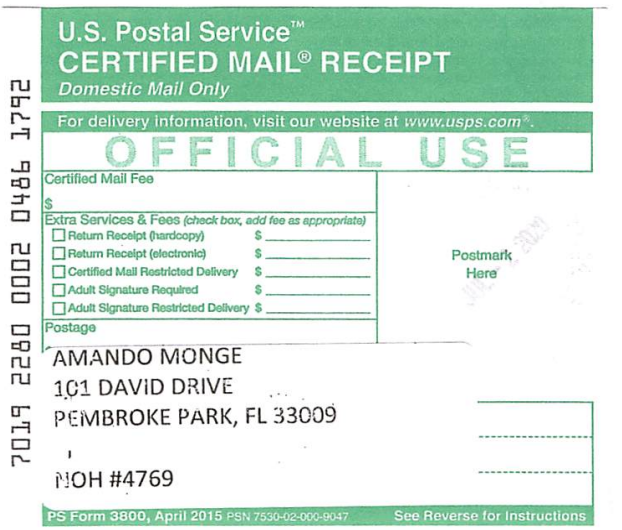
Postage 8.60

Postmark Here
JUL - 2

Lakeshore Mobile Home Park LLC
2701 S Park Rd
Pembroke Park, FL 33009
NOH 4443, 4635, 4763, 4772, 4791, 4793, 4795, 4796, 4771/HET 4634, 4773

7019 1120 0000 9007 5572

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

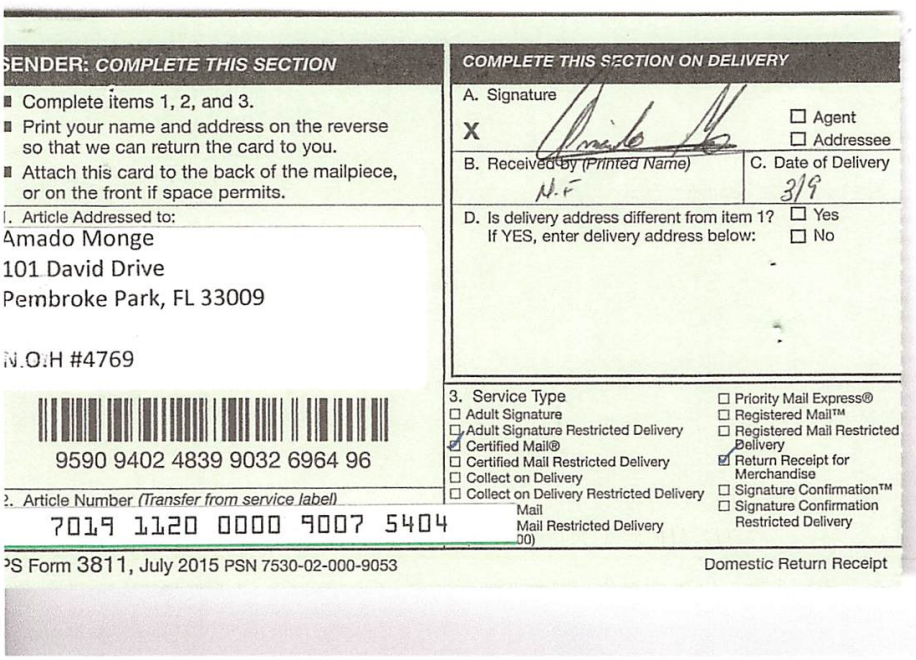
Postmark Here

AMANDO MONGE
101 DAVID DRIVE
PEMBROKE PARK, FL 33009

NOH #4769

7019 2280 0002 0486 1792

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Amado Monge
101 David Drive
Pembroke Park, FL 33009

N.O.H #4769

9590 9402 4839 9032 6964 96

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5404

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) N.F
C. Date of Delivery 3/9

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery
- 00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009
Property Owner	LAKESHORE MOBILE HOME PARK LLC
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301

ID #	5142 29 00 0030
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 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*	$2,765,790	$217,900	$2,983,690	$2,628,390	
2021	$2,499,060	$217,900	$2,716,960	$2,389,450	$53,500.56
2020	$2,321,230	$217,900	$2,539,130	$2,172,230	$49,267.39

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,983,690	$2,983,690	$2,983,690	$2,983,690
Portability	0	0	0	0
Assessed/SOH	$2,628,390	$2,983,690	$2,628,390	$2,628,390
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	$2,628,390	$2,983,690	$2,628,390	$2,628,390

Sales History

Date	Type	Price	Book/Page or CIN
7/2/2002	SW*	$220,000	33474 / 1458
9/10/2001	CE*	$1,100,000	32122 / 1108
8/20/1997	WD*	$3,262,200	26945 / 137
2/22/1989	CP*	$100	16299 / 977

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.75	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

Document Number	L02000014024
FEI/EIN Number	42-1541005
Date Filed	06/07/2002
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/19/2014
Event Effective Date	NONE

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

VCORP SERVICES, LLC
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 08/19/2014

Address Changed: 01/20/2022

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD TWP., MI 48301

Annual Reports

Report Year	Filed Date
2020	01/23/2020
2021	01/11/2021
2022	01/25/2022

Document Images

01/25/2022 -- ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/23/2020 -- ANNUAL REPORT	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
02/17/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
08/19/2014 -- LC Amendment	View image in PDF format
02/17/2014 -- ANNUAL REPORT	View image in PDF format
02/13/2013 -- ANNUAL REPORT	View image in PDF format
12/12/2012 -- LC Amendment	View image in PDF format
02/10/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
04/24/2009 -- ANNUAL REPORT	View image in PDF format
01/21/2008 -- ANNUAL REPORT	View image in PDF format
04/27/2007 -- ANNUAL REPORT	View image in PDF format
03/23/2006 -- ANNUAL REPORT	View image in PDF format
04/15/2005 -- ANNUAL REPORT	View image in PDF format
04/13/2004 -- ANNUAL REPORT	View image in PDF format
03/31/2003 -- ANNUAL REPORT	View image in PDF format
06/07/2002 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

EDITH MONGE CASE NO 4769

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 101 DAVID DRIVE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 101 DAVID DRIVE, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: EDITH MONGE AT 9:00. ON THE 7TH DAY OF OCTOBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

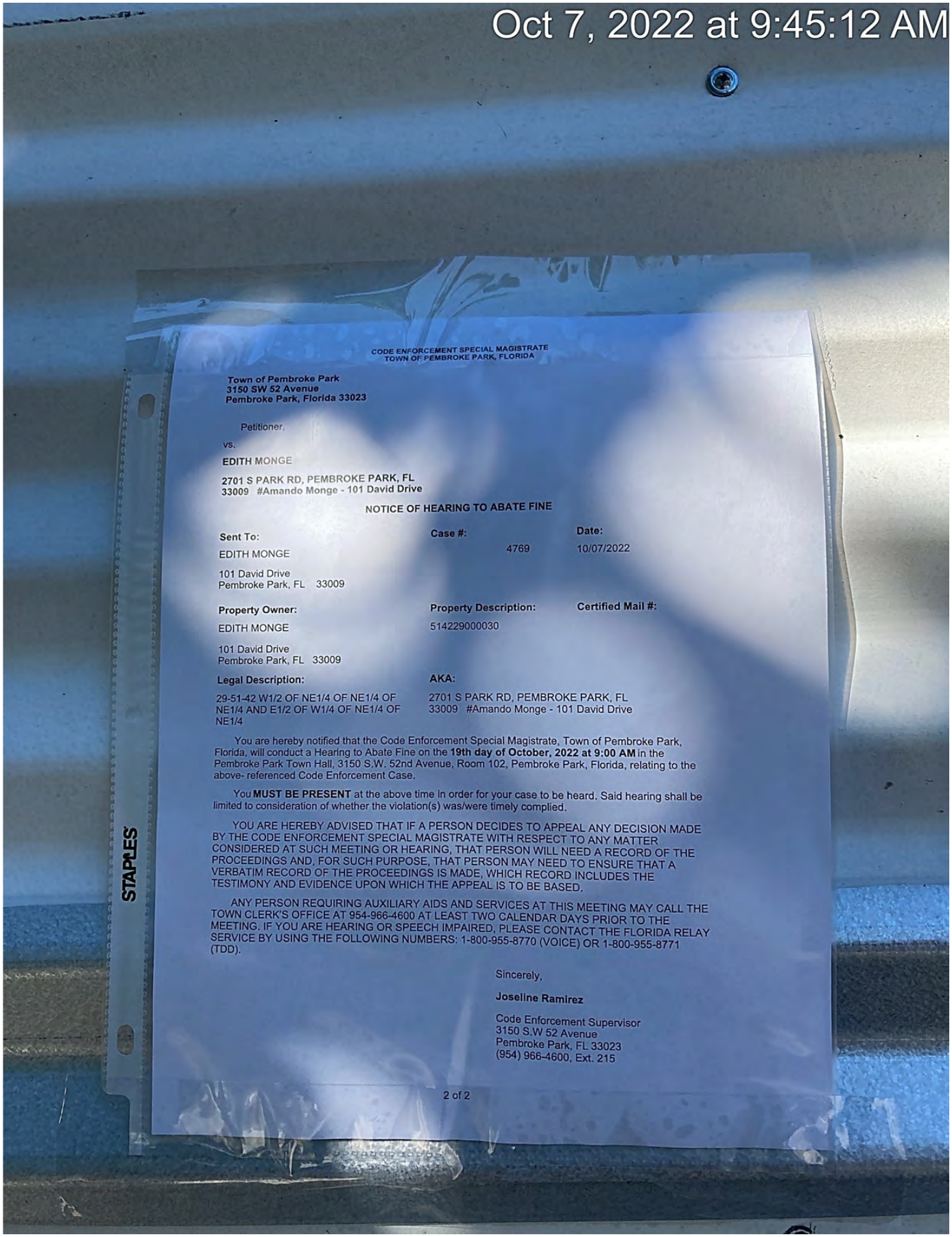
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 14 day of Oct, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

EDITH MONGE

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Amando Monge - 101 David Drive

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
EDITH MONGE 101 David Drive Pembroke Park, FL 33009	4769	10/07/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
EDITH MONGE 101 David Drive Pembroke Park, FL 33009	514229000030	

Legal Description:	**AKA:**
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Amando Monge - 101 David Drive

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **19th day of October, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

2 of 2


101
07.09.2020 12:18


07.09.2020 12:18


07 09 2020 12:18

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

EDITH MONGE

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Amando Monge - 101 David Drive

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
EDITH MONGE 101 David Drive Pembroke Park, FL 33009	4769	10/07/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
EDITH MONGE 101 David Drive Pembroke Park, FL 33009	514229000030	

Legal Description:	**AKA:**
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Amando Monge - 101 David Drive

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **19th day of October, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 FAX

2211685
PERMIT NO.
B-95513
APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

Inkforce 95513

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: EDHIT MONGE					
JOB ADDRESS: 101 DAVID DR					
OWNER NAME: EDHIT MONGE					
OWNER ADDRESS: 101 DAVID DR					
CITY: PEMBROKE PARK					
PHONE: 7862775284	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: OWNER/BUILDER					
MAIL ADDRESS: PLEASE SEE OWNERS ADDRESS					
CITY STATE ZIP: PEMBROKE PARK FL 33023					
PHONE: 0000000000	**FAX: 0000000000**	**EMAIL:**			
CERT. COMPENTENCY: N/A		**STATE REGISTRATION: N/A**			
LOT: 0	BLOCK: 0	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514229000030		SUBDIVISION: 0			
NO. OF STORIES: 0	OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	N/A
JOB COST: 1000	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION 4769 - UNDER AMNESTY # 27: REMOVE WALLS AND PORCH					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 09-14-22 Phone #: 7862775284

Case # 4769 E-mail: edhitlopez@hotmail.com

Address of Violation: 101 David DR Lot 1 Hallandale Beach FL. 33009

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Edhit Monge (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 4769 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 10-19-22 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 04-13-21 imposing the fine of $24.550 for violation(s)of the Town's Code of Ordinances: Sec 5-105

Brief summary for request: porque quiero que el juez me quite la multa no tengo dinero para pagar soy una persona desavitada y de bajos recursos

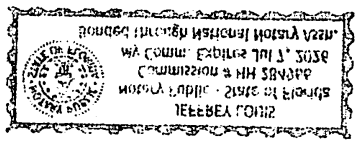
Edhit Monge
Petitioner's Name (Print)

edhit monge
Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Edhit Monge and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on Sept 15 2022.

Notary Public State of Florida: [signature] My Commission expires: 7/7/26

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.



Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Edhit D Monge
101 David Drive
Hallandale Beach, FL 33009

Site Address:

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Amando Monge - 101 David Drive

Date 9/14/2022 8:46:20 AM
Invoice # 26165
For Code Enforcement Case# 4769

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
Total		**$100.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	5/13/2021		$50.00	489	$24,450.00
Admin Fixed	5/13/2021		$100.00	0	$100.00
Total					$24,550.00

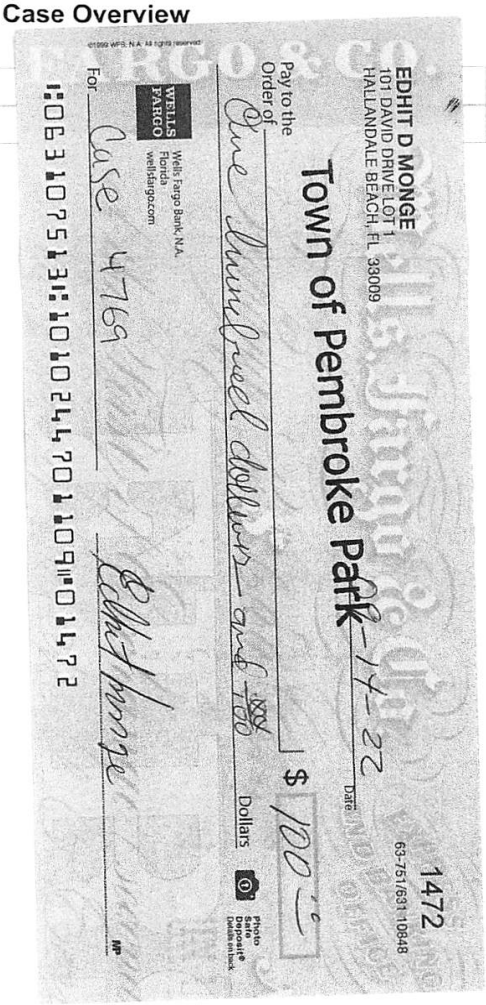
Payments

Date	Type	Amount
9/14/2022	Credit	$100.00
Total		$100.00

Balance **$0.00**

Case Overview

	Total Payments	$0.00
	Fees Outstanding	$24,550.00



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Amado Monge

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Amando Monge - 101 David Drive

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
Amado Monge	4769	05/23/2022
101 David Drive Pembroke Park, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
Amado Monge	514229000030	
101 David Drive Pembroke Park, FL 33009		

Legal Description:	**AKA:**
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Amando Monge - 101 David Drive

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. AMADO MONGE Respondent(s)	)	Case No.: 4769

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 101 DAVID DRIVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK, 2701 S. PARK RD, PEMBROKE PARK, FL 33009

FOLIO NO.: 514229000030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 **WITHIN THIRTY (30) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance 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 13th day of April 2021.

TOWN OF PEMBROKE PARK

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Jeffrey Louis, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

APRIL 27th, 2021.

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Notary Public, state of Florida
Clerk to the Special Magistrate

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4769
AMANDO MANGE
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: AMANDO MANGE TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 101 DAVID DRIVE, PEMBROKE PARK, FL 33009

I, (JEFFREY LOUIS), HEREBY CERTIFY that I
SERVED AMANDO MANGE. AT 1:47 A.M. /**P.M.** ON THE 05 DAY OF 04, 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

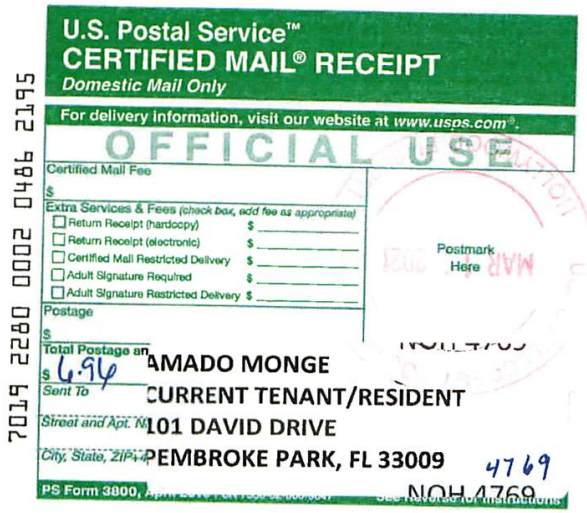
Signature of Notary (_____)

(NOTARY SEAL) Name of Notary (Teressa Malcolm)

TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____


CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
2021/04/05 13:41:12



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 6.96

Sent To
AMADO MONGE

Street and Apt. No.
CURRENT TENANT/RESIDENT
101 DAVID DRIVE

City, State, ZIP+4®
PEMBROKE PARK, FL 33009 4769
NOH 4769

PS Form 3800,

Postmark Here

7019 2280 0002 0486 2195



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Hallandale FL 33009

OFFICIAL USE

Certified Mail Fee $3.60

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $2.85 $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $2.00

Total Postage and $8.45

Sent To
LAKESHORE MOBILE HOME PARK

Street and Apt. No.
2701 S PARK RD

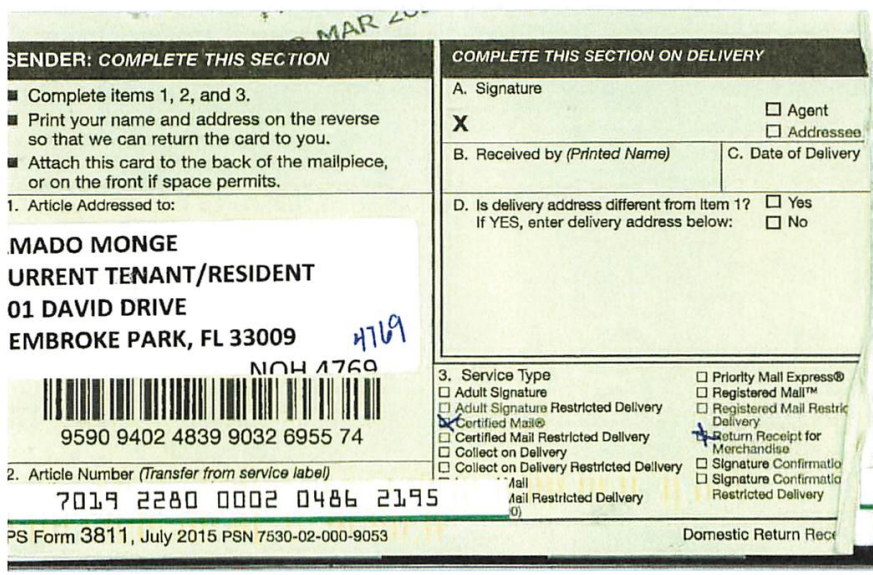
City, State, ZIP+4®
PEMBROKE PARK, FL 33009

PS Form 3800, A

0308
15

Postmark Here
03/17/2021

7019 2280 0002 0486 2362



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:
AMADO MONGE
URRENT TENANT/RESIDENT
01 DAVID DRIVE
EMBROKE PARK, FL 33009 4769
NOH 4769

9590 9402 4839 9032 6955 74

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2195

COMPLETE THIS SECTION ON DELIVERY

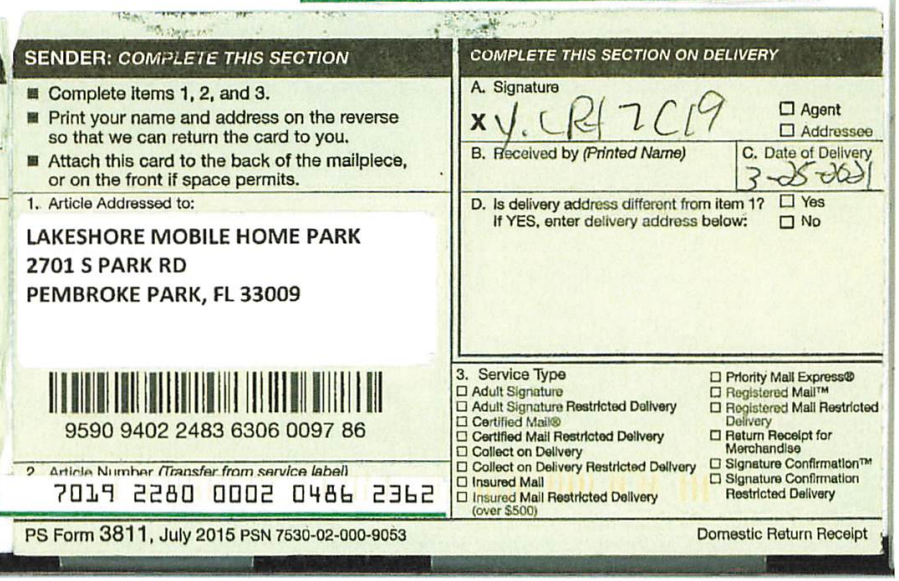
A. Signature
X ☐ Agent ☐ Addressee

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 Restric Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmatio
- ☐ Signature Confirmatio Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Rec



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:
LAKESHORE MOBILE HOME PARK
2701 S PARK RD
PEMBROKE PARK, FL 33009

9590 9402 2483 6306 0097 86

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2362

COMPLETE THIS SECTION ON DELIVERY

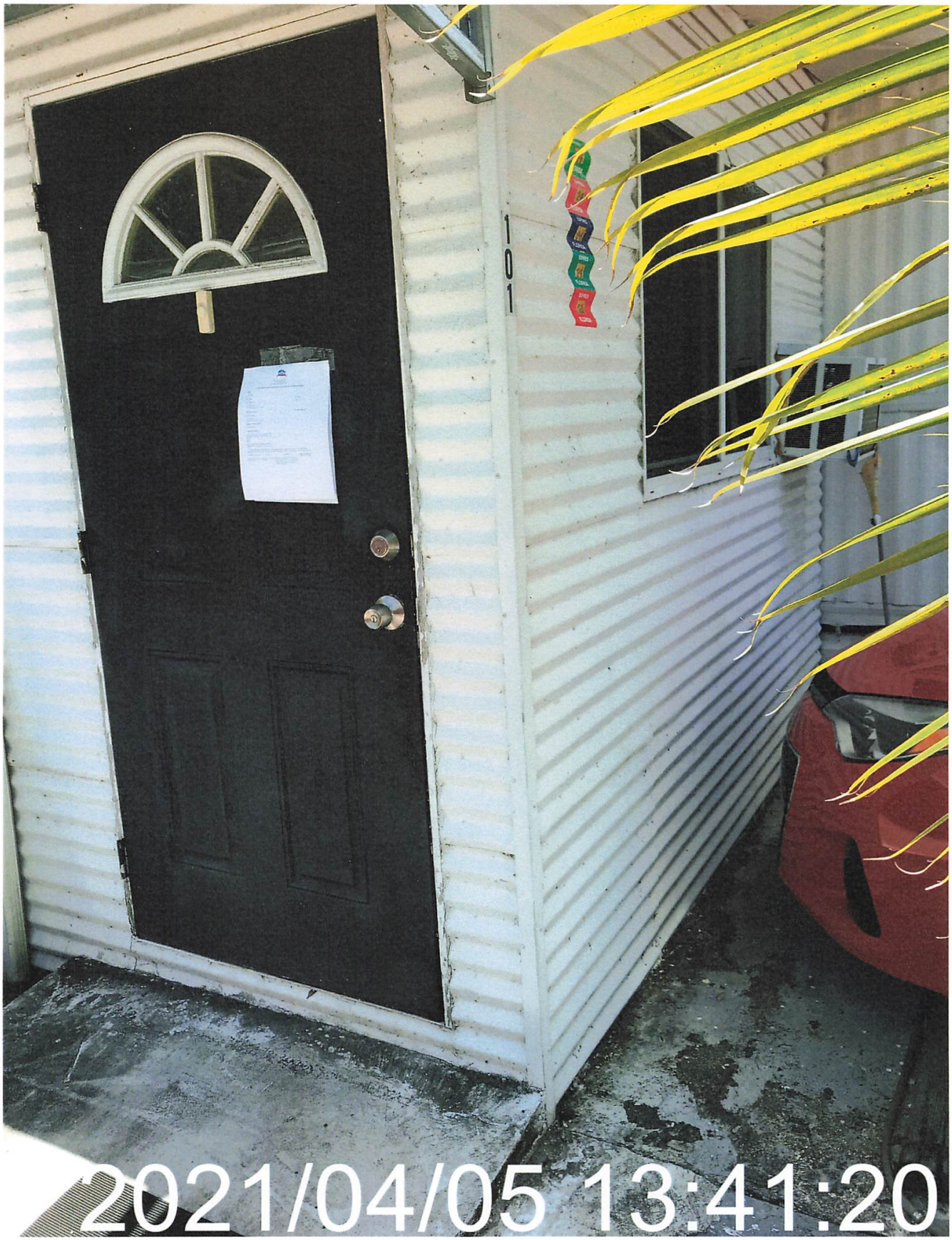
A. Signature
X J. CR7C19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
3-25-2021

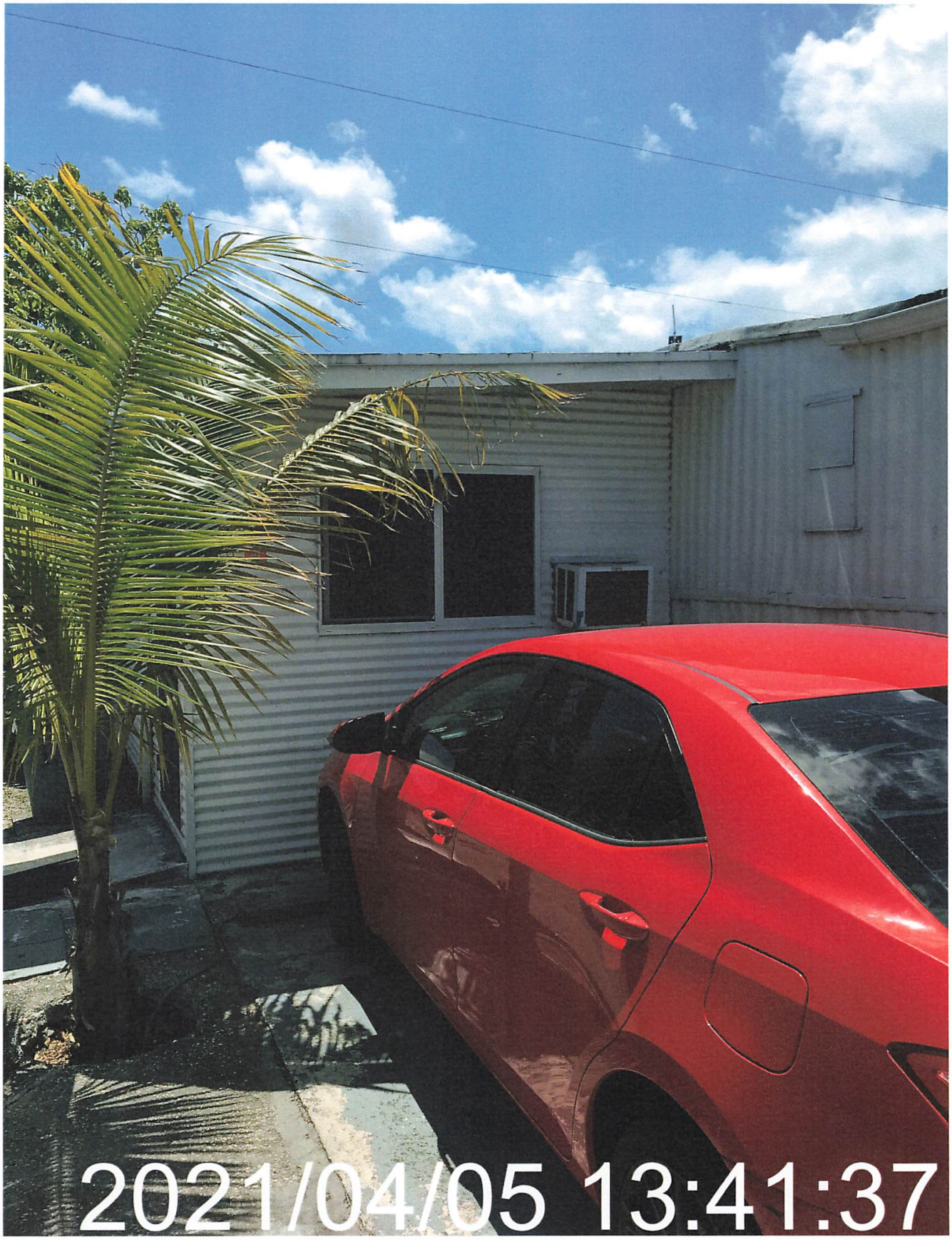
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

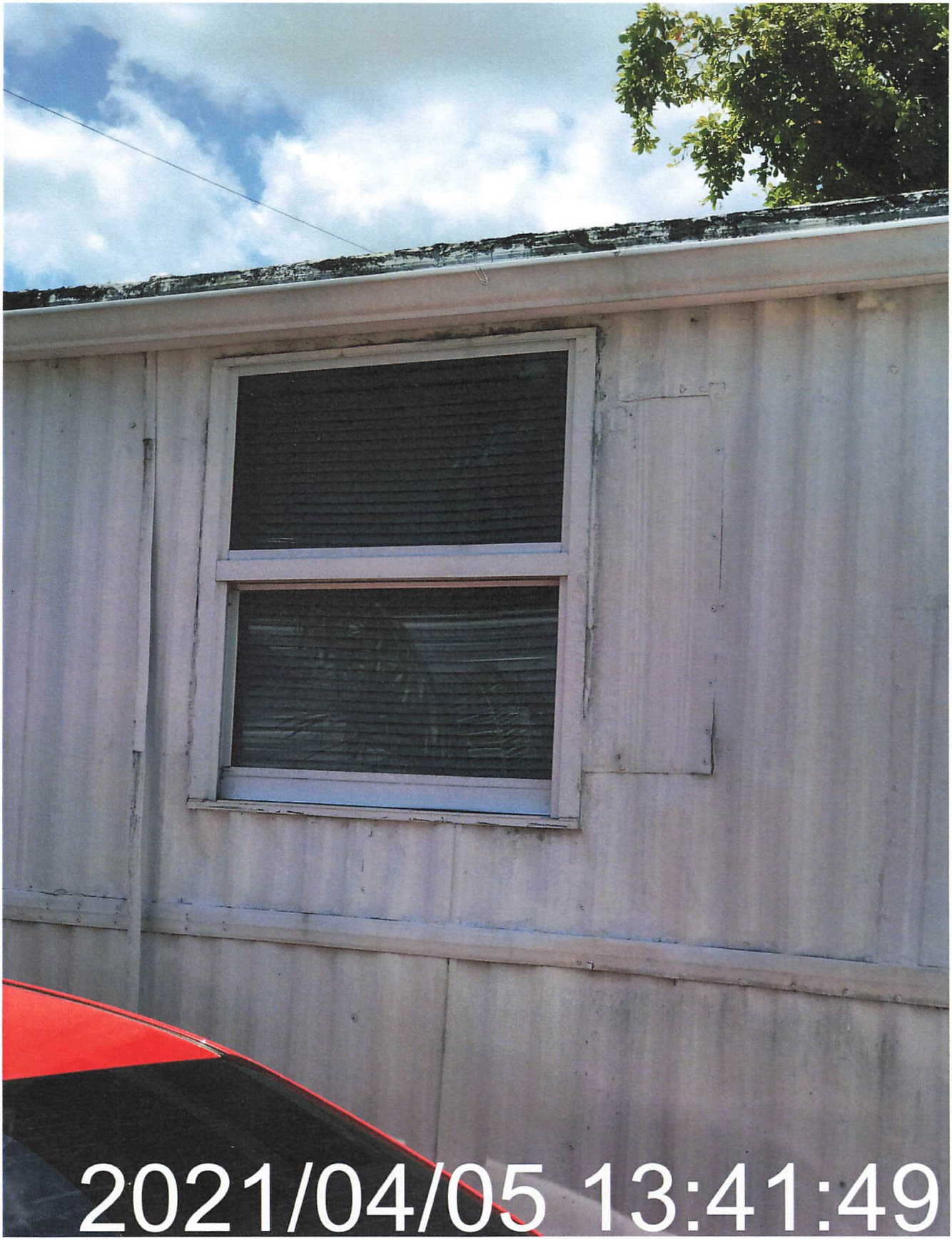
3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt


101
2021/04/05 13:41:20


CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
2021/04/05 13:41:12


2021/04/05 13:41:37


2021/04/05 13:41:49


2021/04/05 13:41:58


2021/04/05 13:42:16

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2020

Sent To:

Amado Monge

101 David Drive
Pembroke Park, FL 33009

Case #:

4769

Property Owner:

Amado Monge

101 David Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

AKA:

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Amando Monge - 101 David Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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

addition to mobile home, doors, windows, porch/deck in back with overhang roof, and awning installed without building permits. Mobile home owner will need to obtain building permits for addition.

double permit fee has been assessed to violation

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 16th day of July, 2020 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m.

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Jeffrey Louis

6/30/2020



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	**Case #:**	**Date:**
Amado Monge 101 David Drive Pembroke Park, FL 33009	4769	6/30/2020 12:00:00 AM

Property Owner:	**Property Description:**
Amado Monge 101 David Drive Pembroke Park, FL 33009	514229000030

Legal Description:	**AKA:**
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Amando Monge - 101 David Drive

Mailing Purposes Only

CODE ENFORCEMENT BOARD MEETING
TOWN OF PEMBROKE PARK

March 17, 2020

TO: AMADO MONGE
101 DAVID DRIVE
PEMBROKE PARK, FL 33009

LAKESHORE MOBILE HOME PARK
2701 S. PARK ROAD
PEMBROKE PARK, FL 33009

RE: TOWN OF PEMBROKE PARK v.
AMADO MONGE
CASE NO. 4769

THIS LETTER SHALL SERVE AS YOUR NOTICE THAT THE DATE OF THE CODE ENFORCEMENT BOARD MEETING AT WHICH YOUR CASE SHALL BE HEARD HAS BEEN RESCHEDULED TO:

THURSDAY, APRIL 16, 2020 AT 6:30 P.M.

If you have any questions, please contact our office at 954-966-4600, ext. 235.

Respectfully,

MARLEN MARTELL
Code Enforcement Board Clerk

MM/jl

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/05/2020

Sent To:

Amado Monge

101 David Drive
Pembroke Park, FL 33009

Case #:

4769

Property Owner:

Amado Monge

101 David Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

AKA:

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Amando Monge - 101 David Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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

addition to mobile home, doors, windows, porch/deck in back with overhang roof, and awning installed without building permits. Mobile home owner will need to obtain building permits for addition.

double permit fee has been assessed to violation

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 19th day of March, 2020 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m.

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Jeffrey Louis

3/5/2020

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Amado Monge 101 David Drive Pembroke Park, FL 33009	4769	12/04/2019
Property Owner:	**Property Description:**	**Certified Mail #:**
Amado Monge 101 David Drive Pembroke Park, FL 33009	514229000030	
Legal Description:	**AKA:**	
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Amando Monge - 101 David Drive	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

Notes/Means of Correction:

addition to mobile home, doors, windows, porch/deck in back with overhang roof, and awning installed without building permits. Mobile home owner will need to obtain building permits for addition.

double permit fee has been assessed to violation

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Jeffrey Louis

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Amado Monge DATE 12/4/2019

SITE ADDRESS 101 David Drive

PERMIT # _____ SUB/PARK Lakeshore MHP Lot 1

- ☐ STOP ALL WORK
- ☒ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☐ VIOLATION OF TOWN ORDINANCE # _____
- ☐ NFPA # _____
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS Addition to Mobile Home without Building permit.

Mobile Home owner will need Building Permits to demo addition or Permit to keep addition with plans. Addition with door, windows Porch in back with roof and awning at front door

☒ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 30

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- ☒ STRUCTURAL
- ☒ CODE ENF.
- ☐ PLUMBING
- ☐ SEWER
- ☐ MECHANICAL
- ☒ ZONING
- ☒ ELECTRICAL
- ☐ ENGINEERING

TOWN HALL 966-4600

Jeffrey Louis EXT. # 213

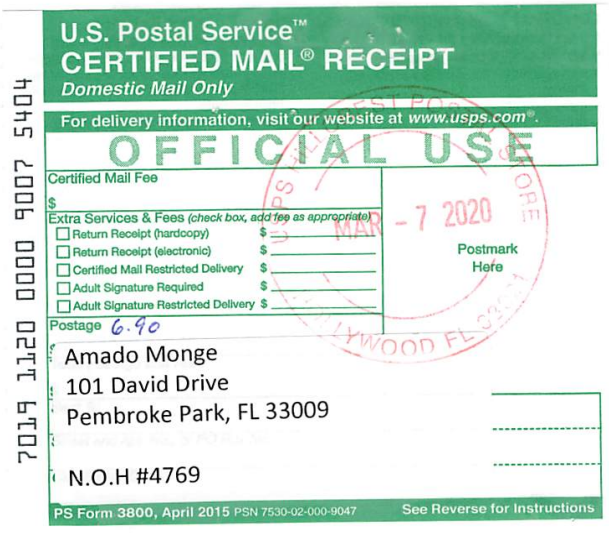
INSPECTOR

2019/12/04 14:49:24


101
101
12/04/2019 03:48


12/04/2019 03:48


12/04/2019 03:49



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage 6.90

Postmark Here

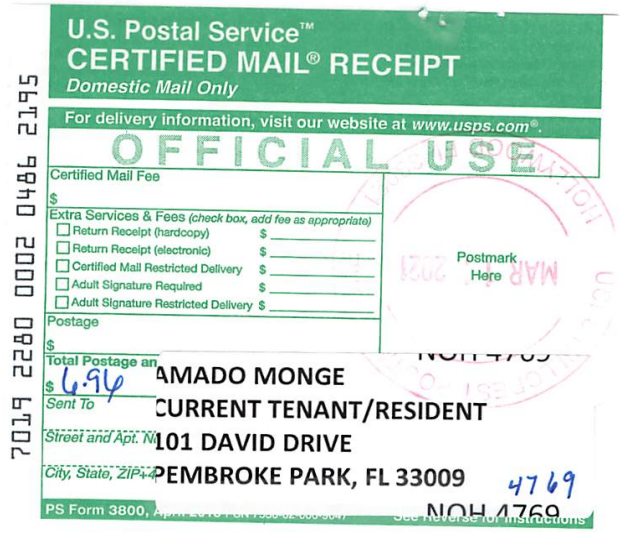
MAR - 7 2020

Amado Monge
101 David Drive
Pembroke Park, FL 33009

N.O.H #4769

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 5404



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

Total Postage an $ 6.90

Postmark Here

Sent To AMADO MONGE

Street and Apt. N CURRENT TENANT/RESIDENT
101 DAVID DRIVE

City, State, ZIP+4 PEMBROKE PARK, FL 33009 4769

NOH 4769

PS Form 3800, [illegible] See Reverse for Instructions

7019 2280 0002 0486 2195



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 8.60

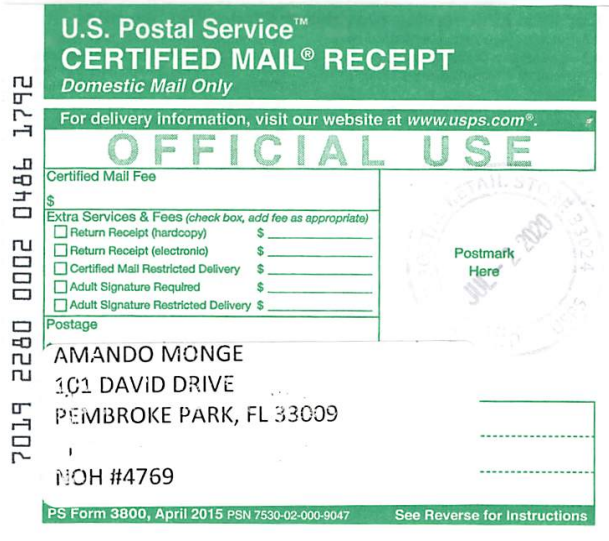
Postmark Here

JUL - 2 2020

Lakeshore Mobile Home Park LLC
2701 S Park Rd
Pembroke Park, FL 33009
NOH 4443, 4635, 4763, 4772, 4791, 4793, 4795, 4796, 4771/HET 4634, 4773

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 5572



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

Postmark Here

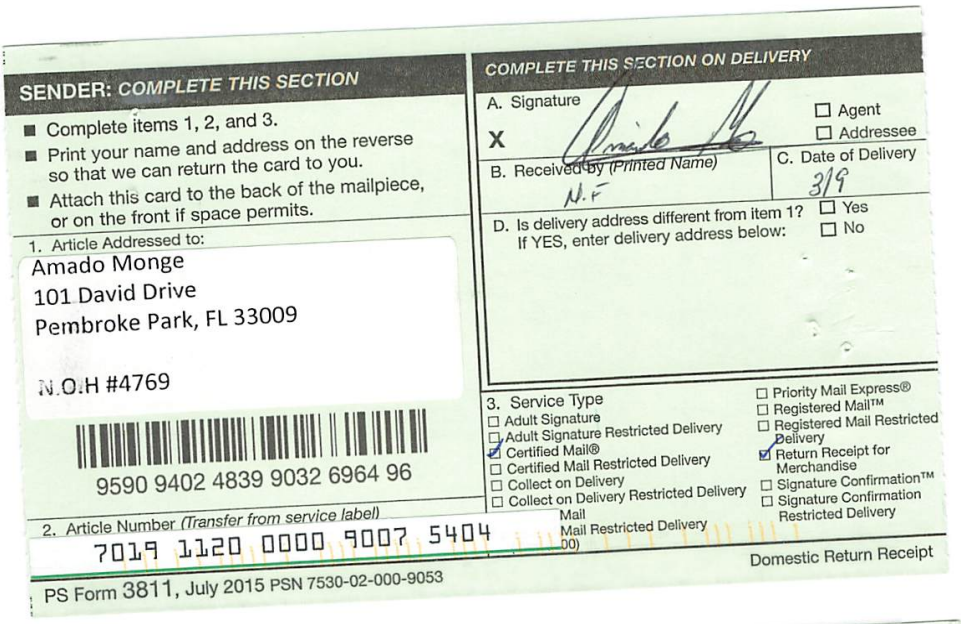
JUL - 2 2020

AMANDO MONGE
101 DAVID DRIVE
PEMBROKE PARK, FL 33009

NOH #4769

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0002 0486 1792



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:

Amado Monge
101 David Drive
Pembroke Park, FL 33009

N.O.H #4769

9590 9402 4839 9032 6964 96

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5404

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

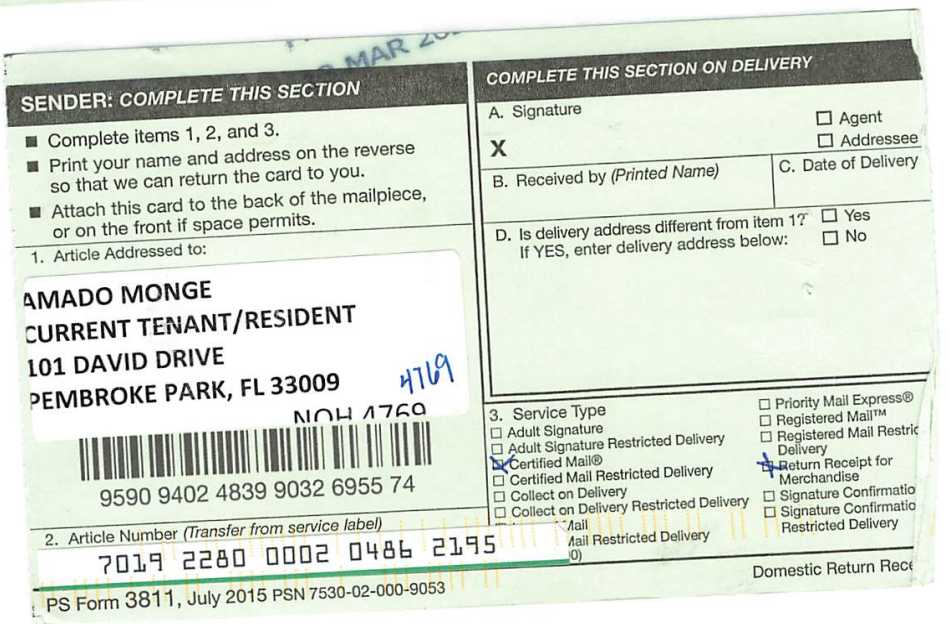
A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) N.F
C. Date of Delivery 3/9

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail
Mail Restricted Delivery
00)

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:

AMADO MONGE
CURRENT TENANT/RESIDENT
101 DAVID DRIVE
PEMBROKE PARK, FL 33009 4769
NOH 4769

9590 9402 4839 9032 6955 74

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2195

PS Form 3811, July 2015 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
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☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restric Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmatio
☐ Signature Confirmatio Restricted Delivery
Mail
Mail Restricted Delivery
0)

Domestic Return Rec


101
12/04/2019 03:42

Case Overview

Property/Incident Information

Owner	Address	Site Address
V & A MIAMI LLC	14000 KENNETH LOOP PARKER, CO 80134	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Closed **Case #** 6722

Notes 1. Prohibited outdoor Banner sign is being displayed at Boost Mobile
To comply with this violation please take the following action:
2. Remove all outdoor banner signs from boost mobile

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/7/2022		Notice of Violation	Regular Mail
3/22/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
4/20/2022		Affidavit of Compliance	
4/20/2022		Affidavit of Compliance	
4/21/2022	4/20/2022	Final Order	Certified Mail
8/29/2022	9/21/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
9/1/2022		Affidavit of Compliance	Regular Mail
9/22/2022	9/21/2022	Supplemental Order/Claim of Lien	Certified Mail
10/4/2022	10/19/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	9/1/2022

Case Overview

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...	9/1/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	9/1/2022	$100,000.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$100,200.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$100,200.00**

Abate to - 3973.50
38.25.00
100.00
48.50

7020 0640 0000 5922 3318

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 $

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V & A MIAMI LLC
(HAF-6722)
14000 KENNETH LOOP
PARKER CO 80134

Postmark Here
OCT - 4 2022
USPS SHALCREST POSTAL STORE
HOLLYWOOD FL 33021

Instructions

PS Form 3800, April 2015

7020 0640 0000 5922 3301

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- ☐ Return Receipt (electronic) $
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V & A MIAMI LLC
(HAF-6722)
4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Postmark Here
OCT - 4 2022
USPS SHALCREST POSTAL STORE
HOLLYWOOD FL 33021

r Instructions

PS Form 3800, April 2015

7020 0640 0000 5922 3325

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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Salzano, Bertina
(HAF-6722)
7480 BIRD RD SUITE 810
MIAMI, FL 33155

Postmark Here
OCT - 4 2022
HOLLYWOOD FL 33021

PS Form 3800, April 2015

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:

V & A MIAMI LLC
(S.O.C.L-6722)
14000 KENNETH LOOP PARKER CO 80134

9590 9402 6921 1104 9966 37

2. Article Number (Transfer from service label)

7020 0640 0000 5918 8709

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name) Bertina Salzano

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

V & A MIAMI LLC

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
V & A MIAMI LLC 14000 KENNETH LOOP PARKER, CO 80134	6722	10/04/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
V & A MIAMI LLC 14000 KENNETH LOOP PARKER, CO 80134	514230090680	

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **19th day of October, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 10-3-2022

Phone #: 303-842-3941

Case # 6722

E-mail: bertinasma@yahoo.com

Address of Violation: _____

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Vincent Salzano (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6722 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the Oct. 19th 2022 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 4-20-2022 imposing the fine of $ 25,600.00 for violation(s)of the Town's Code of Ordinances: _____

Brief summary for request: Fine Reduction

Vincent Salzano
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Bertina Filomena Salzano and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 10/3/2022.

Notary Public State of ~~Florida~~ Colorado: _____ My Commission expires: 8/11/2024

Bertina Filomena Salzano
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20164030664
MY COMMISSION EXPIRES 08/11/2024



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4400 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	V & A MIAMI LLC
Mailing Address	14000 KENNETH LOOP PARKER CO 80134

ID #	5142 30 09 0680
Millage	0613
Use	11-03

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 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	$255,260	$1,857,670	$2,112,930	$2,112,930	
2022	$255,260	$1,857,670	$2,112,930	$2,112,930	
2021	$255,260	$1,719,160	$1,974,420	$1,974,420	$42,459.12

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,112,930	$2,112,930	$2,112,930	$2,112,930
Portability	0	0	0	0
Assessed/SOH	$2,112,930	$2,112,930	$2,112,930	$2,112,930
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,112,930	$2,112,930	$2,112,930	$2,112,930

Sales History

Date	Type	Price	Book/Page or CIN
5/15/2019	WD-Q	$2,600,000	115809055
3/24/2017	WD-D	$736,000	114292476
6/24/2015	ACT-T		113175274
6/24/2015	CET-D	$749,900	113141014
6/21/2007	WD-Q	$1,100,000	44237 / 356

Land Calculations

Price	Factor	Type
$11.00	23,205	SF
Adj. Bldg. S.F. (Card, Sketch)		6456
Eff./Act. Year Built: 1975/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
V & A MIAMI LLC

Filing Information

Document Number	L19000070201
FEI/EIN Number	16-8017808
Date Filed	03/12/2019
Effective Date	03/12/2019
State	FL
Status	ACTIVE

Principal Address

14000 KENNETH LOOP
PARKER, CO 80134

Mailing Address

14000 KENNETH LOOP
PARKER, CO 80134

Registered Agent Name & Address

Salzano, Bertina
7480 BIRD RD
SUITE 810
MIAMI, FL 33155

Name Changed: 04/20/2022

Authorized Person(s) Detail

Name & Address

Title AMBR

SALZANO, VINCENT
14000 KENNETH LOOP
PARKER, CO 80134

Annual Reports

Report Year	Filed Date
2021	01/04/2021
2022	01/18/2022
2022	04/20/2022

Document Images

04/20/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
01/18/2022 -- ANNUAL REPORT	View image in PDF format
01/04/2021 -- ANNUAL REPORT	View image in PDF format
02/14/2020 -- ANNUAL REPORT	View image in PDF format
03/12/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

Bill To:V & A MIAMI LLC
4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

DATE: October 14, 2022
INVOICE # 320
FOR:

Case # 6722
V & A MIAMI LLC
4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.		
	Final Order on 04/20/2022		
1	Admin Fee	$ 100.00	$ 100.00
51	Day(s) of Per Diem from (07/18/21-01/12/22)	$ 500.00	$ 25,500.00
1	Recorded Lien Fee	$ 48.50	$ 48.50
	Town's Motion to abate fine by 85%		$ 3,825.00
	3,825+48.50+100.00 =		$ 3,973.50
		Balance	$ 25,648.50

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

V & A MIAMI LLC CASE NO 6722

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: V & A MIAMI LLC AT 10:33. ON THE 5TH DAY OF OCTOBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall

Erik Richwagen

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 14 day of Oct, 2022, by Erik Richnaegen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Instr# 118420641 , Page 1 of 5, Recorded 09/23/2022 at 09:43 AM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

V & A MIAMI LLC
Respondent(s)

Case No.: **6722**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on April 20, 2022. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES __ NO /?

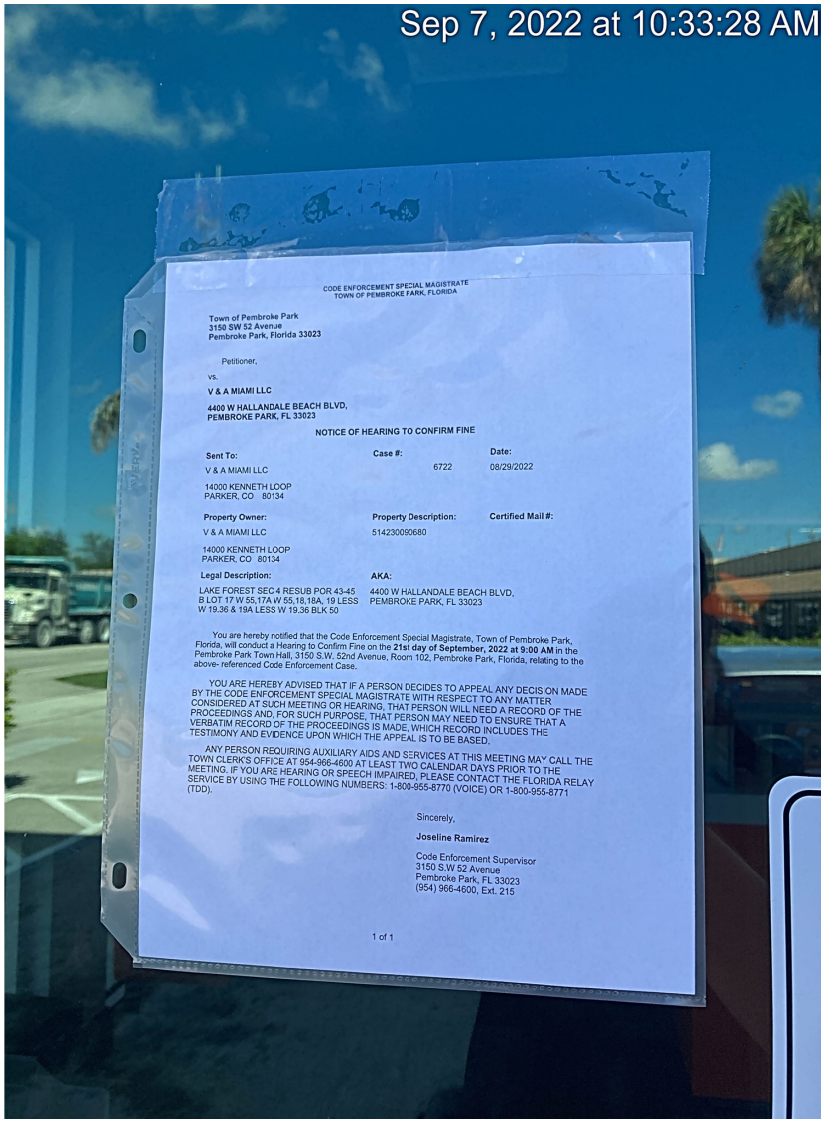
STREET ADDRESS OF SUBJECT REAL PROPERTY: 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: V & A MIAMI LLC

FOLIO NO.: 5142 30 09 0680

1. The Special Magistrate entered a Final Order on April 20, 2022. determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 21-19 and 21-21(7). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIVE (5) DAYS FROM THE DATE OF THE NOTICE OF VIOLATION on February 07, 2022 or if no compliance occurred by the due date, there would be a per diem fine of **$500.00** (FIVE HUNDRED DOLLARS 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on April 20, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

V & A MIAMI LLC

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
V & A MIAMI LLC 14000 KENNETH LOOP PARKER, CO 80134	6722	08/29/2022

Property Owner:	Property Description:	Certified Mail #:
V & A MIAMI LLC 14000 KENNETH LOOP PARKER, CO 80134	514230090680	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55.17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

1 of 1




Sep 7, 2022 at 10:33:52 AM
STOP
ONLY
boost
mobile

confirms the fine of **$25,600.00** (TWENTY-FIVE THOUSAND SIX HUNDRED 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

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

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21ST day of September 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Erik Richwagen, Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: September 21, 2022.

Notary Public, state of Florida

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Supplemental Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No /

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of September, 2022.

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6722
Petitioner,)
)
vs.)
V & A MIAMI LLC)
Respondent(s))

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: V & A MIAMI LLC

FOLIO NO.: 514230090680

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 21-19 and 21-21(7). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 21-19 and 21-21(7)**WITHIN 5 DAYS OF THE NOTICE OF VIOLATION** issued on February 07, 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of April 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of April, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

V & A MIAMI LLC
Respondent(s)

Case No.: **6722**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on April 20, 2022. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES __ NO /?

STREET ADDRESS OF SUBJECT REAL PROPERTY: 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: V & A MIAMI LLC

FOLIO NO.: 5142 30 09 0680

1. The Special Magistrate entered a Final Order on April 20, 2022. determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 21-19 and 21-21(7). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIVE (5) DAYS FROM THE DATE OF THE NOTICE OF VIOLATION on February 07, 2022 or if no compliance occurred by the due date, there would be a per diem fine of **$500.00** (FIVE HUNDRED DOLLARS 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on April 20, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of **$25,600.00** (TWENTY-FIVE THOUSAND SIX HUNDRED 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

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

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21ST day of September 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Erik Richwagen, Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: September 21, 2022.

Notary Public, state of Florida

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Supplemental Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No /

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of September, 2022.

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. V & A MIAMI LLC Respondent(s)	Case No.: 6722

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: V & A MIAMI LLC

FOLIO NO.: 514230090680

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 21-19 and 21-21(7). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 21-19 and 21-21(7)**WITHIN 5 DAYS OF THE NOTICE OF VIOLATION** issued on February 07, 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of April 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of April, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
V & A MIAMI LLC	14000 KENNETH LOOP PARKER, CO 80134	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Closed **Case #** 6722

Notes
1. Prohibited outdoor Banner sign is being displayed at Boost Mobile
To comply with this violation please take the following action:
2. Remove all outdoor banner signs from boost mobile

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/7/2022		Notice of Violation	Regular Mail
3/22/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
4/20/2022		Affidavit of Compliance	
4/20/2022		Affidavit of Compliance	
4/21/2022	4/20/2022	Final Order	Certified Mail
8/29/2022	9/21/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
9/1/2022		Affidavit of Compliance	Regular Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	4/6/22 ~~9/21/2022~~

Case Overview

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...	9/1/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	4/6/22 ~~09/1/2022~~	~~$100.00~~
Admin Fixed		Admin Fixed		$100.00
			Total Fines	~~$100.00~~

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	~~$100.00~~ 25,600

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

V & A MIAMI LLC CASE NO 6722

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: V & A MIAMI LLC AT 10:33 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of Sep, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

V & A MIAMI LLC

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
V & A MIAMI LLC	6722	08/29/2022
14000 KENNETH LOOP PARKER, CO 80134		

Property Owner:	**Property Description:**	**Certified Mail #:**
V & A MIAMI LLC	514230090680	
14000 KENNETH LOOP PARKER, CO 80134		

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

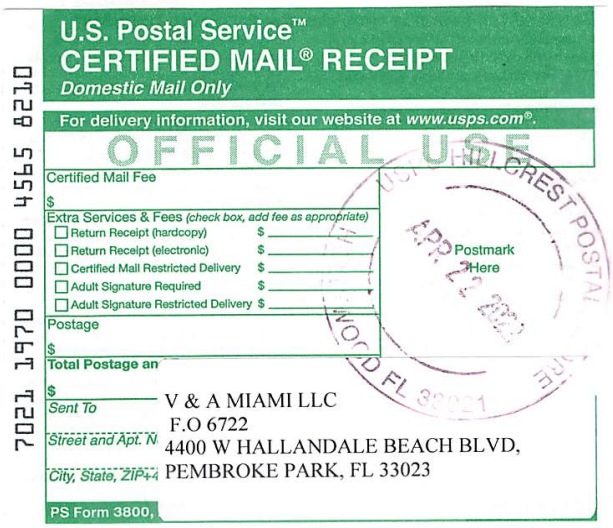
Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215


7020 0640 0000 5918 7467
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Adult Signature Required $
Adult Signature Restricted Delivery $
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City, St
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AUG 3 1 2022
HOLLYWOOD FL 33021
V & A MIAMI LLC
(HCF-6722)
14000 KENNETH LOOP PARKER CO 80134


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AUG 3 1 2022
HOLLYWOOD FL 33021
Salzano, Bertina
(HCF-6722)
7480 BIRD RD SUITE 810
MIAMI, FL 33155



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- ☐ Adult Signature Restricted Delivery $

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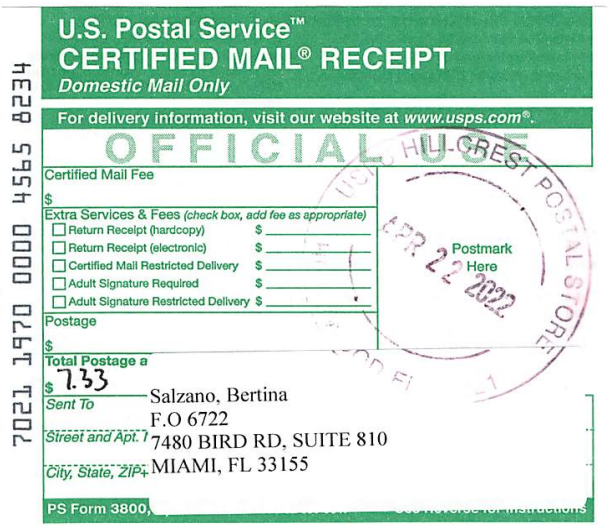
Total Postage an
$

Sent To V & A MIAMI LLC
F.O 6722
Street and Apt. N 4400 W HALLANDALE BEACH BLVD,
City, State, ZIP+4 PEMBROKE PARK, FL 33023

PS Form 3800,

HILLCREST POSTAL STORE
APR 22 2022
Postmark Here

7021 1970 0000 4565 8210



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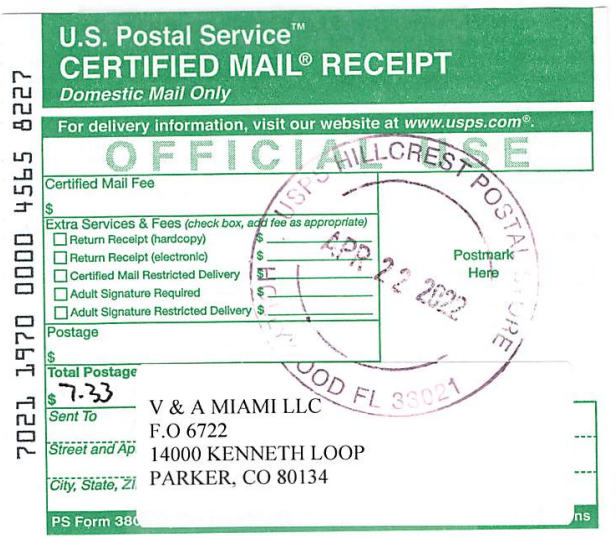
Total Postage a
$ 7.33

Sent To Salzano, Bertina
F.O 6722
Street and Apt. 7480 BIRD RD, SUITE 810
City, State, ZIP+ MIAMI, FL 33155

PS Form 3800,

HILLCREST POSTAL STORE
APR 22 2022
Postmark Here

7021 1970 0000 4565 8234



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$ 7.33

Sent To V & A MIAMI LLC
F.O 6722
Street and Ap 14000 KENNETH LOOP
City, State, Zl PARKER, CO 80134

PS Form 380

HILLCREST POSTAL STORE
APR 22 2022
Postmark Here

7021 1970 0000 4565 8227

Case Overview

Property/Incident Information

Owner	Address	Site Address
V & A MIAMI LLC	14000 KENNETH LOOP PARKER, CO 80134	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6722 **Date Next Inspection** 4/20/2022

Notes 1. Prohibited outdoor Banner sign is being displayed at Boost Mobile
To comply with this violation please take the following action:
2. Remove all outdoor banner signs from boost mobile

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/7/2022		Notice of Violation	Regular Mail 2/7/22
3/22/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail 3/23/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 4/20/2022
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	Not in Compliance - Reinspection Date: 4/20/2022



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- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
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Total Postage
$ 7.33

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7021 0350 0000 2802 3542

Sent To V & A MIAMI LLC
Street and 14000 KENNETH LOOP,
City, State, PARKER CO 80134
(NOH-6722)

PS Form 3

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Total Postage
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7021 0350 0000 2802 3535

Sent To GREENLIGHT FINANCIAL LLC
Street and A 7480 BIRD RD SUITE 810
City, State, MIAMI, FL 33155
(NOH-6722)

PS Form 38

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

V & A MIAMI LLC CASE NO. 6722.

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: V & A MIAMI LLC AT 11:30 A.M. ON THE 6 DAY OF APRIL 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

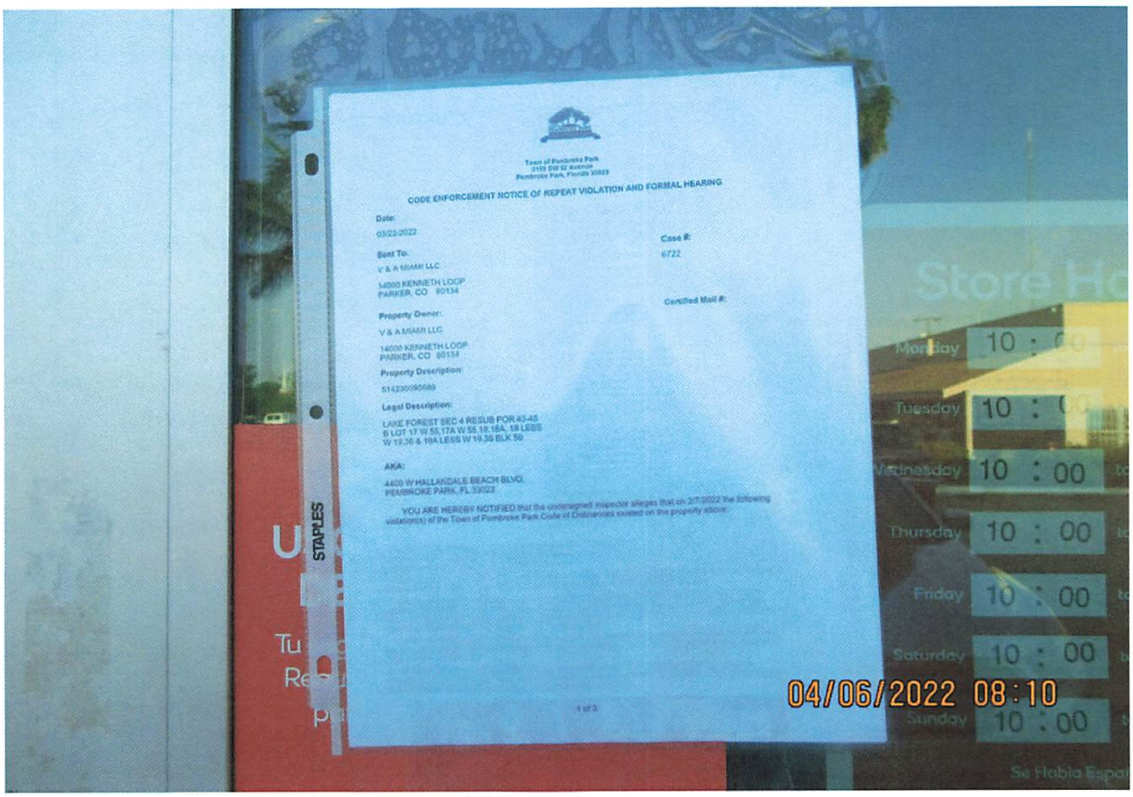
Erik Richwagen
AFFIANT

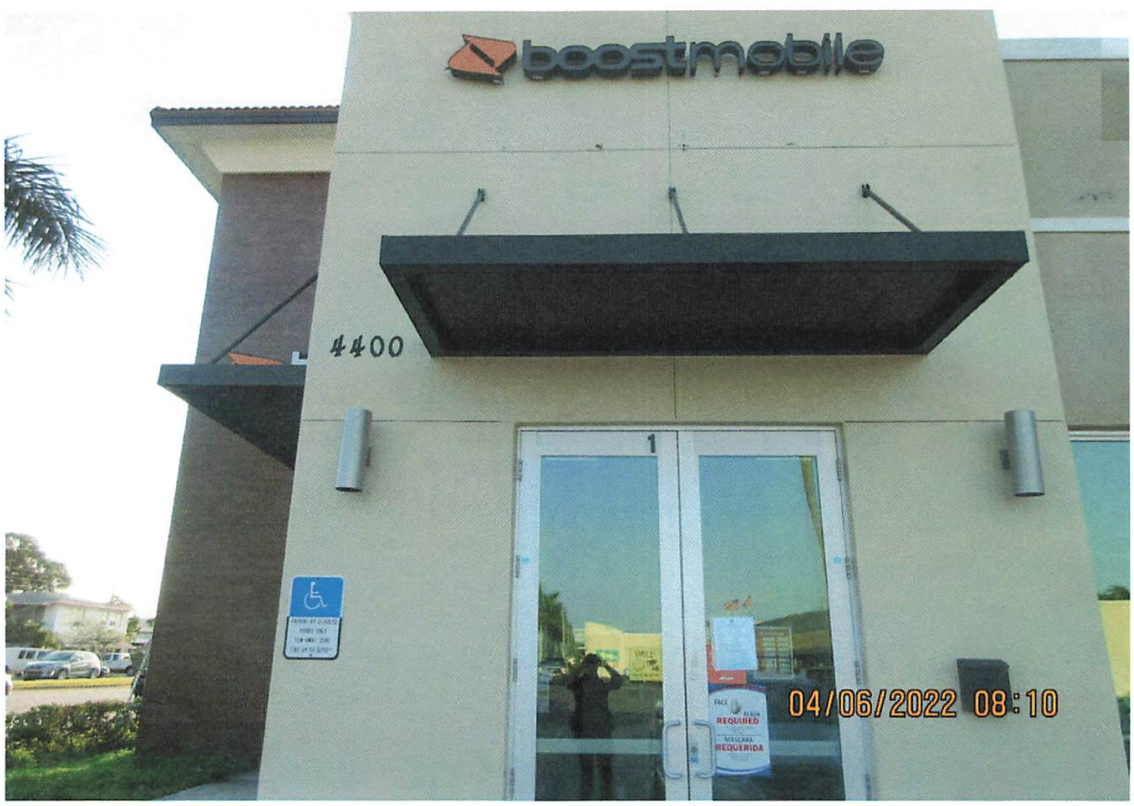
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6th day of April, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


Town of Pembroke Park
3100 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
03/22/2022
Case #:
6722
Sent To:
V & A MIAMI LLC
14000 KENNETH LOOP
PARKER, CO 80134
Certified Mail #:
Property Owner:
V & A MIAMI LLC
14000 KENNETH LOOP
PARKER, CO 80134
Property Description:
514230080680
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55.17A W 55.18.18A, 18 LESS
W 19.36 & 19A LESS W 19.36 BLK 50
AKA:
4400 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/7/2022 the following
violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
1 of 3
STAPLES
Monday 10 : 00
Tuesday 10 : 00
Wednesday 10 : 00
Thursday 10 : 00
Friday 10 : 00
Saturday 10 : 00
Sunday 10 : 00
04/06/2022 08:10


boostmobile
4400
1
REQUIRED
REQUERIDA
04/06/2022 08:10


boostmobile
4400
04/06/2022 12:02


STOP
ONLY
04/06/2022 12:02

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

03/22/2022

Sent To:

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Case #:

6722

Property Owner:

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Certified Mail #:

Property Description:

514230090680

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55,17A W 55,18,18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/7/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	7
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	7

1. Prohibited outdoor Banner sign is being displayed at Boost Mobile
To comply with this violation please take the following action:
2. Remove all outdoor banner signs from boost mobile

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of April, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

3/22/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. V & A MIAMI LLC / COAST TO COAST DBA BOOST MOBILE Respondent(s)	Case No.: 6060

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4400 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL, 33023

PROPERTY OWNER V & A MIAMI LLC / COAST TO COAST DBA BOOST MOBILE, 14000 KENNETH LOOP PARKER CO 80134

FOLIO NO.: 5142 30 09 0680

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 21-19; 21-21(7). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) violated with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 21-19; 21-21(7) but complied by the hearing date held on 17th day of November 2021. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of November, 2021.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4400 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	V & A MIAMI LLC
Mailing Address	14000 KENNETH LOOP PARKER CO 80134

ID #	5142 30 09 0680
Millage	0613
Use	11

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$255,260	$1,719,160	$1,974,420	$1,974,420	
2021	$255,260	$1,719,160	$1,974,420	$1,974,420	$42,459.12
2020	$255,260	$1,778,510	$2,033,770	$2,033,770	$43,892.42

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,974,420	$1,974,420	$1,974,420	$1,974,420
Portability	0	0	0	0
Assessed/SOH	$1,974,420	$1,974,420	$1,974,420	$1,974,420
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,974,420	$1,974,420	$1,974,420	$1,974,420

Sales History

Date	Type	Price	Book/Page or CIN
5/15/2019	WD-Q	$2,600,000	115809055
3/24/2017	WD-D	$736,000	114292476
6/24/2015	ACT-T		113175274
6/24/2015	CET-D	$749,900	113141014
6/21/2007	WD-Q	$1,100,000	44237 / 356

Land Calculations

Price	Factor	Type
$11.00	23,205	SF
Adj. Bldg. S.F. (Card, Sketch)		6456
Eff./Act. Year Built: 1975/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
V & A MIAMI LLC

Filing Information

Document Number	L19000070201
FEI/EIN Number	16-8017808
Date Filed	03/12/2019
Effective Date	03/12/2019
State	FL
Status	ACTIVE

Principal Address

14000 KENNETH LOOP
PARKER, CO 80134

Mailing Address

14000 KENNETH LOOP
PARKER, CO 80134

Registered Agent Name & Address

GREENLIGHT FINANCIAL LLC
7480 BIRD RD
SUITE 810
MIAMI, FL 33155

Authorized Person(s) Detail

Name & Address

Title AMBR

SALZANO, VINCENT
14000 KENNETH LOOP
PARKER, CO 80134

Annual Reports

Report Year	Filed Date
2020	02/14/2020
2021	01/04/2021
2022	01/18/2022

Document Images

01/18/2022 -- ANNUAL REPORT	View image in PDF format
01/04/2021 -- ANNUAL REPORT	View image in PDF format
02/14/2020 -- ANNUAL REPORT	View image in PDF format
03/12/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV-6722

Hasler FIRST-CLASS MAIL
02/07/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Case #:

6722

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
V & A MIAMI LLC 14000 KENNETH LOOP PARKER, CO 80134	6722	02/07/2022

Property Owner:	Property Description:	Certified Mail #:
V & A MIAMI LLC 14000 KENNETH LOOP PARKER, CO 80134	514230090680	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/7/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	7

SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	7

Notes/Means of Correction:

1. Prohibited outdoor Banner sign is being displayed at Boost Mobile
To comply with this violation please take the following action:
2. Remove all outdoor banner signs from boost mobile

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer

02/03/2022 10:33
boost mobile
boost mobile
NLY
TOP

02/03/2022 10:33
4400
boostmobile
boost mobile

Case Overview

Property/Incident Information

Owner	Address	Site Address
CICF III-FL2W01 LLC %CABOT PROPERTIES INC	1 BEACON ST SUITE 2800 BOSTON, MA 02108	3400 SW 20 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6980 **Date Next Inspection** 10/19/2022

Notes VIOLATIONS/CORRECTIVE ACTIONs
1)There are commercial racks that have been installed without a permit/CORRECTIVE ACTION-Obtain plans and inspections for required permits
2)There are emergency lights that have been installed without a permit/CORRECTIVE ACTION-Obtain plans and inspections for required permits

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/26/2022		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
10/4/2022	10/19/2022	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: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/19/2022

Fines

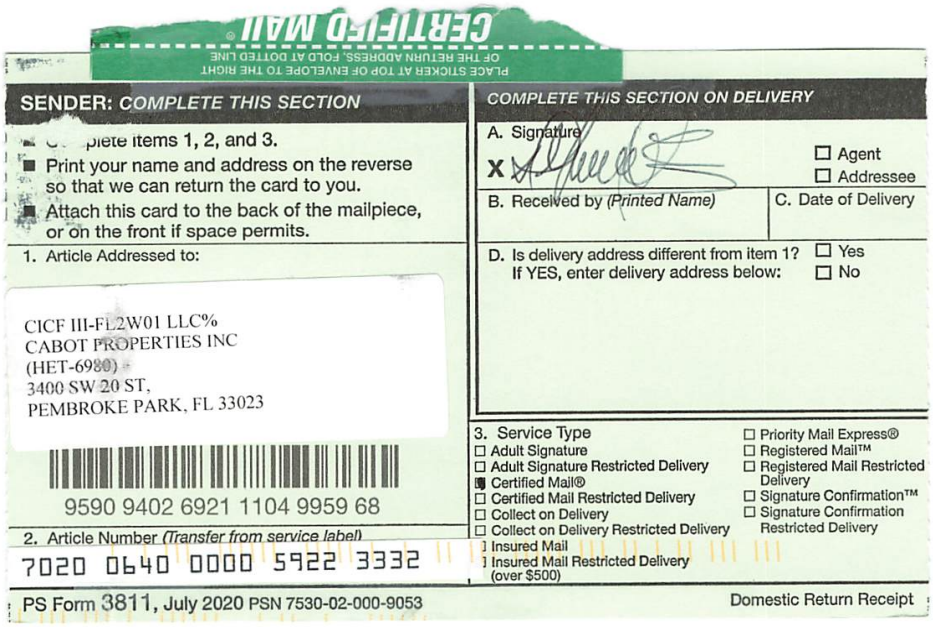
Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$2,600.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$2,700.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**

Case Overview

	Fees Outstanding	**$2,700.00**



CERTIFIED MAIL®

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CICF III-FL2W01 LLC%
CABOT PROPERTIES INC
(HET-6980)
3400 SW 20 ST,
PEMBROKE PARK, FL 33023

9590 9402 6921 1104 9959 68

2. Article Number *(Transfer from service label)*
7020 0640 0000 5922 3332

COMPLETE THIS SECTION ON DELIVERY

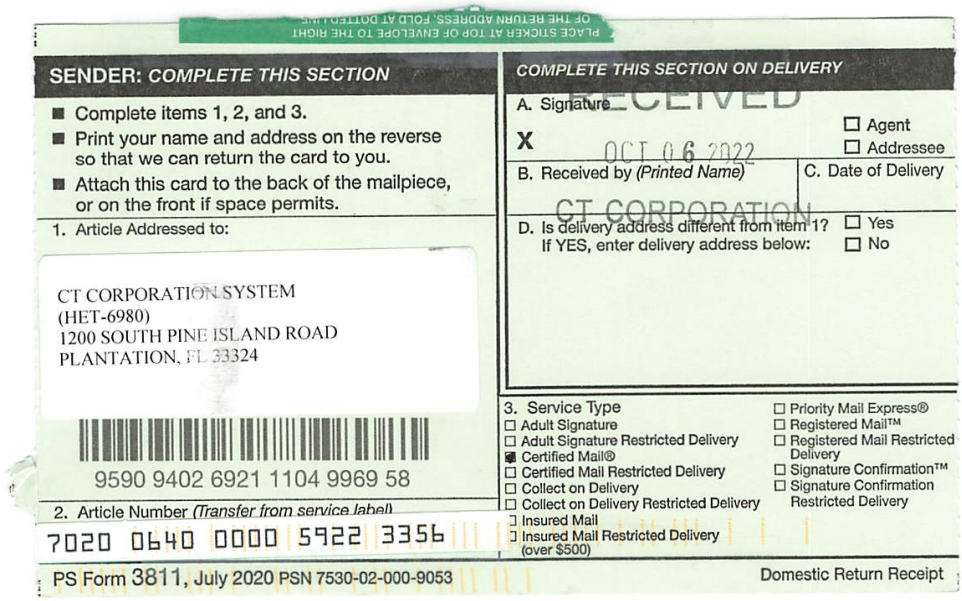
A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CT CORPORATION SYSTEM
(HET-6980)
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 6921 1104 9969 58

2. Article Number *(Transfer from service label)*
7020 0640 0000 5922 3356

COMPLETE THIS SECTION ON DELIVERY

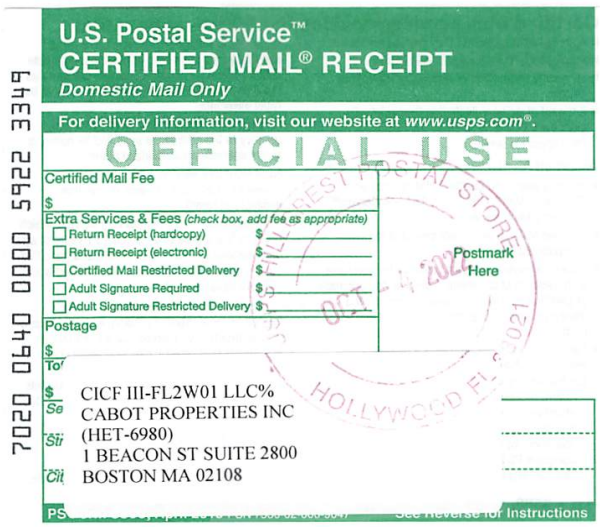
A. Signature
RECEIVED
X OCT 06 2022
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* CT CORPORATION | C. Date of Delivery

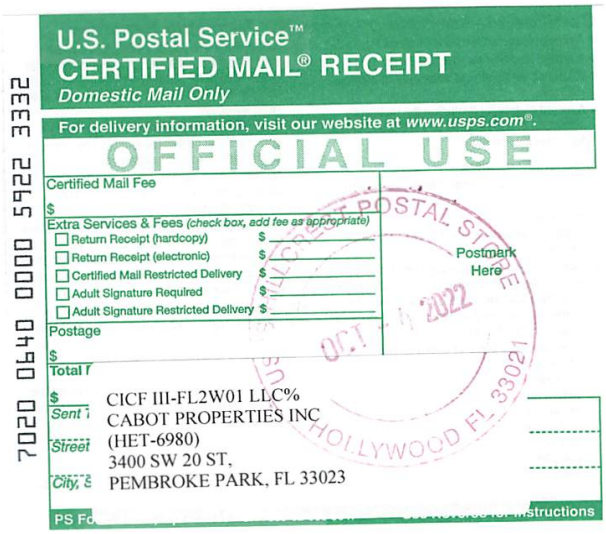
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Postmark Here
OCT - 4 2022
HOLLYWOOD FL 33021
CICF III-FL2W01 LLC%
CABOT PROPERTIES INC
(HET-6980)
1 BEACON ST SUITE 2800
BOSTON MA 02108
7020 0640 0000 5922 3349



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
$
Postmark Here
OCT - 4 2022
HOLLYWOOD FL 33021
CICF III-FL2W01 LLC%
CABOT PROPERTIES INC
(HET-6980)
3400 SW 20 ST,
PEMBROKE PARK, FL 33023
7020 0640 0000 5922 3332



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
$
Postmark Here
OCT - 4 2022
HOLLYWOOD
CT CORPORATION SYSTEM
(HET-6980)
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324
7020 0640 0000 5922 3356

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CICF III-FL2W01 LLC %CABOT
PROPERTIES INC
(FO-6980)
1 BEACON ST SUITE 2800
BOSTON MA 02108

9590 9402 6921 1104 8175 81

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 7138

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Irene McCarthy ☐ Agent ☑ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

JUL 25 2022

BY: .....

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CICF III-FL2W01 LLC %CABOT
PROPERTIES INC
(FO-6980)
3400 SW 20 ST.
PEMBROKE PARK, FL 33023

9590 9402 6921 1104 8175 74

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 7121

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

C T CORPORATION SYSTEM
(FO-6980)
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 6921 1104 8175 98

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 7145

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X RECEIVED ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

JUL 25 22

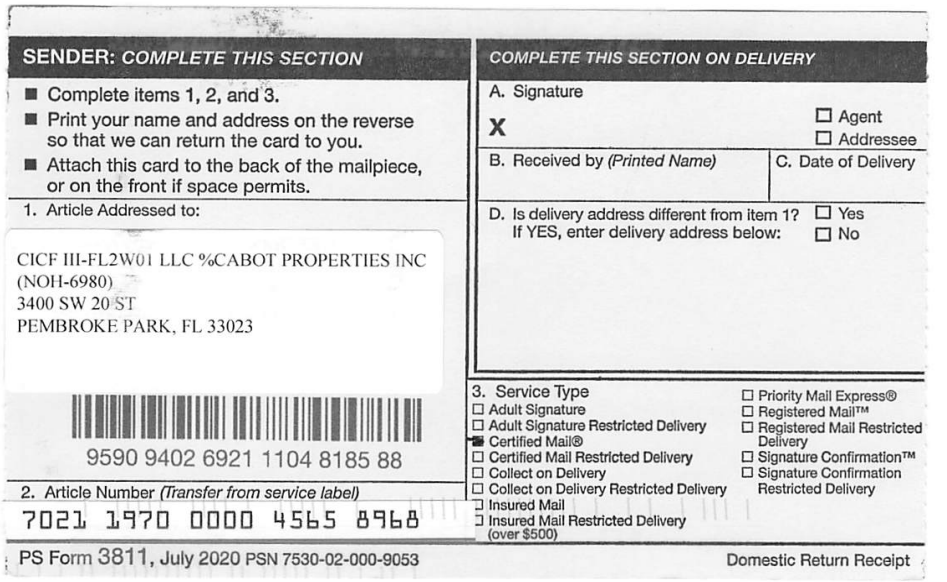
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

CT CORPORATION

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
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- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CICF III-FL2W01 LLC %CABOT PROPERTIES INC
(NOH-6980)
3400 SW 20 ST
PEMBROKE PARK, FL 33023

9590 9402 6921 1104 8185 88

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 8968

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

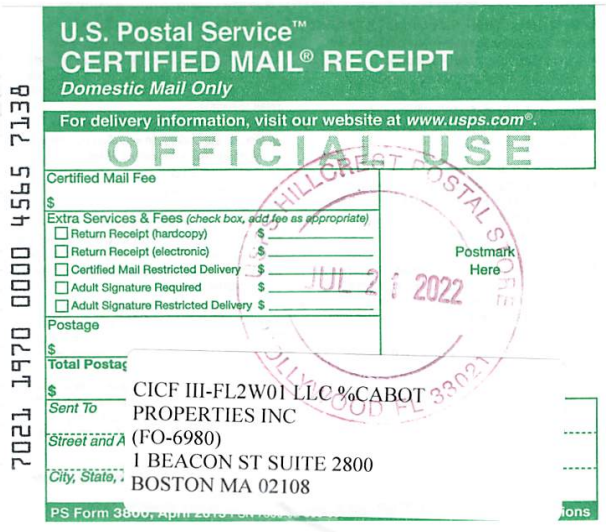
3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

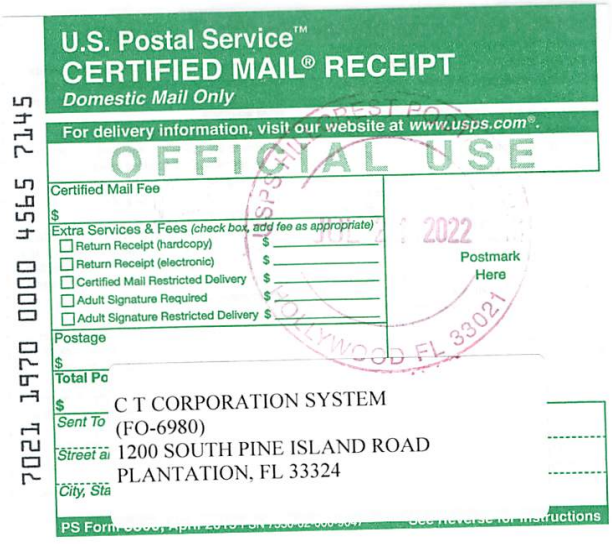
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Post
Postmark Here
JUL 2 1 2022
HOLLYWOOD FL 33021
Sent To CICF III-FL2W01 LLC %CABOT PROPERTIES INC (FO-6980)
Street and 3400 SW 20 ST,
City, State PEMBROKE PARK, FL 33023
PS Form
7021 1970 0000 4565 7121



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postag
Postmark Here
JUL 2 1 2022
HOLLYWOOD FL 33021
Sent To CICF III-FL2W01 LLC %CABOT PROPERTIES INC (FO-6980)
Street and A 1 BEACON ST SUITE 2800
City, State, BOSTON MA 02108
PS Form 3800,
7021 1970 0000 4565 7138



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Po
Postmark Here
JUL 2022
HOLLYWOOD FL 33021
Sent To C T CORPORATION SYSTEM (FO-6980)
Street a 1200 SOUTH PINE ISLAND ROAD
City, Sta PLANTATION, FL 33324
PS Form
7021 1970 0000 4565 7145



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 7.33

Postmark Here

JUL 05 2022

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD

Sent To: CICF III-FL2W01 LLC %CABOT PROPERTIES INC (NOH-6980)
Street and Apt. No.: 1 BEACON ST SUITE 2800
City, State, ZIP+4®: BOSTON MA 02108

PS Form 3800, A

7021 1970 0000 4565 8951



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

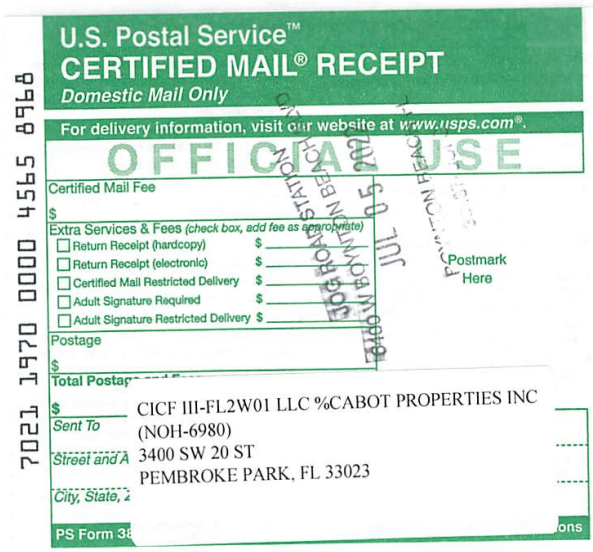
JUL 05 2022

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD

Sent To: C T CORPORATION SYSTEM (NOH-6980)
Street and Apt. No.: 1200 SOUTH PINE ISLAND ROAD
City, State, ZIP+4®: PLANTATION, FL 33324

PS Form 3800, A

7021 1970 0000 4565 8975



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

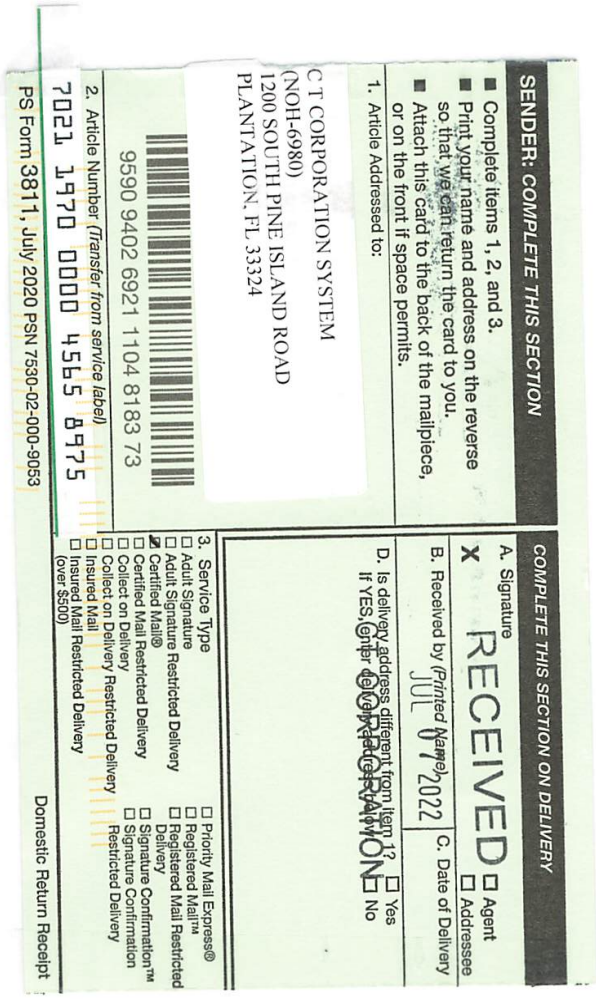
JUL 05 2022

6400 W BOYNTON BEACH BLVD

Sent To: CICF III-FL2W01 LLC %CABOT PROPERTIES INC (NOH-6980)
Street and Apt. No.: 3400 SW 20 ST
City, State, ZIP+4®: PEMBROKE PARK, FL 33023

PS Form 3800, A

7021 1970 0000 4565 8968



SENDER: COMPLETE THIS SECTION
- ■ Complete items 1, 2, and 3.
- ■ Print your name and address on the reverse so that we can return the card to you.
- ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
C T CORPORATION SYSTEM
(NOH-6980)
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

2. Article Number (Transfer from service label)
7021 1970 0000 4565 8975

9590 9402 6921 1104 8183 73

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RECEIVED ☐ Agent ☐ Addressee

B. Received by (Printed Name)
JUL 07 2022

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

CICF III-FL2W01 LLC %CABOT PROPERTIES INC CASE NO 6980

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3400 SW 20 ST, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3400 SW 20 ST, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: CICF III-FL2W01 LLC %CABOT PROPERTIES INC AT 12:06. ON THE 5TH DAY OF OCTOBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

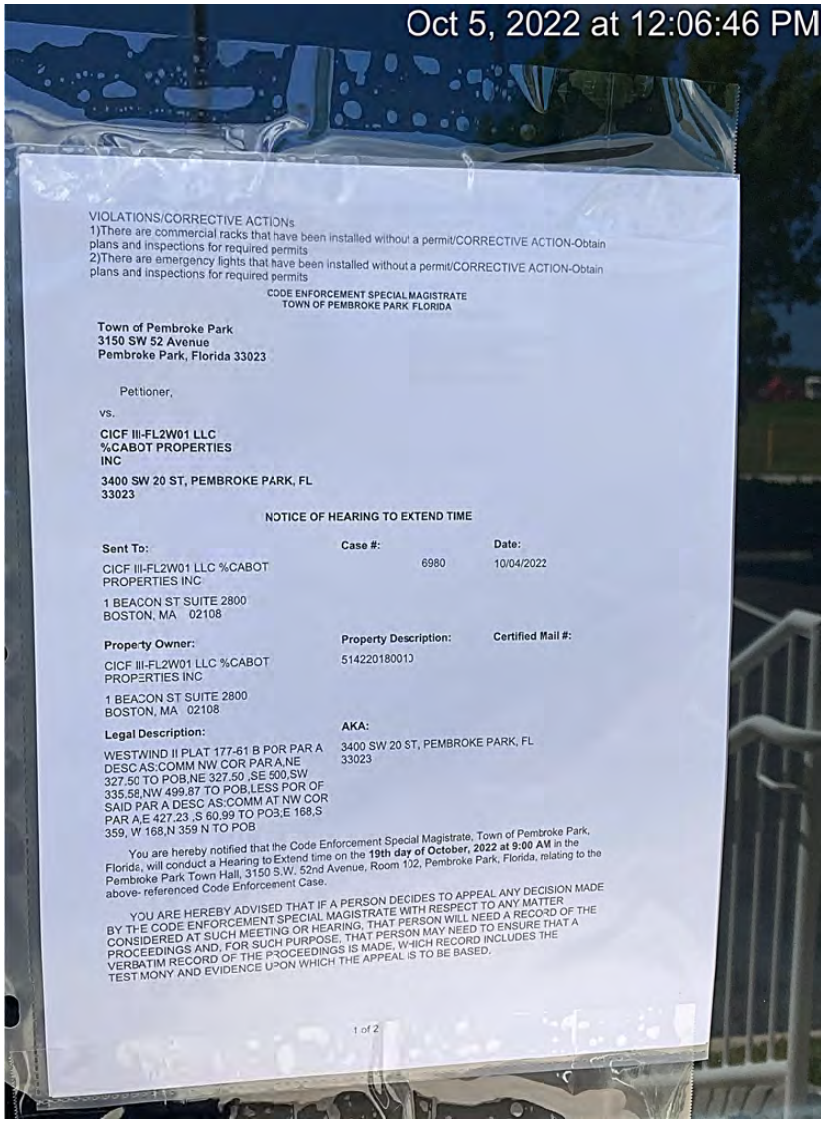
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 14 day of Oct, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



VIOLATIONS/CORRECTIVE ACTIONs
1)There are commercial racks that have been installed without a permit/CORRECTIVE ACTION-Obtain plans and inspections for required permits
2)There are emergency lights that have been installed without a permit/CORRECTIVE ACTION-Obtain plans and inspections for required permits

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

CICF III-FL2W01 LLC
%CABOT PROPERTIES
INC

3400 SW 20 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
CICF III-FL2W01 LLC %CABOT PROPERTIES INC 1 BEACON ST SUITE 2800 BOSTON, MA 02108	6980	10/04/2022
Property Owner:	**Property Description:**	**Certified Mail #:**
CICF III-FL2W01 LLC %CABOT PROPERTIES INC 1 BEACON ST SUITE 2800 BOSTON, MA 02108	514220180010	
Legal Description:	**AKA:**	
WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB,E 168,S 359, W 168,N 359 N TO POB	3400 SW 20 ST, PEMBROKE PARK, FL 33023	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **19th day of October, 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.

1 of 2



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. CICF III-FL2W01 LLC %CABOT PROPERTIES INC Respondent(s)	Case No.: 6980

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: 3400 SW 20 ST, PEMBROKE PARK, FL 33023

PROPERTY OWNER: CICF III-FL2W01 LLC %CABOT PROPERTIES INC

FOLIO NO.: 5142 20 18 0010

LEGAL DESCRIPTION: WESTWIND II PLAT 177-61 B POR PAR A DESC AS: COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB;E 168,S 359, W 168,N 359 N TO POB

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN** 60 **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 $ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of July 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, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of July, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
CICF III-FL2W01 LLC %CABOT PROPERTIES INC	1 BEACON ST SUITE 2800 BOSTON, MA 02108	3400 SW 20 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6980 **Date Next Inspection** 7/20/2022

Notes VIOLATIONS/CORRECTIVE ACTIONs
1)There are commercial racks that have been installed without a permit/CORRECTIVE ACTION- Obtain plans and inspections for required permits
2)There are emergency lights that have been installed without a permit/CORRECTIVE ACTION- Obtain plans and inspections for required permits

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/26/2022		Notice of Violation	Regular Mail 4/27/22
7/5/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 7/7/22 Certified Mail 7/5/22

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: 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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

CICF III-FL2W01 LLC %CABOT PROPERTIES INC CASE NO. 6980

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3400 SW 20 ST, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3400 SW 20 ST, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: CICF III-FL2W01 LLC %CABOT PROPERTIES INC AT 11:07 A.M. ON THE 8 DAY OF JULY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

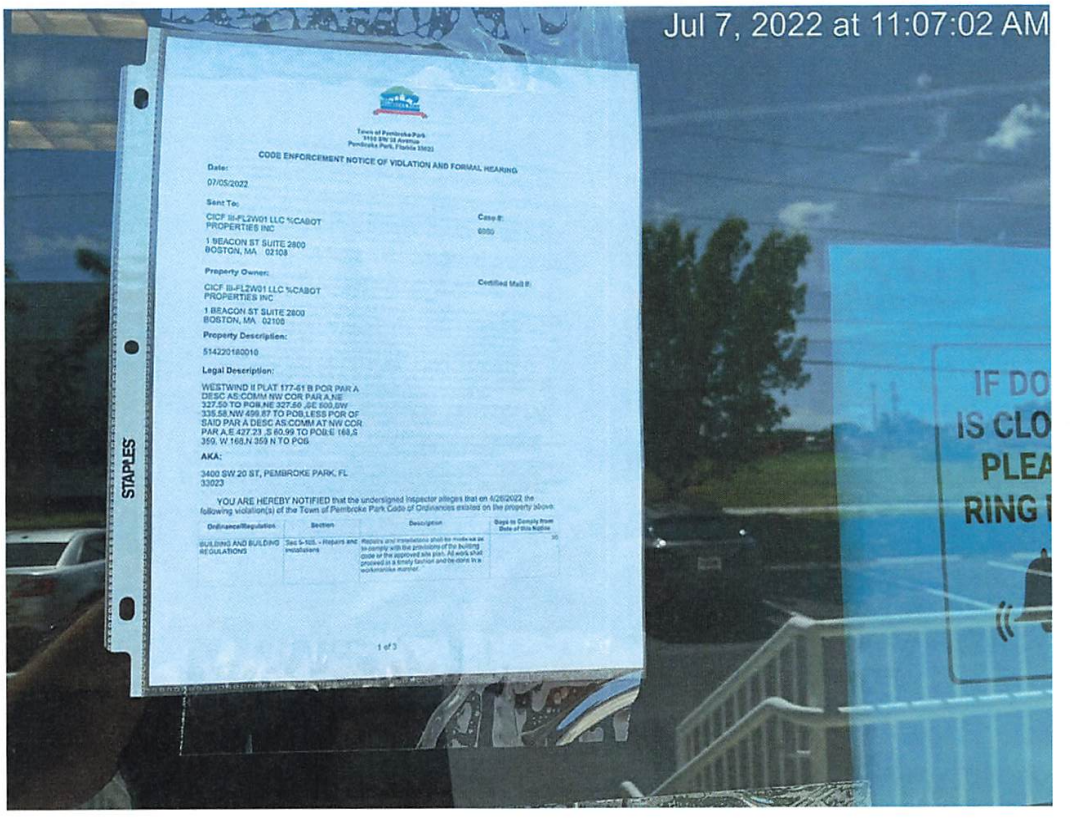
Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 12 day of July, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


Jul 7, 2022 at 11:07:02 AM
STAPLES
Town of Pembroke Park
3150 SW 18 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIDLATION AND FORMAL HEARING
Date:
07/05/2022
Sent To:
CICF III-FL2W01 LLC %CABOT PROPERTIES INC
1 BEACON ST SUITE 2800
BOSTON, MA 02108
Case #:
Property Owner:
CICF III-FL2W01 LLC %CABOT PROPERTIES INC
1 BEACON ST SUITE 2800
BOSTON, MA 02108
Certified Mail #:
Property Description:
514220180010
Legal Description:
WESTWIND II PLAT 177-41 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.59 TO POB,NE 327.60 ,SE 502.29W 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 80.99 TO POB,E 168,S 359, W 168,N 359 N TO POB
AKA:
3400 SW 20 ST, PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 4/26/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-103. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions 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 of 3
IF DO
IS CLO
PLEA
RING


Jul 7, 2022 at 11:07:13 AM
MAIN ENTRANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/05/2022

Sent To:

CICF III-FL2W01 LLC %CABOT PROPERTIES INC

1 BEACON ST SUITE 2800
BOSTON, MA 02108

Case #:

6980

Property Owner:

CICF III-FL2W01 LLC %CABOT PROPERTIES INC

1 BEACON ST SUITE 2800
BOSTON, MA 02108

Certified Mail #:

Property Description:

514220180010

Legal Description:

WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB;E 168,S 359, W 168,N 359 N TO POB

AKA:

3400 SW 20 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/26/2022 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

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600 Ext 182

Name _____ Date 04/26/2022

Site Address 3400 SW 20th ST Case # _____

_____ Sub/Park _____

Permit # _____

☐ *STOP ALL WORK
☒ No Building Permit
☐ Violation of Florida Building Code # _____
☐ Violation of Town Ordinance # S-17, S-105
☐ NFPA # _____

☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Violation (s) Emergency Lighting installed without a Permit
Commercial racking installed without a Permit

Corrective Action(s)
obtain plans and inspections for a permit

☒ Structural ☐ Plumbing ☒ Mechanical ☒ Electrical
☒ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other _____

☒ DOUBLE PERMIT FEE CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☒ Code Enforcement Ext.215 ☒ Building Dept. Ext. 211/227
☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

Erik Johnson
Code Enforcement Officer

Kelley Tinch
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

VIOLATIONS/CORRECTIVE ACTIONs
1)There are commercial racks that have been installed without a permit/CORRECTIVE ACTION-Obtain plans and inspections for required permits
2)There are emergency lights that have been installed without a permit/CORRECTIVE ACTION-Obtain plans and inspections for required permits

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

CICF III-FL2W01 LLC
%CABOT PROPERTIES
INC

3400 SW 20 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
CICF III-FL2W01 LLC %CABOT PROPERTIES INC 1 BEACON ST SUITE 2800 BOSTON, MA 02108	6980	10/04/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
CICF III-FL2W01 LLC %CABOT PROPERTIES INC 1 BEACON ST SUITE 2800 BOSTON, MA 02108	514220180010	

Legal Description:	**AKA:**
WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB;E 168,S 359, W 168,N 359 N TO POB	3400 SW 20 ST, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **19th day of October, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 9-19-2022 Phone: 786-367-5526

Email: jesse.oppenheimer@theglovestore.com

Property Address: 3400 SW 20th Street

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Jesse Oppenheimer (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6980 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the September 21, 2022 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on July 20, 2022 imposing the fine of $ 100.00 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.

Jesse Oppenheimer
Petitioner's Name (Print)

Jesse Opp
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, JESSE Oppenheimer and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 19 day of September, 20 22.

Paola Pineda
Notary

My Commission expires 10/03/2022

Notary Public State of Florida
Paola Pineda Roque
My Commission GG 264911
Expires 10/03/2022

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)	30

VIOLATIONS/CORRECTIVE ACTIONs
1)There are commercial racks that have been installed without a permit/CORRECTIVE ACTION-Obtain plans and inspections for required permits
2)There are emergency lights that have been installed without a permit/CORRECTIVE ACTION-Obtain plans and inspections for required permits

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 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.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

7/5/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
IRBA LLC 1401 BRICKELL AVE STE 500 MIAMI, FL 33131	6980	04/26/2022

Property Owner:	Property Description:	Certified Mail #:
IRBA LLC 1401 BRICKELL AVE STE 500 MIAMI, FL 33131	514220180010	

Legal Description:	AKA:
WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB;E 168,S 359, W 168,N 359 N TO POB	3400 SW 20 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/26/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

VIOLATIONS/CORRECTIVE ACTIONs
1)There are commercial racks that have been installed without a permit/CORRECTIVE ACTION-Obtain plans and inspections for required permits
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Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer


MH210
MH20D
04/26/2022 11:57


MH20F
MH210
MH20D
MH20C
04/26/2022 11:58


04/26/2022 11:58


04/26/2022 11:58


3400
PLEASE USE
MAIN ENTRANCE
04/26/2022 12:13


04/26/2022 12:13


04/26/2022 12:15


04/26/2022 12:15


3400
04/26/2022 12:16

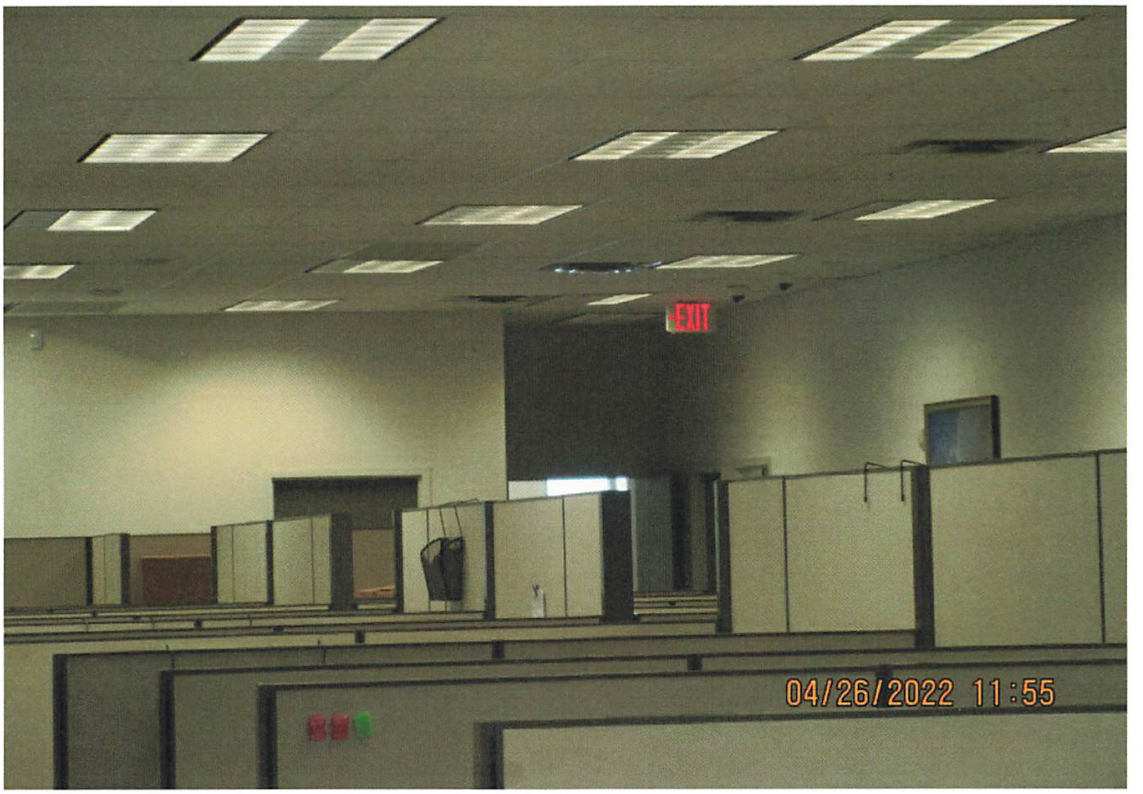

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04/26/2022 12:16

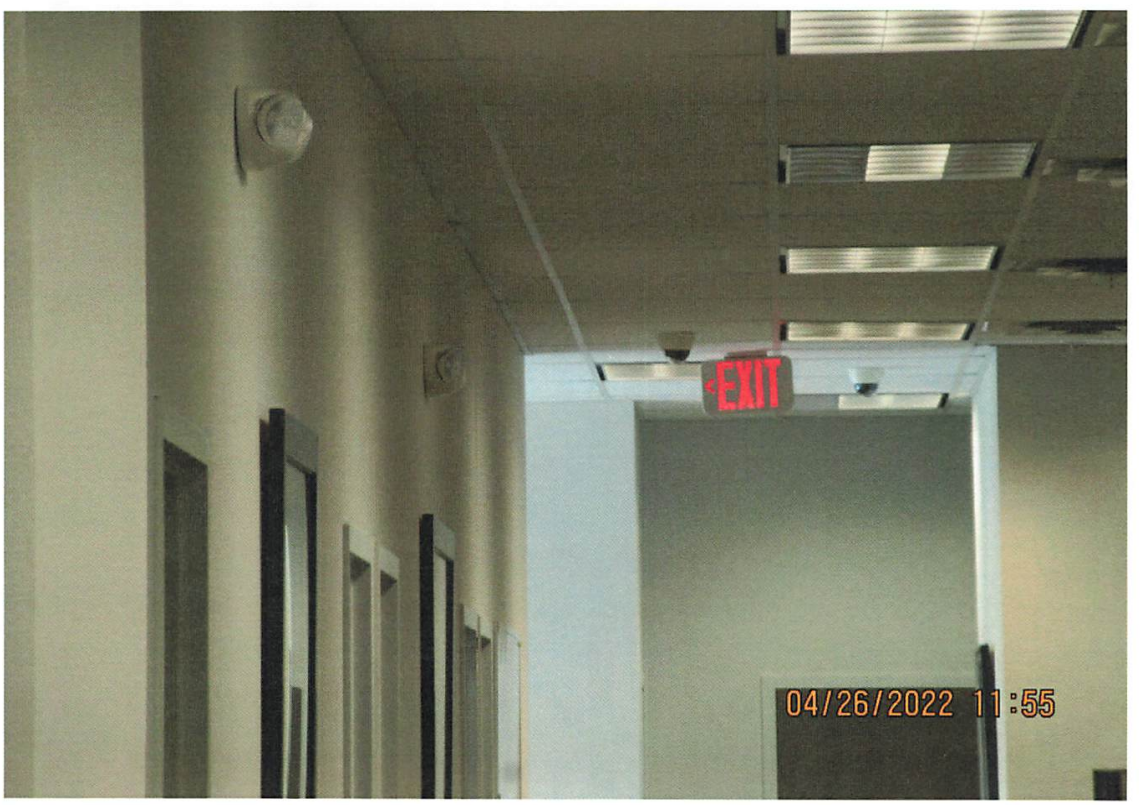

04/26/2022 12:16


04/26/2022 12:17


04/26/2022 12:17


EXIT
04/26/2022 11:55


EXIT
04/26/2022 11:55


EXIT
04/26/2022 11:55


EXIT
04/26/2022 11:57


MI21D
04/26/2022 11:57

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
04/27/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

NoV-6980

IRBA LLC
3400 SW 20 ST,
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
04/27/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

NoV-6980

Kupermon Baratz, Rodrigo
150 Sunny Isles BLVD 1-1405
Sunny Isles Beach, FL 33160

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
FIRST CLASS MAIL
04/27/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

NOV-6980

Sent To:

IRBA LLC

1401 BRICKELL AVE STE 500
MIAMI, FL 33131

Case #:

6980



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3400 SW 20 STREET, PEMBROKE PARK FL 33023
Property Owner	CICF III-FL2W01 LLC %CABOT PROPERTIES INC
Mailing Address	1 BEACON ST SUITE 2800 BOSTON MA 02108

ID #	5142 20 18 0010
Millage	0613
Use	48-09

Abbr Legal Description	WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB;E 168,S 359, W 168,N 359 N TO POB

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$361,870	$5,097,700	$5,459,570	$5,459,570	
2021	$361,870	$4,742,940	$5,104,810	$5,104,810	$109,776.90
2020	$361,870	$4,589,440	$4,951,310	$4,951,310	$106,858.19

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,459,570	$5,459,570	$5,459,570	$5,459,570
Portability	0	0	0	0
Assessed/SOH	$5,459,570	$5,459,570	$5,459,570	$5,459,570
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,459,570	$5,459,570	$5,459,570	$5,459,570

Sales History

Date	Type	Price	Book/Page or CIN
4/22/2022	SWD-D	$17,800,000	118109499
4/28/2022	SWD-D	$12,825,000	118108553
3/24/2015	SWD-T	$100	112890646
8/20/2013	SWD-T	$100	111766081
5/23/2013	SWD-D	$386,300	111701491

Land Calculations

Price	Factor	Type
$6.00	60,312	SF
Adj. Bldg. S.F. (Card, Sketch)		54001
Eff./Act. Year Built: 2016/2015		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Foreign Limited Liability Company
CICF III - FL2W01

Filing Information

Document Number	M22000004777
FEI/EIN Number	NONE
Date Filed	03/29/2022
State	DE
Status	ACTIVE

Principal Address

ONE BEACON STREET, SUITE 2800
BOSTON, MA 02108

Mailing Address

ONE BEACON STREET, SUITE 2800
BOSTON, MA 02108

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MBR

CABOT INDUSTRIAL CORE FUND III OPERATING PARTNERSHIP, L.P.
ONE BEACON ST., SUITE 2800
BOSTON, MA 02108

Annual Reports

No Annual Reports Filed

Document Images

03/29/2022 -- Foreign Limited View image in PDF format



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3400 SW 20 STREET, PEMBROKE PARK FL 33023	ID #	5142 20 18 0010
Property Owner	IRBA LLC	Millage	0613
Mailing Address	1401 BRICKELL AVE STE 500 MIAMI FL 33131-3507	Use	48-09

Abbr Legal Description	WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB;E 168,S 359, W 168,N 359 N TO POB

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Just Value	$5,104,810	$5,104,810	$5,104,810	$5,104,810
Portability	0	0	0	0
Assessed/SOH	$5,104,810	$5,104,810	$5,104,810	$5,104,810
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,104,810	$5,104,810	$5,104,810	$5,104,810

Sales History

Date	Type	Price	Book/Page or CIN
3/24/2015	SWD-T	$100	112890646
8/20/2013	SWD-T	$100	111766081
5/23/2013	SWD-D	$386,300	111701491
5/23/2013	SWD-D	$772,500	111701490
12/27/2012	SWD-D	$772,500	49429 / 109

Land Calculations

Price	Factor	Type
$6.00	60,312	SF
Adj. Bldg. S.F. (Card, Sketch)		54001
Eff./Act. Year Built: 2016/2015		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
IRBA LLC

Filing Information

Document Number	L12000144593
FEI/EIN Number	90-0998425
Date Filed	11/15/2012
Effective Date	11/15/2012
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	10/28/2019
Event Effective Date	NONE

Principal Address

150 Sunny Isles Blvd
1-1405
Sunny Isles Beach, FL 33160

Changed: 04/27/2018

Mailing Address

150 Sunny Isles Blvd
1-1405
Sunny Isles Beach, FL 33160

Changed: 04/27/2018

Registered Agent Name & Address

KUPERMAN BARATZ, RODRIGO
150 Sunny Isles Blvd
1-1405
Sunny Isles Beach, FL 33160

Name Changed: 10/28/2019

Address Changed: 10/28/2019

Authorized Person(s) Detail

Name & Address

Title MGR

BARATZ, CARLOS
150 Sunny Isles Blvd
1-1405
Sunny Isles Beach, FL 33160

Title MGR

BARATZ, EVELYN
150 Sunny Isles Blvd
1-1405
Sunny Isles Beach, FL 33160

Title Manager

KUPERMAN BARATZ, RODRIGO
150 Sunny Isles Blvd
1-1405
Sunny Isles Beach, FL 33160

Title Manager

Baratz Pinheiro, Allam
150 Sunny Isles Blvd
1-1405
Sunny Isles Beach, FL 33160

Annual Reports

Report Year	Filed Date
2020	03/17/2020
2021	03/29/2021
2022	02/04/2022

Document Images

02/04/2022 -- ANNUAL REPORT	View image in PDF format
03/29/2021 -- ANNUAL REPORT	View image in PDF format
03/17/2020 -- ANNUAL REPORT	View image in PDF format
10/28/2019 -- CORLCRACHG	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
04/27/2018 -- ANNUAL REPORT	View image in PDF format
01/05/2017 -- ANNUAL REPORT	View image in PDF format
04/05/2016 -- ANNUAL REPORT	View image in PDF format
04/09/2015 -- ANNUAL REPORT	View image in PDF format
04/29/2014 -- ANNUAL REPORT	View image in PDF format
04/24/2013 -- ANNUAL REPORT	View image in PDF format
11/15/2012 -- Florida Limited Liability	View image in PDF format

Case Overview

Property/Incident Information

Owner	Address	Site Address
LUZ MARIA MOYA	3100 W Hallandale Beach Blvd #111 Pembroke Park, FL 33009	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3100 W Hallandale Beach Blvd Lot 111

Legal Description

Case Status Open **Case #** 5832 **Date Next Inspection** 10/19/2022

Notes

1. Repair of bathroom without a permit. Obtain a permit for the demo of the bathroom walls, toilet, sink and floor with any plans and inspections.
2. Possible carport was removed
3. Verify with Building dept if the sheds was permitted, if not obtain a permit for the 2 sheds with inspections and plans.
4. New windows added to the mobile home without permits. Obtain permit for windows with plans and inspections.
5. Gazebo installed without a permit. Obtain permit for the gazebo with plans and inspections.
6. Addition was added without a permit. Obtain permit for the addition including any electrical with plans and inspections.
7. A double permit fee has been assessed.

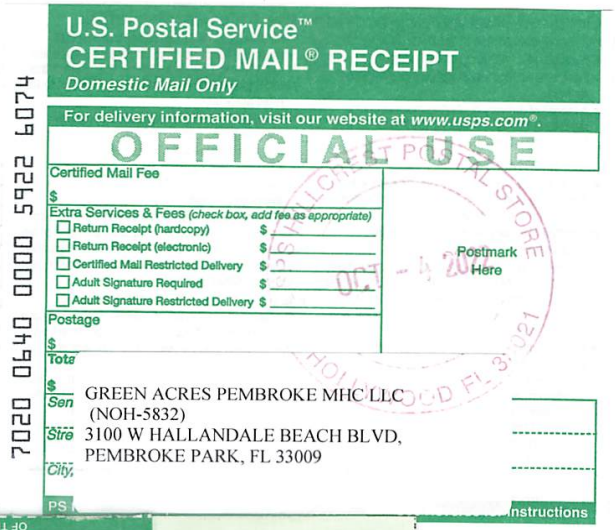
Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/10/2021		Notice of Violation	Hand
10/4/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/19/2022
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PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LUZ MARIA MOYA
(NOH-5832)
3100 W HALLANDALE BEACH BLVD LOT 111
PEMBROKE PARK, FL 33009

9590 9402 6921 1104 9958 38

2. Article Number (Transfer from service label)
7020 0640 0000 5922 6067

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery 10/7/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
■ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Insured Mail
Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GREEN ACRES PEMBROKE MHC LLC
(NOH-5832)
3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

9590 9402 6921 1104 9958 21

2. Article Number (Transfer from service label)
7020 0640 0000 5922 6074

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery 10/7/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
■ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Insured Mail
Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

NOV # 5832

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
05/10/2021
US POSTAGE $0



CITIZEN ACRES PEMBROKE
8800 N BRONX AVE
2 FLR
SKOKIE, IL. 60077

NOV # 5832

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
05/10/2021
US POSTAGE $



Sent To:

LUZ MOYA

3100 W Hallandale Beach Blvd #111
Pembroke Park, FL 33009

Case #:

5832



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3100 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	GREEN ACRES PEMBROKE MHC LLC
Mailing Address	8800 N BRONX AVE 2 FL SKOKIE IL 60077

ID #	5142 29 00 0321
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 E1/2 OF SE1/4 OF SE1/4 OF NE1/4 LESS E 100 FOR RR & E 25 OF W1/2 OF SE1/4 OF SE1/4 OF NE1/4 LESS BEG SE COR OF NE1/4,W ALG S/L 215 TO POB,CONT W 145.77, N 180,E 145.70,S 180 TO POB

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$831,490		$831,490	$831,490	
2022	$831,490		$831,490	$831,490	
2021	$762,290		$762,290	$762,290	$16,392.75

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$831,490	$831,490	$831,490	$831,490
Portability	0	0	0	0
Assessed/SOH	$831,490	$831,490	$831,490	$831,490
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	$831,490	$831,490	$831,490	$831,490

Sales History

Date	Type	Price	Book/Page or CIN
1/30/2017	SW*-E	$4,938,000	114182283
12/31/2011	TD*-D	$855,000	48564 / 1120
12/31/2011	PR*-T	$100	48564 / 1116

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.00	138,393	SF
$0.10	11,300	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Foreign Limited Liability Company
GREEN ACRES PEMBROKE MHC, LLC

Filing Information

Document Number	M17000000264
FEI/EIN Number	81-4775870
Date Filed	01/10/2017
State	DE
Status	ACTIVE

Principal Address

8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Changed: 04/30/2019

Mailing Address

8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Changed: 04/30/2019

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title Manager

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2020	05/04/2020
2021	04/07/2021
2022	09/15/2022

Document Images

09/15/2022 -- ANNUAL REPORT	View image in PDF format
04/07/2021 -- ANNUAL REPORT	View image in PDF format
05/04/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
07/04/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LUZ MARIA MOYA CASE NO 5832

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: LUZ MARIA MOYA AT 9:00. ON THE 5TH DAY OF OCTOBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 14 day of Oct, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

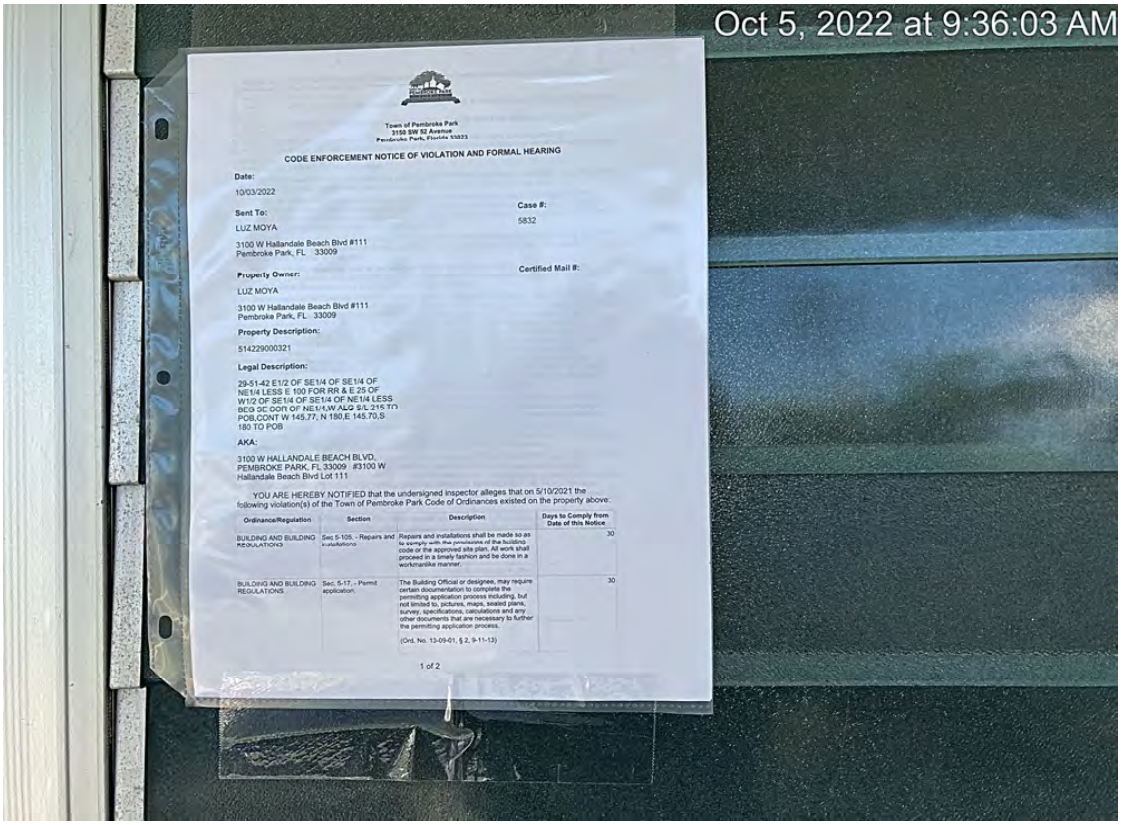

Oct 5, 2022 at 9:36:30 AM


Oct 5, 2022 at 9:36:41 AM


Oct 5, 2022 at 9:37:03 AM


Oct 5, 2022 at 9:37:15 AM


Oct 5, 2022 at 9:37:23 AM


Oct 5, 2022 at 9:36:03 AM
Town of Pembroke Park
3150 SW 52 Avenue
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
10/03/2022
Case #:
5832
Sent To:
LUZ MOYA
3100 W Hallandale Beach Blvd #111
Pembroke Park, FL 33009
Certified Mail #:
Property Owner:
LUZ MOYA
3100 W Hallandale Beach Blvd #111
Pembroke Park, FL 33009
Property Description:
514229000321
Legal Description:
29-51-42 E1/2 OF SE1/4 OF SE1/4 OF NE1/4 LESS E 100 FOR RR & E 25 OF W1/2 OF SE1/4 OF SE1/4 OF NE1/4 LESS BEG SE COR OF NE1/4,W ALG S/L 215 TO POB,CONT W 145.77, N 180,E 145.70,S 180 TO POB
AKA:
3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3100 W Hallandale Beach Blvd Lot 111
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/10/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations.
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
30
BUILDING AND BUILDING REGULATIONS
Sec. 5-17. - Permit application.
The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.
(Ord. No. 13-09-01, § 2, 9-11-13)
30
1 of 2


Oct 5, 2022 at 9:36:14 AM


Oct 5, 2022 at 9:36:22 AM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5501 FAX

BUILDING PERMIT APPLICATION

2211825
PERMIT NO.
B-95751
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: LUZ MOYA					
JOB ADDRESS: 3100 W HALLANDALE BEACH BLVD UNIT 111					
OWNER NAME: LUZ MOYA					
OWNER ADDRESS: 3100 W HALLANDALE BEACH BLVD UNIT 111					
CITY: PEMBROKE PARK					
PHONE: 9086598243	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: C4 ORION ENTERPRISES LLC					
MAIL ADDRESS: 9480 NW 41 ST # 412					
CITY STATE ZIP: DORAL FL 33178					
PHONE: 3056067619	**FAX:**	**EMAIL: C4ORIONLLC@GMAIL.COM**			
CERT. COMPENTENCY: CGC1526948		**STATE REGISTRATION: N/A**			
LOT: 111	BLOCK: 0	PRESENT USE: RESIDENTIAL	PROPOSED USE: RESIDENTIAL		
FOLIO NUMBER: 514229000321		SUBDIVISION: 0			
NO. OF STORIES: 0	OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	ALTER	N/A	N/A
JOB COST: 4800	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION 5832: BATHROOM REMODEL AND BEDROOM EXPANSION					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/03/2022

Sent To:

LUZ MOYA

3100 W Hallandale Beach Blvd #111
Pembroke Park, FL 33009

Case #:

5832

Property Owner:

LUZ MOYA

3100 W Hallandale Beach Blvd #111
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000321

Legal Description:

29-51-42 E1/2 OF SE1/4 OF SE1/4 OF NE1/4 LESS E 100 FOR RR & E 25 OF W1/2 OF SE1/4 OF SE1/4 OF NE1/4 LESS BEG SE COR OF NE1/4,W ALG S/L 215 TO POB,CONT W 145.77, N 180,E 145.70,S 180 TO POB

AKA:

3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3100 W Hallandale Beach Blvd Lot 111

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/10/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Repair of bathroom without a permit. Obtain a permit for the demo of the bathroom walls, toilet, sink and floor with any plans and inspections.
2. Possible carport was removed
3. Verify with Building dept if the sheds was permitted, if not obtain a permit for the 2 sheds with inspections and plans.
4. New windows added to the mobile home without permits. Obtain permit for windows with plans and inspections.
5. Gazebo installed without a permit. Obtain permit for the gazebo with plans and inspections.
6. Addition was added without a permit. Obtain permit for the addition including any electrical with plans and inspections.
7. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of October, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

10/4/2022

No Permits



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	**Case #:**	**Date:**
LUZ MOYA 3100 W Hallandale Beach Blvd #111 Pembroke Park, FL 33009	5832	05/10/2021
Property Owner:	**Property Description:**	**Certified Mail #:**
LUZ MOYA 3100 W Hallandale Beach Blvd #111 Pembroke Park, FL 33009	514229000321	
Legal Description:	**AKA:**	
29-51-42 E1/2 OF SE1/4 OF SE1/4 OF NE1/4 LESS E 100 FOR RR & E 25 OF W1/2 OF SE1/4 OF SE1/4 OF NE1/4 LESS BEG SE COR OF NE1/4,W ALG S/L 215 TO POB,CONT W 145.77, N 180,E 145.70,S 180 TO POB	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3100 W Hallandale Beach Blvd Lot 111	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/10/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1. Repair of bathroom without a permit. Obtain a permit for the demo of the bathroom walls, toilet, sink and floor with any plans and inspections.
2. Possible carport was removed
3. Verify with Building dept if the sheds was permitted, if not obtain a permit for the 2 sheds with inspections and plans.
4. New windows added to the mobile home without permits. Obtain permit for windows with plans and inspections.
5. Gazebo installed without a permit. Obtain permit for the gazebo with plans and inspections.
6. Addition was added without a permit. Obtain permit for the addition including any electrical with plans and inspections.
7. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name LUZ Moya Date 5.7.2021

Site Address 3100 N Hallandale Beach BLVD LOT 111 Case #

Sub/Park GREENACRE SM/H

Permit #

☒ *STOP ALL WORK
☒ No Building Permit
☐ Violation of Florida Building Code #
☒ Violation of Town Ordinance # 5-105
☐ NFPA #

☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Violation (s)
REPAIR OF BATHROOM INCLUDING DEMO OF INTERIOR WALLS REMOVAL OF TOILET & SINK. POSSIBLE CARPORT REMOVED AND ADDITION ADDED.

Corrective Action(s)
OBTAIN A PERMIT FOR BATHROOM RENOVATION.

☑ Structural ☑ Plumbing ☐ Mechanical ☐ Electrical
☑ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other

☑ DOUBLE PERMIT FEE CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☑ Code Enforcement Ext.215 ☑ Building Dept. Ext. 211/227 ☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

T. Malcolm
Code Enforcement Officer

Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator


05/07/2021 13:05
USG DUROCK


05/07/2021 13:04


05/07/2021 13:04


05/07/2021 13:04


05/07/2021 13:04


05/07/2021 13:04


05/07/2021 13:04


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05/07/2021 13:04


05/07/2021 13:03

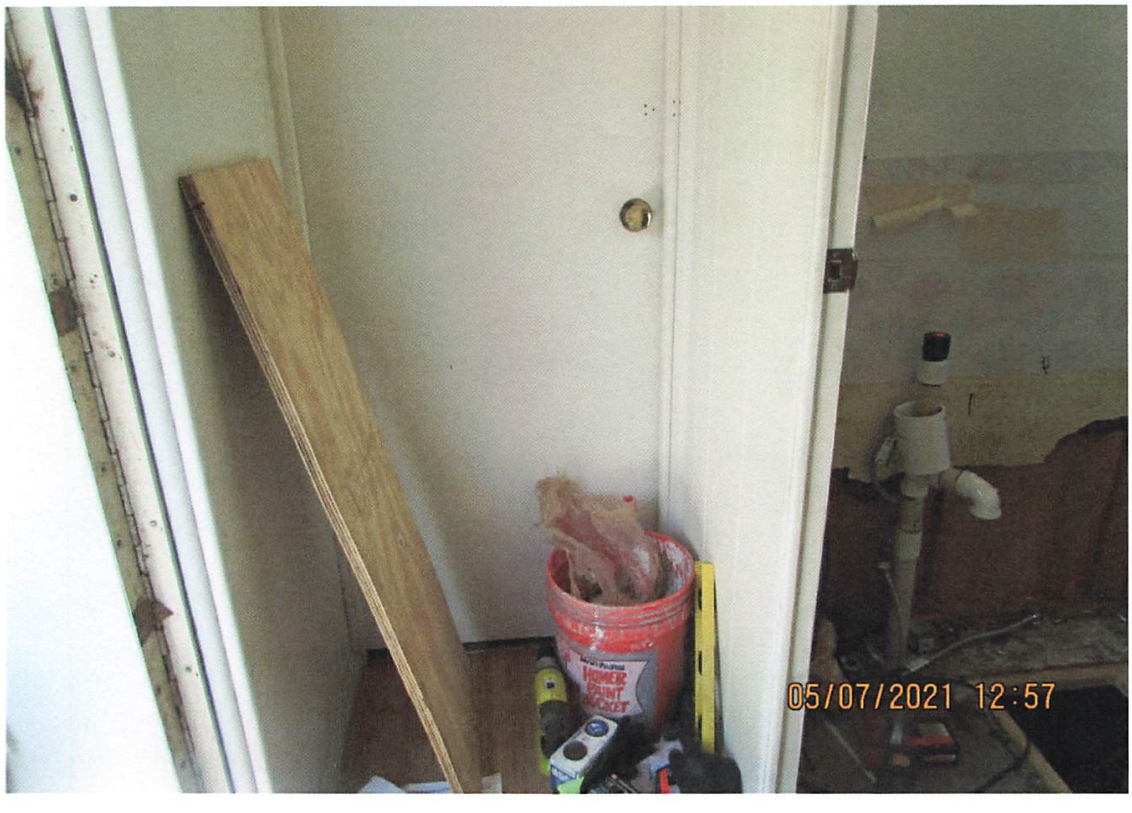

05/07/2021 13:03

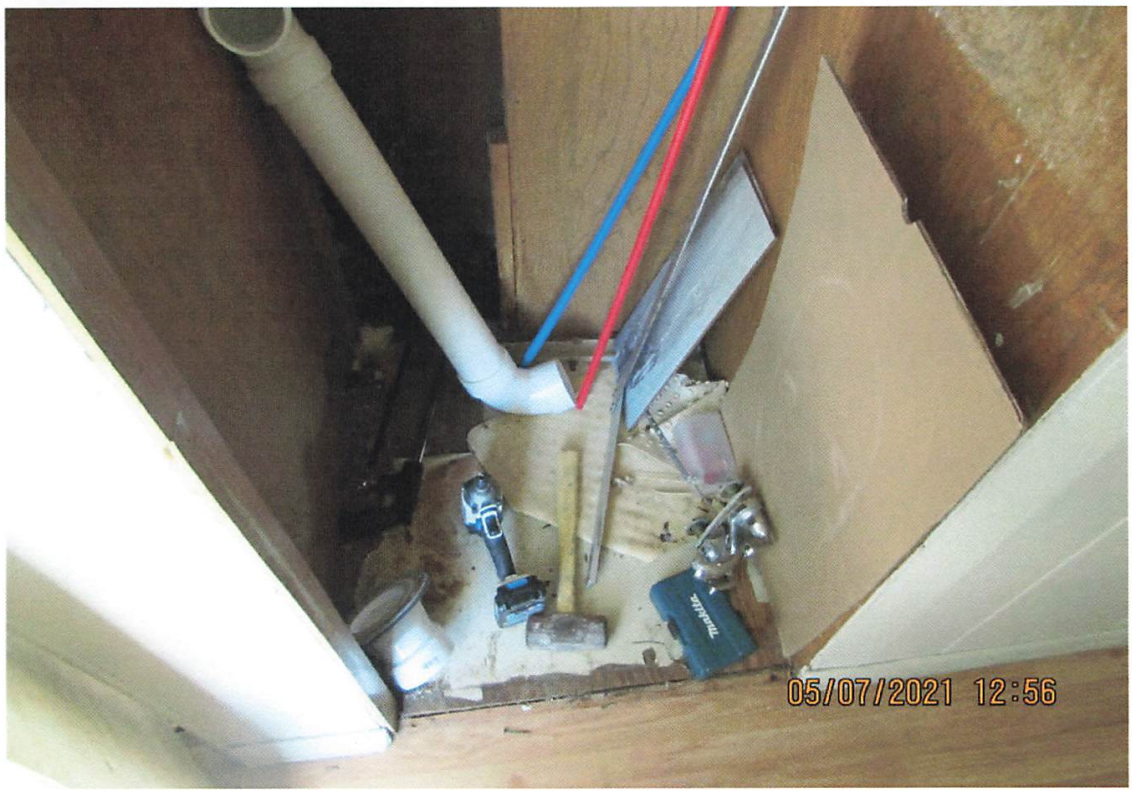

05/07/2021 13:03


9NYZ10
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05/07/2021 13:07


05/07/2021 13:05


05/07/2021 13:05


05/07/2021 13:05


05/07/2021 13:05

Case Overview

Property/Incident Information

Owner	Address	Site Address
SERGE LESSARD LIV TR CLAUDINE LESSARD LIV TR	104 S KEY DR #116 PEMBROKE PARK, FL 33009	104 S KEY DR, PEMBROKE PARK, FL 33009 618

Legal Description

Case Status Open **Case #** 6057 **Date Next Inspection** 10/19/2022

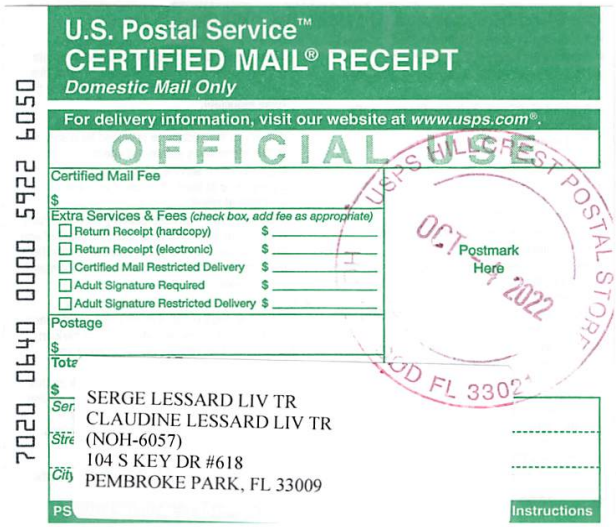
Notes
1. Vinyl siding replaced on mobile home without a permit. Obtain a permit for the vinyl siding with plans and inspections.
2. Un-paint the windows on the mobile home.
3. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/26/2021		Notice of Violation	Posted to Property Regular Mail
10/4/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/19/2022



U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Tota
$

Ser
Stre
Cit
SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR
(NOH-6057)
104 S KEY DR #618
PEMBROKE PARK, FL 33009

PS
Instructions

Postmark Here
OCT 2022

USPS PALLCREST POSTAL STORE
GD FL 330

7020 0640 0000 5922 6050



Registered No. RF592957961US

Date Stamp

USPS PALLCREST POSTAL STORE
OCT - 4 2022
HOLLYWOOD FL 33021

To Be Completed By Post Office

Postage $

Extra Services & Fees
- ☐ Registered Mail $
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Restricted Delivery $

Extra Services & Fees (continued)
- ☐ Signature Confirmation $
- ☐ Signature Confirmation Restricted Delivery $

Total Postage & Fees
$

Customer Must Declare Full Value
$

Received by

Domestic Insurance up to $50,000 is included based upon the declared value. International indemnity is limited. (See Reverse).

OFFICIAL USE

To Be Completed By Customer (Please Print)
All Entries Must Be in Ballpoint or Typed

FROM
The Town of Pembroke Park
3150 SW 52nd AVe
Pembroke Park FL, 33023

TO
Serge Lessard LIV TR
Claudine Lessard LIV TR/ NOH-6057
244 Chemin Tour Du Lac
Lac Beauport QC CA G3B 0T7

PS Form 3806, Registered Mail Receipt
April 2015, PSN 7530-02-000-9051
Copy 1 - Customer
(See Information on Reverse)
For domestic delivery information, visit our website at www.usps.com®

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
07/26/2021
US POSTAGE $000.51⁰

FIRST-CLASS MAIL

ZIP 33023
011D10656696

Sent To:

SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR

104 S KEY DR
PEMBROKE PARK, FL 33009

Case #:

6057



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	104 S KEY DRIVE #618, PEMBROKE PARK FL 33009
Property Owner	SERGE LESSARD LIV TR CLAUDINE LESSARD LIV TR
Mailing Address	244 CHEMIN TOUR DU LAC *LAC BEAUPORT QC CA G3B 0T7

ID #	5142 29 NN 3790
Millage	0613
Use	05

Abbr Legal Description	PARK LAKE INC CO-OP LOT 618

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	$60,000	$77,090	$137,090	$125,380	
2022	$60,000	$77,090	$137,090	$113,990	
2021	$60,000	$45,580	$105,580	$103,630	$2,241.13

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$137,090	$137,090	$137,090	$137,090
Portability	0	0	0	0
Assessed/SOH	$125,380	$137,090	$125,380	$125,380
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$125,380	$137,090	$125,380	$125,380

Sales History

Date	Type	Price	Book/Page or CIN
2/4/2003	CPT	$30,000	34583 / 846
4/19/1996	CPT	$30,000	24937 / 968

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		660
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1971/1970		

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.)

)

SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR

CASE NO 6057

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 104 S KEY DRIVE #618, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 104 S KEY DRIVE #618, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: SERGE LESSARD LIV TR CLAUDINE LESSARD LIV TR AT 10:37. ON THE 5TH DAY OF OCTOBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

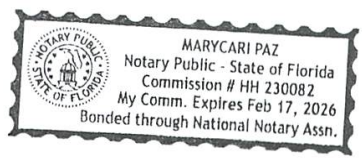
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

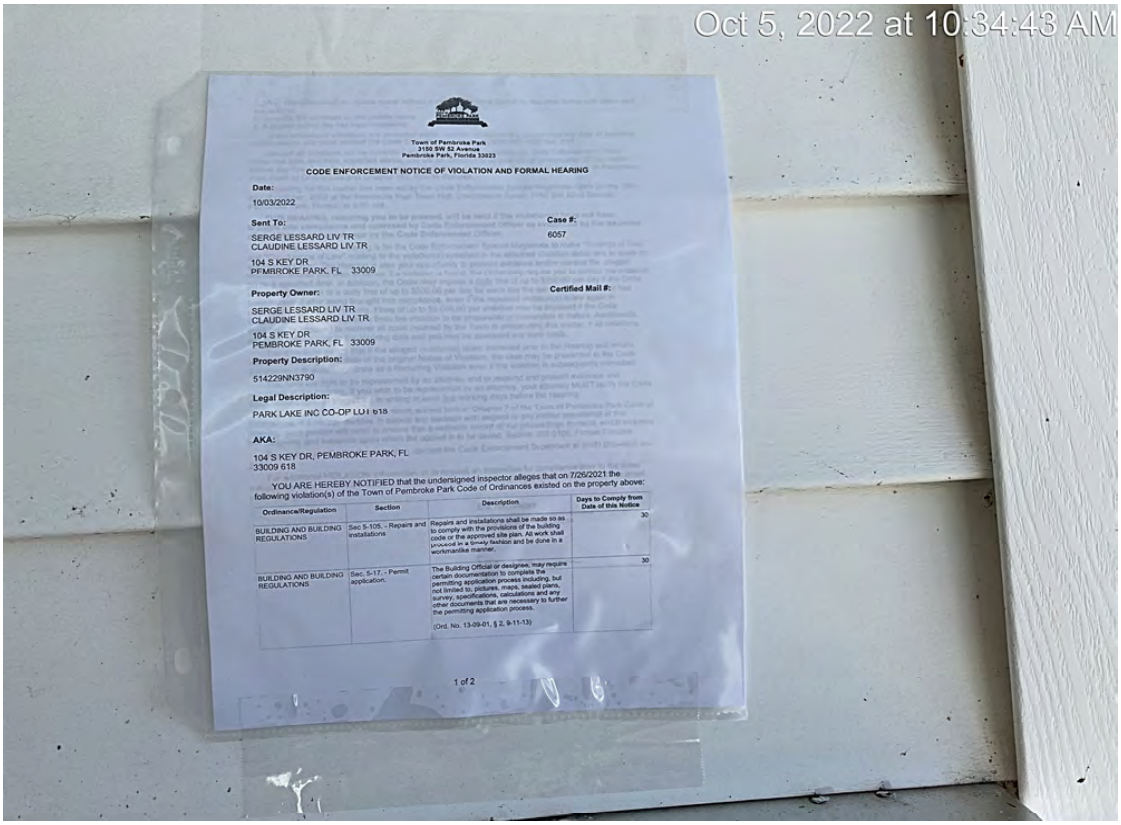
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 14 day of Oct, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____




Oct 5, 2022 at 10:37:25 AM


Oct 5, 2022 at 10:34:43 AM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
10/03/2022
Sent To:
Case #:
SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR
6057
104 S KEY DR
PEMBROKE PARK, FL 33009
Property Owner:
Certified Mail #:
SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR
104 S KEY DR
PEMBROKE PARK, FL 33009
Property Description:
514229NN3790
Legal Description:
PARK LAKE INC CO-OP LOT 618
AKA:
104 S KEY DR, PEMBROKE PARK, FL
33009 618
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
30
BUILDING AND BUILDING REGULATIONS
Sec. 5-17. - Permit application.
The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.
(Ord. No. 13-09-01, § 2, 9-11-13)
30
1 of 2


Oct 5, 2022 at 10:34:57 AM
116


Oct 5, 2022 at 10:35:11 AM


Oct 5, 2022 at 10:35:41 AM


Oct 5, 2022 at 10:35:47 AM

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/03/2022

Sent To:

SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR

104 S KEY DR
PEMBROKE PARK, FL 33009

Case #:

6057

Property Owner:

SERGE LESSARD LIV TR
CLAUDINE LESSARD LIV TR

104 S KEY DR
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229NN3790

Legal Description:

PARK LAKE INC CO-OP LOT 618

AKA:

104 S KEY DR, PEMBROKE PARK, FL
33009 618

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Vinyl siding replaced on mobile home without a permit. Obtain a permit for the vinyl siding with plans and inspections.
2. Un-paint the windows on the mobile home.
3. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of October, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

10/4/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
SERGE LESSARD LIV TR CLAUDINE LESSARD LIV TR 104 S KEY DR PEMBROKE PARK, FL 33009	6057	07/26/2021

Property Owner:	Property Description:	Certified Mail #:
SERGE LESSARD LIV TR CLAUDINE LESSARD LIV TR 104 S KEY DR PEMBROKE PARK, FL 33009	514229NN3790	

Legal Description:	AKA:
PARK LAKE INC CO-OP LOT 618	104 S KEY DR, PEMBROKE PARK, FL 33009 618

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1. Vinyl siding replaced on mobile home without a permit. Obtain a permit for the vinyl siding with plans and inspections.
2. Un-paint the windows on the mobile home.
3. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	104 S KEY DRIVE #618, PEMBROKE PARK FL 33009
Property Owner	SERGE LESSARD LIV TR CLAUDINE LESSARD LIV TR
Mailing Address	244 CHEMIN TOUR DU LAC *LAC BEAUPORT QC CA G3B 0T7

ID #	5142 29 NN 3790
Millage	0613
Use	05

Abbr Legal Description	PARK LAKE INC CO-OP LOT 618

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$60,000	$45,580	$105,580	$103,630	
2020	$60,000	$34,210	$94,210	$94,210	$2,033.22
2019	$60,000	$64,270	$124,270	$124,270	$2,713.32

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$105,580	$105,580	$105,580	$105,580
Portability	0	0	0	0
Assessed/SOH	$103,630	$105,580	$103,630	$103,630
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$103,630	$105,580	$103,630	$103,630

Sales History

Date	Type	Price	Book/Page or CIN
2/4/2003	CPT	$30,000	34583 / 846
4/19/1996	CPT	$30,000	24937 / 968

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		660
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1971/1970		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Serge Lessard Date 7/23/2021

Site Address 104 Key Drive South Case # _____
Pembroke Park, FL 33009 Sub/Park Park Lake Estates

Permit # _____

☐ *STOP ALL WORK
☒ No Building Permit
☐ Violation of Florida Building Code # _____
☒ Violation of Town Ordinance # 5-105
☐ NFPA # _____

☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Violation (s)
Vinyl siding installed - no permit on file. Unpaint the (2) windows on the M/H.

Corrective Action(s)
Obtain a permit for the vinyl siding with Plans and inspections & unpaint the (2) windows on the side of (M/H).

☒ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical
☒ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other_____

☒ DOUBLE PERMIT FEE CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☒ Code Enforcement Ext.215 ☒ Building Dept. Ext. 211/227
☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

T. Malcolm
Code Enforcement Officer

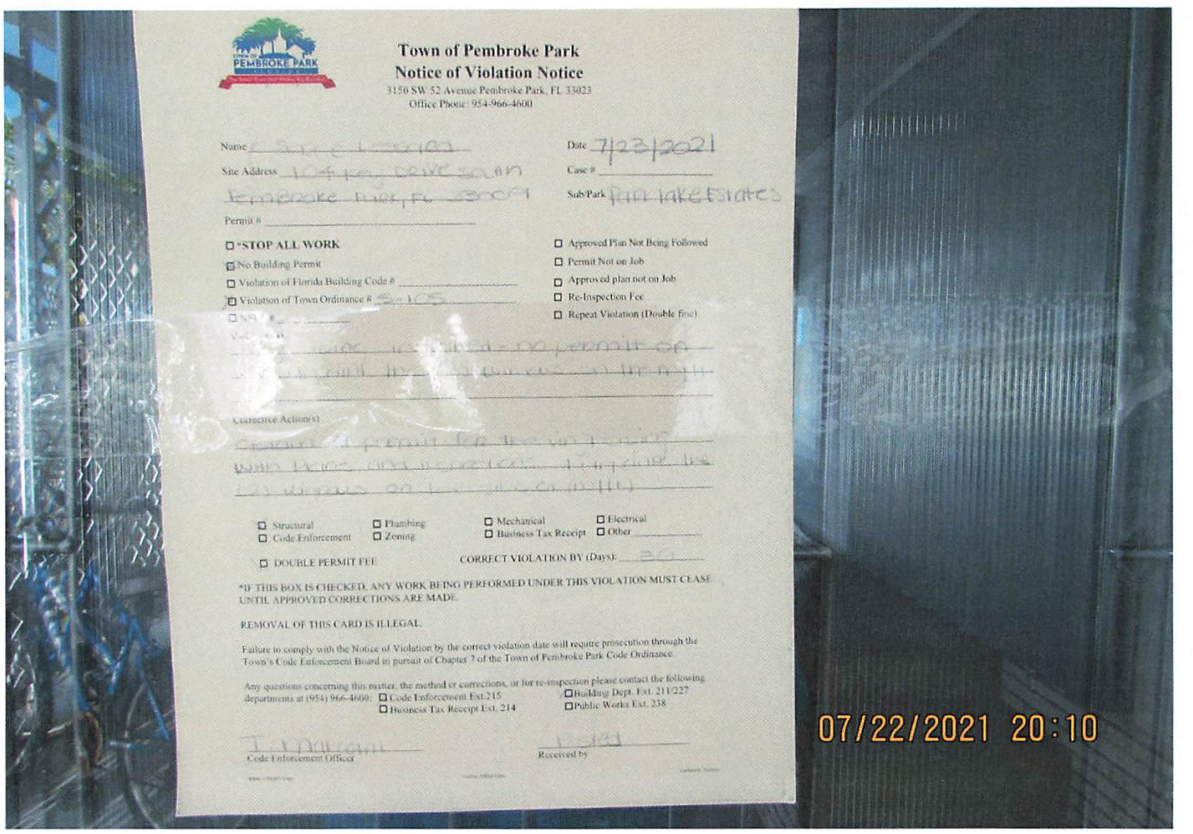
Posted
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator


07/22/2021 20:01


07/22/2021 20:11


07/22/2021 20:11


Town of Pembroke Park
Notice of Violation Notice
3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600
Name
Site Address
Permit #
Date 7/23/2021
Case #
Sub/Park
*STOP ALL WORK
No Building Permit
Violation of Florida Building Code #
Violation of Town Ordinance #
Approved Plan Not Being Followed
Permit Not on Job
Approved plan not on Job
Re-Inspection Fee
Repeat Violation (Double fine)
Corrective Action(s)
Structural
Code Enforcement
Plumbing
Zoning
Mechanical
Business Tax Receipt
Electrical
Other
DOUBLE PERMIT FEE
CORRECT VIOLATION BY (Days):
*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.
Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.
Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:
Code Enforcement Ext.215
Business Tax Receipt Ext. 214
Building Dept. Ext. 211/227
Public Works Ext. 238
Code Enforcement Officer
Received by
07/22/2021 20:10


07/22/2021 20:04


07/22/2021 20:04


07/22/2021 20:03


07/22/2021 20:03


07/22/2021 20:03


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07/22/2021 20:03


07/22/2021 20:03


07/22/2021 20:03

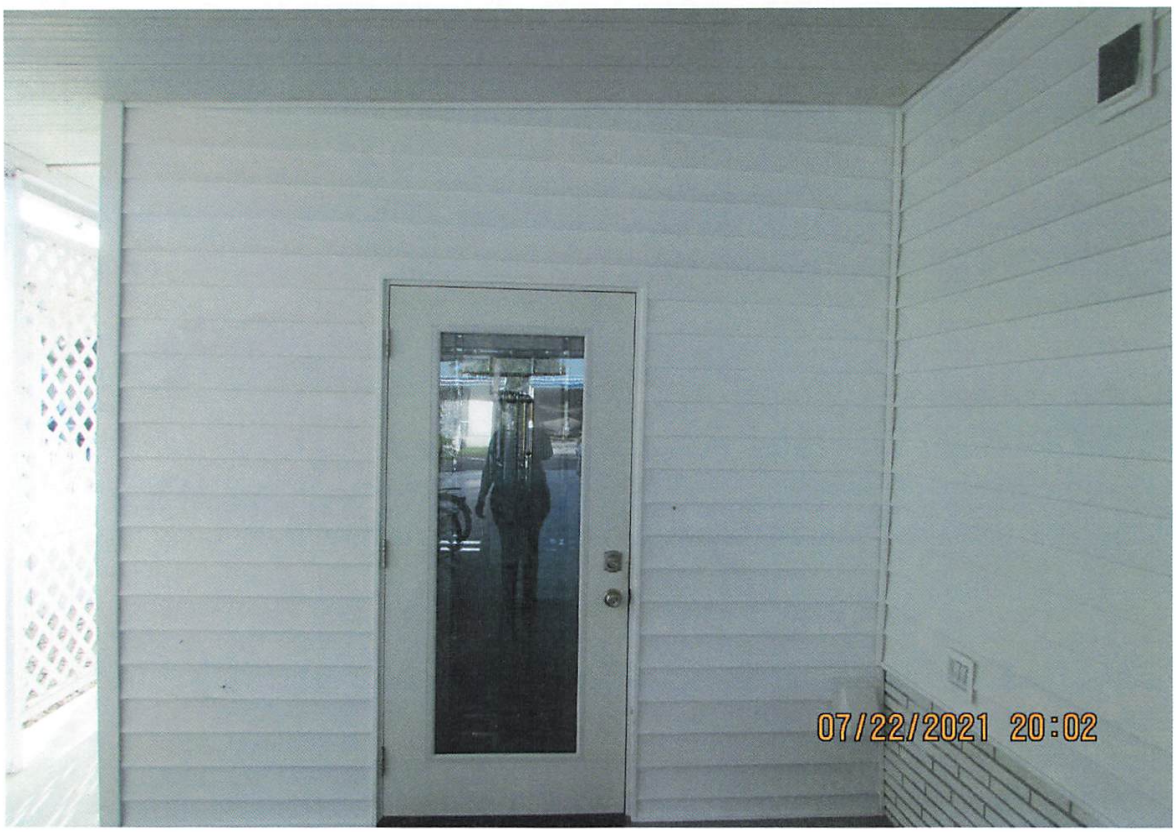

07/22/2021 20:03


SERIAL 4117E06158
PROD 24ABC624A0030011
MODEL 24ABC624A300
METERING DEVICE TXV INDOOR NA OUTDOOR
FACTORY CHARGED 6.00 LBS R410A 2.72 KG
INDOOR TXV SUB COOLING 10 °F
POWER SUPPLY 1 PH 208-230 VOLTS AC 60 HZ
PERMISSIBLE VOLTAGE AT UNIT 253 MAX 197 MIN
SUITABLE FOR OUTDOOR USE
COMPRESSOR 1 PH 208/230 VOLTS AC 60 HZ 13.5 RLA 58.3 LRA
FAN MOTOR 1 PH 208/230 VOLTS AC 60 HZ 1/10 HP 0.75 FLA
DESIGN/TEST PRESSURE GAGE
HI 450 PSI 3103 KPA
LO 250 PSI 1724 KPA
MAX DESIGN/WORKING PRESSURE 700 PSIG 4826 KPA
MINIMUM CIRCUIT AMPS 17.7
MAX FUSE 30 A
MAX CKT-BKR 30 A
Short Circuit Current:5kA rms,symmetrical, 230 V
MODEL NUMBER 24ABC624A0030011
SERIAL NUMBER 4117E06158
DATE OF MANUFACTURE OCT 2017
ENERGY STAR
c UL us LISTED
CENTRAL COOLING AIR CONDITIONER
AHRI CERTIFIED
WWW.AHRIDIRECTORY.ORG
Manufactured in USA from domestic and foreign parts
Carrier Corporation
7310 West Morris St
Indianapolis, IN 46231
336656-4022
Installation Prohibited in Southwest
07/22/2021 20:02


Carrier
07/22/2021 20:02


07/22/2021 20:02


07/22/2021 20:02


07/22/2021 20:02


07/22/2021 20:02


07/22/2021 20:02


07/22/2021 20:01


07/22/2021 20:01

Case Overview

Property/Incident Information

Owner	Address	Site Address
REEF PROPERTIES LLC	1820 N CORPORATE LAKES BLVD #208 WESTON, FL 33326	5521 SW 34 ST, PEMBROKE PARK, FL 33023 1-2

Legal Description

Case Status Open **Case #** 7126 **Date Next Inspection** 10/19/2022

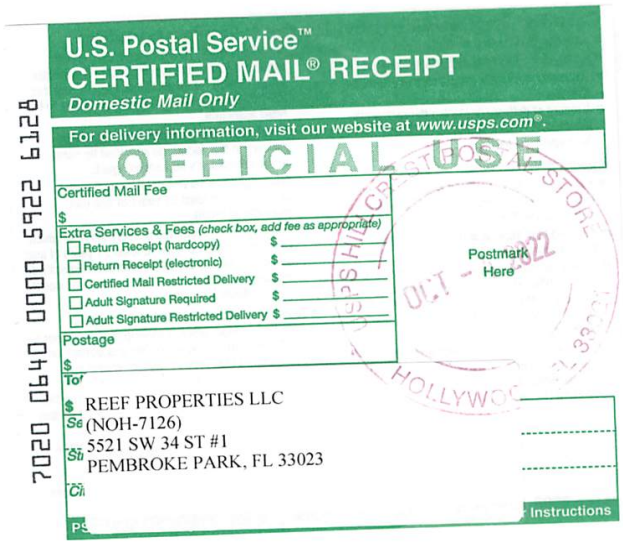
Notes There is bulk trash on the swale of this property. Remove all bulk trash from the property
The area being used to park and store vehicles is not a proper parking lot. Install a proper parking lot and pull are required permits
There are bare spots on the lawn of this property. Re-sod all bare spots

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/26/2022		Notice of Violation	Regular Mail
10/3/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/19/2022
GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	Not in Compliance - Reinspection Date: 10/19/2022



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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

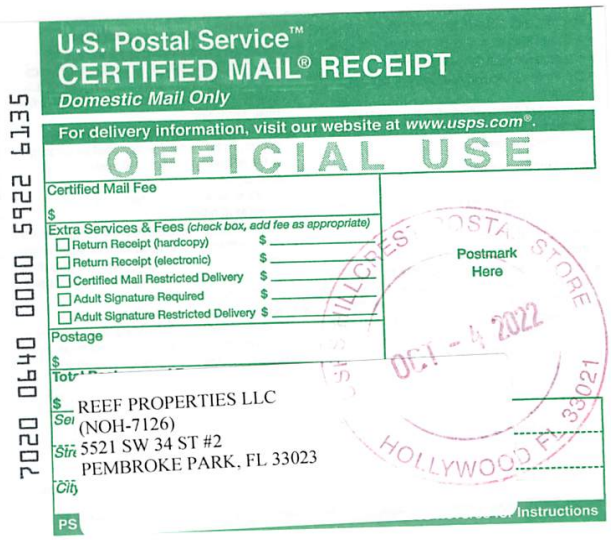
OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$
Sent To REEF PROPERTIES LLC
(NOH-7126)
Street and Apt. No., or PO Box No. 5521 SW 34 ST #1
City, State, ZIP+4® PEMBROKE PARK, FL 33023

Postmark Here
OCT - 4 2022
HOLLYWOOD FL 33021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0000 5922 6128



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OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$
Sent To REEF PROPERTIES LLC
(NOH-7126)
Street and Apt. No., or PO Box No. 5521 SW 34 ST #2
City, State, ZIP+4® PEMBROKE PARK, FL 33023

Postmark Here
OCT - 4 2022
HOLLYWOOD FL 33021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0000 5922 6135



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CERTIFIED MAIL® RECEIPT
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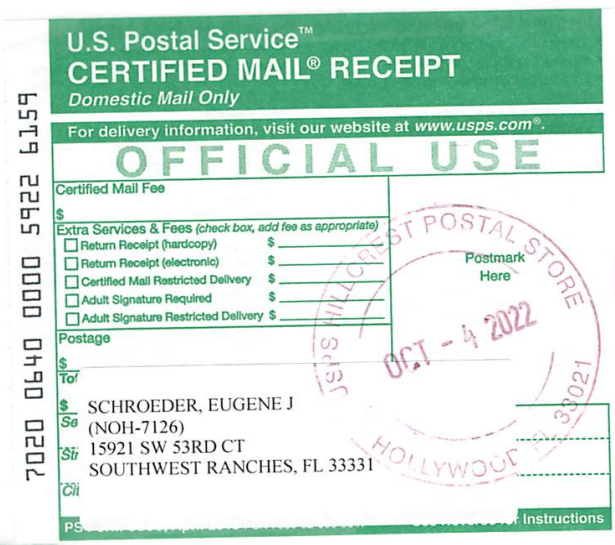
OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$
Sent To REEF PROPERTIES LLC
(NOH-7126)
Street and Apt. No., or PO Box No. 1820 N CORPORATE LAKES BLVD #208
City, State, ZIP+4® WESTON FL 33326

Postmark Here
OCT - 4 2022
HOLLYWOOD FL 33021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0000 5922 6142



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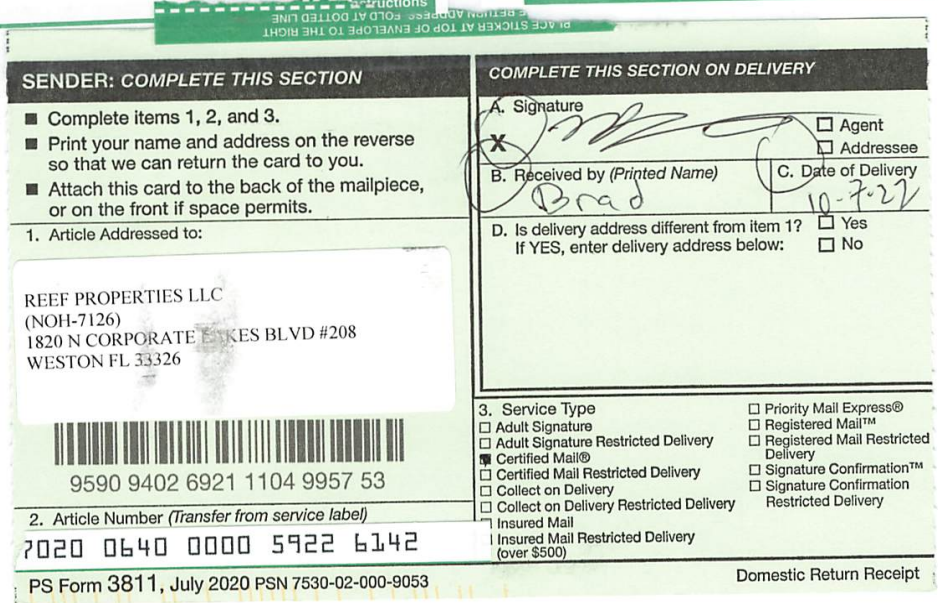
OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$
Sent To SCHROEDER, EUGENE J
(NOH-7126)
Street and Apt. No., or PO Box No. 15921 SW 53RD CT
City, State, ZIP+4® SOUTHWEST RANCHES, FL 33331

Postmark Here
OCT - 4 2022
HOLLYWOOD FL 33021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0000 5922 6159



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:

REEF PROPERTIES LLC
(NOH-7126)
1820 N CORPORATE LAKES BLVD #208
WESTON FL 33326

9590 9402 6921 1104 9957 53

2. Article Number (Transfer from service label)
7020 0640 0000 5922 6142

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Brad ☐ Agent ☐ Addressee

B. Received by (Printed Name) Brad
C. Date of Delivery 10-7-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
05/26/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

NoV-7126

Reef Properties LLC
5521 SW 34 ST
Pembroke Park, FL 33023 1-2

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
05/26/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

NoV-7126

Schroeder, Eugene J
15921 SW 53rd CT
SouthWest Ranches, FL 33331

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV-7126

Hasler FIRST-CLASS MAIL
05/26/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

REEF PROPERTIES LLC

1820 N CORPORATE LAKES BLVD #208
WESTON, FL 33326

Case #:

7126



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5521 SW 34 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0230
Property Owner	REEF PROPERTIES LLC	Millage	0613
Mailing Address	1820 N CORPORATE LAKES BLVD #208 WESTON FL 33326	Use	08-02
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 7 BLK 3		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$12,550	$219,420	$231,970	$178,490	
2021	$12,550	$193,080	$205,630	$162,270	$3,769.75
2020	$12,550	$154,310	$166,860	$147,520	$3,309.57

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$231,970	$231,970	$231,970	$231,970
Portability	0	0	0	0
Assessed/SOH	$178,490	$231,970	$178,490	$178,490
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	$178,490	$231,970	$178,490	$178,490

Sales History

Date	Type	Price	Book/Page or CIN
11/18/2015	TD-E	$100,000	113390398
11/14/2013	QCD-T		111932997
6/5/2001	QCD	$100	32458 / 837
10/1/1991	QCD	$100	18808 / 323
8/1/1991	QCD	$100	

Land Calculations

Price	Factor	Type
$2.00	6,277	SF
Adj. Bldg. S.F. (Card, Sketch)		1384
Units		2
Eff./Act. Year Built: 1965/1961		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
REEF PROPERTIES LLC

Filing Information

Document Number	L03000003917
FEI/EIN Number	13-4236121
Date Filed	02/03/2003
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/03/2008

Principal Address

1820 N CORPORATE LAKES BLVD SUITE 208
WESTON, FL 33326

Changed: 12/02/2004

Mailing Address

1820 N CORPORATE LAKES BLVD SUITE 208
WESTON, FL 33326

Changed: 12/02/2004

Registered Agent Name & Address

SCHROEDER, EUGENE J
15921 SW 53RD CT
SOUTHWEST RANCHES, FL 33331

Name Changed: 09/21/2005

Address Changed: 09/21/2005

Authorized Person(s) Detail

Name & Address

Title MGR

D'ALESSANDRO, ANGELO V
5610 SW 164TH TERR
SOUTHWEST RANCHES, FL 33331

Title MGRM

D'ALESSANDRO, ANGELO V
5610 SW 164TH TERR
SOUTHWEST RANCHES, FL 33331

Title MGRM

SCHROEDER, EUGENE J
15921 SW 53RD CT
SOUTH WEST RANCHES, FL 33331

Annual Reports

Report Year	Filed Date
2020	06/24/2020
2021	03/08/2021
2022	02/10/2022

Document Images

02/10/2022 -- ANNUAL REPORT	View image in PDF format
03/08/2021 -- ANNUAL REPORT	View image in PDF format
06/24/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
04/27/2018 -- ANNUAL REPORT	View image in PDF format
04/25/2017 -- ANNUAL REPORT	View image in PDF format
03/01/2016 -- ANNUAL REPORT	View image in PDF format
01/06/2015 -- ANNUAL REPORT	View image in PDF format
02/21/2014 -- ANNUAL REPORT	View image in PDF format
02/28/2013 -- ANNUAL REPORT	View image in PDF format
01/05/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
01/05/2010 -- ANNUAL REPORT	View image in PDF format
07/27/2009 -- ANNUAL REPORT	View image in PDF format
11/03/2008 -- REINSTATEMENT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
04/28/2006 -- ANNUAL REPORT	View image in PDF format
09/21/2005 -- REINSTATEMENT	View image in PDF format
03/24/2004 -- ANNUAL REPORT	View image in PDF format
01/14/2004 -- Amendment	View image in PDF format
02/03/2003 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

REEF PROPERTIES LLC CASE NO 7126

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5521 SW 34 ST, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 5521 SW 34 ST, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: REEF PROPERTIES LLC AT 11:15. ON THE 5TH DAY OF OCTOBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

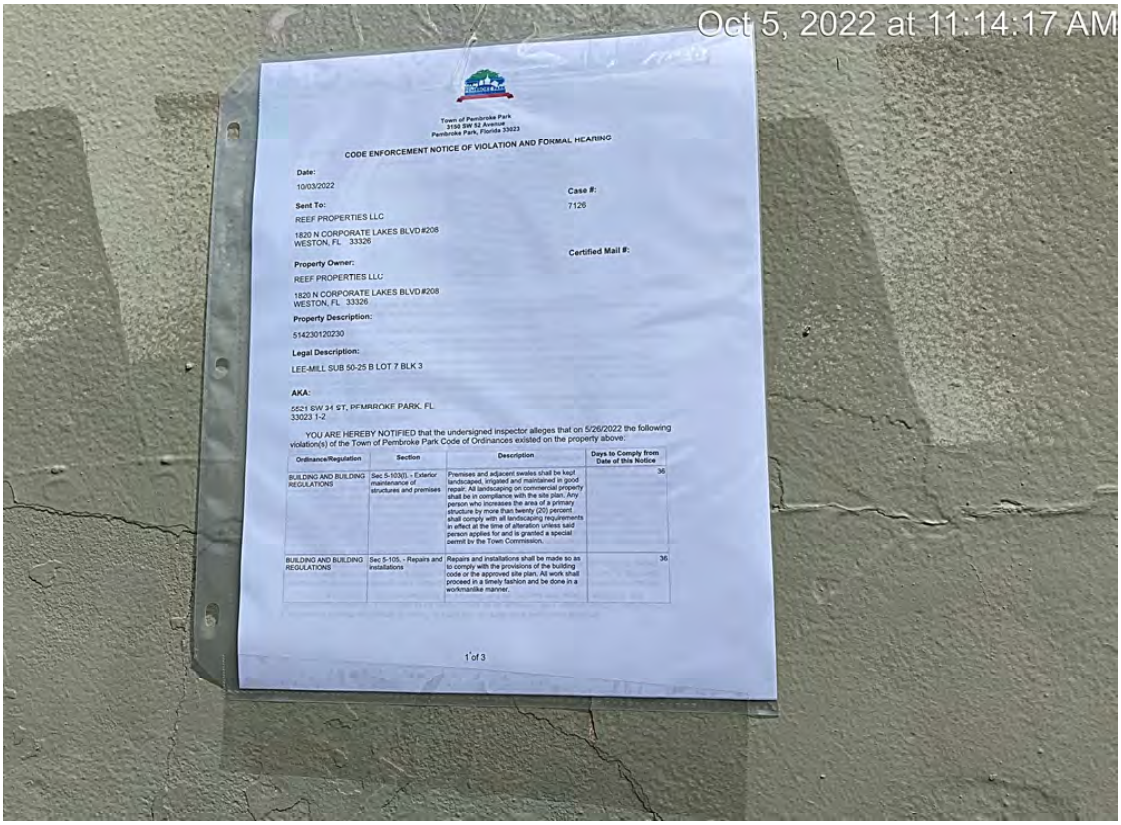
The foregoing instrument was acknowledged before me by means of [V] physical presence or [ ] online notarization this 14 day of Oct, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known V OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


Oct 5, 2022 at 11:14:45 AM
WM
WASTE MANAGEMENT


Oct 5, 2022 at 11:14:17 AM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
10/03/2022
Case #:
7126
Sent To:
REEF PROPERTIES LLC
1820 N CORPORATE LAKES BLVD#208
WESTON, FL 33326
Certified Mail #:
Property Owner:
REEF PROPERTIES LLC
1820 N CORPORATE LAKES BLVD#208
WESTON, FL 33326
Property Description:
514230120230
Legal Description:
LEE-MILL SUB 50-25 B LOT 7 BLK 3
AKA:
5521 SW 34 ST, PEMBROKE PARK, FL
33023 1-2
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/26/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-103(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
1 of 3


Oct 5, 2022 at 11:14:38 AM


Oct 5, 2022 at 11:14:41 AM

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/03/2022

Sent To:

REEF PROPERTIES LLC

1820 N CORPORATE LAKES BLVD #208
WESTON, FL 33326

Case #:

7126

Property Owner:

REEF PROPERTIES LLC

1820 N CORPORATE LAKES BLVD #208
WESTON, FL 33326

Certified Mail #:

Property Description:

514230120230

Legal Description:

LEE-MILL SUB 50-25 B LOT 7 BLK 3

AKA:

5521 SW 34 ST, PEMBROKE PARK, FL
33023 1-2

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	36

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	36
GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	4

There is bulk trash on the swale of this property. Remove all bulk trash from the property
The area being used to park and store vehicles is not a proper parking lot. Install a proper parking lot and pull are required permits
There are bare spots on the lawn of this property. Re-sod all bare spots

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of October, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

10/3/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
REEF PROPERTIES LLC 1820 N CORPORATE LAKES BLVD #208 WESTON, FL 33326	7126	05/26/2022
Property Owner:	**Property Description:**	**Certified Mail #:**
REEF PROPERTIES LLC 1820 N CORPORATE LAKES BLVD #208 WESTON, FL 33326	514230120230	
Legal Description:	**AKA:**	
LEE-MILL SUB 50-25 B LOT 7 BLK 3	5521 SW 34 ST, PEMBROKE PARK, FL 33023 1-2	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/26/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	36
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Notes/Means of Correction:

There is bulk trash on the swale of this property. Remove all bulk trash from the property
The area being used to park and store vehicles is not a proper parking lot. Install a proper parking lot and pull are required permits
There are bare spots on the lawn of this property. Re-sod all bare spots

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer









Case Overview

Property/Incident Information

Owner	Address	Site Address
4350 PS LLC	4350 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	4350 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 7127 **Date Next Inspection** 10/19/2022

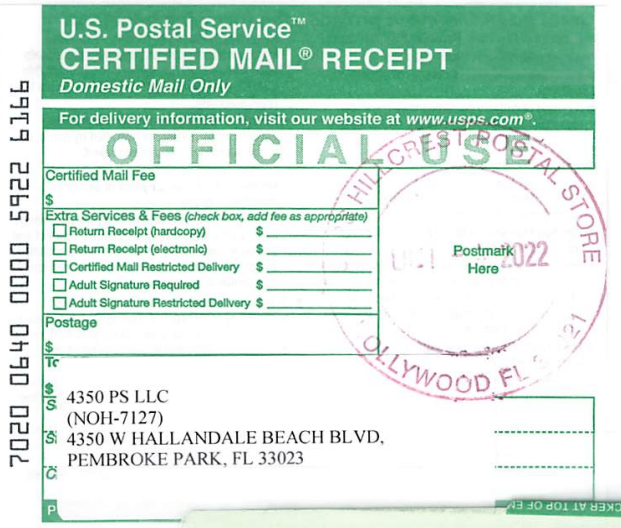
Notes The entire parking lot is in disrepair and requires maintenance. Obtain plans and inspections for required permits and Repair/Re-blacktop the entire parking lot
The entire parking needs to be re-striped. Obtain plans and inspections for required permits and Re-stripe the entire parking

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/26/2022		Notice of Violation	Regular Mail
10/3/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/19/2022



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

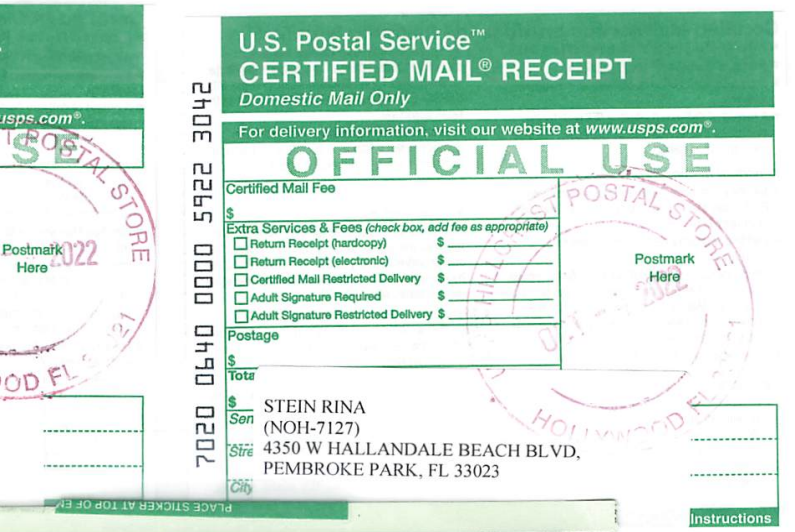
Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here

4350 PS LLC
(NOH-7127)
4350 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

7020 0640 0000 5922 6166



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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$

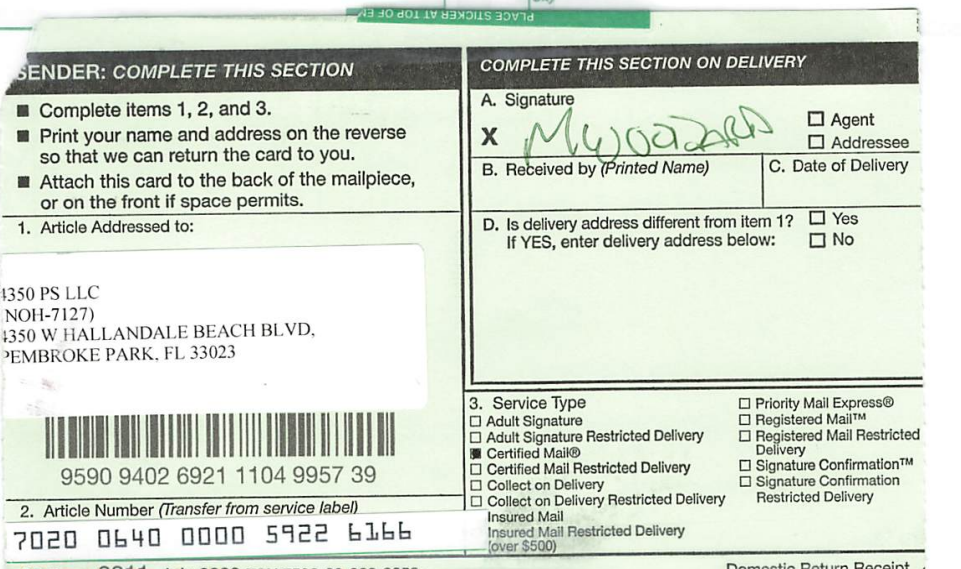
Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here

STEIN RINA
(NOH-7127)
4350 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

7020 0640 0000 5922 3042



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:

4350 PS LLC
NOH-7127)
4350 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

9590 9402 6921 1104 9957 39

2. Article Number (Transfer from service label)
7020 0640 0000 5922 6166

COMPLETE THIS SECTION ON DELIVERY

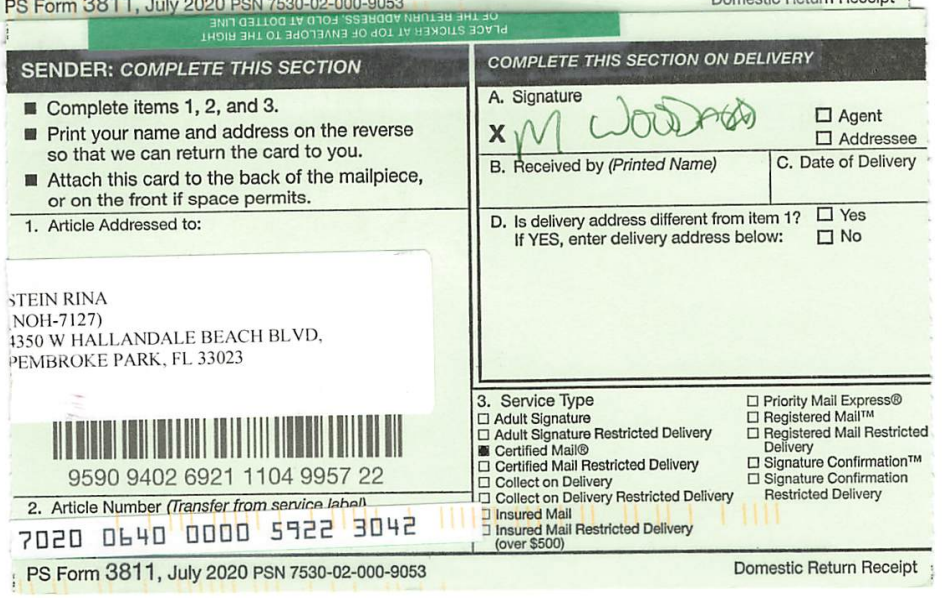
A. Signature
X M Woodard ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

STEIN RINA
NOH-7127)
4350 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

9590 9402 6921 1104 9957 22

2. Article Number (Transfer from service label)
7020 0640 0000 5922 3042

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X M Woodard ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-7127

Stein, Rina
4350 W. Hallandale Beach BLVD
Pembroke Park, FL 33023

Hasler FIRST-CLASS MAIL
05/26/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-7127

Hasler FIRST-CLASS MAIL
05/26/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:

4350 PS LLC

4350 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #:

7127



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4350 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	4350 PS LLC
Mailing Address	4350 W HALLANDALE BEACH BLVD PEMBROKE PARK FL 33023

ID #	5142 30 09 0621
Millage	0613
Use	71-04

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 13 W 20,13 A W 20,14,14A,15, 15A,16,16A & E 20 OF 17,E 20 OF 17A BLK 50

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$363,580	$1,266,270	$1,629,850	$1,629,850	
2021	$363,580	$1,266,270	$1,629,850	$1,629,850	$35,049.27
2020	$363,580	$1,266,270	$1,629,850	$1,629,850	$35,175.10

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,629,850	$1,629,850	$1,629,850	$1,629,850
Portability	0	0	0	0
Assessed/SOH	$1,629,850	$1,629,850	$1,629,850	$1,629,850
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	$1,629,850	$1,629,850	$1,629,850	$1,629,850

Sales History

Date	Type	Price	Book/Page or CIN
6/13/2017	WD-Q	$1,592,000	114444802
1/23/2001	WD	$950,000	31218 / 89
11/8/1996	WD*	$100	25705 / 202
10/1/1985	WD	$100	12948 / 40

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.00	32,725	SF
$9.00	400	OA
Adj. Bldg. S.F. (Card, Sketch)		20315
Eff./Act. Year Built: 1979/1974		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
4350 PS ,LLC

Filing Information

Document Number	L17000097922
FEI/EIN Number	82-1423967
Date Filed	05/03/2017
State	FL
Status	ACTIVE

Principal Address

4350 W. HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33023

Changed: 01/21/2020

Mailing Address

4350 W. HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33023

Changed: 01/21/2020

Registered Agent Name & Address

STEIN, RINA
4350 W. HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33023

Address Changed: 01/21/2020

Authorized Person(s) Detail

Name & Address

Title AMBR

STEIN, WILHELM
4350 W. HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33023

Title AMBR

STEIN, RINA

4350 W. HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33023

Annual Reports

Report Year	Filed Date
2020	01/21/2020
2021	03/11/2021
2022	03/04/2022

Document Images

03/04/2022 -- ANNUAL REPORT	View image in PDF format
03/11/2021 -- ANNUAL REPORT	View image in PDF format
01/21/2020 -- ANNUAL REPORT	View image in PDF format
02/13/2019 -- ANNUAL REPORT	View image in PDF format
04/24/2018 -- ANNUAL REPORT	View image in PDF format
05/03/2017 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

4350 PS LLC CASE NO 7127

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4350 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 4350 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: 4350 PS LLC AT 11:05. ON THE 5TH DAY OF OCTOBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

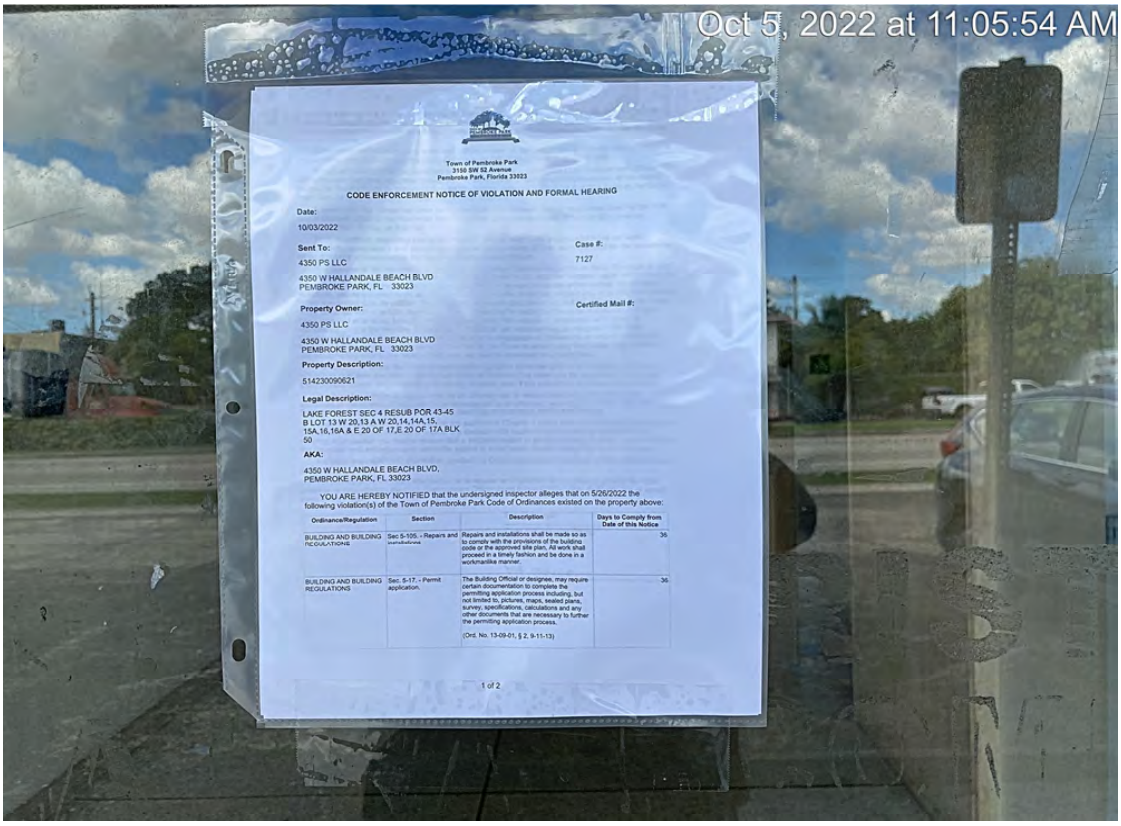
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 14 day of Oct, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


Oct 5, 2022 at 11:05:54 AM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
10/03/2022
Sent To:
4350 PS LLC
4350 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
Case #:
7127
Certified Mail #:
Property Owner:
4350 PS LLC
4350 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
Property Description:
514230090621
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 13 W 20,13 A W 20,14,14A,15,
15A,16,16A & E 20 OF 17,E 20 OF 17A BLK
50
AKA:
4350 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/26/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations.
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
30
BUILDING AND BUILDING REGULATIONS
Sec. 5-17. - Permit application.
The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.
(Ord. No. 13-09-01, § 2, 9-11-13)
30
1 of 2


Oct 5, 2022 at 11:06:05 AM
4350 EXECUTIVE BLDG.
4350
PARKING BY DISABLED PERMIT ONLY


Oct 5, 2022 at 11:06:22 AM
4350 EXECUTIVE BLDG
888-ADMIT-IT


Oct 5, 2022 at 11:06:32 AM


Oct 5, 2022 at 11:06:46 AM


Oct 5, 2022 at 11:07:08 AM

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/03/2022

Sent To:

4350 PS LLC

4350 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #:

7127

Property Owner:

4350 PS LLC

4350 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230090621

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 13 W 20,13 A W 20,14,14A,15,
15A,16,16A & E 20 OF 17,E 20 OF 17A BLK
50

AKA:

4350 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/26/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	36
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	36

The entire parking lot is in disrepair and requires maintenance. Obtain plans and inspections for required permits and Repair/Re-blacktop the entire parking lot
The entire parking needs to be re-striped. Obtain plans and inspections for required permits and Re-stripe the entire parking

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of October, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

10/3/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
4350 PS LLC 4350 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	7127	05/26/2022

Property Owner:	Property Description:	Certified Mail #:
4350 PS LLC 4350 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	514230090621	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 13 W 20,13 A W 20,14,14A,15, 15A,16,16A & E 20 OF 17,E 20 OF 17A BLK 50	4350 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/26/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	36
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	36

Notes/Means of Correction:

The entire parking lot is in disrepair and requires maintenance. Obtain plans and inspections for required permits and Repair/Re-blacktop the entire parking lot
The entire parking needs to be re-striped. Obtain plans and inspections for required permits and Re-stripe the entire parking

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer




May 24, 2022 at 10:55:28 A


4350 EXECUTIVE BLDG.

Case Overview

Property/Incident Information

Owner	Address	Site Address
RHAYCOM LLC	PO BOX 1720 DANIA BEACH, FL 33004	5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

Legal Description

Case Status Open **Case #** 7193 **Date Next Inspection** 10/19/2022

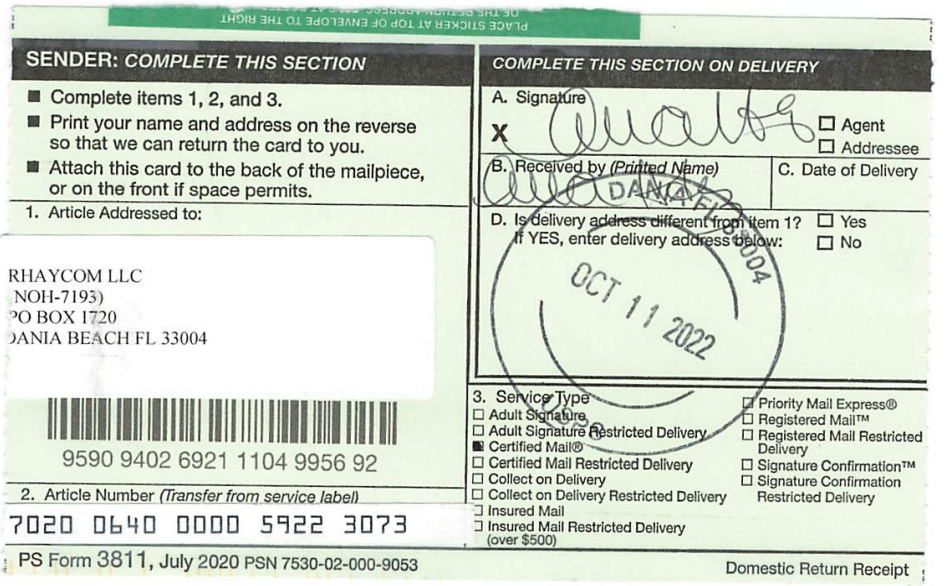
Notes
The entire parking area is in disrepair and requires maintenance. Obtain plans and inspections for required building permits
The parking area has no lines and stripes separating parking spots. Obtain plans and inspections for required zoning permits
There are bare spots on the lawn of this property. Re-sod all bare spots
There is a fence that has been installed without a permit. Obtain plans and inspections for required building permits
There is a closed off section that has been added onto the fence that is not up to code. Remove the section of fence that is closing off a portion of the backyard

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/28/2022		Notice of Violation	Affidavit of Service/Posted to Property Posted to Property
10/3/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/19/2022



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

RHAYCOM LLC
NOH-7193)
?O BOX 1720
)ANIA BEACH FL 33004

9590 9402 6921 1104 9956 92

2. Article Number *(Transfer from service label)*

7020 0640 0000 5922 3073

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

DANIA FL 33004
OCT 11 2022

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
■ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

7020 0640 0000 5922 3059

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
$

Postmark Here

RHAYCOM LLC
(NOH-7193)
5510 SW 32 ST #1
PEMBROKE PARK, FL 33023

7020 0640 0000 5922 3066

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
$

Postmark Here

RHAYCOM LLC
(NOH-7193)
5510 SW 32 ST #2
PEMBROKE PARK, FL 33023

7020 0640 0000 5922 3073

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
$

Postmark Here

RHAYCOM LLC
(NOH-7193)
PO BOX 1720
DANIA BEACH FL 33004

7020 0640 0000 5922 3080

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
$

Postmark Here

GMAX MANAGEMENT LLC
(NOH-7193)
5201 RAVENSWOOD RD STE 114
FT LAUDERDALE, FL 33312

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GMAX MANAGEMENT LLC
(NOH-7193)
5201 RAVENSWOOD RD STE 114
FT LAUDERDALE, FL 33312

9590 9402 6921 1104 9956 85

2. Article Number (Transfer from service label)
7020 0640 0000 5922 3080

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [illegible] C. Date of Delivery 10/6/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV 7193

GMAX MANAGEMENT LLC
5201 RAVENSWOOD RD STE 114
FT LAUDERDALE, FL 33312

Hasler
06/29/2022
FIRST CLASS MAIL
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV 7193

RHAYCOM LLC
5510 SW 32 STREET #1-2
PEMBROKE PARK, FL 33023

Hasler
06/29/2022
FIRST CLASS MAIL
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

OF PEMBROKE PARK
) AVENUE • PEMBROKE PARK, FLORIDA 33023

3

Hasler FIRST-CLASS MAIL
06/29/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

RHAYCOM LLC

PO BOX 1720
DANIA BEACH, FL 33004

Case #:

7193



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5510 SW 32 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0030
Property Owner	RHAYCOM LLC	Millage	0613
Mailing Address	PO BOX 1720 DANIA BEACH FL 33004	Use	08-02
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 3 BLK 1		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 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*	$12,000	$213,900	$225,900	$211,070	
2021	$12,000	$192,210	$204,210	$191,890	$4,206.14
2020	$12,000	$162,450	$174,450	$174,450	$3,764.95

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$225,900	$225,900	$225,900	$225,900
Portability	0	0	0	0
Assessed/SOH	$211,070	$225,900	$211,070	$211,070
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	$211,070	$225,900	$211,070	$211,070

Sales History

Date	Type	Price	Book/Page or CIN
4/29/2019	QCD-D	$145,000	115769099
7/1/2017	QCD-D	$105,000	114917890
10/18/2016	QCD-D	$103,000	113991710
3/18/2015	QCD-D	$101,300	112874391
10/29/2014	CET-D	$99,800	112823396

Land Calculations

Price	Factor	Type
$2.00	6,000	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units		2
Eff./Act. Year Built: 1961/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
RHAYCOM LLC

Filing Information

Document Number	L19000107009
FEI/EIN Number	32-0619931
Date Filed	04/18/2019
Effective Date	04/18/2019
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/26/2020
Event Effective Date	NONE

Principal Address

5201 RAVENSWOOD RD
Suite 114
DANIA BEACH, FL 33312

Changed: 09/10/2021

Mailing Address

PO BOX 1720
DANIA BEACH, FL 33004

Registered Agent Name & Address

GMAX MANAGEMENT LLC
5201 RAVENSWOOD RD STE 114
FT LAUDERDALE, FL 33312

Address Changed: 03/09/2022

Authorized Person(s) Detail

Name & Address

Title MGR

MOHADED, HUGO C
5201 RAVENSWOOD RD
SUITE 114
DANIA BEACH, FL 33312

Annual Reports

Report Year	Filed Date
2020	03/10/2020
2021	02/24/2021
2022	03/09/2022

Document Images

03/09/2022 -- ANNUAL REPORT	View image in PDF format
02/24/2021 -- ANNUAL REPORT	View image in PDF format
10/26/2020 -- LC Amendment	View image in PDF format
03/10/2020 -- ANNUAL REPORT	View image in PDF format
04/18/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

RHAYCOM LLC CASE NO 7193

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5510 SW 32 ST, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 5510 SW 32 ST, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: RHAYCOM LLC AT 11:23. ON THE 5TH DAY OF OCTOBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

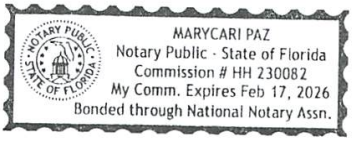
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [V] physical presence or [ ] online notarization this 14 day of Oct, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known V OR Produced Identification _____
Type of Identification Produced _____



Oct 5, 2022 at 11:23:46 AM

Oct 5, 2022 at 11:20:35 AM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
10/03/2022
Case #:
7193
Sent To:
RHAYCOM LLC
PO BOX 1720
DANIA BEACH, FL 33004
Certified Mail #:
Property Owner:
RHAYCOM LLC
PO BOX 1720
DANIA BEACH, FL 33004
Property Description:
514230120030
Legal Description:
LEE-MILL SUB 50-25 B LOT 3 BLK 1
AKA:
5510 SW 32 ST, PEMBROKE PARK, FL
33023 1-2
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/28/2022 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.6-10(A)...Exterior structures and premises
Ground floors, walls, structures, obstructions and exterior of yard and other spaces on premises shall be maintained in good repair. Fences, parking areas, and other portions of the premises shall be repaired or removed.
30
BUILDING AND BUILDING REGULATIONS
Sec.6-105 - Repairs and installations
Repairs and installations shall be made so as not to cause any violation of any provision of any code or the approved site plan. All work shall proceed in a timely manner and be done in a workmanlike manner.
30
1 of 3


Oct 5, 2022 at 11:20:47 AM
5510
TOW-AWAY
ZONE
7
gmax
(786) 655-9921


Oct 5, 2022 at 11:20:53 AM


Oct 5, 2022 at 11:21:11 AM


Oct 5, 2022 at 11:21:14 AM

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/03/2022

Sent To:

RHAYCOM LLC

PO BOX 1720
DANIA BEACH, FL 33004

Case #:

7193

Property Owner:

RHAYCOM LLC

PO BOX 1720
DANIA BEACH, FL 33004

Certified Mail #:

Property Description:

514230120030

Legal Description:

LEE-MILL SUB 50-25 B LOT 3 BLK 1

AKA:

5510 SW 32 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	29
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	29

BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	29
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, 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)	29

The entire parking area is in disrepair and requires maintenance. Obtain plans and inspections for required building permits
The parking area has no lines and stripes separating parking spots. Obtain plans and inspections for required zoning permits
There are bare spots on the lawn of this property. Re-sod all bare spots
There is a fence that has been installed without a permit. Obtain plans and inspections for required building permits
There is a closed off section that has been added onto the fence that is not up to code. Remove the section of fence that is closing off a portion of the backyard

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of October, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

10/3/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
RHAYCOM LLC PO BOX 1720 DANIA BEACH, FL 33004	7193	06/28/2022

Property Owner:	Property Description:	Certified Mail #:
RHAYCOM LLC PO BOX 1720 DANIA BEACH, FL 33004	514230120030	

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 3 BLK 1	5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	29
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	29
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	29
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, 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)	29

Notes/Means of Correction:

The entire parking area is in disrepair and requires maintenance. Obtain plans and inspections for required building permits
The parking area has no lines and stripes separating parking spots. Obtain plans and inspections for required zoning permits
There are bare spots on the lawn of this property. Re-sod all bare spots
There is a fence that has been installed without a permit. Obtain plans and inspections for required building permits
There is a closed off section that has been added onto the fence that is not up to code. Remove the section of fence that is closing off a portion of the backyard

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer











Case Overview

Property/Incident Information

Owner	Address	Site Address
JOHNSON,KATHRYN E	4021 SW 31 DR WEST PARK, FL 33023	5520 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

Legal Description

Case Status Open **Case #** 7196 **Date Next Inspection** 10/19/2022

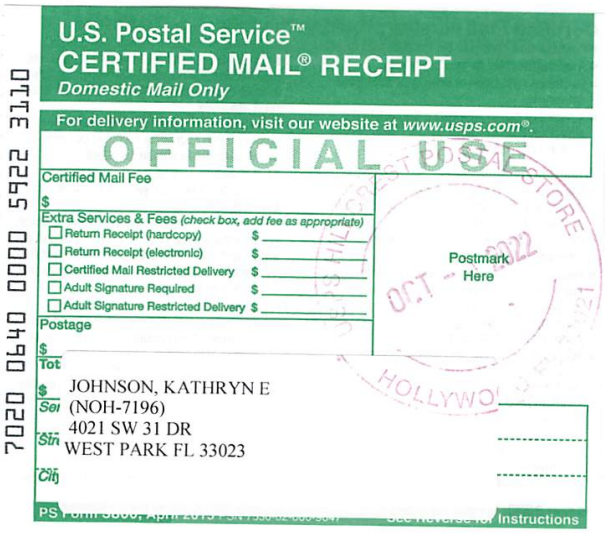
Notes The entire parking area is in disrepair and requires maintenance. Obtain plans and inspections for required building permit
The parking area does not have any lines or stripes for individual vehicle parking spaces. Obtain plans and permits for required zoning permit

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/28/2022		Notice of Violation	Affidavit of Service/Posted to Property Regular Mail
10/3/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/19/2022



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Extra Services & Fees (check box, add fee as appropriate)
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Tot
$
Sen (NOH-7196)
Stre 4021 SW 31 DR
City WEST PARK FL 33023

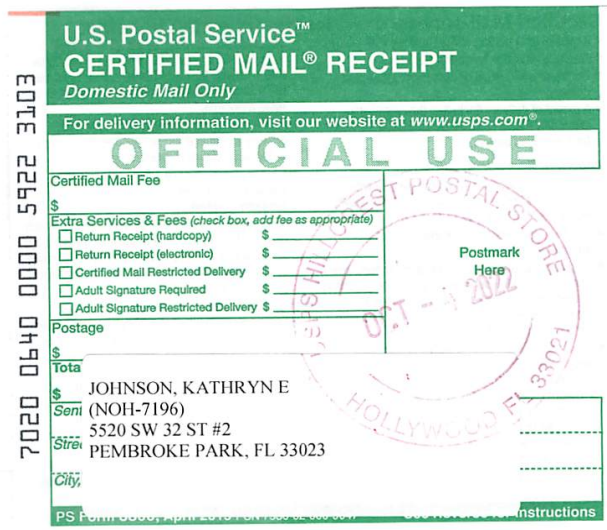
Postmark Here

OCT - 4 2022

HOLLYWOOD FL 33021

PS Form 3800, April 2015 ... Instructions

7020 0640 0000 5922 3110



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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
$

Tota
$
Seni (NOH-7196)
Stree 5520 SW 32 ST #2
City, PEMBROKE PARK, FL 33023

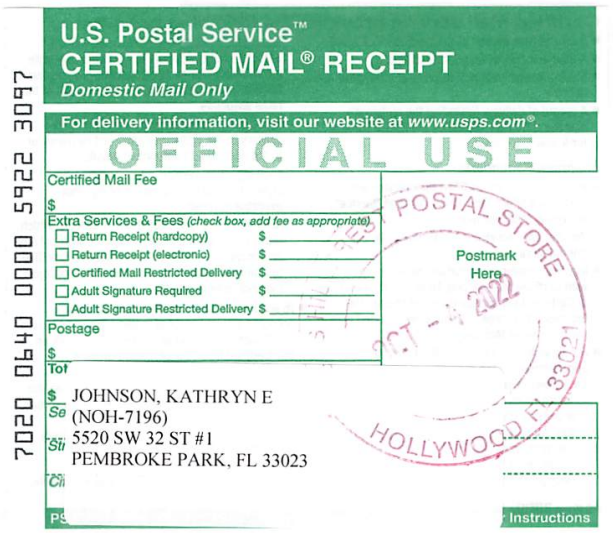
Postmark Here

OCT - 4 2022

HOLLYWOOD FL 33021

PS Form ... Instructions

7020 0640 0000 5922 3103



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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
$

Tot
$
Se (NOH-7196)
Sti 5520 SW 32 ST #1
Ci PEMBROKE PARK, FL 33023

Postmark Here

OCT - 4 2022

HOLLYWOOD FL 33021

PS ... Instructions

7020 0640 0000 5922 3097

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 7196

JOHNSON, KATHRYN E
5520 SW 32 STREET #1-2
PEMBROKE PARK, FL 33023

Hasler FIRST-CLASS MAIL
06/29/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 7196

Hasler FIRST-CLASS MAIL
06/29/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:

JOHNSON,KATHRYN E

4021 SW 31 DR
WEST PARK, FL 33023

Case #:

7196



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5520 SW 32 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0020
Property Owner	JOHNSON, KATHRYN E	Millage	0613
Mailing Address	4021 SW 31 DR WEST PARK FL 33023	Use	08-02
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 2 BLK 1		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 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*	$12,000	$213,900	$225,900	$197,050	
2021	$12,000	$192,210	$204,210	$179,140	$4,014.34
2020	$12,000	$162,610	$174,610	$162,860	$3,591.24

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$225,900	$225,900	$225,900	$225,900
Portability	0	0	0	0
Assessed/SOH	$197,050	$225,900	$197,050	$197,050
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	$197,050	$225,900	$197,050	$197,050

Sales History

Date	Type	Price	Book/Page or CIN
3/1/2022	QCD-T	$100	117979613
12/4/2015	WD-Q-SS	$110,000	113386914
6/30/2006	WD	$251,000	42414 / 902
12/10/2002	WD	$119,300	34247 / 810
12/13/1996	D	$53,000	25808 / 607

Land Calculations

Price	Factor	Type
$2.00	6,000	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units		2
Eff./Act. Year Built: 1961/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

JOHNSON,KATHRYN E CASE NO 7196

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5520 SW 32 ST, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 5520 SW 32 ST, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: JOHNSON, KATHRYN E AT 11:17. ON THE 5TH DAY OF OCTOBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

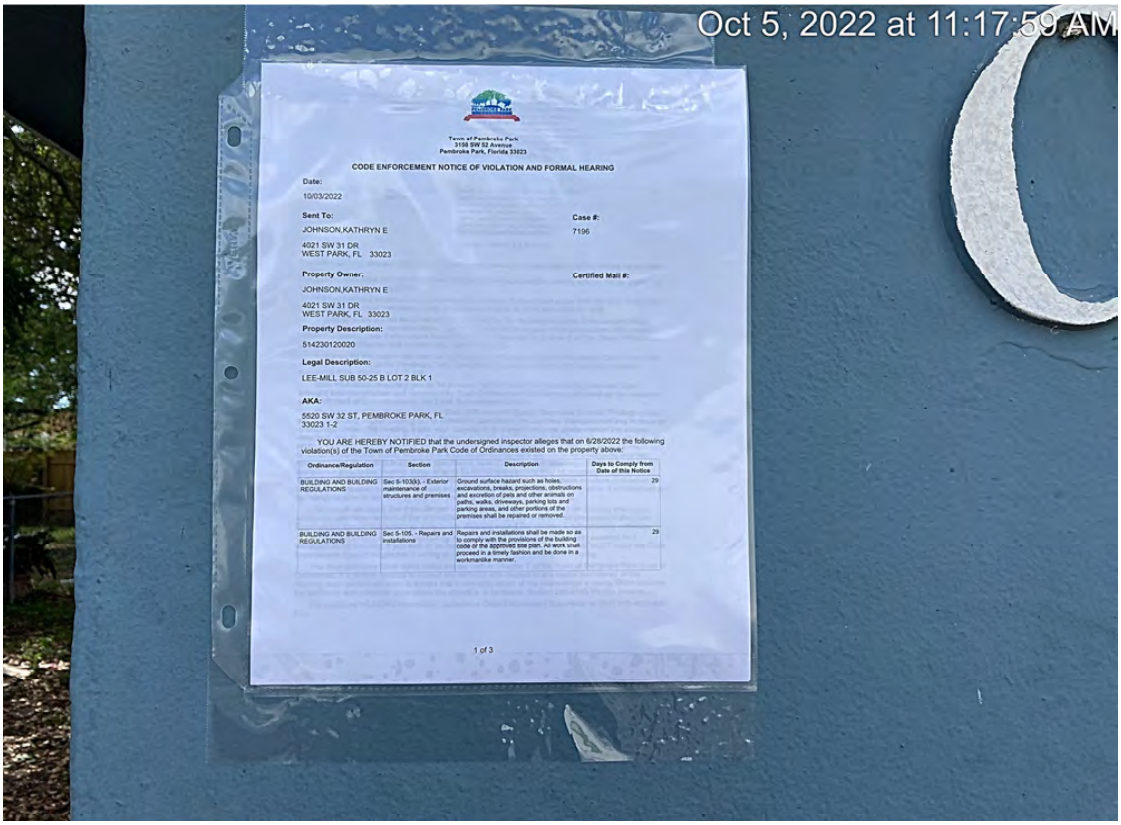
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 14 day of Oct, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
10/03/2022

Sent To:
JOHNSON,KATHRYN E

4021 SW 31 DR
WEST PARK, FL 33023

Case #:
7196

Property Owner:
JOHNSON,KATHRYN E

4021 SW 31 DR
WEST PARK, FL 33023

Certified Mail #:

Property Description:
514230120020

Legal Description:
LEE-MILL SUB 50-25 B LOT 2 BLK 1

AKA:
5520 SW 32 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	29
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	29

1 of 3




Oct 5, 2022 at 11:18:19 AM


Oct 5, 2022 at 11:18:22 AM


Oct 5, 2022 at 11:18:36 AM

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/03/2022

Sent To:

JOHNSON,KATHRYN E

4021 SW 31 DR
WEST PARK, FL 33023

Case #:

7196

Property Owner:

JOHNSON,KATHRYN E

4021 SW 31 DR
WEST PARK, FL 33023

Certified Mail #:

Property Description:

514230120020

Legal Description:

LEE-MILL SUB 50-25 B LOT 2 BLK 1

AKA:

5520 SW 32 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	29

BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	29
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, 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)	29

The entire parking area is in disrepair and requires maintenance. Obtain plans and inspections for required building permit
The parking area does not have any lines or stripes for individual vehicle parking spaces. Obtain plans and permits for required zoning 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 19th day of October, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

10/3/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
JOHNSON,KATHRYN E 4021 SW 31 DR WEST PARK, FL 33023	7196	06/28/2022

Property Owner:	Property Description:	Certified Mail #:
JOHNSON,KATHRYN E 4021 SW 31 DR WEST PARK, FL 33023	514230120020	

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 2 BLK 1	5520 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	29
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	29
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	29
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Notes/Means of Correction:

The entire parking area is in disrepair and requires maintenance. Obtain plans and inspections for required building permit
The parking area does not have any lines or stripes for individual vehicle parking spaces. Obtain plans and permits for required zoning 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.

Erik Richwagen
Code Enforcement Officer




5520




5520

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE GARDENS LTD	7735 NW 146 ST #306 MIAMI LAKES, FL 33016	3701 SW 48 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 7206 **Date Next Inspection** 10/19/2022

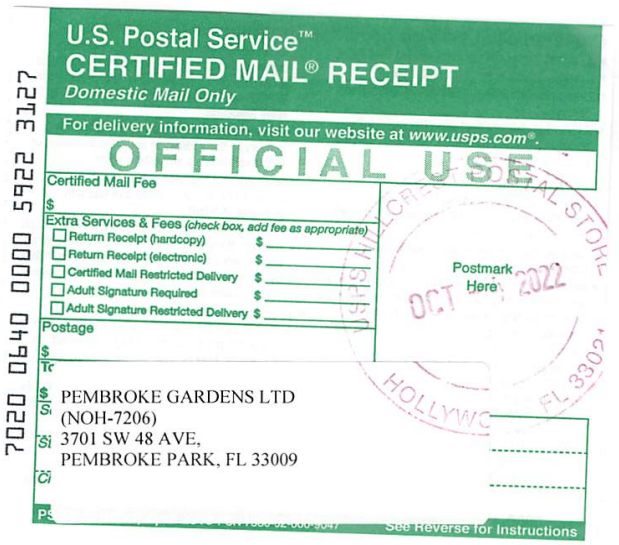
Notes There is bulk trash throughout the apartment complex. Remove all bulk trash from the complex There is trash and debris scattered throughout the apartment complex. Remove all trash from the complex

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/30/2022		Notice of Violation	Regular Mail
10/3/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 10/19/2022
GARBAGE AND REFUSE	Sec. 11-32 - Overloading	It shall be unlawful for any person to overload any garbage dumpster or to permit any garbage dumpster to be overloaded on any property located within the town.	Not in Compliance - Reinspection Date: 10/19/2022
GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	Not in Compliance - Reinspection Date: 10/19/2022
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: 10/19/2022



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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

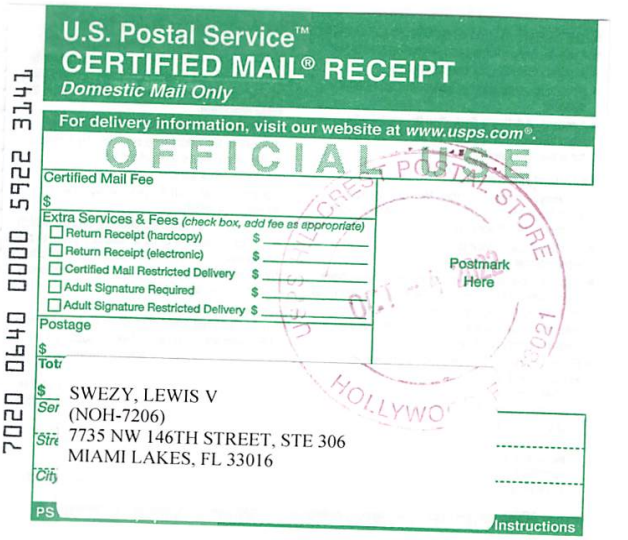
Postage
$

Postmark Here
OCT 2022
HOLLYWOOD FL 33021

PEMBROKE GARDENS LTD
(NOH-7206)
3701 SW 48 AVE,
PEMBROKE PARK, FL 33009

See Reverse for Instructions

7020 0640 0000 5922 3127



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 $

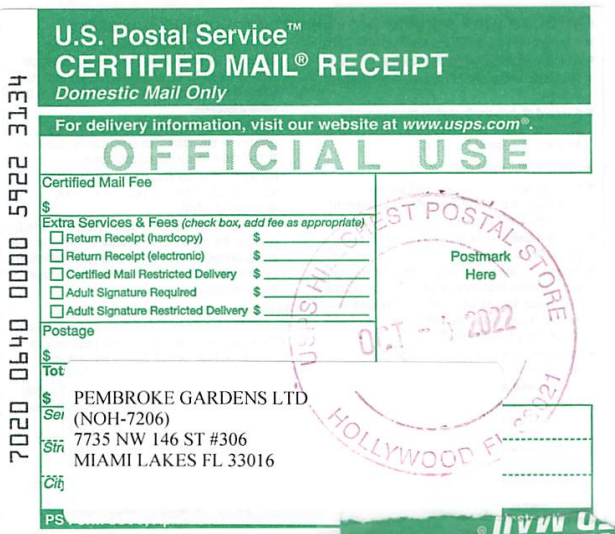
Postage
$

Postmark Here
OCT 2022
HOLLYWOOD FL 33021

SWEZY, LEWIS V
(NOH-7206)
7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Instructions

7020 0640 0000 5922 3141



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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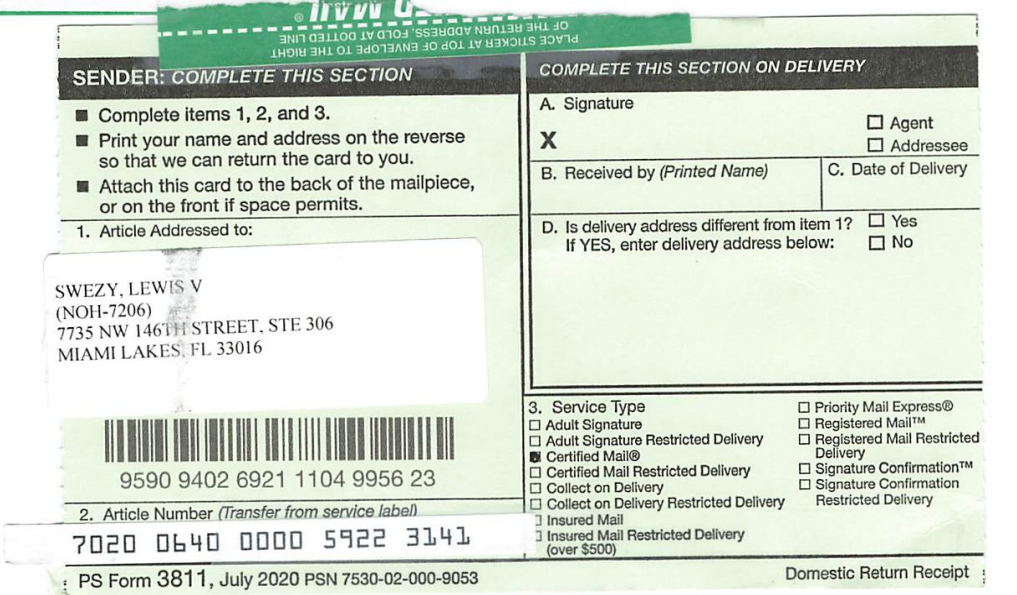
Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here
OCT 2022
HOLLYWOOD FL 33021

PEMBROKE GARDENS LTD
(NOH-7206)
7735 NW 146 ST #306
MIAMI LAKES FL 33016

7020 0640 0000 5922 3134



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SWEZY, LEWIS V
(NOH-7206)
7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

9590 9402 6921 1104 9956 23

2. Article Number (Transfer from service label)
7020 0640 0000 5922 3141

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV-7206

Hasler FIRST CLASS MAIL
06/30/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

PEMBROKE GARDENS LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #

7206

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV-7206

PEMBROKE GARDENS LTD
3701-3770 SW 48 AVENUE
PEMBROKE PARK, FL 33009

Hasler FIRST CLASS MAIL
06/30/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV-7206

SWEZY, LEWIS V
7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Hasler FIRST CLASS MAIL
06/30/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3701-3770 SW 48 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 30 13 0261
Property Owner	PEMBROKE GARDENS LTD	Millage	0613
Mailing Address	7735 NW 146 ST #306 MIAMI LAKES FL 33016	Use	03-04
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 23-B;23-C;23-E & 24-A LESS W 15 FOR RD		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$695,810	$8,325,870	$9,021,680	$5,445,050	
2021	$695,810	$4,254,240	$4,950,050	$4,950,050	$53,224.31
2020	$695,810	$4,254,240	$4,950,050	$4,950,050	$53,415.36

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$9,021,680	$9,021,680	$9,021,680	$9,021,680
Portability	0	0	0	0
Assessed/SOH	$5,445,050	$9,021,680	$5,445,050	$5,445,050
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
Affordable Housing	$5,445,050	$9,021,680	$5,445,050	$5,445,050
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
1/6/1999	WD	$185,000	29128 / 1487
5/19/1975	QCD	$100	6263 / 889

Land Calculations

Price	Factor	Type
$2.00	347,905	SF
Adj. Bldg. S.F. (Card, Sketch)		106356
Units		129
Eff./Act. Year Built: 2001/2000		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Partnership
PEMBROKE GARDENS, LTD.

Filing Information

Document Number	A98000001849
FEI/EIN Number	65-0859159
Date Filed	07/31/1998
State	FL
Status	ACTIVE
Last Event	CONTRIBUTION CHANGE
Event Date Filed	04/13/1999
Event Effective Date	NONE

Principal Address

7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33014 6

Changed: 03/31/2012

Mailing Address

7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33014 6

Changed: 03/31/2012

Registered Agent Name & Address

SWEZY, LEWIS V
7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Name Changed: 04/16/2010

Address Changed: 03/31/2012

General Partner Detail

Name & Address

Document Number P98000062496

PEMBROKE GARDENS, INC.

7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Annual Reports

Report Year	Filed Date
2020	06/23/2020
2021	04/07/2021
2022	04/21/2022

Document Images

04/21/2022 -- ANNUAL REPORT	View image in PDF format
04/07/2021 -- ANNUAL REPORT	View image in PDF format
06/23/2020 -- ANNUAL REPORT	View image in PDF format
04/22/2019 -- ANNUAL REPORT	View image in PDF format
03/14/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
04/26/2016 -- ANNUAL REPORT	View image in PDF format
04/24/2015 -- ANNUAL REPORT	View image in PDF format
02/13/2014 -- ANNUAL REPORT	View image in PDF format
04/03/2013 -- ANNUAL REPORT	View image in PDF format
03/31/2012 -- ANNUAL REPORT	View image in PDF format
01/03/2011 -- ANNUAL REPORT	View image in PDF format
04/16/2010 -- ANNUAL REPORT	View image in PDF format
04/14/2009 -- ANNUAL REPORT	View image in PDF format
03/17/2008 -- ANNUAL REPORT	View image in PDF format
05/01/2007 -- ANNUAL REPORT	View image in PDF format
04/28/2006 -- ANNUAL REPORT	View image in PDF format
05/11/2005 -- ANNUAL REPORT	View image in PDF format
05/04/2004 -- REINSTATEMENT	View image in PDF format
01/27/2003 -- ANNUAL REPORT	View image in PDF format
05/01/2002 -- ANNUAL REPORT	View image in PDF format
02/28/2001 -- ANNUAL REPORT	View image in PDF format
05/16/2000 -- ANNUAL REPORT	View image in PDF format
04/13/1999 -- Contribution Change	View image in PDF format
12/29/1998 -- ANNUAL REPORT	View image in PDF format
07/31/1998 -- Domestic LP	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE GARDENS LTD CASE NO 7206

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3701 SW 48 AVE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 3701 SW 48 AVE, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PEMBROKE GARDENS LTD AT 11:33. ON THE 5TH DAY OF OCTOBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

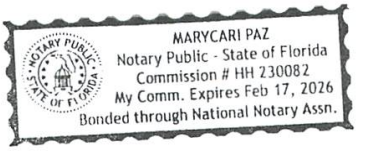
AFFIANT

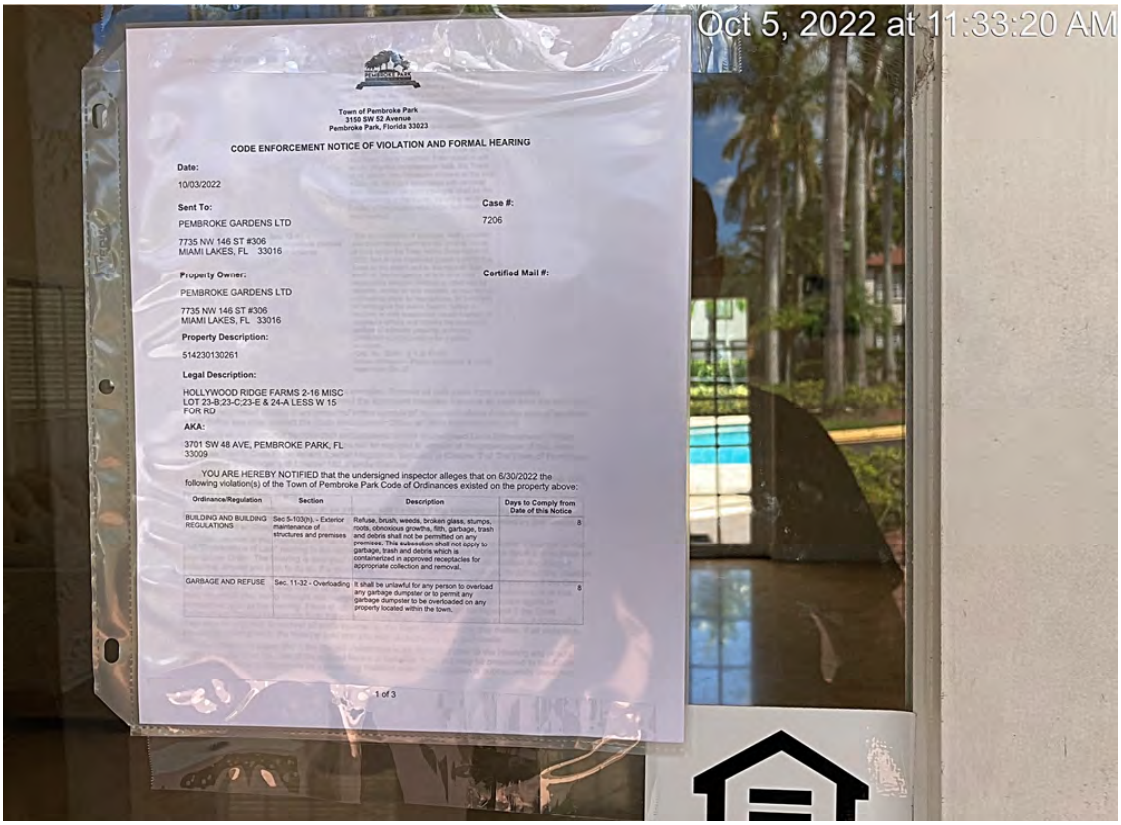
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [V] physical presence or [ ] online notarization this 14 day of Oct, 2022, by Erik Tichnagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known V OR Produced Identification _____
Type of Identification Produced _____




Oct 5, 2022 at 11:33:20 AM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
10/03/2022
Case #:
7206
Sent To:
PEMBROKE GARDENS LTD
7735 NW 146 ST #306
MIAMI LAKES, FL 33016
Property Owner:
Certified Mail #:
PEMBROKE GARDENS LTD
7735 NW 146 ST #306
MIAMI LAKES, FL 33016
Property Description:
514230130261
Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 23-B,23-C,23-E & 24-A LESS W 15
FOR RD
AKA:
3701 SW 48 AVE, PEMBROKE PARK, FL
33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/30/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-103(h). - Exterior maintenance of structures and premises
Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.
8
GARBAGE AND REFUSE
Sec. 11-32 - Overloading
It shall be unlawful for any person to overload any garbage dumpster or to permit any garbage dumpster to be overloaded on any property located within the town.
8
1 of 3


Oct 5, 2022 at 11:35:57 AM
3701


Oct 5, 2022 at 11:38:18 AM
59893

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/03/2022

Sent To:

PEMBROKE GARDENS LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #:

7206

Property Owner:

PEMBROKE GARDENS LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Certified Mail #:

Property Description:

514230130261

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 23-B;23-C;23-E & 24-A LESS W 15
FOR RD

AKA:

3701 SW 48 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/30/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	8
GARBAGE AND REFUSE	Sec. 11-32 - Overloading	It shall be unlawful for any person to overload any garbage dumpster or to permit any garbage dumpster to be overloaded on any property located within the town.	8

GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	8
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	8

There is bulk trash throughout the apartment complex. Remove all bulk trash from the complex
There is trash and debris scattered throughout the apartment complex. Remove all trash from the complex

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of October, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

10/3/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE GARDENS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	7206	06/30/2022

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE GARDENS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	514230130261	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 23-B;23-C;23-E & 24-A LESS W 15 FOR RD	3701 SW 48 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/30/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	8
GARBAGE AND REFUSE	Sec. 11-32 - Overloading	It shall be unlawful for any person to overload any garbage dumpster or to permit any garbage dumpster to be overloaded on any property located within the town.	8
GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	8

HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	8

Notes/Means of Correction:

There is bulk trash throughout the apartment complex. Remove all bulk trash from the complex
There is trash and debris scattered throughout the apartment complex. Remove all trash from the complex

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer


3701-3770
PEMBROKE GARDENS
A RENTAL COMMUNITY


5510

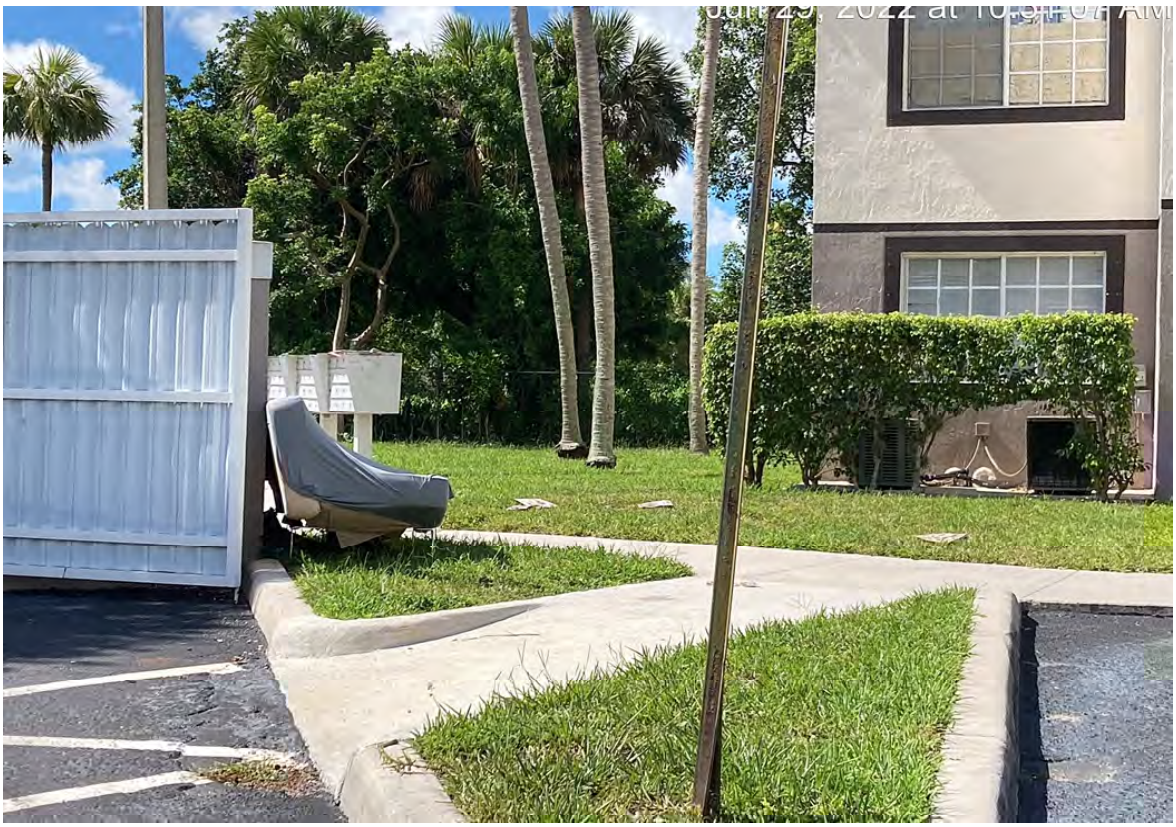





305 471 4444
954 974 7500
wm.com







Case Overview

Property/Incident Information

Owner	Address	Site Address
3101 REALTY CORP	655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160	3127 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 7457 **Date Next Inspection** 10/19/2022

Notes 1)The entire parking lot is in disrepair and has faded or non-existent parking lines. CORRECTIVE ACTION: Obtain plans and inspections for required permits and then re-blacktop/re-stripe the parking lot
2) There is overgrown grass throughout this property. CORRECTIVE ACTION: Mow all overgrown grass on this property

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/26/2022		Notice of Violation	Regular Mail
10/6/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/6/2022		Affidavit of Non-Compliance	Certified Mail

Violations

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: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/19/2022



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
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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
$ 8.93

Total Postage and
$

Sent To 3101 REALTY CORP

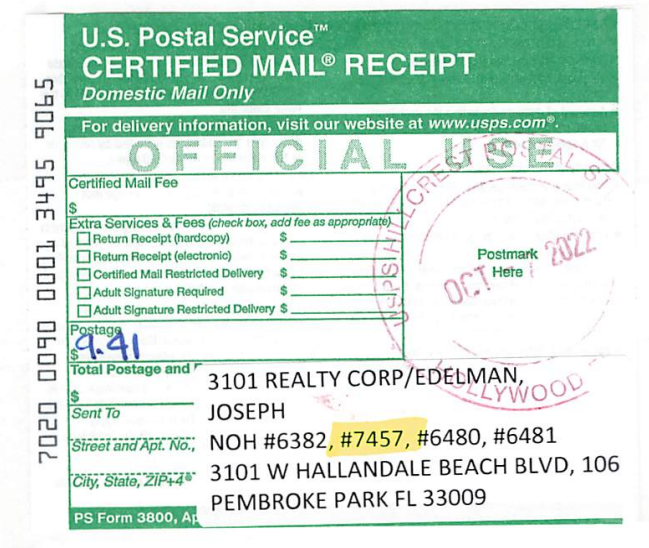
Street and Apt. No NOH #7457, #6480 #6382 655 GOLDEN BEACH DR

City, State, ZIP+4 GOLDEN BEACH FL 33160

PS Form 3800,

Postmark Here
OCT - 7 2022

7020 0090 0001 3495 9096



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
$ 9.41

Total Postage and
$

Sent To 3101 REALTY CORP/EDELMAN, JOSEPH

Street and Apt. No., NOH #6382, #7457, #6480, #6481

City, State, ZIP+4® 3101 W HALLANDALE BEACH BLVD, 106 PEMBROKE PARK FL 33009

PS Form 3800, Ap

Postmark Here
OCT 2022

7020 0090 0001 3495 9065

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-7457

Hasler FIRST CLASS MAIL
08/26/2022
US POSTAGE $000.57⁰
ZIP 33023
011D10656696

Sent To:

3101 REALTY CORP

655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

Case #:

7457

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-7457

Hasler FIRST CLASS MAIL
08/26/2022
US POSTAGE $000.57⁰
ZIP 33023
011D10656696

EDELMAN, Joseph
3101 W Hallandale Beach BLVD Suite 106
Hallandale Beach, FL 33009



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3127 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	3101 REALTY CORP
Mailing Address	655 GOLDEN BEACH DR GOLDEN BEACH FL 33160

ID #	5142 29 02 0013
Millage	0613
Use	17-01

Abbr Legal Description	JO-SEL BAR-KEN SUBDIVISION 116-2 B THAT PT OF PARCELS A & B DESC AS ,COMM AT SW COR OF PAR A,NLY 255.44 TO POB,CONT NLY 210, ELY 167.49,SLY 210,WLY 167.54 TO POB AKA: TRACT D

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$387,040	$1,481,980	$1,869,020	$1,529,590	
2021	$387,040	$1,395,360	$1,782,400	$1,390,540	$32,435.25
2020	$387,040	$1,222,130	$1,609,170	$1,264,130	$29,526.76

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,869,020	$1,869,020	$1,869,020	$1,869,020
Portability	0	0	0	0
Assessed/SOH	$1,529,590	$1,869,020	$1,529,590	$1,529,590
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	$1,529,590	$1,869,020	$1,529,590	$1,529,590

Sales History

Date	Type	Price	Book/Page or CIN
6/3/2014	SW*-E	$5,250,000	112334915
10/16/2003	WD*	$4,394,800	36269 / 1868
2/29/2000	SWD	$504,000	30300 / 551
9/21/1999	CET	$100	29872 / 1516

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.00	35,185	SF
Adj. Bldg. S.F. (Card, Sketch)		12114
Eff./Act. Year Built: 1995/1987		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Profit Corporation
3101 REALTY CORP.

Filing Information

Document Number	P14000046906
FEI/EIN Number	47-1009928
Date Filed	05/30/2014
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/20/2020

Principal Address

3101 W. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Changed: 10/16/2018

Mailing Address

3101W. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Changed: 10/16/2018

Registered Agent Name & Address

EDELMAN, JOSEPH
3101. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Name Changed: 10/28/2015

Address Changed: 10/16/2018

Officer/Director Detail

Name & Address

Title President

EDELMAN, JOSEPH
3101 W. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Title VP, Secretary

EDELMAN, ELENA
3101 W. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2020	10/20/2020
2021	01/28/2021
2022	03/10/2022

Document Images

03/10/2022 -- ANNUAL REPORT	View image in PDF format
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04/24/2017 -- ANNUAL REPORT	View image in PDF format
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10/28/2015 -- REINSTATEMENT	View image in PDF format
05/30/2014 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

3101 REALTY CORP CASE NO 7457

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3127 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 3127 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: 3101 REALTY CORP AT 9:00. ON THE 5TH DAY OF OCTOBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [V] physical presence or [ ] online notarization this 14 day of Oct, 2022, by Erik Richwagon as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known V OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


Oct 7, 2022 at 8:49:59 AM
3127


Oct 7, 2022 at 8:50:04 AM


Oct 7, 2022 at 8:50:13 AM


Oct 7, 2022 at 8:51:03 AM
3127


Oct 7, 2022 at 8:51:26 AM


Oct 7, 2022 at 8:51:40 AM

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
10/06/2022

Case #:
7457

Sent To:
3101 REALTY CORP
655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

Certified Mail #:

Property Owner:
3101 REALTY CORP
655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

Property Description:
514229020013

Legal Description:
JOSEPH BARKEN SUBDIVISION 116-2 B
TWP 51 RGE 42 SEC 29 PARCEL D DESC AS
COMM AT SW COR OF PAR A,N LY 265.44
TO POB,CONT N LY ELY 167.49,SLY
210,WLY 167.54 TO POB AKA TRACT D

AKA:
3127 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 8/26/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply From Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b) - Exterior maintenance of structures and premises	Premises and adjacent areas shall be kept landscaped, irrigated and maintained properly. All landscaping on commercial property shall be maintained in accordance with the site plan. Any person who homeowner the property shall comply with all requirements in effect at the time of obtaining requirements shall comply by more than twenty (20) percent unless a variance is granted a special permit by the Town Commission.	31
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 of the approved plan. All work shall be performed in a workmanlike manner.	31

1 of 2

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/06/2022

Sent To:

3101 REALTY CORP

655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

Case #:

7457

Property Owner:

3101 REALTY CORP

655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

Certified Mail #:

Property Description:

514229020013

Legal Description:

JO-SEL BAR-KEN SUBDIVISION 116-2 B
THAT PT OF PARCELS A & B DESC AS
,COMM AT SW COR OF PAR A,NLY
255.44 TO POB,CONT NLY 210, ELY
167.49,SLY 210,WLY 167.54 TO POB AKA:
TRACT D

AKA:

3127 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/26/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	31

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	31

1)The entire parking lot is in disrepair and has faded or non-existent parking lines. CORRECTIVE ACTION: Obtain plans and inspections for required permits and then re-blacktop/re-stripe the parking lot
2) There is overgrown grass throughout this property. CORRECTIVE ACTION: Mow all overgrown grass on this property

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of October, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

10/6/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
3101 REALTY CORP 655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160	7457	08/26/2022

Property Owner:	Property Description:	Certified Mail #:
3101 REALTY CORP 655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160	514229020013	

Legal Description:	AKA:
JO-SEL BAR-KEN SUBDIVISION 116-2 B THAT PT OF PARCELS A & B DESC AS ,COMM AT SW COR OF PAR A,NLY 255.44 TO POB,CONT NLY 210, ELY 167.49,SLY 210,WLY 167.54 TO POB AKA: TRACT D	3127 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/26/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	31
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	31

Notes/Means of Correction:

1)The entire parking lot is in disrepair and has faded or non-existent parking lines. CORRECTIVE ACTION: Obtain plans and inspections for required permits and then re-blacktop/re-stripe the parking lot
2) There is overgrown grass throughout this property. CORRECTIVE ACTION: Mow all overgrown grass on this property

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

3101 REALTY CORP

3127 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

7457

On 10/6/2022 I ERIK RICHWAGEN 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:	3101 REALTY CORP
Address:	655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160
Folio:	514229020013
Site Address:	3127 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009
Legal Description:	JO-SEL BAR-KEN SUBDIVISION 116-2 B THAT PT OF PARCELS A & B DESC AS ,COMM AT SW COR OF PAR A,NLY 255.44 TO POB,CONT NLY 210, ELY 167.49,SLY 210,WLY 167.54 TO POB AKA: TRACT D

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: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/19/2022

Notes/Means of Correction:

There has been no work done to the parking lot and no permits have been submitted to the town
There are still parts of the property that have overgrowth that need to be mowed

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 10/6/2022

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.


FIRE
LANE
Aug 24, 2022 at 12:15:01 PM

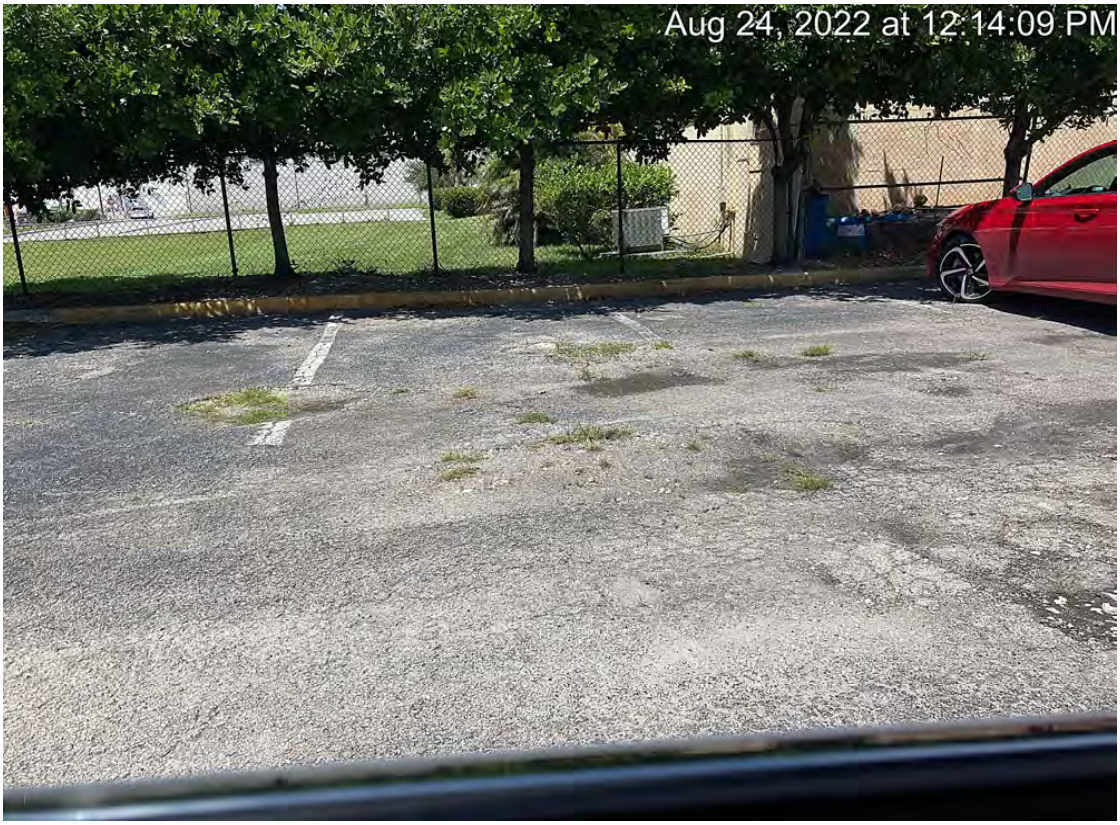

3127
Aug 24, 2022 at 12:12:28 PM


3127
Aug 24, 2022 at 12:12:31 PM


Aug 24, 2022 at 12:12:46 PM


Aug 24, 2022 at 12:12:54 PM


Aug 24, 2022 at 12:13:01 PM


Aug 24, 2022 at 12:14:09 PM

Case Overview

Property/Incident Information

Owner	Address	Site Address
3101 REALTY CORP	655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160	3107 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Bay 103 - Team Marketing Group

Legal Description

Case Status Open **Case #** 4640 **Date Next Inspection** 10/19/2022

Notes Business owner is conducting business with out proper Business Tax Receipt. Business owner will need to apply, pass all inspections and obtain Business Tax Receipt from Town to continue business.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/10/2019		Notice of Violation	Hand Regular Mail
9/23/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 10/19/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 10/19/2022



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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
$

Sent To 3101 REALTY CORP

Street and 655 GOLDEN BEACH DR

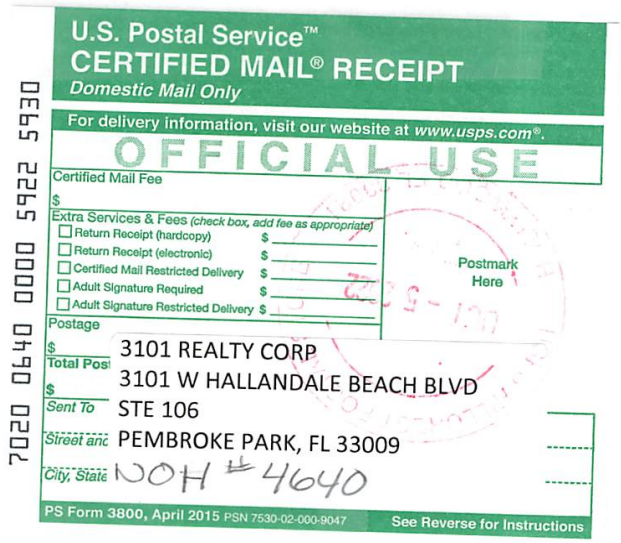
City, State GOLDEN BEACH, FL 33160

NOH#4640

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0000 5922 5923



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Extra Services & Fees (check box, add fee as appropriate)
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$

Sent To 3101 REALTY CORP

Street and 3101 W HALLANDALE BEACH BLVD

City, State STE 106

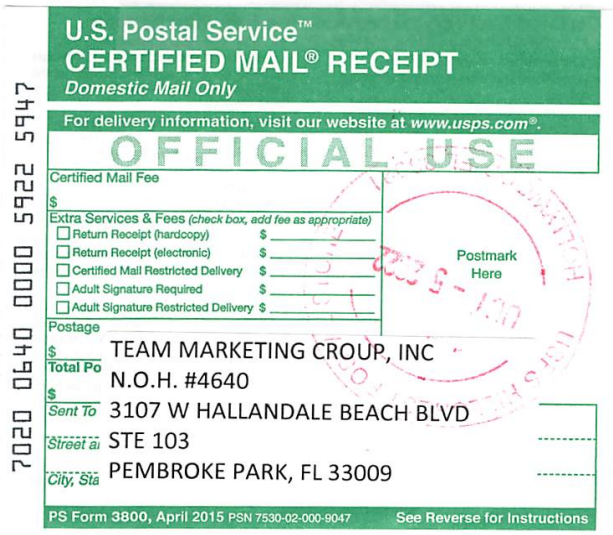
PEMBROKE PARK, FL 33009

NOH #4640

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0000 5922 5930



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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 Po
$

Sent To TEAM MARKETING CROUP, INC

Street a N.O.H. #4640

City, Sta 3107 W HALLANDALE BEACH BLVD

STE 103

PEMBROKE PARK, FL 33009

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0000 5922 5947

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

3101 REALTY CORP CASE NO 4640

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3107 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 3107 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, LISA CANNON HEREBY CERTIFY that I SERVED: 3101 REALTY CORP AT 10:57 A.M. ON THE 23 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.

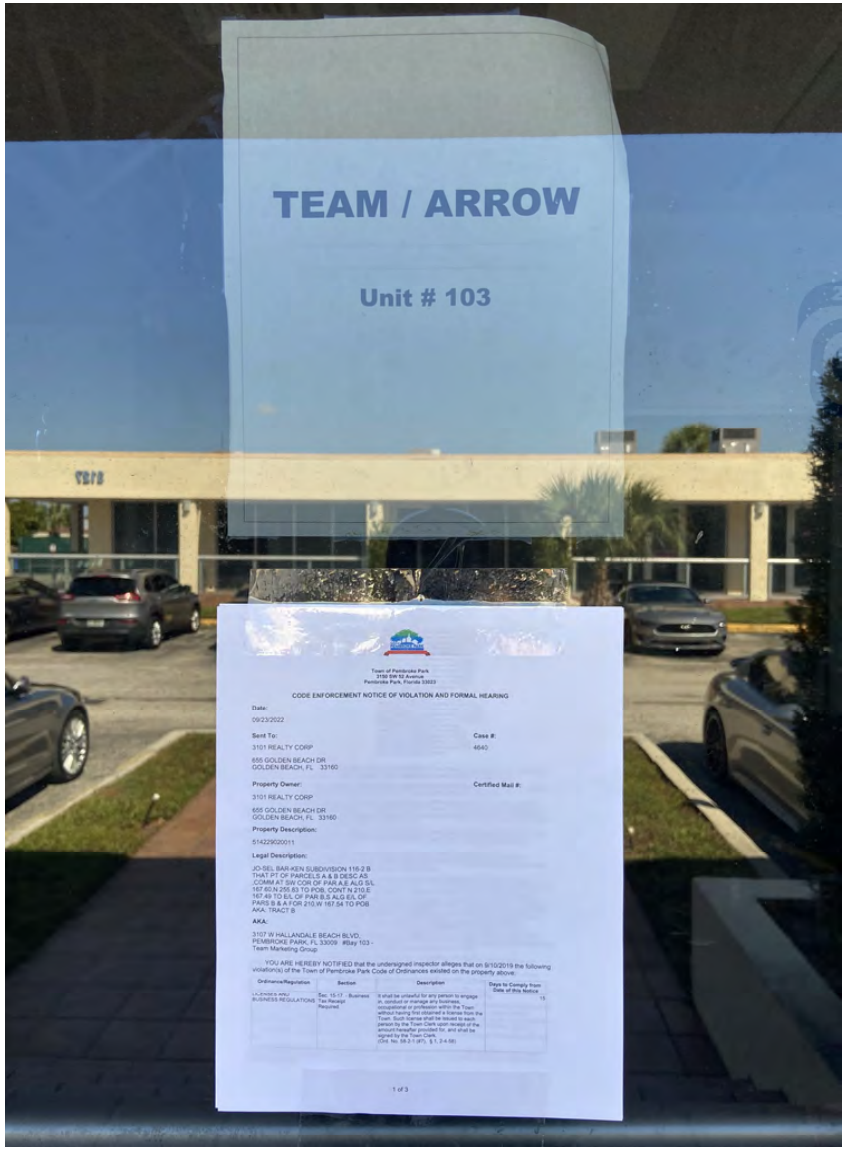
( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) 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.

Lisa Cannon

AFFIANT


TEAM / ARROW
Unit # 103
Town of Pembroke Park
1150 SW 78 Terrace
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
09/23/2022
Sent To:
3101 REALTY CORP
655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160
Case #:
4640
Property Owner:
3101 REALTY CORP
655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160
Certified Mail #:
Property Description:
514229020011
Legal Description:
JO-SEL BAR-KEN SUBDIVISION 116-2 B
THAT PT OF PARCELS A & B DESC AS
COMM AT SW COR OF PAR A,E ALG S/L
167.60,N 255.63 TO POB, CONT N 215 E
167.49 TO E/L OF PAR B,S ALG E/L OF
PARS B & A FOR 210,W 167.54 TO POB
AKA: TRACT B
AKA:
3107 W HALLANDALE BEACH BLVD ;
PEMBROKE PARK, FL 33009 ; Bay 103 -
Team Marketing Group
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/10/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
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 first obtaining a business tax receipt from the Town. Such license shall be issued to such person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk.
(Ord. No. 88-2-1-PT, § 1, 2-4-88)
15
1 of 3

103
TEAM / ARROW



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3101 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	3101 REALTY CORP
Mailing Address	655 GOLDEN BEACH DR GOLDEN BEACH FL 33160

ID #	5142 29 02 0010
Millage	0613
Use	12-02

Abbr Legal Description	JO-SEL BAR-KEN SUBDIVISION 116-2 B THAT PT OF PARCEL A DESC AS,COMM AT SW COR OF PAR A,E 167.60 TO POB,N 255.83,E 167.54,S 231.16, SW 35.40,W 142.53 TO POB AKA: TRACT 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).

* 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*	$468,730	$454,850	$923,580	$923,580	
2021	$468,730	$1,010,920	$1,479,650	$1,479,650	$31,819.29
2020	$468,730	$1,010,920	$1,479,650	$1,360,810	$30,141.82

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$923,580	$923,580	$923,580	$923,580
Portability	0	0	0	0
Assessed/SOH	$923,580	$923,580	$923,580	$923,580
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	$923,580	$923,580	$923,580	$923,580

Sales History

Date	Type	Price	Book/Page or CIN
6/3/2014	SW*-E	$5,250,000	112334915
10/16/2003	WD*	$4,394,800	36269 / 1868
10/1/1991	CET	$409,500	12305 / 714

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.00	42,612	SF
Adj. Bldg. S.F. (Card, Sketch)		11360
Eff./Act. Year Built: 1995/1984		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation
3101 REALTY CORP.

Filing Information

Document Number	P14000046906
FEI/EIN Number	47-1009928
Date Filed	05/30/2014
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/20/2020

Principal Address

3101 W. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Changed: 10/16/2018

Mailing Address

3101W. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Changed: 10/16/2018

Registered Agent Name & Address

EDELMAN, JOSEPH
3101. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Name Changed: 10/28/2015

Address Changed: 10/16/2018

Officer/Director Detail

Name & Address

Title President

EDELMAN, JOSEPH
3101 W. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Title VP, Secretary

EDELMAN, ELENA
3101 W. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2020	10/20/2020
2021	01/28/2021
2022	03/10/2022

Document Images

03/10/2022 -- ANNUAL REPORT	View image in PDF format
01/28/2021 -- ANNUAL REPORT	View image in PDF format
10/20/2020 -- REINSTATEMENT	View image in PDF format
05/29/2019 -- ANNUAL REPORT	View image in PDF format
10/16/2018 -- REINSTATEMENT	View image in PDF format
04/24/2017 -- ANNUAL REPORT	View image in PDF format
02/05/2016 -- ANNUAL REPORT	View image in PDF format
10/28/2015 -- REINSTATEMENT	View image in PDF format
05/30/2014 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/23/2022

Sent To:

3101 REALTY CORP

655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

Case #:

4640

Property Owner:

3101 REALTY CORP

655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

Certified Mail #:

Property Description:

514229020011

Legal Description:

JO-SEL BAR-KEN SUBDIVISION 116-2 B
THAT PT OF PARCELS A & B DESC AS
,COMM AT SW COR OF PAR A,E ALG S/L
167.60,N 255.83 TO POB, CONT N 210,E
167.49 TO E/L OF PAR B,S ALG E/L OF
PARS B & A FOR 210,W 167.54 TO POB
AKA: TRACT B

AKA:

3107 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Bay 103 -
Team Marketing Group

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/10/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	15

Business owner is conducting business with out proper Business Tax Receipt. Business owner will need to apply, pass all inspections and obtain Business Tax Receipt from Town to continue business.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of October, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Lisa Cannon

BTR/Code Enforcement
Officer



9/23/2022

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Team Marketing Group DATE 09/10 2019

SITE ADDRESS 3107 W. Hallandale Beach Blvd Suite 103

PERMIT # _____ SUB/PARK _____

- ☐ STOP ALL WORK
- ☐ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☒ VIOLATION OF TOWN ORDINANCE # 15-7
- ☐ NFPA # _____
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS Working (conducting business) without current Business Tax Reciept.

Business owner will need to obtain Business Tax Reciept to continue business

☐ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 15

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- ☐ STRUCTURAL
- ☒ CODE ENF.
- ☐ PLUMBING
- ☐ SEWER
- ☐ MECHANICAL
- ☐ ZONING
- ☐ ELECTRICAL
- ☐ ENGINEERING

TOWN HALL 966-4600

Jeffrey Lewis EXT. # 213

INSPECTOR

2019/09/10 15:05:31

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
3101 REALTY CORP 655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160	4640	09/10/2019

Property Owner:	Property Description:	Certified Mail #:
3101 REALTY CORP 655 GOLDEN BEACH DR GOLDEN BEACH, FL 33160	514229020011	

Legal Description:	AKA:
JO-SEL BAR-KEN SUBDIVISION 116-2 B THAT PT OF PARCELS A & B DESC AS ,COMM AT SW COR OF PAR A,E ALG S/L 167.60,N 255.83 TO POB, CONT N 210,E 167.49 TO E/L OF PAR B,S ALG E/L OF PARS B & A FOR 210,W 167.54 TO POB AKA: TRACT B	3107 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Bay 103 - Team Marketing Group

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/10/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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Notes/Means of Correction:

Business owner is conducting business with out proper Business Tax Receipt. Business owner will need to apply, pass all inspections and obtain Business Tax Receipt from Town to continue business.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Jeffrey Louis
Code Enforcement Officer

Town Of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023-5413
Phone: (954) 966-4600 EXT:214 Fax: (954) 961-4760

	- Mar 1-Misc Penalty	
FY 2022	Annual Fire Department Inspection	160.00
	- INSP 8/1/22	
FY 2023	Business Tax	52.50
FY 2023	Certificate Of Use	52.50

ATTENTION!! IMPORTANT NOTICE: Payments recieved by the Town will first be applied to the oldest outstanding balances due, if any, on your accounts payable to the Town and then to current account balances due. All outstanding account balances due to the Town must be paid in full prior to receiving a Business Tax Receipt renewal.

PAY ALL FEES BY SEPT 30th	***SUB-TOTAL***	***$1,783.60***
TO AVOID THE FOLLOWING PENALTIES!!(F.S. 205.053)		
Oct. 1st - 10% Nov. 1st - 15% Dec. 1st - 20% Jan. 1st - 25%		
PAST DUE AMOUNT STARTING ON OR AFTER MARCH 1st	***PLEASE PAY***	***$1,783.60***
an additional penalty of $250.00 will be imposed (P.P. Code 15-40c)		

Town of Pembroke Park
Business Tax / Billing Division

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 961-4760

Customer Number 125684

APPLICATION FORM

Application Category: Services **Application Date:** 3/30/2017

Business Owner Information (Residential Usage)

Business Name: TEAM MARKETING GROUP, INC

Business Owner/Corporation/Partnership:

Business Address: 3107 W HALL BCH BLVD, 103

City/State/Zip: PEMBROKE PK/ FL /33009

Business Phone: **Other Phone:** 3053450027 **Fax #:**

E-Mail: **Contact Person's Name:** ED REZNIK

Parcel Information

Folio Number: 514229020011 **Legal Description:**

Prior Use:

Current Use:

Contact Information

Name:

Mailing Address: 3107 W HALL BCH BLVD, 103

City / State / Zip: PEMBROKE PK FL 33009

Business Description:

SECRETARIAL SUPPORT-MARKETING OFFICE

Limitations:

Town Of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023-5413
Phone: (954) 966-4600 EXT:214 Fax: (954) 961-4760

FY 2021	Penalty Fee / Late Charges	5.25
	- Del. Penalty-Nov	
FY 2021	Penalty Fee / Late Charges	11.67
	- Misc Penalty-Nov	
FY 2021	Penalty Fee / Late Charges	5.25
	- Del Penalty-Dec	
FY 2021	Penalty Fee / Late Charges	11.84
	- Misc Penalty-Dec	
FY 2021	Penalty Fee / Late Charges	5.25
	- Del Penalty-Jan	
FY 2021	Penalty Fee / Late Charges	12.02
	- Misc Penalty-Jan	
FY 2021	Penalty Fee / Late Charges	12.38
	- Mar 1-Misc Penalty	
FY 2021	Annual Fire Department Inspection	160.00
	- Insp Date-07/16/20	
FY 2022	Business Tax	52.50
FY 2022	Certificate Of Use	52.50
FY 2022	Penalty Fee / Late Charges	20.50
	- For Oct	
FY 2022	Penalty Fee / Late Charges	7.80
	- For Nov	
FY 2022	Penalty Fee / Late Charges	7.84
	- For Dec	
FY 2022	Penalty Fee / Late Charges	7.88
	- For Jan	
FY 2022	Penalty Fee / Late Charges	250.00
	- Mar 1-Penalty(Town Code 15-40c)	
FY 2022	Penalty Fee / Late Charges	2.67

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TO AVOID THE FOLLOWING PENALTIES!! (F.S. 205.053)
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an additional penalty of $250.00 will be imposed (P.P. Code 15-40c)

Town Of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023-5413
Phone: (954) 966-4600 EXT:214 Fax: (954) 961-4760

TEAM MARKETING GROUP, INC
3107 W HALL BCH BLVD, 103
PEMBROKE PK FL 33009

ANNUAL BILLING STATEMENT

ACCOUNT NO.	DATE
125684	9/23/2022

BUSINESS DESCRIPTION
SECRETARIAL SUPPORT-MARKETING OFFICE

BUSINESS ADDRESS
3107 W HALL BCH BLVD, 103

DATE	DESCRIPTION	AMOUNT
FY 2019	Certificate Of Use	52.50
FY 2019	Business Tax	52.50
FY 2019	Penalty Fee / Late Charges	26.25
	- Del. Penalty-Jan 1	
FY 2019	Penalty Fee / Late Charges	250.00
	- Mar 1-Penalty Fee(Town Code 15-40c)	
FY 2020	Business Tax	52.50
FY 2020	Certificate Of Use	52.50
FY 2020	Penalty Fee / Late Charges	26.25
	- Penalty-Jan 1	
FY 2020	Penalty Fee / Late Charges	250.00
	- Mar 1-Penalty(Town Code 15-40c)	
FY 2021	Business Tax	52.50
FY 2021	Certificate Of Use	52.50
FY 2021	Penalty Fee / Late Charges	10.50
	- Del. Penalty - Oct	
FY 2021	Penalty Fee / Late Charges	15.25
	- Misc Penalty - Oct	

ATTENTION!! IMPORTANT NOTICE: Payments recieved by the Town will first be applied to the oldest outstanding balances due, if any, on your accounts payable to the Town and then to current account balances due. All outstanding account balances due to the Town must be paid in full prior to receiving a Business Tax Receipt renewal.

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SUB-TOTAL	**$1,783.60**
PLEASE PAY	**$1,783.60**