



AGENDA

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, October 20, 2021

Council Chambers

3150 SW 52 Avenue

Pembroke Park, FL 33023

Page

1. CALL TO ORDER
2. ROLL CALL
3. SPECIAL MAGISTRATE OPENING STATEMENT
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
 - 7.1. **CASE 6158** - 2250 WAREHOUSE LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - 40 YEAR BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** 8 - 22
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 - 7.2. **CASE 6159** - LAKE VILLA ASSOCIATES - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - 40 YEAR BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** 23 - 37
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 - 7.5. **CASE 6289** - MEASA I LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - 40 YEAR BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** 67 - 78
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- 7.6. **CASE 6297** - 2400 SW30 LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - 40 YEAR BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** 79 - 89
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- 7.8. **CASE 6302** - CROSSWINDS AT COUNTYLINE LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - 40 YEAR BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** 99 - 109
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- 7.9. **CASE 6303** - 3163 BUILDING LLC/ 3163 WEST LIQUORS LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - 40 YEAR BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** 110 - 122
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- 7.10. **CASE 6306** - PEMBROKE PARK WAREHOUSES HOLDING - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - 40 YEAR BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** 123 - 133
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- 7.13. **CASE 6309** - FINE LINE INTERIORS INC. - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - 40 YEAR BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** 155 - 165
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- 12.5. **CASE 5006** - COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR 26608 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(c)(i)(h); 5-105 - EXTERIOR MAINTENANCE; 5-207 - GRAFFITI; 12-48 - PROHIBITED OUTDOOR STORAGE; 21-19 - PROHIBITED SIGNS - **SECOND OFFENSE** 990 - 1006
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1115 -
1128

[TOWN'S MOTION TO VACATE FINAL ORDER CASE 6186](#)

17. 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
2250 WAREHOUSE LLC	20815 NE 16 AVE SUITE B15 MIAMI, FL 33179	2250 SW 30 AVE, PEMBROKE PARK, FL 33021

Legal Description

Case Status	Open	Case #	6158	Date Next Inspection	10/20/2021
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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

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/23/2021		Notice of Violation	Certified Mail
9/17/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

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

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 Street and Apt. No., or PO Box No.
 20815 NE 16 AVE, SUITE B17
 City, State, ZIP+4®
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage \$ _____	
Total Postage and Fees \$ _____	
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 City, State, ZIP+4
Miami, FL 33179

PS Form 3800, August 2006 See Reverse for Instructions

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■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X C19 ☐ Agent ☐ Addressee B. Received by (Printed Name) C19 C. Date of Delivery 7/20/20 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: 2250 Warehouse LLC 20815 NE 14 Ave Suite B15 Miami, FL 33179  9590 9402 2481 6306 5318 07	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
2. Article Number (Transfer from service label) 7012 0470 0001 5589 1811	

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>Contact Less</i> B. Received by (Printed Name) <i>Delivery on 9/20</i> C. Date of Delivery <i>9/20</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
1. Article Addressed to: Mr. Ronald Degaeta (Reg. Agent) 2250 Warehouse, LLC 20815 NE 16 Avenue, Suite B17 Miami, FL 33179 Case #6158 - NOH		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail (over \$500)	
2. Article Number (Transfer from service label) 7021 0350 0001 0298 1904		PS Form 3811, July 2020 PSN 7530-02-000-9053	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>Contact Less</i> B. Received by (Printed Name) <i>Delivery on 9/20</i> C. Date of Delivery <i>9/20</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
1. Article Addressed to: 2250 Warehouse, LLC 20815 NE 16 Avenue, Suite B15 Miami, FL 33179 Case #6158 - NOH		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail (over \$500)	
2. Article Number (Transfer from service label) 7021 0350 0001 0298 1881		PS Form 3811, July 2020 PSN 7530-02-000-9053	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>Contact Less</i> B. Received by (Printed Name) <i>Delivery on 9/20</i> C. Date of Delivery <i>9/20</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
1. Article Addressed to: Case #6158 - NOH 2250 Warehouse, LLC. 20815 NE 16 Avenue, Suite B15 Miami, FL 33179		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail (over \$500)	
2. Article Number (Transfer from service label) 7021 0350 0001 0298 1454		PS Form 3811, July 2020 PSN 7530-02-000-9053	



MARTY KIARD
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	20815 NE 16 AVE SUITE B15 MIAMI FL 33179	Use	48
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).

* 2021 values are considered "working values" and are subject to change.								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2021*	\$157,590	\$684,440	\$842,030	\$842,030				
2020	\$157,590	\$686,150	\$843,740	\$843,740	\$18,209.42			
2019	\$157,590	\$686,150	\$843,740	\$843,740	\$18,422.23			
2021* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$842,030	\$842,030	\$842,030	\$842,030				
Portability	0	0	0	0				
Assessed/SOH	\$842,030	\$842,030	\$842,030	\$842,030				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$842,030	\$842,030	\$842,030	\$842,030				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
1/6/2016	QCD-T	\$100	113467069	\$9.00	17,510	SF		
10/8/2015	WD-Q	\$845,000	113281557					
2/9/2008	QCD-T	\$100	45109 / 1647					
10/15/2004	QCD	\$100	38427 / 1554					
2/13/1997	WD	\$100	26307 / 739	Adj. Bldg. S.F. (Card, Sketch)		7812		
				Eff./Act. Year Built: 1981/1980				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company
2250 WAREHOUSE, LLC

Filing Information

Document Number	L15000154429
FEI/EIN Number	47-5418188
Date Filed	09/09/2015
Effective Date	09/04/2015
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT AND NAME CHANGE
Event Date Filed	11/10/2015
Event Effective Date	NONE

Principal Address

20815 NE 16 AVE.
SUITE B17
MIAMI, FL 33179

Changed: 05/01/2019

Mailing Address

PO Box 800619
Aventura, FL 33180

Changed: 05/01/2019

Registered Agent Name & Address

DEGAETA, RONALD
20815 NE 16 AVE.
SUITE B17
MIAMI, FL 33179

Address Changed: 05/01/2019

Authorized Person(s) Detail

Name & Address

Title MGR

BROMBERG, CLARA

20815 NE 16 AVE.
SUITE B17
MIAMI, FL 33179

Title MGR

Brom Bros Property Management LLC
20815 NE 16 AVE.
SUITE B17
MIAMI, FL 33179

Title Authorized representative

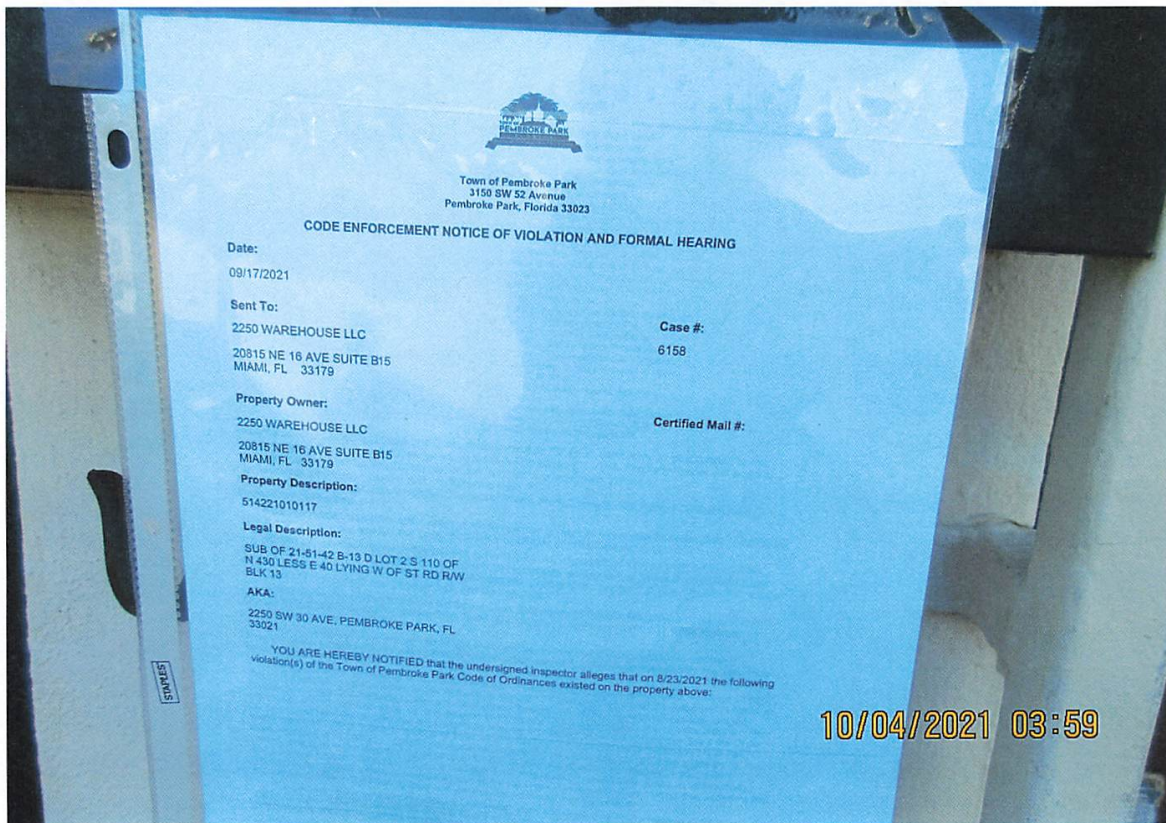
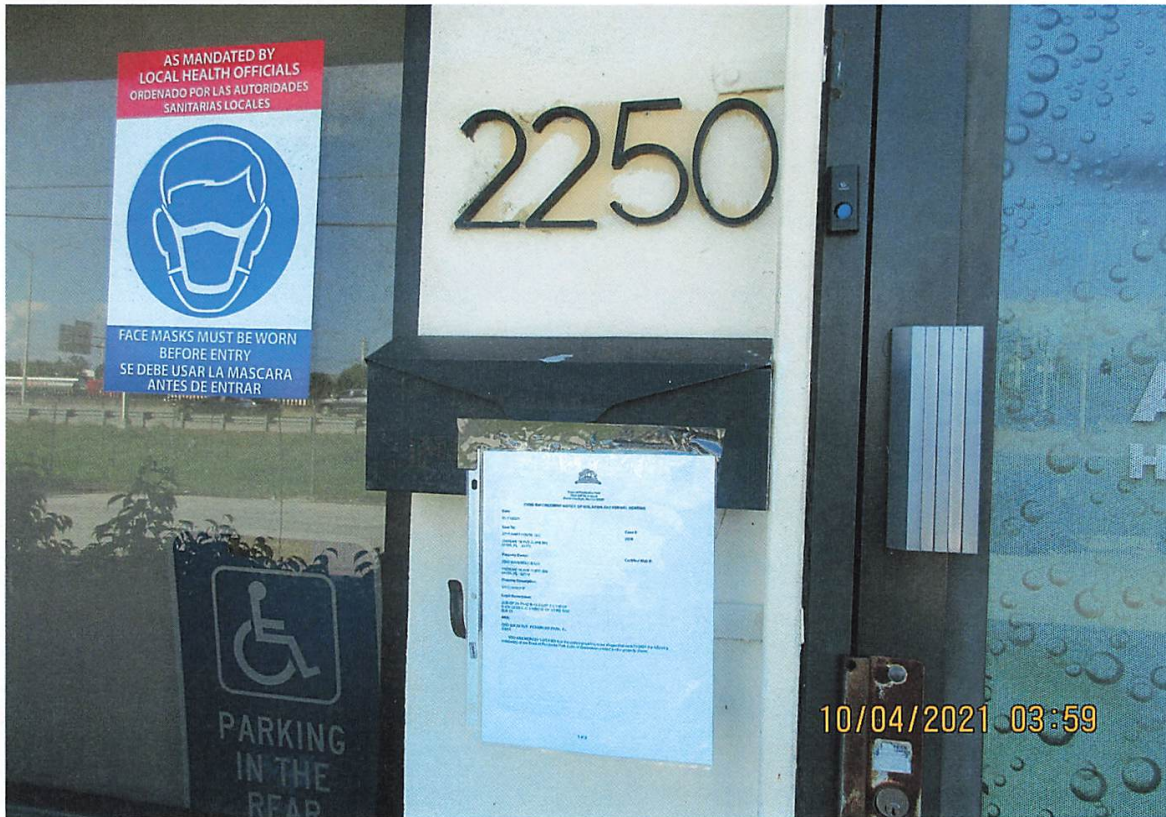
Bromberg, Oscar Asher
21214 ne 32 pl
Aventura, FL 33180

Annual Reports

Report Year	Filed Date
2019	05/01/2019
2020	06/29/2020
2021	04/08/2021

Document Images

<u>04/08/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/29/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/01/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/23/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/05/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/27/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>11/10/2015 -- LC Amendment and Name Change</u>	View image in PDF format
<u>09/09/2015 -- Florida Limited Liability</u>	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:

09/17/2021

Sent To:

2250 WAREHOUSE LLC

20815 NE 16 AVE SUITE B15
MIAMI, FL 33179

Case #:

6158

Property Owner:

2250 WAREHOUSE LLC

20815 NE 16 AVE SUITE B15
MIAMI, FL 33179

Certified Mail #:

Property Description:

514221010117

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 110 OF
N 430 LESS E 40 LYING W OF ST RD R/W
BLK 13

AKA:

2250 SW 30 AVE, PEMBROKE PARK, FL
33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/23/2021 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. 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	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>

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@tppl.gov.

Miguel A Nunez

Chief Building Official



9/17/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
2250 WAREHOUSE LLC	6158	08/23/2021
20815 NE 16 AVE SUITE B15 MIAMI, FL 33179		
Property Owner:	Property Description:	Certified Mail #:
2250 WAREHOUSE LLC	514221010117	
20815 NE 16 AVE SUITE B15 MIAMI, FL 33179		
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	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/23/2021 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/Mean 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>

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
LAKE VILLA ASSOCIATES LTD	5401 UNIVERSITY DR #103 CORAL SPRINGS, FL 33067	2300 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	6159	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>

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/23/2021		Notice of Violation	Certified Mail
9/17/2021	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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery <i>8/21/21</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: Case #6165 - NOH Gary M. Singer, PA (Reg. Agent) Lake Villa Associates, LTD 12 SE 7 Street, Suite 820 Fort Lauderdale, FL 33301	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
2. Article Number (Transfer from service label) 7021 0350 0001 0298 1447	
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Cond 15</i> C. Date of Delivery <i>8/21/21</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: Lake Villa Associates LTD Gary M. Singer, PA 12 SE 7th Street, Suite 820 Fort Lauderdale, FL 33301 Case #6159 / NOV	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
2. Article Number (Transfer from service label) 7021 0350 0001 0298 1744	
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

7021 0350 0001 0298 1751

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only 6159-NOV

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

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (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 **LAKE VILLA ASSOCIATES, LTD**
 Street and Apt. No., or PO Box No.
6053 NW 63 WAY
 City, State, ZIP+4®
PATRICIA, FL 33067

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

Postmark Here
 AUG 23 2021

7021 0350 0001 0298 1737

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only 6159-NOV

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

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (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 **LAKE VILLA ASSOCIATES, LTD**
 Street and Apt. No., or PO Box No.
540 UNIVERSITY DR # 103
 City, State, ZIP+4®
CORAL SPRINGS, FL 33067

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

Postmark Here
 AUG 23 2021

7021 0350 0001 0298 1744

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only 6159-NOV

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

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (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 **LAKE VILLA ASSOCIATES, LTD / GARY M. SINGER, PA**
 Street and Apt. No., or PO Box No.
12 SE 7 ST, SUITE 820
 City, State, ZIP+4®
FORT LAUDERDALE, FL 33301

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

Postmark Here
 AUG 23 2021

NOV

7021 0350 0001 0298 1997

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only <i>6159 - NOT</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$
Postage	
Total Postage and Fees	
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	Postmark Here SEP 17 2021 HOLLYWOOD FL 33021
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0001 0298 1980

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only <i>6159 - NOT</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$
Postage	
Total Postage and Fees	
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	Postmark Here SEP 17 2021 HOLLYWOOD FL 33021
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0001 0298 1447

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only <i>6159 - NOT</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$
Postage	
Total Postage and Fees	
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	Postmark Here SEP 17 2021 HOLLYWOOD FL 33021
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$1,475,720	\$10,876,580	\$12,352,300	\$12,014,570	
2020	\$1,475,720	\$10,636,040	\$12,111,760	\$10,922,340	\$243,461.17
2019	\$1,475,720	\$10,636,040	\$12,111,760	\$9,929,400	\$231,506.10

[illegible]Page 27 of 1128



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

Detail by Entity Name

Florida Limited Partnership
LAKE VILLA ASSOCIATES LTD

Filing Information

Document Number A16000000386
FEI/EIN Number 81-5426423
Date Filed 08/11/2016
Effective Date 08/11/2016
State FL
Status ACTIVE

Principal Address

6053 Nw 63rd Way
Parkland, FL 33067

Changed: 04/10/2019

Mailing Address

6053 Nw 63rd Way
Parkland, FL 33067

Changed: 04/10/2019

Registered Agent Name & Address

Gary M. Singer P,A,
12 SE 7Th Street
SUITE 820
Fort Lauderdale, FL 33301

Name Changed: 04/10/2019

Address Changed: 04/10/2019

General Partner Detail

Name & Address

Document Number 572226

M.S.L. PROPERTY MANAGEMENT, INC.
6053 Nw 63rd Way
Parkland, FL 33067

Annual Reports

Report Year	Filed Date
2019	04/10/2019
2020	06/29/2020
2021	03/08/2021

Document Images

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
LAKE VILLA ASSOCIATES LTD		CASE NO. 6159
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: LAKE VILLA ASSOCIATES LTD

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2300 S PARK RD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LAKE VILLA ASSOCIATES LTD AT 1:04 P.M.
ON THE 4 DAY OF OCTOBER, 2021.

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

TYPE OF SERVICE

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

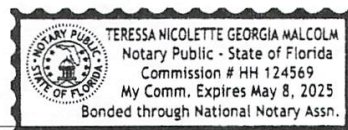


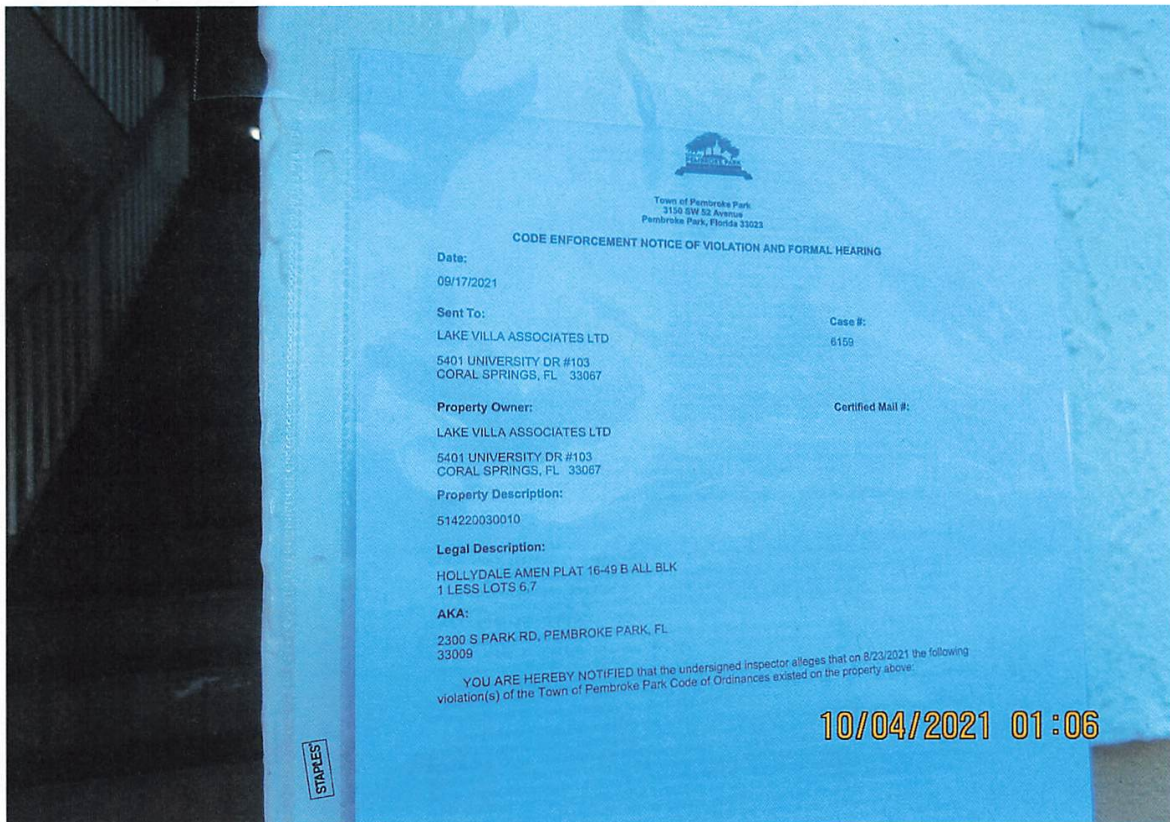
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of 10, 2021, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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









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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/17/2021

Sent To:

LAKE VILLA ASSOCIATES LTD
5401 UNIVERSITY DR #103
CORAL SPRINGS, FL 33067

Case #:

6159

Property Owner:

LAKE VILLA ASSOCIATES LTD
5401 UNIVERSITY DR #103
CORAL SPRINGS, FL 33067

Certified Mail #:

Property Description:

514220030010

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B ALL BLK
1 LESS LOTS 6,7

AKA:

2300 S PARK RD, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/23/2021 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. 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	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>

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



9/17/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
LAKE VILLA ASSOCIATES LTD	6159	08/23/2021
5401 UNIVERSITY DR #103 CORAL SPRINGS, FL 33067		
Property Owner:	Property Description:	Certified Mail #:
LAKE VILLA ASSOCIATES LTD	514220030010	
5401 UNIVERSITY DR #103 CORAL SPRINGS, FL 33067		
Legal Description:	AKA:	
HOLLYDALE AMEN PLAT 16-49 B ALL BLK 1 LESS LOTS 6,7	2300 S PARK RD, PEMBROKE PARK, FL 33009	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/23/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

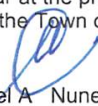
Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA 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/Mean 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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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
LIVMA LLC	2711 CENTERVILLE RD STE 400 WILMINGTON, DE 19808	2050 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	6165	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					

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/24/2021		Notice of Violation	Regular Mail
9/17/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

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

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:

Case #6165 – NOH
LIVMA, LLC
2050 SW 30 Avenue
Pembroke Park, FL 33009



9590 9402 6610 1028 6978 53

2. Article Number (Transfer from service label)

7021 0350 0001 0298 1973

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only 6165 - NOK

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

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (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 LIVMA, LLC
 Street and Apt. No., or PO Box No. 1030 SW 30 Avenue
 City, State, ZIP+4® Pembroke Park, FL 33009

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only 6165 / NOK

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

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (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 Livma, LLC / The Company Corp (near H)
 Street and Apt. No., or PO Box No. 251 Little Falls Drive
 City, State, ZIP+4® Wilmington, DE 19808

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only 6165 - NOK

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

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (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 LIVMA, LLC
 Street and Apt. No., or PO Box No. 2711 Centerville Rd. #400
 City, State, ZIP+4® Wilmington, DE 19808

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

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage \$

Certified Fee \$

Return Receipt Fee (Endorsement Required) \$

Restricted Delivery Fee (Endorsement Required) \$

Total Postage & Fees \$

Sent To Livma LLC
 Street, Apt. No., or PO Box No. 2711 Centerville Rd # 400
 City, State, ZIP+4® Wilmington, DE 19808

PS Form 3800, August 2006 See Reverse for Instructions

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

08/24/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

LIVMA, LLV
2711 Centerville Rd, Suite 400
Wilmington, DE 19808
Case #: 6165 - NOV

TOWN OF PEMBROKE PARK

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

08/24/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

The Company Corporation (Reg.
Agent) / LIVMA, LLV
251 Little Falls Drive
Wilmington, DE 19808
Case #: 6165 - NOV



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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$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

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/21/2012	SWD-D	\$1,640,000	49414 / 1572	\$9.00	32,359	SF
5/1/1983	WD	\$585,000	10853 / 908			
1/1/1971	WD	\$31,343				
				Adj. Bldg. S.F. (Card, Sketch)		29906
				Eff./Act. Year Built: 1971/1970		

Page 42 of 1128

Department of State: Division of Corporations

[Allowable Characters](#)[HOME](#)

Entity Details

THIS IS NOT A STATEMENT OF GOOD STANDING

File Number: 5179204 **Incorporation Date /** 7/3/2012
Formation Date: (mm/dd/yyyy)

Entity Name: LIVMA, LLC

Entity Kind: Limited Liability Company **Entity Type:** General

Residency: Domestic **State:** DELAWARE

REGISTERED AGENT INFORMATION

Name: THE COMPANY CORPORATION

Address: 251 LITTLE FALLS DRIVE

City: WILMINGTON **County:** New Castle

State: DE **Postal Code:** 19808

Phone: 302-636-5440

Additional Information is available for a fee. You can retrieve Status for a fee of \$10.00 or more detailed information including current franchise tax assessment, current filing history and more for a fee of \$20.00.

Would you like ☐ Status ☐ Status, Tax & History Information

For help on a particular field click on the Field Tag to take you to the help area.

[site map](#) | [privacy](#) | [about this site](#) | [contact us](#) | [translate](#) | [delaware.gov](#)

TOWN OF PEMBROKE PARK, FLORIDA)
)
 Petitioner)
)
 vs.)
)
 LIVMA LLC) CASE NO. 6165
)
 Respondent)



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
09/17/2021

Sent To:
LIVMA LLC
2711 CENTERVILLE RD STE 400
WILMINGTON, DE 19808

Case #:
6165

Property Owner:
LIVMA LLC
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 8/24/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description
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

10/04/2021 03:57

15

STATES



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/17/2021

Sent To:

LIVMA LLC

2711 CENTERVILLE RD STE 400
WILMINGTON, DE 19808

Case #:

6165

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LIVMA LLC

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WILMINGTON, DE 19808

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514221010101

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Miguel A Nunez

Chief Building Official


9/17/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
LIVMA LLC	6165	08/24/2021
2711 CENTERVILLE RD STE 400 WILMINGTON, DE 19808		
Property Owner:	Property Description:	Certified Mail #:
LIVMA LLC	514221010101	
2711 CENTERVILLE RD STE 400 WILMINGTON, DE 19808		
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	

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Miguel A. Nunez
Chief Building Official

Case Overview

Property/Incident Information

Owner	Address	Site Address
AMITA DEVELOPMENT LLC	888 SE 3 AVE SUITE 500 FORT LAUDERDALE, FL 33316	2350 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	6168	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>

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/24/2021		Notice of Violation	Regular Mail
10/5/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

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

Notice of formal hearing

7021 0350 0000 2801 7862

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
2350 SW 30 PROPERTIES, LLC/
MASLANKA, EDWARD (MGR)
2350 SW 30 AVE,
Street and Apt. No.
PEMBROKE PARK, FL, 33009
City, State, ZIP+4®
CASE #6168 N.O.H

Postmark
Here

PS Form 3800, Apr 2019

7021 0350 0000 2801 7866

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

Postage
\$

Total Postage and Fees
\$

Sent To
2350 SW 30 PROPERTIES, LLC
2350 SW 30 AVE,
Street and Apt. No.,
PEMBROKE PARK, FL, 33009
City, State, ZIP+4®
CASE #6168 N.O.H

Postmark
Here

PS Form 3800, Apr 2019

7021 0350 0000 2801 7855

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
\$

Total Postage and Fees
\$

Sent To
AMITA DEVELOPMENT LLC
888 SE 3 AVE, SUITE 500,
FORT LAUDERDALE, FL, 33316
Street and Apt. No.,
CASE #6168 N.O.H
City, State, ZIP+4®

Postmark
Here

PS Form 3800, Apr 2019

7021 0350 0000 2801 7879

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
2350 SW 30 PROPERTIES, LLC/
MASLANKA, EDWARD (REG. AGENT)
291 IMPERIAL LANE,
Street and Apt. No.,
LAUDERDALE BY THE SEA, FL, 33308
City, State, ZIP+4®
CASE #6168 N.O.H

Postmark
Here

PS Form 3800, Apr 2019

7021 0350 0001 0298 1942

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only 6168-NDH

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

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (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
ANITA Development LLC
 Street and Apt. No., or PO Box No.
388 SE 3 AVE Suite 500
 City, State, ZIP+4®
Fort Lauderdale, FL 33306

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

7021 0350 0001 0298 1935

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only 6168-NDH

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

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (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
2350 SW 30 PROPERTIES LLC / EDWARD MASLANKA
 Street and Apt. No., or PO Box No.
2350 SW 30 AVE
 City, State, ZIP+4®
Pembroke Park, FL 33009

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

7021 0350 0001 0298 1911

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only 6168-NDH

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

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (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
2350 SW 30 PROPERTIES, LLC / E. MASLANKA
 Street and Apt. No., or PO Box No.
291 Imperial Lane
 City, State, ZIP+4®
Lauderdale By the Sea, FL 33308

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

7021 0350 0001 0298 1928

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only 6168-NDH

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

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (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
2350 SW 30 PROPERTIES, LLC
 Street and Apt. No., or PO Box No.
2350 SW 30 AVENUE
 City, State, ZIP+4®
Pembroke Park, FL 33009

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

*RECEIVED CALL 9/21/21 - HE SOLD PROPERTY A YEAR AGO TO "ANITA"

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ <i>Ed Maslanka</i> ☐ Agent ☐ Addressee
1. Article Addressed to: Case #6168 - NOH Mr. Edward Maslanka (Reg. Agent) 2350 SW 30th Properties, LLC. 291 Imperial Lane Lauderdale By the Sea, FL 33308	B. Received by (Printed Name) <i>Ed Maslanka</i> C. Date of Delivery <i>9/20/21</i>
2. Article Number (Transfer from service label) 7021 0350 0001 0298 1911	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Registered Mail Restricted Delivery (over \$500)	

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

TOWN OF PEMBROKE PARK

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

Hasler

08/24/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696



Amita Development, LLC
888 SE 3 Avenue, Suite 500
Fort Lauderdale, FL 33316
Case #: 6168 - NOV

TOWN OF PEMBROKE PARK

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

Edward Maslanka (Reg. Agent) for
2350 SW 30th Avenue Properties, LLC
291 Imperial Lane
Lauderdale by the Sea, FL 33308
Case #: 6168 - NOV

Hasler

FIRST-CLASS MAIL

08/24/2021

US POSTAGE \$000.51⁰⁰



ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK

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

2350 SW 30th Avenue Properties, LLC
2350 SW 30 Avenue
Pembroke Park, FL 33009
Case #6168 - NOV

Hasler

FIRST-CLASS MAIL

08/24/2021

US POSTAGE \$000.51⁰⁰



ZIP 33023
011D10656696



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

values" and are subject to change

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,792,750	\$1,792,750	\$1,792,750	\$1,792,750
Portability	0	0	0	0
Assessed/SOH	\$1,792,750	\$1,792,750	\$1,792,750	\$1,792,750
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,792,750	\$1,792,750	\$1,792,750	\$1,792,750

Bldg. S.F. (Card. Sketch)	18900
---------------------------	-------

Special Assessments



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

Detail by Entity Name

✓ Florida Limited Liability Company
2350 SW 30TH AVENUE PROPERTIES, LLC

Filing Information

Document Number L07000127855
FEI/EIN Number 77-0721634
Date Filed 12/28/2007
State FL
Status ACTIVE

Principal Address

✓ 2350 SW 30 AVE
PEMBROKE PARK, FL 33009

Changed: 03/17/2011

Mailing Address

2350 SW 30 AVE
PEMBROKE PARK, FL 33009

Changed: 03/17/2011

Registered Agent Name & Address

✓ MASLANKA, EDWARD
291 Imperial Lane
LAUDERDALE BY THE SEA, FL 33308

Name Changed: 03/17/2011

Address Changed: 02/28/2013

Authorized Person(s) Detail

Name & Address

Title MGR

✓ MASLANKA, EDWARD
2350 SW 30 AVE
PEMBROKE PARK, FL 33009

Annual Reports

Report Year	Filed Date

2018	03/22/2018
2019	04/04/2019
2020	06/18/2020

Document Images

06/18/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
03/22/2018 -- ANNUAL REPORT	View image in PDF format
04/06/2017 -- ANNUAL REPORT	View image in PDF format
03/10/2016 -- ANNUAL REPORT	View image in PDF format
02/27/2015 -- ANNUAL REPORT	View image in PDF format
02/14/2014 -- ANNUAL REPORT	View image in PDF format
02/28/2013 -- ANNUAL REPORT	View image in PDF format
04/12/2012 -- ANNUAL REPORT	View image in PDF format
03/17/2011 -- ANNUAL REPORT	View image in PDF format
01/04/2010 -- ANNUAL REPORT	View image in PDF format
03/09/2009 -- ANNUAL REPORT	View image in PDF format
02/22/2008 -- ANNUAL REPORT	View image in PDF format
12/28/2007 -- Florida Limited Liability	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
AMITA DEVELOPMENT LLC		CASE NO. 6168
Respondent		

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

TO BE SERVED: AMITA DEVELOPMENT LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

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

I, MIGUEL NUNEZ HEREBY CERTIFY that I SERVED: AMITA DEVELOPMENT LLC AT 11:20 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.

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

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



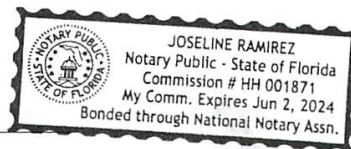
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 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 _____







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:

AMITA DEVELOPMENT LLC
888 SE 3 AVE SUITE 500
FORT LAUDERDALE, FL 33316

Case #:

6168

Property Owner:

AMITA DEVELOPMENT LLC
888 SE 3 AVE SUITE 500
FORT LAUDERDALE, FL 33316

Certified Mail #:

Property Description:

514221010108

Legal Description:

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

AKA:

2350 SW 30 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/24/2021 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>

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:
AMITA DEVELOPMENT LLC	6168	08/24/2021
888 SE 3 AVE SUITE 500 FORT LAUDERDALE, FL 33316		
Property Owner:	Property Description:	Certified Mail #:
AMITA DEVELOPMENT LLC	514221010108	
888 SE 3 AVE SUITE 500 FORT LAUDERDALE, FL 33316		
Legal Description:	AKA:	
SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40, BLK 13	2350 SW 30 AVE, PEMBROKE PARK, FL 33009	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/24/2021 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/Mean 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>

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

Sent To:	Case #:	Date:
AMITA DEVELOPMENT LLC	6168	08/24/2021
888 SE 3 AVE SUITE 500 FORT LAUDERDALE, FL 33316		
Property Owner:	Property Description:	Certified Mail #:
AMITA DEVELOPMENT LLC	514221010108	
888 SE 3 AVE SUITE 500 FORT LAUDERDALE, FL 33316		
Legal Description:	AKA:	
SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40, BLK 13	2350 SW 30 AVE, PEMBROKE PARK, FL 33009	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/24/2021 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/Mean of Correction:

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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 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
MEASA I LLC	3420 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	3400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status	Open	Case #	6289	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>

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/16/2021		Notice of Violation	Regular 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.

7019 1120 0000 9007 6678

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
MOSCOVITCH, AARON
(REG. AGENT & MGRM)

Street and Apt. No.
3420 HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

City, State, ZIP+4®
CASE #6289 N.O.H

PS Form 3800, April 2019

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☐ Adult Signature Restricted Delivery	\$

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Sent To
MEASA I LLC
3420 HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

Street and Apt. No.
CASE #6289 N.O.H

City, State, ZIP+4®
CASE #6289 N.O.H

PS Form 3800, April 2019

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TOWN OF PEMBROKE PARK

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

Hasler

09/17/2021

US POSTAGE \$0



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MEASA I, LLC.

Aaron Moscovitch (Reg. Agent & MGR)

3420 W Hallandale Beach Boulevard

Pembroke Park, FL 33023

Case #: 6289 - NOV

TOWN OF PEMBROKE PARK

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

Hasler

09/17/2021

US POSTAGE \$0



MEASA I, LLC.

3420 W Hallandale Beach Boulevard

Pembroke Park, FL 33023

Case #: 6289 - NOV



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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$178,750	\$622,160	\$800,910	\$797,140	
2020	\$178,750	\$545,930	\$724,680	\$724,680	\$15,639.90
2019	\$178,750	\$509,410	\$688,160	\$686,860	\$15,005.67

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/18/1999	WD*	\$260,000	29610 / 502	\$11.00	16,250	SF
11/1/1993	QCD		21500 / 285			
				Adj. Bldg. S.F. (Card, Sketch)		4970
				Eff./Act. Year Built: 1971/1970		

* Denotes Multi-Parcel Sale (See Deed)

[illegible]



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

Detail by Entity Name

Florida Limited Liability Company

MEASA I, L.L.C.

Filing Information

Document Number L99000003332

FEI/EIN Number 65-0927882

Date Filed 06/09/1999

State FL

Status ACTIVE

Principal Address

3420 W. HALLANDALE BEACH BOULEVARD

PEMBROKE PARK, FL 33023

Mailing Address

3420 W. HALLANDALE BEACH BOULEVARD

PEMBROKE PARK, FL 33023

Registered Agent Name & Address

MOSCOVITCH, AARON

3420 W HALLANDALE BCH BLVD

PEMBROKE PINES, FL 33023

Name Changed: 04/08/2005

Address Changed: 05/29/2002

Authorized Person(s) Detail

Name & Address

Title MGRM

MOSCOVITCH, AARON

3420 W. HALLANDALE BEACH BOULEVARD

PEMBROKE PARK, FL 33023

Title MGRM

MOSCOVITCH, STEVEN

3420 W. HALLANDALE BEACH BOULEVARD

PEMBROKE PARK, FL 33023

Annual Reports

Report Year	Filed Date
2019	02/11/2019
2020	01/31/2020
2021	02/15/2021

Document Images

02/15/2021 -- ANNUAL REPORT	View image in PDF format
01/31/2020 -- ANNUAL REPORT	View image in PDF format
02/11/2019 -- ANNUAL REPORT	View image in PDF format
03/26/2018 -- ANNUAL REPORT	View image in PDF format
04/11/2017 -- ANNUAL REPORT	View image in PDF format
02/08/2016 -- ANNUAL REPORT	View image in PDF format
01/20/2015 -- ANNUAL REPORT	View image in PDF format
01/07/2014 -- ANNUAL REPORT	View image in PDF format
01/21/2013 -- ANNUAL REPORT	View image in PDF format
01/17/2012 -- ANNUAL REPORT	View image in PDF format
01/18/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
03/03/2009 -- ANNUAL REPORT	View image in PDF format
01/07/2008 -- ANNUAL REPORT	View image in PDF format
05/04/2007 -- ANNUAL REPORT	View image in PDF format
06/19/2006 -- ANNUAL REPORT	View image in PDF format
04/08/2005 -- ANNUAL REPORT	View image in PDF format
02/04/2004 -- ANNUAL REPORT	View image in PDF format
02/24/2003 -- LIMITED LIABILITY CORPORATION	View image in PDF format
05/29/2002 -- ANNUAL REPORT	View image in PDF format
04/02/2001 -- ANNUAL REPORT	View image in PDF format
05/19/2000 -- ANNUAL REPORT	View image in PDF format
06/09/1999 -- Florida Limited Liabilities	View image in PDF format

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner _____)

vs. _____)

MEASA I LLC

CASE NO. 6289

Respondent

TO BE SERVED: MEASA I LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

I, MIGUEL NUNEZ HEREBY CERTIFY that I SERVED: MEASA I LLC AT 11:56 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.

only human's

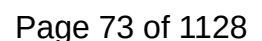
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

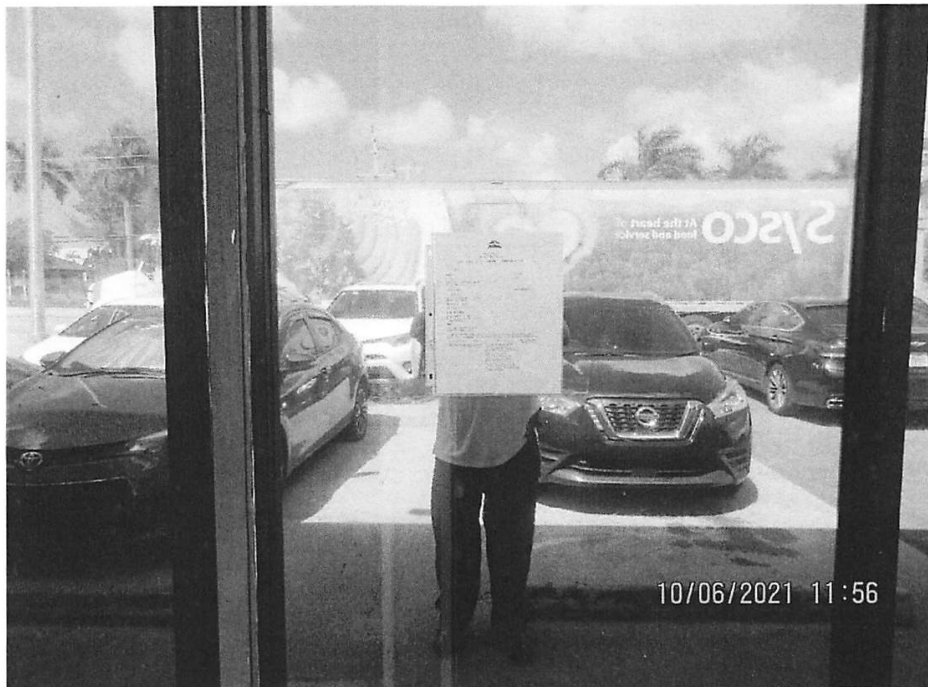
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 6 day of Oct, 2021, by Miguel Nunez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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



6289





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:

MEASA I LLC

3420 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #:

6289

Property Owner:

MEASA I LLC

3420 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230090350

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOTS 26 & 26A LESS W 10, LOTS 27 &
27A W 65 BLK 40

AKA:

3400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/16/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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 jamirez@tppl.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: MEASA I LLC
3420 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #: 6289

Date: 09/16/2021

Property Owner: MEASA I LLC
3420 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Property Description: 514230090350

Certified Mail #:

Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45
B LOTS 26 & 26A LESS W 10, LOTS 27 &
27A W 65 BLK 40

AKA: 3400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/16/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

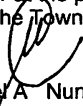
Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA 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/Mean 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>

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
2400 SW30 LLC	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	2400 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	6297	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>

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/20/2021		Notice of Violation	Regular 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.

7021 0350 0000 2801 7510

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

Postage
\$

Total Postage and Fees
\$

Sent To TEMPELBERG, JOSEPH (REG. AGENT)
323 SUNNY ISLES BLVD SUITE 501,
SUNNY ISLES BEACH, FL, 33160
CASE #6297 N.O.H

City, State, ZIP+4®
PS Form 3800, Apr 2019

OCT 5 2021

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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 ISAACOFF, JOSEPH (MGR)
323 SUNNY ISLES BLVD SUITE 501,
SUNNY ISLES BEACH, FL, 33160
CASE #6297 N.O.H

City, State, ZIP+4®
PS Form 3800, Apr 2019

OCT 5 2021

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

Postage
\$

Total Postage and Fees
\$

Sent To 2400 SW30 LLC
2400 SW 30 AVE,
PEMBROKE PARK, FL, 33009
CASE #6297 N.O.H

City, State, ZIP+4®
PS Form 3800, Apr 2019

OCT 5 2021

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OFFICIAL USE

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

Postage
\$

Total Postage and Fees
\$

Sent To 2400 SW30 LLC
323 SUNNY ISLES BLVD #501,
SUNNY ISLES BEACH, FL, 33160
CASE #6297 N.O.H

City, State, ZIP+4®
PS Form 3800, Apr 2019

OCT 5 2021



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2400 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0109
Property Owner	2400 SW30 LLC	Millage	0613
Mailing Address	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH FL 33160	Use	48
Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 62, LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$233,080	\$2,066,680	\$2,299,760	\$1,478,460	
2020	\$233,080	\$1,110,980	\$1,344,060	\$1,344,060	\$29,007.23
2019	\$233,080	\$1,101,600	\$1,334,680	\$1,299,850	\$28,615.66

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$2,299,760	\$2,299,760	\$2,299,760	\$2,299,760
Portability	0	0	0	0
Assessed/SOH	\$1,478,460	\$2,299,760	\$1,478,460	\$1,478,460
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,478,460	\$2,299,760	\$1,478,460	\$1,478,460

Sales History

Date	Type	Price	Book/Page or CIN
2/25/2021	WD-Q	\$2,550,000	117087319
8/12/2015	WD-Q	\$1,040,000	113173864
3/17/2008	QCD-T	\$100	45229 / 1760
11/30/2001	DR*	\$100	32519 / 415
8/28/1992	QC*	\$100	19928 / 941

Land Calculations

Price	Factor	Type
\$9.00	25,898	SF
Adj. Bldg. S.F. (Card, Sketch)		16915
Eff./Act. Year Built: 1972/1971		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Florida Limited Liability Company
2400 SW30, LLC

Filing Information

Document Number L20000397184
FEI/EIN Number N/A
Date Filed 12/30/2020
State FL
Status ACTIVE

Principal Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Mailing Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Registered Agent Name & Address

TEMPELBERG, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Authorized Person(s) Detail

Name & Address

Title MGR

ISAACOFF, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2021	04/09/2021

Document Images

[04/09/2021 -- ANNUAL REPORT](#) [View image in PDF format](#)

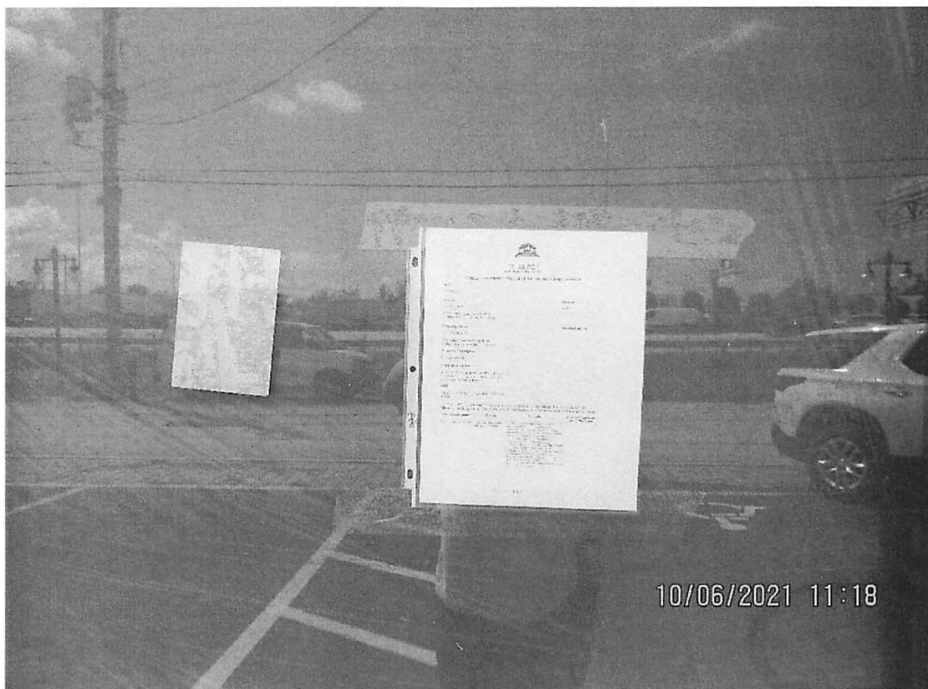
[12/30/2020 -- Florida Limited Liability](#) [View image in PDF format](#)



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

TOWN OF PEMBROKE PARK, FLORIDA)
)
 Petitioner)
)
 vs.)
)
 2400 SW30 LLC) CASE NO. 6297
)
 Respondent)

6297





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:

2400 SW30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Case #:

6297

Property Owner:

2400 SW30 LLC

323 SUNNY ISLES BLVD #501
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514221010109

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 62, LOT 3
N 100 OF N1/2 ALL LESS E 40 LYING W
OF ST RD 9 R/W BLK 13

AKA:

2400 SW 30 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/20/2021 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

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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 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:
2400 SW30 LLC	6297	09/20/2021
323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160		
Property Owner:	Property Description:	Certified Mail #:
2400 SW30 LLC	514221010109	
323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160		
Legal Description:	AKA:	
SUB OF 21-51-42 B-13 D LOT 2 S 62, LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/20/2021 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/Mean 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>

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
LEVINE,BARRY & HALLENBECK,GILMAN	2099 S PARK ROAD PEMBROKE PARK, FL 33009	2099 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	6298	Date Next Inspection	10/20/2021
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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 in 2015)

Documents Issued

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

Violations

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

Notice of formal hearing.

7019 1120 0000 9007 6760

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☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and Fees	
\$	
Sent To	
Street and Apt. No.,	
City, State, ZIP+4®	
PS Form 3800, Apr	

LEVINE, BARRY &
HALLENBECK, GILMAN
2099 S PARK ROAD,
PEMBROKE PARK, FL, 33009
CASE #6298 N.O.H

Postmark
Hole

UNITED STATES POSTAL SERVICE
OCT 15 2009



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2099 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 03 0040
Property Owner	LEVINE, BARRY & HALLENBECK, GILMAN	Millage	0613
Mailing Address	2099 S PARK ROAD PEMBROKE PARK FL 33009	Use	41
Abbr Legal Description	HOLLYDALE AMEN PLAT 16-49 B BLK 4 S 100		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$198,730	\$1,064,270	\$1,263,000	\$1,190,860	
2020	\$198,730	\$1,065,490	\$1,264,220	\$1,082,600	\$24,545.94
2019	\$198,730	\$1,065,490	\$1,264,220	\$984,190	\$23,376.02

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,263,000	\$1,263,000	\$1,263,000	\$1,263,000
Portability	0	0	0	0
Assessed/SOH	\$1,190,860	\$1,263,000	\$1,190,860	\$1,190,860
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	\$1,190,860	\$1,263,000	\$1,190,860	\$1,190,860

Sales History

Date	Type	Price	Book/Page or CIN
5/1/1983	WD	\$360,000	10835 / 261
9/1/1973	WD	\$7,300	
2/1/1968	WD	\$77,500	

Land Calculations

Price	Factor	Type
\$7.00	28,390	SF
Adj. Bldg. S.F. (Card, Sketch)		16900
Eff./Act. Year Built: 1965/1964		

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.)

LEVINE, BARRY &
HALLENBECK, GILMAN

CASE NO. 6298

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LEVINE, BARRY & HALLENBECK, GILMAN

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2099 S PARK ROAD, PEMBROKE PARK, FL, 33009

I, MIGUEL NUNEZ HEREBY CERTIFY that I SERVED: LEVINE, BARRY & HALLENBECK, GILMAN AT
10:53 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

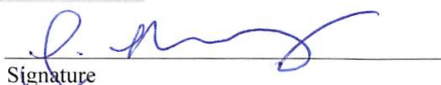
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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



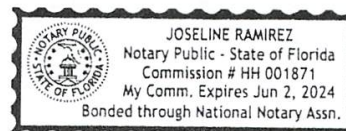
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

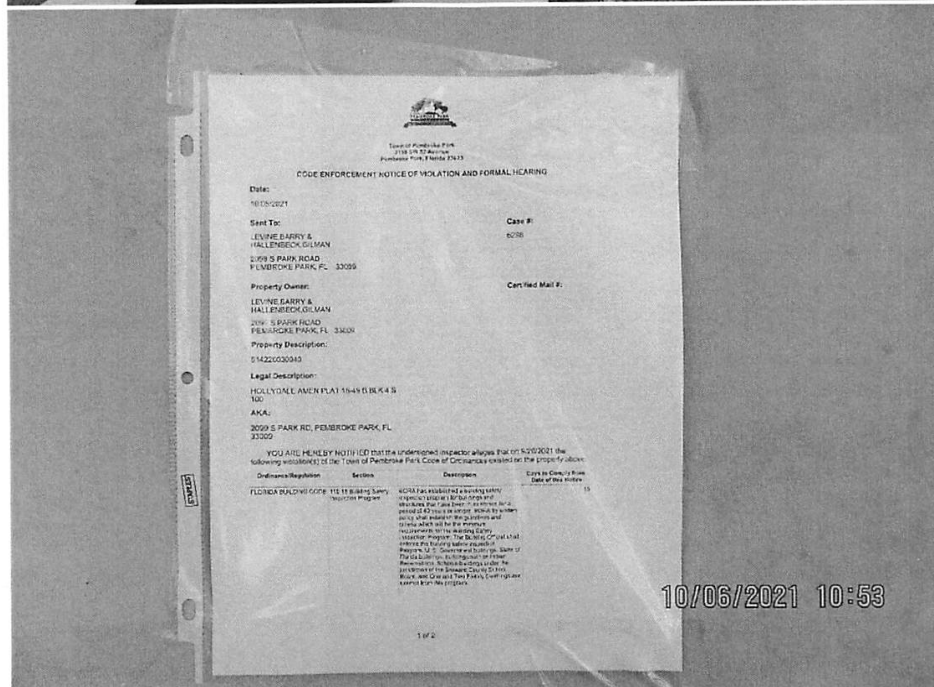
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of Oct, 2021, by Miguel Nunez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification ☐



6298





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:

LEVINE, BARRY &
HALLENBECK, GILMAN

2099 S PARK ROAD
PEMBROKE PARK, FL 33009

Case #:

6298

Property Owner:

LEVINE, BARRY &
HALLENBECK, GILMAN

2099 S PARK ROAD
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220030040

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B BLK 4 S
100

AKA:

2099 S PARK RD, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/20/2021 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 in 2015)

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:
LEVINE,BARRY & HALLENBECK,GILMAN 2099 S PARK ROAD PEMBROKE PARK, FL 33009	6298	09/20/2021
Property Owner:	Property Description:	Certified Mail #:
LEVINE,BARRY & HALLENBECK,GILMAN 2099 S PARK ROAD PEMBROKE PARK, FL 33009	514220030040	
Legal Description:	AKA:	
HOLLYDALE AMEN PLAT 16-49 B BLK 4 S 100	2099 S PARK RD, PEMBROKE PARK, FL 33009	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/20/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

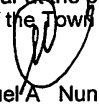
Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA 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/Mean 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 in 2015)

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
CROSSWINDS AT COUNTYLINE LLC	5525 SW 41 ST APT 125 PEMBROKE PARK, FL 33023	5525 SW 41 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status	Open	Case #	6302	Date Next Inspection	10/20/2021
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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

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/20/2021		Notice of Violation	Regular 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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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage and Fees
\$

Sent To **CROSSWINDS AT COUNTYLINE LLC**
5525 SW 41 STREET,
Street and Apt. No., **PEMBROKE PARK, FL, 33023**
City, State, ZIP+4® **CASE #6302 N.O.H**

PS Form 3800, Apr 2019

Postmark Here
OCT - 5 2021

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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 and Fees
\$

Sent To **ROSEN, FRANK (REG. AGENT & MGRM)**
5525 SW 41 STREET, APT #125,
Street and Apt. No., **PEMBROKE PARK, FL, 33023**
City, State, ZIP+4® **CASE #6302 N.O.H**

PS Form 3800, Apr 2019

Postmark Here
OCT - 5 2021



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	5525 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 13 0011
Property Owner	CROSSWINDS AT COUNTYLINE LLC	Millage	0613
Mailing Address	5525 SW 41 ST APT 125 PEMBROKE PARK FL 33023	Use	03
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$724,260	\$5,629,850	\$6,354,110	\$6,354,110	
2020	\$181,070	\$6,207,630	\$6,388,700	\$6,388,700	\$137,879.64
2019	\$181,070	\$6,207,630	\$6,388,700	\$5,951,330	\$132,888.92

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$6,354,110	\$6,354,110	\$6,354,110	\$6,354,110
Portability	0	0	0	0
Assessed/SOH	\$6,354,110	\$6,354,110	\$6,354,110	\$6,354,110
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$6,354,110	\$6,354,110	\$6,354,110	\$6,354,110

Sales History

Date	Type	Price	Book/Page or CIN
6/7/2002	SWD	\$3,200,000	33263 / 739
8/31/1998	WD	\$2,600,000	28815 / 1253
8/19/1996	SWD	\$1,307,000	25350 / 211
7/8/1996	CET	\$100	25128 / 243
7/1/1983	WD	\$2,300,000	11171 / 93

Land Calculations

Price	Factor	Type
\$8.00	90,533	SF
Adj. Bldg. S.F. (Card, Sketch)		83941
Units		82
Eff./Act. Year Built: 1977/1976		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company
CROSSWINDS AT COUNTYLINE, LLC

Filing Information

Document Number L02000007909
FEI/EIN Number 04-3679514
Date Filed 04/03/2002
State FL
Status ACTIVE
Last Event AMENDED AND RESTATED ARTICLES
Event Date Filed 06/06/2002
Event Effective Date NONE

Principal Address

5525 SW 41ST ST
PEMBROKE PARK, FL 33023

Changed: 01/21/2003

Mailing Address

5525 SW 41ST ST
#125
PEMBROKE PARK, FL 33023

Changed: 02/01/2010

Registered Agent Name & Address

ROSEN, FRANK
5525 SW 41ST ST.
APT. #125
PEMBROKE PARK, FL 33023

Name Changed: 01/29/2004

Address Changed: 01/29/2004

Authorized Person(s) Detail

Name & Address

Title MGRM

ROSEN, FRANK

5525 SW 41ST STREET, APT. #125
PEMBROKE PARK, FL 33023

Annual Reports

Report Year	Filed Date
2019	04/04/2019
2020	03/04/2020
2021	02/01/2021

Document Images

02/01/2021 -- ANNUAL REPORT	View image in PDF format
03/04/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
02/07/2018 -- ANNUAL REPORT	View image in PDF format
01/11/2017 -- ANNUAL REPORT	View image in PDF format
02/04/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
02/27/2014 -- ANNUAL REPORT	View image in PDF format
01/25/2013 -- ANNUAL REPORT	View image in PDF format
02/15/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
02/01/2010 -- ANNUAL REPORT	View image in PDF format
01/07/2009 -- ANNUAL REPORT	View image in PDF format
03/03/2008 -- ANNUAL REPORT	View image in PDF format
01/17/2007 -- ANNUAL REPORT	View image in PDF format
02/01/2006 -- ANNUAL REPORT	View image in PDF format
02/07/2005 -- ANNUAL REPORT	View image in PDF format
01/29/2004 -- ANNUAL REPORT	View image in PDF format
01/21/2003 -- LIMITED LIABILITY CORPORATION	View image in PDF format
06/06/2002 -- Amended and Restated Articles	View image in PDF format
04/03/2002 -- Florida Limited Liabilities	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
CROSSWINDS AT COUNTYLINE LLC		CASE NO. 6302
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: CROSSWINDS AT COUNTYLINE LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

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

I, MIGUEL NUNEZ HEREBY CERTIFY that I SERVED: CROSSWINDS AT COUNTYLINE LLC AT 12:07
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.



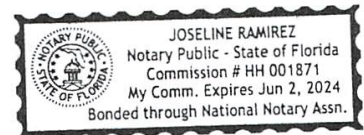
AFFIANT

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 _____







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:

CROSSWINDS AT COUNTYLINE
LLC

5525 SW 41 ST APT 125
PEMBROKE PARK, FL 33023

Case #:

6302

Property Owner:

CROSSWINDS AT COUNTYLINE
LLC

5525 SW 41 ST APT 125
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230130011

Legal Description:

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

AKA:

5525 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/20/2021 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 9:00 AM .

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

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

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

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

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

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

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:
CROSSWINDS AT COUNTYLINE LLC 5525 SW 41 ST APT 125 PEMBROKE PARK, FL 33023	6302	09/20/2021
Property Owner:	Property Description:	Certified Mail #:
CROSSWINDS AT COUNTYLINE LLC 5525 SW 41 ST APT 125 PEMBROKE PARK, FL 33023	514230130011	
Legal Description:	AKA:	
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W	5525 SW 41 ST, PEMBROKE PARK, FL 33023	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/20/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Recertification of 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)

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Miguel A. Nunez
Chief Building Official

Case Overview

Property/Incident Information

Owner	Address	Site Address
3163 BUILDING LLC 3163 WEST LIQUORS LLC	230 NE 107 ST MIAMI SHORES, FL 33161	3153 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009
Legal Description		

Case Status	Open	Case #	6303	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

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

Violations

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

Notice of formal hearing.

7019 1120 0000 9007 6616

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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 and Fees
\$

Sent To 3163 BUILDING LLC
3163 WEST LIQUORS LLC
Street and Apt. No. 3163 WEST HALLANDALE BEACH BLVD,
City, State, ZIP+4® PEMBROKE PARK, FL, 33009
CASE # 6303 N.O.H

PS Form 3800, Apr 2008

UNIVERSITY POSTAL METAL
OCT 5 2021
Postmark Here

7019 1120 0000 9007 6609

**U.S. Postal Service™
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Certified Mail Fee
\$

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

Postage
\$

Total Postage and Fees
\$

Sent To 3163 BUILDING LLC
3163 WEST LIQUORS LLC
Street and Apt. No. 230 NE 107 ST,
City, State, ZIP+4® MIAMI SHORES, FL, 33161
CASE # 6303 N.O.H

PS Form 3800, Apr 2008

UNIVERSITY POSTAL METAL
OCT 5 2021
Postmark Here

7019 1120 0000 9007 6630

**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 NOMADE CONSULTING INC (MGRG)
230 NE 107 ST,
Street and Apt. No. MIAMI SHORES, FL, 33161
City, State, ZIP+4® CASE # 6303 N.O.H

PS Form 3800, Apr 2008

UNIVERSITY POSTAL METAL
OCT 5 2021
Postmark Here

7019 1120 0000 9007 6623

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

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

OFFICIAL USE

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

Postage
\$

Total Postage and Fees
\$

Sent To BENJELLOUN, HASSAN (REG. AGENT)
230 NE 107 ST,
Street and Apt. No. MIAMI SHORES, FL, 33161
City, State, ZIP+4® CASE # 6303 N.O.H

PS Form 3800, Apr 2008

UNIVERSITY POSTAL METAL
OCT 5 2021
Postmark Here



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	3153-3163 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0113
Property Owner	3163 BUILDING LLC 3163 WEST LIQUORS LLC	Millage	0613
Mailing Address	230 NE 107 ST MIAMI SHORES FL 33161	Use	11
Abbr Legal Description	29-51-42 W 170 OF E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$280,520	\$749,460	\$1,029,980	\$1,029,980	
2020	\$280,520	\$682,380	\$962,900	\$945,680	\$20,521.51
2019	\$280,520	\$579,190	\$859,710	\$859,710	\$18,770.91

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,029,980	\$1,029,980	\$1,029,980	\$1,029,980
Portability	0	0	0	0
Assessed/SOH	\$1,029,980	\$1,029,980	\$1,029,980	\$1,029,980
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,029,980	\$1,029,980	\$1,029,980	\$1,029,980

Sales History

Date	Type	Price	Book/Page or CIN
5/9/2016	WD-Q	\$1,025,000	113689125
8/20/2012	WD-Q	\$725,000	49016 / 1270
3/29/2002	WD	\$450,000	32981 / 466
3/1/1994	WD	\$360,000	21879 / 279

Land Calculations

Price	Factor	Type
\$11.00	25,502	SF
Adj. Bldg. S.F. (Card, Sketch)		6597
Eff./Act. Year Built: 1977/1976		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company
3163 BUILDING LLC

Filing Information

Document Number L16000017308
FEI/EIN Number 81-1298442
Date Filed 01/25/2016
Effective Date 01/20/2016
State FL
Status ACTIVE

Principal Address

3163 W HALLANDALE BEACH BLVD
HALLANDALE BEACH, FL 33009

Mailing Address

230 NE 107 STREET
MIAMI SHORES, FL 33161

Registered Agent Name & Address

BENJELLOUN, HASSAN
230 NE 107 STREET
MIAMI SHORES, FL 33161

Authorized Person(s) Detail

Name & Address

Title MGRM

BENJELLOUN, HASSAN
230 NE 107 STREET
MIAMI SHORES, FL 33161

Title MGRM

VAN MILLIGEN, RYAN
900 BISCAYNE BLVD
5009
MIAMI, FL 33132

Title MGR

VAN MILLIGEN, DAVID

VANN MEEGER, DAVID
17236 BALBOA PT. WAY
BOCA RATON, FL 33487

Title MGR

VANNIER DE LANGRE, STEPHANE L
230 NE 107 STREET
MIAMI SHORES, FL 33161

Annual Reports

Report Year	Filed Date
2019	03/29/2019
2020	03/23/2020
2021	02/21/2021

Document Images

02/21/2021 -- ANNUAL REPORT	View image in PDF format
03/23/2020 -- ANNUAL REPORT	View image in PDF format
03/29/2019 -- ANNUAL REPORT	View image in PDF format
03/25/2018 -- ANNUAL REPORT	View image in PDF format
03/06/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- Florida Limited Liability	View image in PDF format



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

Detail by Entity Name

Florida Limited Liability Company
 ✓ 3163 WEST LIQUOR LLC

Filing Information

Document Number L12000034790
FEI/EIN Number 45-4784515
Date Filed 03/12/2012
Effective Date 03/07/2012
State FL
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 06/18/2012
Event Effective Date NONE

Principal Address

3163 WEST HALLANDALE BEACH BLVD
 HALLANDALE, FL 33009

Mailing Address

230 NE 107 STREET
 MIAMI SHORES, FL 33161

Registered Agent Name & Address

✓ BENJELLOUN, HASSAN
 230 NE 107 STREET
 MIAMI SHORES, FL 33161

Authorized Person(s) Detail

Name & Address

Title MGRG

✓ NOMADE CONSULTING INC
 230 NE 107TH STREET
 MIAMI SHORES, FL 33161

Title MGRG

RVM INVESTMENTS LLC
 900 Biscayne Blvd
 5009
 MIAMI, FL 33132

Annual Reports

Report Year	Filed Date
2019	03/22/2019
2020	03/23/2020
2021	02/21/2021

Document Images

02/21/2021 -- ANNUAL REPORT	View image in PDF format
03/23/2020 -- ANNUAL REPORT	View image in PDF format
03/22/2019 -- ANNUAL REPORT	View image in PDF format
03/25/2018 -- ANNUAL REPORT	View image in PDF format
03/05/2017 -- ANNUAL REPORT	View image in PDF format
01/24/2016 -- ANNUAL REPORT	View image in PDF format
02/23/2015 -- ANNUAL REPORT	View image in PDF format
01/10/2014 -- ANNUAL REPORT	View image in PDF format
02/10/2013 -- ANNUAL REPORT	View image in PDF format
06/18/2012 -- LC Amendment	View image in PDF format
03/12/2012 -- Florida Limited Liability	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

3163 BUILDING LLC
3163 WEST LIQUORS LLC
Respondent

CASE NO. 6303

AFFIDAVIT OF SERVICE

TO BE SERVED: 3163 BUILDING LLC 3163 WEST LIQUORS LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3153 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33009

I, MIGUEL NUNEZ HEREBY CERTIFY that I SERVED: 3163 BUILDING LLC 3163 WEST LIQUORS LLC AT
11:49 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.
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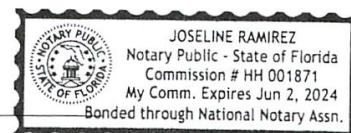
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 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 _____







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:

3163 BUILDING LLC 3163 WEST
LIQUORS LLC

230 NE 107 ST
MIAMI SHORES, FL 33161

Case #:

6303

Property Owner:

3163 BUILDING LLC 3163 WEST
LIQUORS LLC

230 NE 107 ST
MIAMI SHORES, FL 33161

Certified Mail #:

Property Description:

514229000113

Legal Description:

29-51-42 W 170 OF E 420 OF N 150 OF S
200 OF SE1/4 OF NW1/4 OF NE1/4

AKA:

3153 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

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(Initial request on 2016)

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

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: 3163 BUILDING LLC 3163 WEST LIQUORS LLC
230 NE 107 ST
MIAMI SHORES, FL 33161

Case #: 6303

Date: 09/20/2021

Property Owner: 3163 BUILDING LLC 3163 WEST LIQUORS LLC
230 NE 107 ST
MIAMI SHORES, FL 33161

Property Description: 514229000113

Certified Mail #:

Legal Description: 29-51-42 W 170 OF E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

AKA: 3153 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/20/2021 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/Mean 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
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

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
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.

7021 0350 0000 2801 7541

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

Postage
\$

Total Postage and Fees
\$

Sent To
PEMBROKE PARK WAREHOUSES
HOLDING
3121 SW 21 STREET,
PEMBROKE PARK, FL, 33009
CASE #6306 N.O.H
City, State, ZIP+4®
PS Form 3800, Apr 2008

Postmark Here
OCT 5 - 2021

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

Postage
\$

Total Postage and Fees
\$

Sent To
PEMBROKE PARK WAREHOUSES
HOLDING
3850 HOLLYWOOD BLVD SUITE 400,
HOLLYWOOD, FL, 33021
CASE #6306 N.O.H
City, State, ZIP+4®
PS Form 3800, Apr 2008

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

Postage
\$

Total Postage and Fees
\$

Sent To
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
City, State, ZIP+4®
PS Form 3800, Apr 2008

Postmark Here
OCT 5 - 2021

7021 0350 0000 2801 7848

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

Postage
\$

Total Postage and Fees
\$

Sent To
CORNFIELD, ROBERT M (PSD)
3850 HOLLYWOOD BLVD SUITE 400,
HOLLYWOOD, FL, 33021
CASE #6306 N.O.H
City, State, ZIP+4®
PS Form 3800, Apr 2008

Postmark Here
OCT 5 - 2021



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	3121 SW 21 STREET, PEMBROKE PARK FL 33009	ID #	5142 20 00 0442
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING	Millage	0613
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746	Use	48
Abbr Legal Description	20-51-42 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.

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	

Land Calculations

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

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK WAREHOUSES HOLDING COMPANY

Filing Information

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

Principal Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Mailing Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Registered Agent Name & Address

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

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title PSD

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

Annual Reports

Report Year	Filed Date
2019	03/18/2019

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

Document Images

03/30/2021 -- ANNUAL REPORT	View image in PDF format
05/03/2020 -- ANNUAL REPORT	View image in PDF format
03/18/2019 -- ANNUAL REPORT	View image in PDF format
04/11/2018 -- ANNUAL REPORT	View image in PDF format
03/29/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
04/09/2015 -- ANNUAL REPORT	View image in PDF format
06/10/2014 -- ANNUAL REPORT	View image in PDF format
03/14/2013 -- ANNUAL REPORT	View image in PDF format
04/03/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
04/01/2009 -- ANNUAL REPORT	View image in PDF format
05/01/2008 -- ANNUAL REPORT	View image in PDF format
04/19/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
04/18/2005 -- ANNUAL REPORT	View image in PDF format
03/31/2004 -- ANNUAL REPORT	View image in PDF format
03/05/2003 -- ANNUAL REPORT	View image in PDF format
05/02/2002 -- ANNUAL REPORT	View image in PDF format
04/17/2001 -- ANNUAL REPORT	View image in PDF format
04/28/2000 -- ANNUAL REPORT	View image in PDF format
04/02/1999 -- ANNUAL REPORT	View image in PDF format
04/24/1998 -- ANNUAL REPORT	View image in PDF format
04/21/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

6306





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 jamirez@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: PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #: 6306

Date: 09/22/2021

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 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/Mean of Correction:

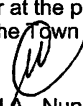
Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.

For additional information please visit the following link:

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(Initial request on 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
M G WILSON LLC	4238 WASHINGTON ST #B BOSTON, MA 02131	2701 BRYAN RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	6307	Date Next Inspection	10/20/2021
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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 in 2017 - There are 7 Buildings, and each one requires a separate report)

Documents Issued

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

Violations

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

Notice of formal hearing

7019 1120 0000 9007 6654

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

Postage
\$ _____

Total Postage and Fees
\$ _____

Sent To **M G WILSON LLC**
2701 BRYAN ROAD,
Street and Apt. No., **PEMBROKE PARK, FL, 33009**
City, State, ZIP+4® **CASE # 6307 N.O.H.**

PS Form 3800, Apr 2019

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

Postage
\$ _____

Total Postage and Fees
\$ _____

Sent To **M G WILSON LLC**
4238 WASHINGTON ST #B,
Street and Apt. No., **BOSTON, MA, 02131**
City, State, ZIP+4® **CASE # 6307 N.O.H.**

PS Form 3800, Apr 2019

Postmark Here



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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$613,550	\$3,803,280	\$4,416,830	\$4,416,830	
2020	\$613,550	\$3,804,940	\$4,418,490	\$3,138,740	\$76,064.68
2019	\$613,550	\$3,549,190	\$4,162,740	\$2,853,400	\$71,125.17

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$4,416,830	\$4,416,830	\$4,416,830	\$4,416,830
Portability	0	0	0	0
Assessed/SOH	\$4,416,830	\$4,416,830	\$4,416,830	\$4,416,830
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$4,416,830	\$4,416,830	\$4,416,830	\$4,416,830

Sales History

Date	Type	Price	Book/Page or CIN
6/6/2020	QCD-T	\$100	116606932

Land Calculations

Price	Factor	Type
\$6.00	102,258	SF
Adj. Bldg. S.F. (Card, Sketch)		52084
Eff./Act. Year Built: 1978/1977		

Special Assessments

[illegible]

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
M G WILSON LLC		CASE NO. 6307
Respondent		

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

TO BE SERVED: M G WILSON LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

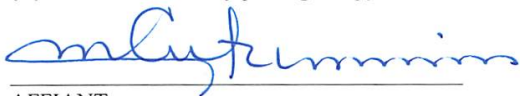
ADDRESS: 2701 BRYAN RD, PEMBROKE PARK, FL, 33009

I, MIGUEL NUNEZ HEREBY CERTIFY that I SERVED: M G WILSON LLC AT 11:28 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.

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

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



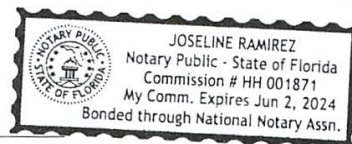
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

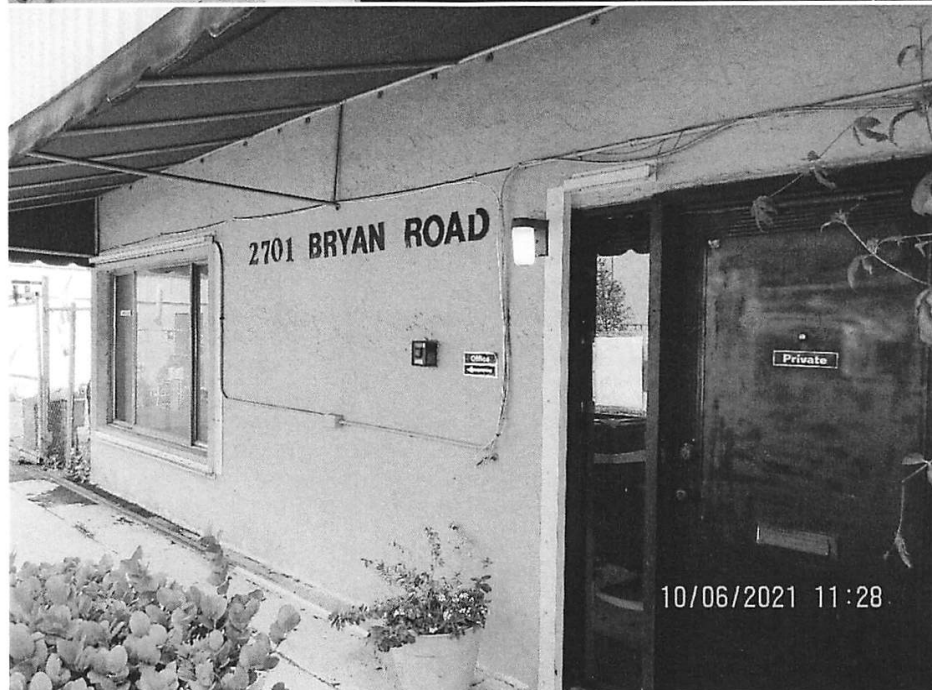
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of Oct, 2021, by Miguel Nunez as Code Enforcement Officer for the Town of Pembroke Park.



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



6307





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:

M G WILSON LLC

4238 WASHINGTON ST #B
BOSTON, MA 02131

Case #:

6307

Property Owner:

M G WILSON LLC

4238 WASHINGTON ST #B
BOSTON, MA 02131

Certified Mail #:

Property Description:

514229000090

Legal Description:

29-51-42 E1/2 OF SW1/4 OF NE1/4 OF
NE1/4 LESS S 350 & LESS W 20 FOR ST

AKA:

2701 BRYAN RD, 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 in 2017 - There are 7 Buildings, and each one requires a separate report)

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.

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

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Miguel A Nunez

Chief Building Official



10/5/2021



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

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4238 WASHINGTON ST #B BOSTON, MA 02131		
Property Owner:	Property Description:	Certified Mail #:
M G WILSON LLC	514229000090	
4238 WASHINGTON ST #B BOSTON, MA 02131		
Legal Description:	AKA:	
29-51-42 E1/2 OF SW1/4 OF NE1/4 OF NE1/4 LESS S 350 & LESS W 20 FOR ST	2701 BRYAN RD, PEMBROKE PARK, FL 33009	

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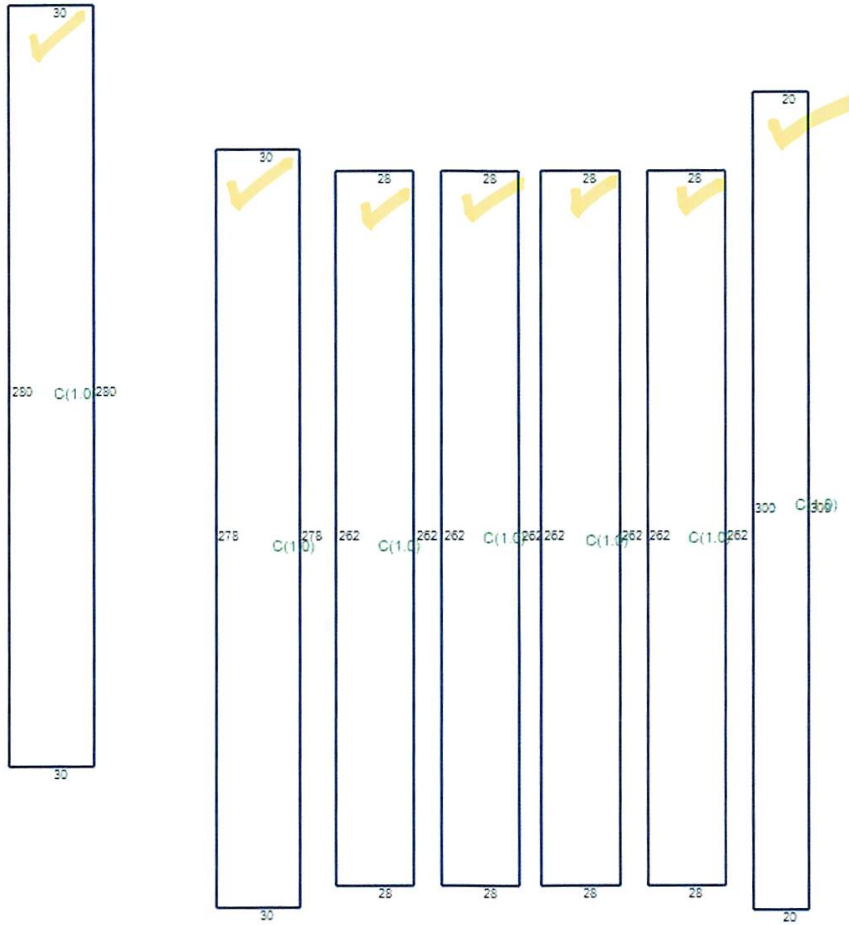
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Miguel A. Nunez
Chief Building Official

BCPA Sketch : 514229000090
Building 1 of 1

Code	Description	Long Description
C(1.0)	First Floor	First Floor



Details :

Page : 1
File : 1229-00-0090.xml
Subject information :

Area Summary :

Code	Description	Area	Perimeter	Adj. Area	Adj. Perim	Factor	Stories	Level
C(1.0)	First Floor	8,340.00	338.00	8,340.00	616.00	1.00	1.00	1.00
C(1.0)	First Floor	6,000.00	640.00	6,000.00	640.00	1.00	1.00	1.00
C(1.0)	First Floor	7,336.00	580.00	7,336.00	580.00	1.00	1.00	1.00
C(1.0)	First Floor	7,336.00	580.00	7,336.00	580.00	1.00	1.00	1.00
C(1.0)	First Floor	7,336.00	580.00	7,336.00	580.00	1.00	1.00	1.00
C(1.0)	First Floor	7,336.00	580.00	7,336.00	580.00	1.00	1.00	1.00

Case Overview

Property/Incident Information

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

Legal Description

Case Status	Open	Case #	6308	Date Next Inspection	10/20/2021
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 (Initial request on 2017)

Documents Issued

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

Violations

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

Notice of formal Hearing.

7019 1120 0000 9007 6685

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

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

OFFICIAL USE

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

Postage
\$

Total Postage and F
\$

Sent To
HALLANDALE RETAIL LLC
8800 N BRONX AVE 2ND FLOOR,
Street and Apt. No., SKOKIE, IL, 60077
City, State, ZIP+4® CASE #6303 N.O.H

PS Form 3800, Apr

Postmark Here
OCT - 5 2021

7019 1120 0000 9007 6715

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

Postage
\$

Total Postage and F
\$

Sent To
HALLANDALE RETAIL LLC
2940 COUNTRY CLUB LANE,
Street and Apt. No., PEMBROKE PARK, FL, 33009
City, State, ZIP+4® CASE #6308 N.O.H

PS Form 3800, Apr

Postmark Here
OCT - 5 2021

7019 1120 0000 9007 6708

U.S. Postal Service™
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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$

Total Postage and F
\$

Sent To
HOLIDAY MANAGER, LLC
8800 N BRONX AVE 2ND FLOOR,
Street and Apt. No., SKOKIE, IL, 60077
City, State, ZIP+4® CASE #6303 N.O.H

PS Form 3800, Apr

Postmark Here
OCT - 5 2021

7019 1120 0000 9007 6692

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 F
\$

Sent To
CORPORATION SERVICE COMPANY
1201 HAYS STREET,
Street and Apt. No., TALLAHASSEE, FL, 32301
City, State, ZIP+4® CASE #6303 N.O.H

PS Form 3800, Apr

Postmark Here
OCT - 5 2021



Site Address	2940 COUNTRY CLUB LANE, PEMBROKE PARK FL 33009	ID #	5142 29 00 0312
Property Owner	HALLANDALE RETAIL LLC	Millage	0613
Mailing Address	8800 N BRONX AVE 2ND FLOOR SKOKIE IL 60077	Use	11
Abbr Legal Description	29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$417,680	\$1,869,520	\$2,287,200	\$2,287,200	
2020	\$417,680	\$1,698,460	\$2,116,140	\$2,116,140	\$45,670.11
2019	\$417,680	\$1,554,260	\$1,971,940	\$1,971,940	\$43,055.33

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,287,200	\$2,287,200	\$2,287,200	\$2,287,200
Portability	0	0	0	0
Assessed/SOH	\$2,287,200	\$2,287,200	\$2,287,200	\$2,287,200
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,287,200	\$2,287,200	\$2,287,200	\$2,287,200

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/2/2018	SW*-E	\$2,200,000	114933541	\$7.00	59,669	SF
6/30/1998	WD	\$590,000	28546 / 691			
4/6/1998	QCD	\$100	28546 / 690			
6/1/1994	TD*	\$100	22424 / 572			
3/1/1990	WD	\$830,000				
				Adj. Bldg. S.F. (Card, Sketch)		18139
				Eff./Act. Year Built: 1978/1977		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Foreign Limited Liability Company
HALLANDALE RETAIL, LLC

Filing Information

Document Number M18000001029
FEI/EIN Number 81-4775870
Date Filed 01/25/2018
State DE
Status ACTIVE

Principal Address

8800 N BRONX AVE., 2ND FLOOR
SKOKIE, IL 60077

Mailing Address

8800 N BRONX AVE., 2ND FLOOR
SKOKIE, IL 60077

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title Manager

HOLIDAY MANAGER, LLC
8800 N BRONX AVE., 2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	05/04/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
05/04/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
01/25/2018 -- Foreign Limited	View image in PDF format



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

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

HALLANDALE RETAIL LLC)

CASE NO. 6308

Respondent

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

TO BE SERVED: HALLANDALE RETAIL LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2940 COUNTRY CLUB LN, PEMBROKE PARK, FL, 33009

I, MIGUEL NUNEZ HEREBY CERTIFY that I SERVED: HALLANDALE RETAIL LLC AT 11:02 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.

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

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



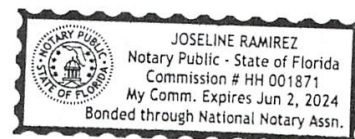
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

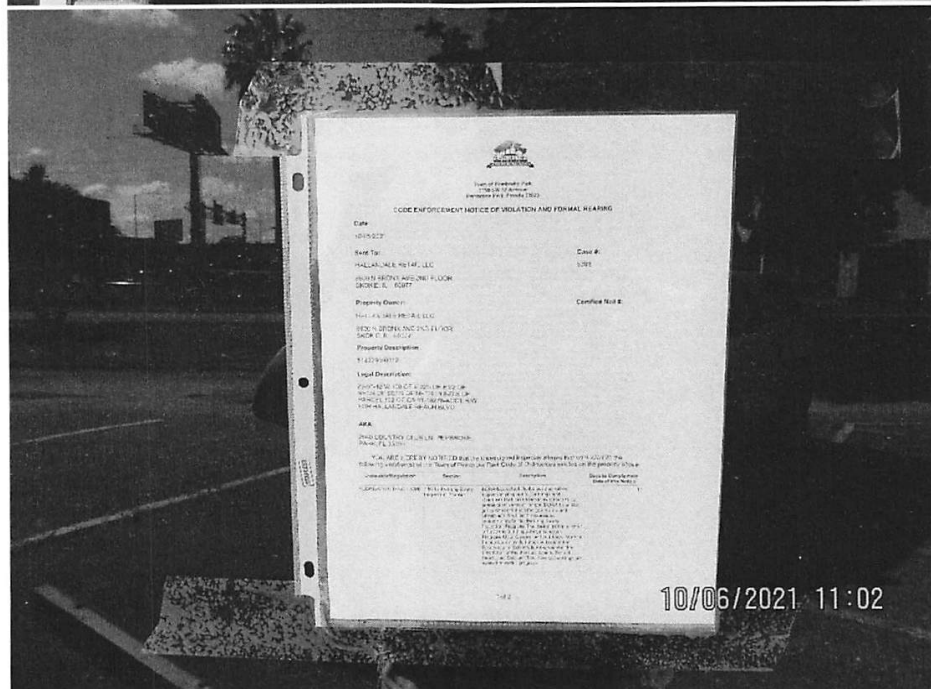
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of Oct, 2021, by Miguel Nunez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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



6308





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:

HALLANDALE RETAIL LLC

8800 N BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Case #:

6308

Property Owner:

HALLANDALE RETAIL LLC

8800 N BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Certified Mail #:

Property Description:

514229000312

Legal Description:

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

AKA:

2940 COUNTRY CLUB LN, PEMBROKE
PARK, FL 33009

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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:
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Property Owner:	Property Description:	Certified Mail #:
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Legal Description:	AKA:	
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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	Open	Case #	6309	Date Next Inspection	10/20/2021
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10/5/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

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

Notice of formal hearing.

7019 1120 0000 9007 6593

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Domestic Mail Only

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

Postage
\$

Total Postage and Fees
\$

Sent To MEARS, WILLIAM M (REG. AGENT)
2530 SW 30TH AVE,
PEMBROKE PARK, FL, 33009
CASE #6309 N.O.H
City, State, ZIP+4®

PS Form 3800, Apr 2019

UNIVERSITY POSTAL METAL
5-5 2021
Mark Here

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OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$

Total Postage and Fees
\$

Sent To FINE LINE INTERIORS INC
2530 SW 30 AVE,
PEMBROKE PARK, FL, 33009
CASE #6309 N.O.H
City, State, ZIP+4®

PS Form 3800, Apr 2019

UNIVERSITY POSTAL METAL
5-5 2021
Mark Here



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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$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				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/1/2007	WD-Q	\$600,000	43587 / 1068	\$9.00	8,176	SF
5/1/1982	WD	\$135,000	11713 / 794			
12/1/1971	WD	\$75,000				
				Adj. Bldg. S.F. (Card, Sketch)		4000
				Eff./Act. Year Built: 1978/1977		

Special Assessments

[illegible]



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

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

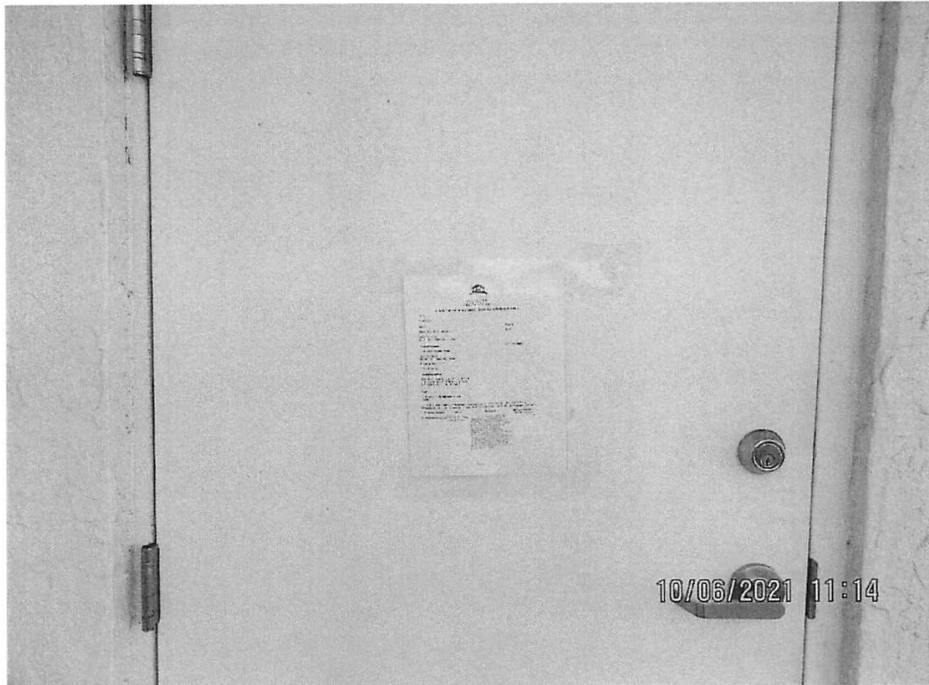
Report Year Filed Date

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
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04/09/2014 -- ANNUAL REPORT	View image in PDF format
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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
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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

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 jamirez@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	6309	09/22/2021
2530 SW 30 AVE PEMBROKE PARK, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
FINE LINE INTERIORS INC	514221010114	
2530 SW 30 AVE PEMBROKE PARK, FL 33009		
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/Mean 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)

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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

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 #	6310	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 2017)

Documents Issued

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

Violations

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

Notice of formal hearing.

7019 1120 0000 9007 6562

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

Postage
\$

Total Postage and F
\$

Sent To LAKE FOREST BAPTIST CHURCH INC
3610 SW 48 AVE,
Street and Apt. No., PEMBROKE PARK, FL, 33023
City, State, Zip+4® CASE #6310 N.O.H.

PS Form 3800, Ap

OCT - 5 2021
Postmark
Here

7019 1120 0000 9007 6579

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

Postage
\$

Total Postage and F
\$

Sent To LANGSTON, REBECCA (REG. AGENT)
3015 N OCEAN BLVD, APT 6G,
Street and Apt. No., FT. LAUDERDALE, FL 33308
City, State, Zip+4® CASE #6310 N.O.H.

PS Form 3800, Ap

OCT - 5 2021
Postmark
Here



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.

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

[illegible]



[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

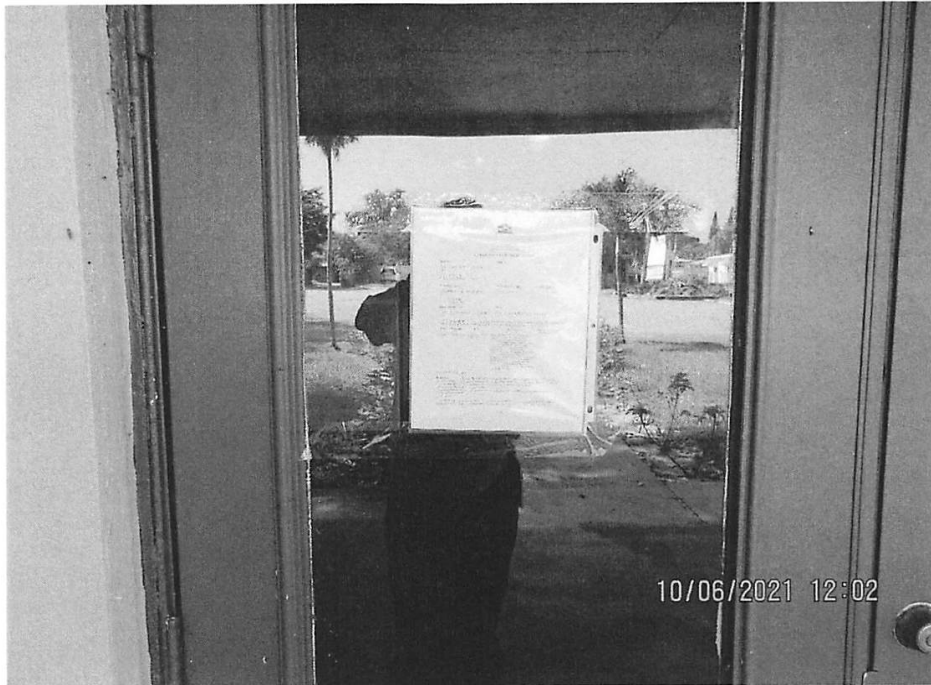
Annual Reports

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
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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
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02/01/2010 -- ANNUAL REPORT	View image in PDF format
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02/17/2008 -- ANNUAL REPORT	View image in PDF format
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02/01/2006 -- ANNUAL REPORT	View image in PDF format
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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

6310





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

CODE ENFORCEMENT NOTICE OF VIOLATION

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

Case #: 6310

Date: 09/22/2021

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

Property Description: 514230130370

Certified Mail #:

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

Notes/Mean of Correction:

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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

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
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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 jamirez@tppl.gov.

Miguel A Nunez

Chief Building Official



10/5/2021

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE CROWN II LLC	2673 S PARK LN PEMBROKE PARK, FL 33009	2517 S PARK LN, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	6311	Date Next Inspection	10/20/2021
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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

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/22/2021		Notice of Violation	Regular 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

7021 0350 0000 2801 7909

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

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Total Postage and Fees
\$

Sent To
RAZ, ETAN (REG. AGENT & MGR)
2673 S PARK LANE,
Street and Apt. No., PEMBROKE PARK, FL, 33009
City, State, Zip+4® CASE #6311 N.O.H

PS Form 3800, Apr

OCT - 5 2021
Postmark Here

7021 0350 0000 2801 7893

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☐ Adult Signature Restricted Delivery	\$

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Total Postage and Fees
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Sent To
PEMBROKE CROWN II LLC
2673 S PARK LANE,
Street and Apt. No., PEMBROKE PARK, FL, 33009
City, State, Zip+4® CASE #6311 N.O.H

PS Form 3800, Apr

OCT Postmark Here 2021

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

Postage
\$

Total Postage and Fees
\$

Sent To
PEMBROKE CROWN II LLC
2517 S PARK LANE,
Street and Apt. No., PEMBROKE PARK, FL, 33009
City, State, Zip+4® CASE #6311 N.O.H

PS Form 3800, Apr

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$53,800	\$467,280	\$521,080	\$432,610	
2020	\$53,800	\$359,230	\$413,030	\$393,290	\$8,616.35
2019	\$53,800	\$303,740	\$357,540	\$357,540	\$7,806.53

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$521,080	\$521,080	\$521,080	\$521,080
Portability	0	0	0	0
Assessed/SOH	\$432,610	\$521,080	\$432,610	\$432,610
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	\$432,610	\$521,080	\$432,610	\$432,610

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/27/2011	WD*-D	\$680,000	48278 / 1337	\$7.00	7,685	SF
10/22/2004	SW*	\$645,000	38422 / 1954			
10/1/1987	WD*	\$1,850,000	14853 / 92			
				Adj. Bldg. S.F. (Card, Sketch)		5500
* Denotes Multi Parcel Sale (See Deed)				Eff./Act. Year Built: 1968/1967		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

[illegible]



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

Detail by Entity Name

✓ Florida Limited Liability Company
PEMBROKE CROWN II LLC

Filing Information

Document Number L11000109379
FEI/EIN Number 61-1662180
Date Filed 09/23/2011
Effective Date 09/22/2011
State FL
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 06/27/2016
Event Effective Date NONE

Principal Address

✓ 2673 S PARK LANE
PEMBROKE PARK, FL 33009

Mailing Address

✓ 2673 S PARK LANE
PEMBROKE PARK, FL 33009

Registered Agent Name & Address

✓ RAZ, ETAN
2673 S PARK LANE
PEMBROKE PARK, FL 33009

Name Changed: 06/27/2016

Authorized Person(s) Detail

Name & Address

Title AMBR

SHAUL, HELA
2673 S PARK LANE
PEMBROKE PARK, FL 33009

✓ Title MGR

RAZ, ETAN
2673 S PARK LANE

PEMBROKE PARK, FL 33009

Annual Reports

Report Year	Filed Date
2019	02/12/2019
2020	03/19/2020
2021	01/11/2021

Document Images

01/11/2021 -- ANNUAL REPORT	View image in PDF format
03/19/2020 -- ANNUAL REPORT	View image in PDF format
02/12/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
02/14/2017 -- ANNUAL REPORT	View image in PDF format
06/27/2016 -- LC Amendment	View image in PDF format
03/03/2016 -- ANNUAL REPORT	View image in PDF format
02/26/2015 -- ANNUAL REPORT	View image in PDF format
01/14/2014 -- ANNUAL REPORT	View image in PDF format
01/31/2013 -- ANNUAL REPORT	View image in PDF format
02/09/2012 -- ANNUAL REPORT	View image in PDF format
09/29/2011 -- LC Name Change	View image in PDF format
09/23/2011 -- Florida Limited Liability	View image in PDF format

6311





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 CROWN II LLC

2673 S PARK LN
PEMBROKE PARK, FL 33009

Case #:

6311

Property Owner:

PEMBROKE CROWN II LLC

2673 S PARK LN
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000063

Legal Description:

29-51-42 S 50 OF N 125 OF W1/2 OF
NW1/4 OF NE1/4 OF NE1/4, LESS W 181
AKA: LOT 14, PEMBROKE PARK
INDUSTRIAL CENTER (UNREC)

AKA:

2517 S PARK LN, 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:
PEMBROKE CROWN II LLC	6311	09/22/2021
2673 S PARK LN PEMBROKE PARK, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
PEMBROKE CROWN II LLC	514229000063	
2673 S PARK LN PEMBROKE PARK, FL 33009		
Legal Description:	AKA:	
29-51-42 S 50 OF N 125 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4, LESS W 181 AKA: LOT 14, PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2517 S PARK LN, 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/Mean 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

Case Overview

Property/Incident Information

Owner	Address	Site Address
SMITH, RON B	6113 SW 26 ST PEMBROKE PARK, FL 33023	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 1-5 #Park Pointe

Legal Description

Case Status	Open	Case #	5143	Date Next Inspection	9/15/2021
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Notes

1. A/C Replacement without permit. Obtain permit & inspections.
3. Wooden fence requires maintenance. Pressure wash.
2. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/18/2020		Notice of Violation	Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 9/15/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 9/15/2021

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☐ Adult Signature Restricted Delivery	\$	_____

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Total Postage and Fee \$

RON B SMITH
N.O.H. #5143

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City, State, Zip+4® **MIRAMAR, FL, 33023**

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☐ Adult Signature Restricted Delivery	\$

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PS Form 3800, Apr 2008

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SEP 30 2021

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

Postage \$ _____

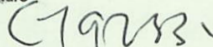
Total Postage and Fees \$ _____

Sent To **STRANDED CONCEPTS LLC**
N.O.H. #5143

Street and Apt. No.: **19821 NW 2ND AVE BOX 373,**

City, State, ZIP+4® **MIAMI GARDENS, FL 33169**

PS Form 3800, Apr 2010

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
☐ Complete items 1, 2, and 3. ☐ Print your name and address on the reverse so that we can return the card to you. ☐ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: RON B SMITH N.O.H. #5143 6113 SW 26 ST, MIRAMAR, FL, 33023  9590 9402 6610 1028 7076 99 2. Article Number (Transfer from service label) 7019 1120 0000 9007 6395	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

7021 0350 0001 0297 8478

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

Postage

\$

Total Postage and Fee

\$ 7.33

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Ap

SMITH, RON B

N.O.V & N.O.H #5143

6113 SWQ26 ST,

PEMBROKE PARK, FL, 33023

Postmark
Here

7021 0350 0001 0298 2086

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

Postage

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Total Postage and Fee

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Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Ap

STRANDED CONCEPTS LLC

N.O.V & N.O.H #5140, 5141, 5142, 5143

19821 NW 2ND AVE BOX 373,

MIAMI GARDENS, FL, 33169

Postmark
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7021 0350 0001 0297 8485

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

Postage

\$

Total Postage and Fee

\$ 7.33

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Ap

SMITH, RON B

N.O.V & N.O.H #5143

3911 SW 52 AVE Build 5, unit 1

PEMBROKE PARK, FL, 33023

Postmark
Here

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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



9590 9402 6610 1028 6987 20

2. Article Number (Transfer from service label)

7021 0350 0001 0298 2086

COMPLETE THIS SECTION ON DELIVERY
A. Signature

X

[Signature]

☐ Agent

☐ Addressee

B. Received by (Printed Name)

[Signature]

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

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Restricted Delivery

TOWN OF PEMBROKE PARK

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

NOV #5143

Hasler

FIRST-CLASS MAIL

07/09/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Ron Smith
3911 SW 52 Ave, Bldg 1, Unit 5
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

06/18/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent to:

Case

SMITH, RON B

5143

6113 SW 26 ST
PEMBROKE PARK, FL 33023

Property Owner:

Prop

TOWN OF PEMBROKE PARK

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

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

Hasler

FIRST-CLASS MAIL

06/18/2020

US POSTAGE \$000.65⁰



ZIP 33023
011D10656696

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

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

06/18/2020

US POSTAGE \$000.50⁰⁰



ZIP 33023
011D10656696

Sent to:

Case

SMITH, RON B

5143

6113 SW 26 ST
PEMBROKE PARK, FL 33023

Property Owner:

Prop

TOWN OF PEMBROKE PARK

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

NOV # 5143

Hasler

FIRST-CLASS MAIL

06/18/2020

US POSTAGE \$000.50⁰⁰



ZIP 33023
011D10656696

Ron. Smith
3911 SW 52 Ave, Unit 1-5
Pembroke Park, FL 33023



MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	3911 SW 52 AVENUE #1-5, PEMBROKE PARK FL 33023-6947	ID #	5142 30 24 0051
Property Owner	SMITH, RON B	Millage	0613
Mailing Address	6113 SW 26 ST PEMBROKE PARK FL 33023	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS, COMM AT NW COR OF LOT 21 B, E ALG N/L FOR 506.02, SLY 40.26 TO POB, ELY 65.63, SLY 23.33, WLY 65.63, NLY 23.33 TO POB AKA: UNIT 1 BUILDING 5 PARK POINTE TOWNHOMES		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$10,730	\$146,010	\$156,740	\$130,570	
2020	\$10,730	\$144,460	\$155,190	\$118,700	\$2,799.13
2019	\$10,730	\$142,520	\$153,250	\$107,910	\$2,661.66

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$156,740	\$156,740	\$156,740	\$156,740
Portability	0	0	0	0
Assessed/SOH	\$130,570	\$156,740	\$130,570	\$130,570
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	\$130,570	\$156,740	\$130,570	\$130,570

Sales History

Date	Type	Price	Book/Page or CIN
5/4/2004	WD	\$108,000	37416 / 1972
1/14/1997	WD	\$60,000	25956 / 509

Land Calculations

Price	Factor	Type
\$7.00	1,533	SF
Adj. Bldg. S.F. (Card, Sketch)		1292
Units		1
Eff./Act. Year Built: 1995/1994		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$81,780	\$354,450	\$436,230	\$102,380	
2020	\$81,780	\$310,720	\$392,500	\$100,970	\$3,655.45
2019	\$81,780	\$282,400	\$364,180	\$94,540	\$3,477.53

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/28/1998	WD	\$124,000	29003 / 359	\$6.00	13,630	SF
2/9/1995	QCD		23153 / 697			
8/1/1991	WD	\$107,500	18897 / 322			
				Adj. Bldg. S.F. (Card, Sketch)		3461
				Units/Beds/Baths		2/3/2
				Eff./Act. Year Built: 1970/1969		

Page 196 of 1128



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

Detail by Entity Name

Florida Not For Profit Corporation
PARK POINTE HOMEOWNERS ASSOCIATION, INC.

Filing Information

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

Principal Address

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

Changed: 04/23/2013

Mailing Address

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

Changed: 05/13/2014

Registered Agent Name & Address

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

Name Changed: 05/13/2014

Address Changed: 04/23/2015

Officer/Director Detail

Name & Address

Title Director / President

Angervil, Erick

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

Title Director / Secretary

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

Title Director/Vice-President

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

Annual Reports

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

Document Images

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

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

SMITH, RON B)

CASE NO. 5143

Respondent

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

TO BE SERVED: SMITH, RON B

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3911 SW 52 AVE, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SMITH, RON B AT 11:28 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.

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

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



AFFIANT

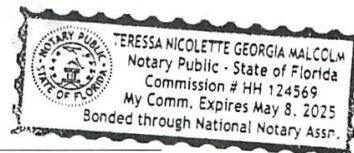
STATE OF FLORIDA
COUNTY OF BROWARD

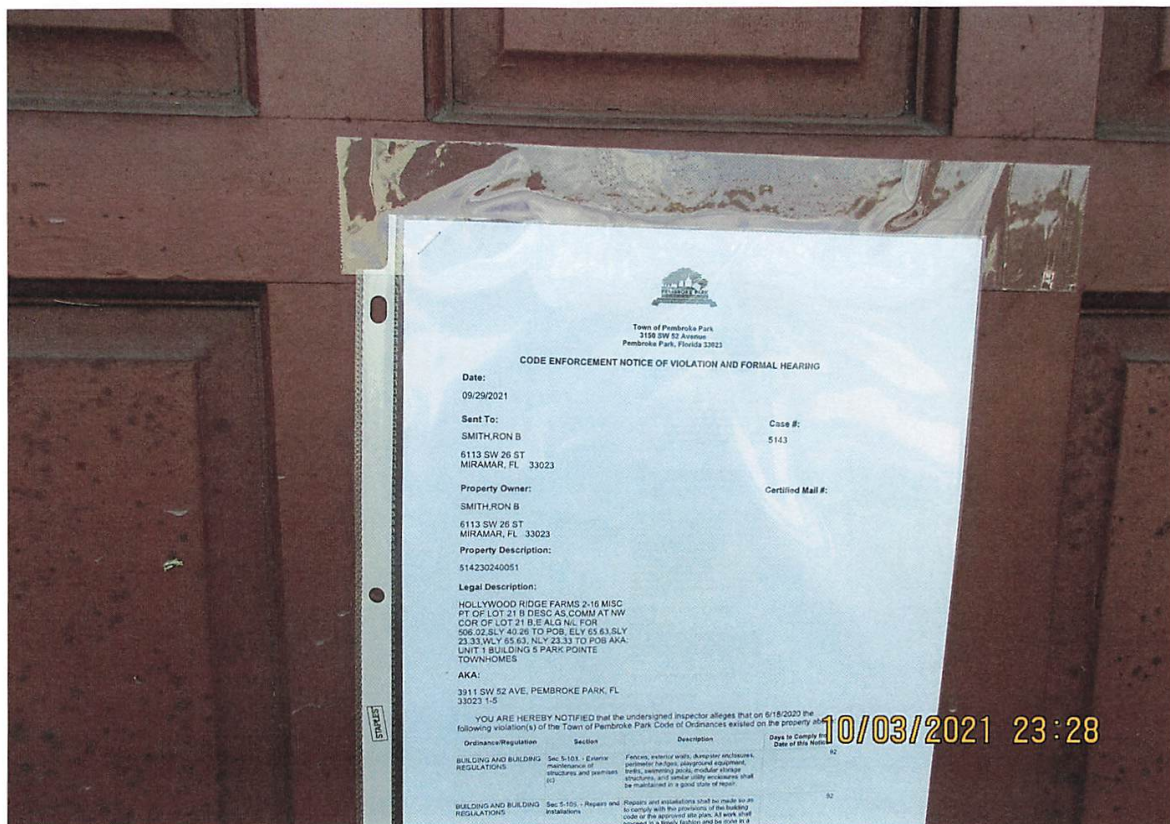
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of 10, 2021, by Teresa Malcolin Code Enforcement Officer for the Town of Pembroke Park.



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:

09/29/2021

Sent To:

SMITH, RON B

6113 SW 26 ST
MIRAMAR, FL 33023

Case #:

5143

Property Owner:

SMITH, RON B

6113 SW 26 ST
MIRAMAR, FL 33023

Certified Mail #:

Property Description:

514230240051

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PT OF LOT 21 B DESC AS, COMM AT NW
COR OF LOT 21 B, E ALG N/L FOR
506.02, SLY 40.26 TO POB, ELY 65.63, SLY
23.33, WLY 65.63, NLY 23.33 TO POB AKA:
UNIT 1 BUILDING 5 PARK POINTE
TOWNHOMES

AKA:

3911 SW 52 AVE, PEMBROKE PARK, FL
33023 1-5

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	92
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	92

BUILDING AND BUILDING
REGULATIONS

Sec. 5-2. -
Nonresidential
commercial buildings,
owner's responsibilities
(a)

Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions:

92

(1)
The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such

(2)
The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise.

(3)
The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...

BUILDING AND BUILDING
REGULATIONS

Sec. 5-2. -
Nonresidential
commercial buildings,
owner's responsibilities
(b)

Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established.

92

(Ord. No. 87-6-1, §§ 1, 2, 6-10-87)

Editor's note—

Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor.

Cross reference— Code enforcement, Ch. 7.

1. A/C Replacement without permit. Obtain permit & inspections.
3. Wooden fence requires maintenance. Pressure wash.
2. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 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@tppl.gov.

Joseline Ramirez

Chief Code Enforcement
Officer


9/29/2021

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

RON B SMITH)

CASE NO. 5143

Respondent

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

TO BE SERVED: RON B SMITH

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3911 SW 52 AVE, UNIT 1, BLDG 5, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: RON B SMITH AT
11:33 A.M. ON THE 7 DAY OF SEPTEMBER 2021.

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

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

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



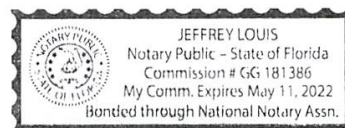
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

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



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






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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date: 08/30/2021
 Sent To: SMITH, RON B
 6113 SW 26 ST
 PEMBROKE PARK, FL 33023
 Property Owner: SMITH, RON B
 6113 SW 26 ST
 PEMBROKE PARK, FL 33023
 Property Description: 514230240051
 Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS COMM AT NW COR OF LOT 21 B, E ALG N/L FOR 505.02 SLY 40.26 TO POB, ELY 65.63, SLY 23.33 WLY 65.63, NLY 23.33 TO POB AKA UNIT 1 BUILDING 5 PARK POINTE TOWNHOMES
 AKA: 3911 SW 52 AVE, PEMBROKE PARK, FL 33023 1-5 #Park Pointe

Case #: 5143
 Certified Mail #:

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	92
BUILDING AND BUILDING REGULATIONS	Sec 5-105 - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved title plan. All work shall proceed in a timely fashion and be done in a	92

09/07/2021 11:33



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

SMITH, RON B

6113 SW 26 ST
PEMBROKE PARK, FL 33023

Case #:

5143

Property Owner:

SMITH, RON B

6113 SW 26 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230240051

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PT OF LOT 21 B DESC AS, COMM AT NW
COR OF LOT 21 B, E ALG N/L FOR
506.02, SLY 40.26 TO POB, ELY 65.63, SLY
23.33, WLY 65.63, NLY 23.33 TO POB AKA:
UNIT 1 BUILDING 5 PARK POINTE
TOWNHOMES

AKA:

3911 SW 52 AVE, PEMBROKE PARK, FL
33023 1-5 #Park Pointe

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	92
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	92

BUILDING AND BUILDING
REGULATIONS

Sec. 5-2. -
Nonresidential
commercial buildings,
owner's responsibilities
(a)

Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions:

92

(1)
The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such

(2)
The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise.

(3)
The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...

BUILDING AND BUILDING
REGULATIONS

Sec. 5-2. -
Nonresidential
commercial buildings,
owner's responsibilities
(b)

Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established.

92

(Ord. No. 87-6-1, §§ 1, 2, 6-10-87)

Editor's note—

Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor.

Cross reference— Code enforcement, Ch. 7.

1. A/C Replacement without permit. Obtain permit & inspections.
3. Wooden fence requires maintenance. Pressure wash.
2. Double permit fee assessed.

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

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

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

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

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

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

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

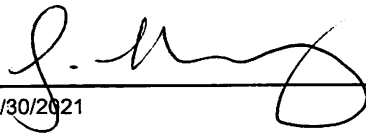
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


8/30/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: SMITH, RON B
6113 SW 26 ST
PEMBROKE PARK, FL 33023

Case #: 5143

Date: 06/18/2020

Property Owner: SMITH, RON B
6113 SW 26 ST
PEMBROKE PARK, FL 33023

Property Description: 514230240051

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC
PT OF LOT 21 B DESC AS, COMM AT NW
COR OF LOT 21 B, E ALG N/L FOR
506.02, SLY 40.26 TO POB, ELY 65.63, SLY
23.33, WLY 65.63, NLY 23.33 TO POB AKA:
UNIT 1 BUILDING 5 PARK POINTE
TOWNHOMES

AKA: 3911 SW 52 AVE, PEMBROKE PARK, FL
33023 1-5 #Park Pointe

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

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

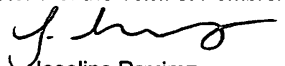
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

Notes/Mean of Correction:

1. A/C Replacement without permit. Obtain permit & inspections.
3. Wooden fence requires maintenance. Pressure wash.
2. Double permit fee assessed.

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

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


Joseline Ramirez
Code Enforcement Officer











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	Open	Case #	5202	Date Next Inspection	10/20/2021
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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

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
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

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.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 10/20/2021

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.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	Not in Compliance - Reinspection Date: 10/20/2021

7021 0350 0001 0297 8416

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

Postage
 \$

Total Postage and Fee
 \$ 7.53

Sent To
Lewis V
 Street and Apt. No., or
Swezy
 City, State, ZIP+4®
MIAMI LAKES, FL, 33016

PEMBOKE VILLAS APARTMENTS LTD
 N.O.V. & N.O.H. #5202
 7735 NW 146 ST #306
 MIAMI LAKES, FL, 33016

Postmark
 Here

PS Form 3800, April

7021 0350 0001 0297 8423

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

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

OFFICIAL USE

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☐ Return Receipt (hardcopy) \$
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☐ Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage and Fee
 \$ 7.33

Sent To
N.O.V. & N.O.H. #5202
 Street and Apt. No.,
4803 SW 41 ST,
 City, State, ZIP+4®
PEMBROKE PARK, FL, 33009

PEMBOKE VILLAS APARTMENTS LTD
 N.O.V. & N.O.H. #5202
 4803 SW 41 ST,
 PEMBROKE PARK, FL, 33009

Postmark
 Here

PS Form 3800, April

TOWN OF PEMBROKE PARK

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

NOV # 5202

Hasler

FIRST-CLASS MAIL

07/02/2020

US POSTAGE \$000.50⁰⁰



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 \$000.50⁰⁰



ZIP 33023
011D10656696

Sent To:

PEMBROKE VILLAS
APARTMENTS LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case:

5202



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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$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

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/7/2001	DRR	\$100	31578 / 654	\$2.00	463,094	SF
10/2/2000	WD	\$595,000	30909 / 449			
3/15/1996	WD	\$245,000	24617 / 608			
6/12/1985	WD	\$100	12621 / 411			
				Adj. Bldg. S.F. (Card, Sketch)		158683
				Units		180
				Eff./Act. Year Built: 2004/2003		

Page 220 of 1128



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

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

TOWN OF PEMBROKE PARK, FLORIDA)
 Petitioner)
 vs.)
)
 PEMBROKE VILLAS APARTMENTS LTD) CASE NO. 5202
 Respondent)

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

(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.

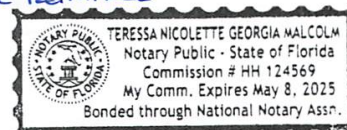
() CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

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


AFFIANT

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of 10, 2021, by ~~Felissa Martinez~~ as Code Enforcement Officer for the Town of Pembroke Park. Joseline Ramirez

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






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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
 08/27/2021

Sent To:
 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, the following
 violation(s) of the 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	Refuse, brush, weeds, broken glass, stumps, rods, poisonous growths, etc., 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 #:

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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.	30

(Ord. No. 99-3-1, 7, 3-9-99)

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.

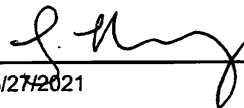
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes 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: PEMBROKE VILLAS APARTMENTS LTD
7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #: 5202

Date: 06/30/2020

Property Owner: PEMBROKE VILLAS APARTMENTS LTD
7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Property Description: 514230130220

Certified Mail #:

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

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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.	30
(Ord. No. 99-3-1, 7, 3-9-99)			

Notes/Mean 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:

PEMBROKE VILLAS
APARTMENTS LTD
7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #:

5202

Date:

06/30/2020

Property Owner:

PEMBROKE VILLAS
APARTMENTS LTD
7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Property Description:

514230130220

Certified Mail #:

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 6/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30

Notes/Mean 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









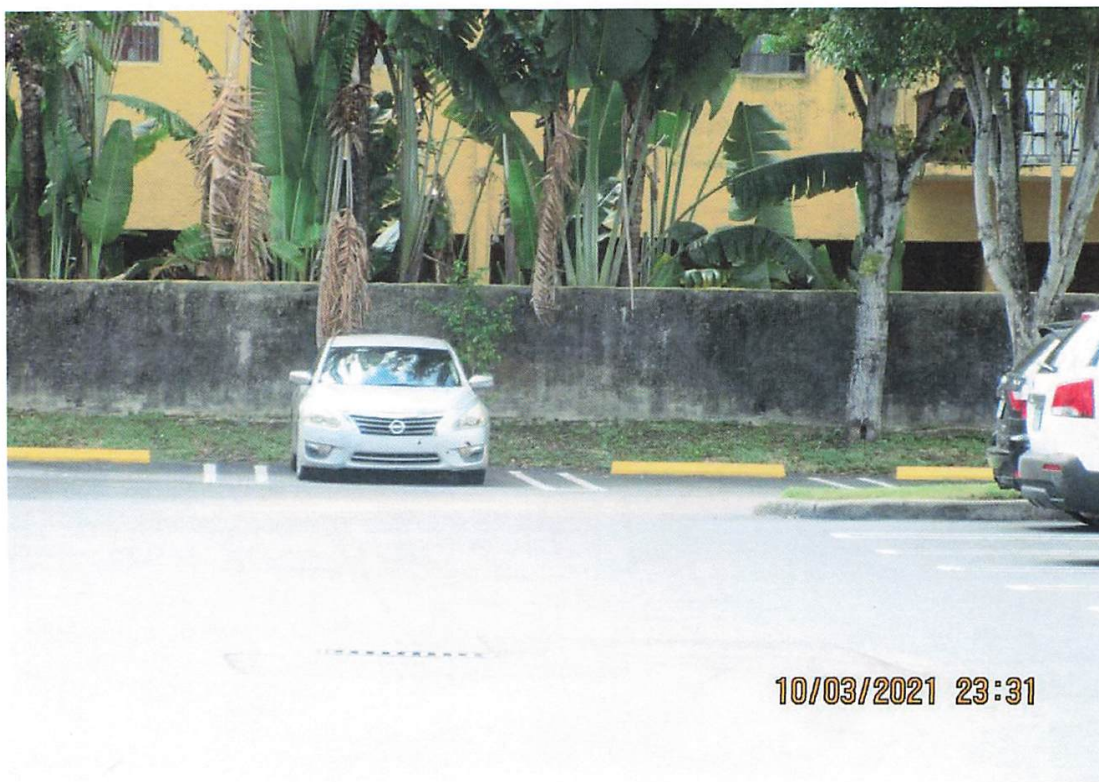




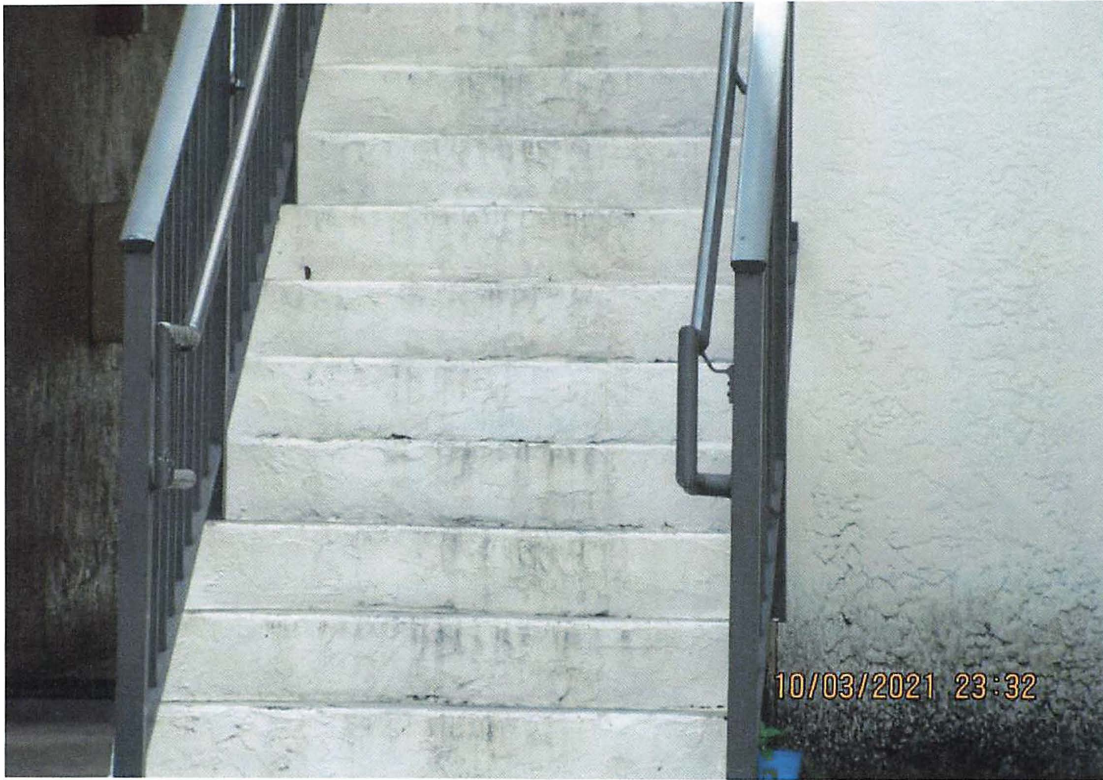


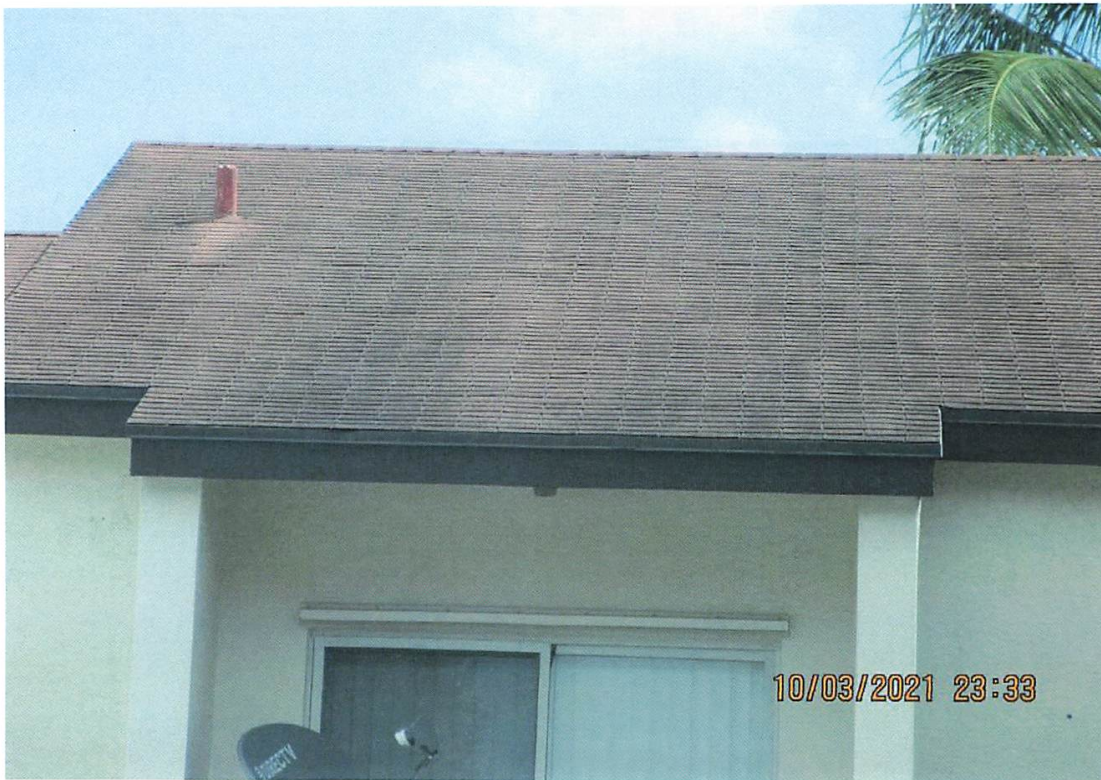






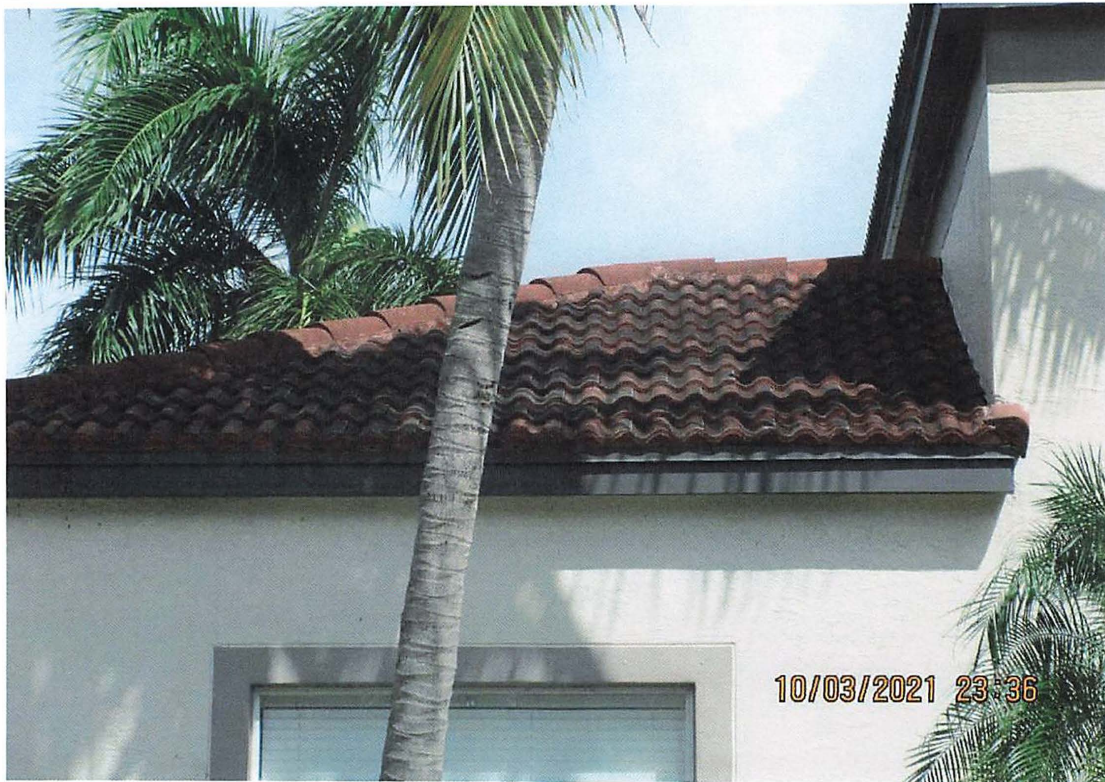


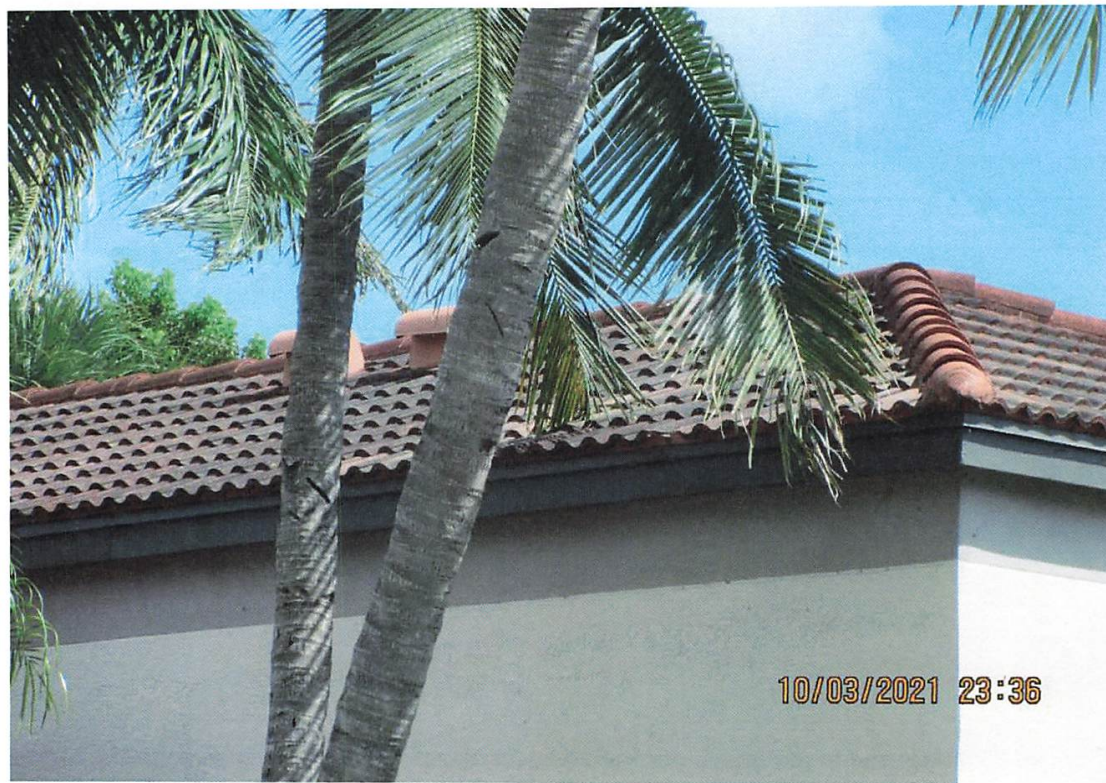


















Case Overview

Property/Incident Information

Owner	Address	Site Address
ANNNE MARIE PROULX	209 W Lake Drive Pembroke Park, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 ##209

Legal Description

Case Status	Open	Case #	5276	Date Next Inspection	10/20/2021
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Notes Installed a wooden deck/roof over without permits.

1. Obtain permit and inspections.
2. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/22/2020		Notice of Violation	Regular Mail
9/27/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/20/2021

7019 1120 0000 9007 6302

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	PEMBROKE PARK LAKES INC
Street and Apt. No.,	N.O.H. #5276
City, State, ZIP+4®	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33009
PS Form 3800, April 2010	

7019 1120 0000 9007 6296

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
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☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To	PEMBROKE PARK LAKES INC
Street and Apt. No.,	N.O.H. #5276
City, State, ZIP+4®	PO BOX 260490, PEMBROKE PINES, FL, 33026
PS Form 3800, April 2010	

7019 1120 0000 9007 6289

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	ANNNE MARIE PROULX
Street and Apt. No.,	N.O.H. #5276
City, State, ZIP+4®	209 W LAKE DRIVE, PEMBROKE PARK, FL, 33009
PS Form 3800, April 2010	

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

NOV #5276

Hasler

FIRST-CLASS MAIL

07/23/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent To:

Case #:

ANNNE MARIE PROULX

5276

209 W Lake Drive
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

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

NOV #5276

Hasler

FIRST-CLASS MAIL

07/23/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Pembroke Park Lakes Inc.
P.O. Box 260490
Pembroke Pines, FL 33026



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

Property Assessment Values

2021* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
ANNE MARIE PROULX	)	CASE NO. 5276
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: ANNE MARIE PROULX

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 209 W LAKE DRIVE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ANNE MARIE PROULX AT 12:31 P.M. ON THE 4 DAY OF OCTOBER 2021.

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

TYPE OF SERVICE

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



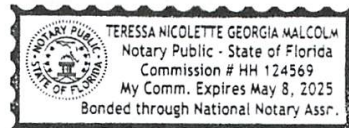
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of 10, 2021, by ~~Teresa Malcolm~~ Josefine Ramirez 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:
09/27/2021

Sent To:
ANNNE MARIE PROULX
209 W Lake Drive
Pembroke Park, FL 33009

Case #:
5276

Property Owner:
ANNNE MARIE PROULX
209 W Lake Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Description:
514229000223

Legal Description:
29-51-42 BEG AT PT 180 N OF SW COR
OF SE1/4 FOR POB.N ALG W LINE TO PT
50 S OF NW CR OF SW1/4 OF NE1/4 E
250 S 150 W 100 S 520 E 210 SE1/4 ALG
CURVE 188 S.S 60 SWLY ALG CURVE
188 S.W 210 S 2839 M/L TO PT 180 N OF
S1 OF SEC.W 150 TO POB

AKA:
3195 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009 #209

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/22/2020 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 8-105 - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the Building Code or the approved site plan. All work shall be done in a timely fashion and be done in a workmanlike manner.	30

10/04/2021 00:31



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/27/2021

Sent To:

ANNNE MARIE PROULX

209 W Lake Drive
Pembroke Park, FL 33009

Case #:

5276

Property Owner:

ANNNE MARIE PROULX

209 W Lake Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR
OF SE1/4 FOR POB,N ALG W LINE TO PT
50 S OF NW CR OF SW1/4 OF NE1/4 E
250,S 150,W 100,S 520,E 210, SE1/4 ALG
CURVE 188.5,S 60 SWLY ALG CURVE
188.5,W 210,S 2839 M/L TO PT 180 N OF
S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 ##209

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/22/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Installed a wooden deck/roof over without permits.

1. Obtain permit and inspections.
2. Double permit fee assessed.

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

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

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

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

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

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

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

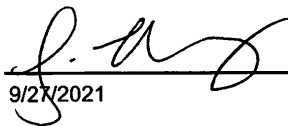
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


9/27/2021



11/3/20
No permit

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: ANNNE MARIE PROULX
209 W Lake Drive
Pembroke Park, FL 33009

Case #: 5276

Date: 07/22/2020

Property Owner: ANNNE MARIE PROULX
209 W Lake Drive
Pembroke Park, FL 33009

Property Description: 514229000223

Certified Mail #:

Legal Description: 29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

AKA: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 ##209

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/22/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Mean of Correction:

Installed a wooden deck/roof over without permits.

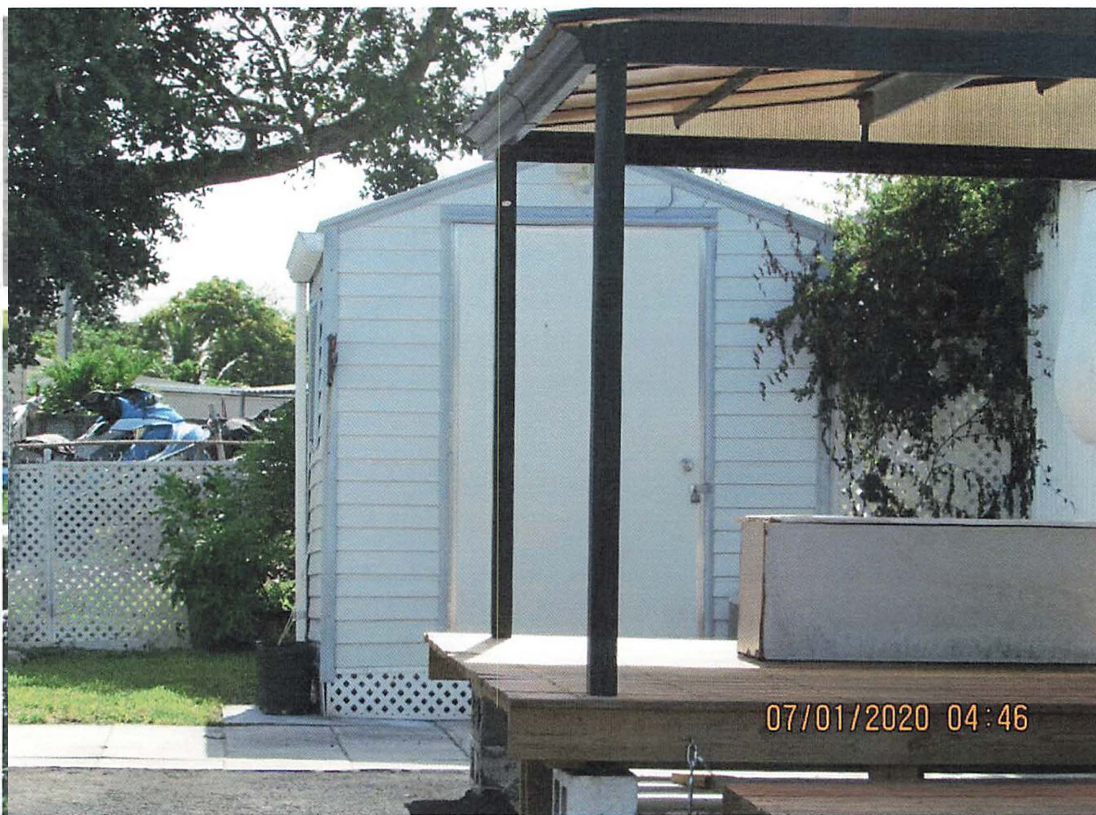
1. Obtain permit and inspections.
2. Double permit fee assessed.

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

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


Joseline Ramirez
Code Enforcement Officer







HOME	OUR TOWN	TOWN DEPARTMENTS	PHOTOS & EVENTS	FIRE & POLICE
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Pembroke Park, FL welcomes you!



Application / Permit Data

[New Search](#) [Application/Permit Data](#) [Plan Review Status](#) [Inspection Results](#)

[Back to the Previous Page](#)

Process #: 4414	Permit #: B0500519	Master Permit: B0500519
Status: Closed		

Site Information	
Address: 209 W LAKE DR	Folio#: 514229000223
Sub-division: TOWN OF PEMBROKE PARK 00	Value: \$1,166.00
Lot:	Sq Ft: 0

Permit Information	
Application Type: UTILITY SHED - PRE-FAB	Application Date: 12/13/05
Job Name: JEAN-PAUL PAPILLON	Permit Date: 12/20/05
	Permit Fee: \$75.19

Applicant / Contact Information	
Name: PEMBROKE PARK LAKES INC	
Address: 3196 W HALLANDALE BEACH BLVD HALLANDALE FL 33009-5145	

Property Owner Information	
Name: PEMBROKE PARK LAKES INC	
Address: 3196 W HALLANDALE BEACH BLVD HALLANDALE FL 33009-5145	

[Back to the Previous Page](#)

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Case Overview

Property/Incident Information

Owner	Address	Site Address
DYER, JERMAINE	5403 SW 41 ST PEMBROKE PARK, FL 33023	5403 SW 41 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status	Open	Case #	5279	Date Next Inspection	10/20/2021
--------------------	------	---------------	------	-----------------------------	------------

Notes Installed canopy, wooden deck, wooden fence and washer without permits.

1. Red Canopy - Obtain permit and inspections.
2. Wooden deck - Obtain permit and inspections.
3. Wooden fence - Obtain permit and inspections.
4. Installation of washer - Obtain permit and inspections. Washer removed from backend of property.
5. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/23/2020		Notice of Violation	Regular Mail
9/27/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/20/2021

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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 and

\$

Sent To

JERMAINE DYER

N.O.H. #5279

Street and Apt. No.

5403 SW 41 STREET,

City, State, Zip+4®

PEMBROKE PARK, FL, 33023

PS Form 3800, A



TOWN OF PEMBROKE PARK

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

NOV #5279

Hasler

FIRST-CLASS MAIL

07/23/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent To:

Case #:

DYER, JERMAINE

5279

5403 SW 41 ST
PEMBROKE PARK, FL 33023

TOWN OF PEMBROKE PARK

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

NOV # 5279

Hasler

FIRST-CLASS MAIL

07/23/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

La Estancia of Broward County
Homeowners Association Inc.
9050 Pines Blvd, STE 415
Pembroke Pines, FL 33024



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	5403 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 27 0270
Property Owner	DYER, JERMAINE	Millage	0613
Mailing Address	5403 SW 41 ST PEMBROKE PARK FL 33023	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 122.09 TO POB,N 20.00, W 52.08,S 20.00,E 52.13 TO POB AKA: UNIT E-27 LA ESTANCIA		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$9,380	\$177,920	\$187,300	\$69,560	
2020	\$9,380	\$143,820	\$153,200	\$68,600	\$660.56
2019	\$9,380	\$144,610	\$153,990	\$67,060	\$660.84

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$187,300	\$187,300	\$187,300	\$187,300
Portability	0	0	0	0
Assessed/SOH 11	\$69,560	\$69,560	\$69,560	\$69,560
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$19,560	0	\$19,560	\$19,560
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$25,000	\$44,560	\$25,000	\$25,000

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/17/2010	SWD-Q-DS	\$70,000	47494 / 1503	\$9.00	1,042	SF
6/30/2010	CET-T	\$100	47250 / 1178			
6/7/2006	SWD	\$215,800	42311 / 1745			
4/8/2004	WD*	\$600,000	37326 / 934			
				Adj. Bldg. S.F. (Card, Sketch)		1322
				Units/Beds/Baths		1/3/2.5
				Eff./Act. Year Built: 2007/2006		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner _____)

vs.

DYER, JERMAINE

CASE NO. 5279

Respondent

TO BE SERVED: DYER, JERMAINE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5403 SW 41 ST, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: DYER, JERMAINE AT 11:47 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

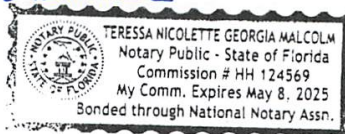
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of 10, 2021, by ~~Teresa Malcolm~~ as Code Enforcement Officer for the Town of Pembroke Park.
Josefine Ramirez

Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced






 Town of Pembroke Park
 3156 SW 52 Avenue
 Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date: 09/27/2021

Sent To: DYER, JERMAINE
 5403 SW 41 ST
 PEMBROKE PARK, FL 33023

Case #: 5279

Property Owner: DYER, JERMAINE
 5403 SW 41 ST
 PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:
 514230270270

Legal Description:
 HOLLYWOOD RIDGE FARMS 2-16 MISC
 POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4
 OF SW1/4 SEC 30) DESC AS: COMM SE
 COR OF SW1/4 OF SE1/4 OF SW1/4 OF
 SW1/4 OF SEC 30, N 122.09 TO POB, N
 20.00, W 52.08, S 20.00, E 52.13 TO POB
 AKA: UNIT E-27 LA ESTANCIA
 AKA:
 5403 SW 41 ST, 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 5-105 - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All	30

10/03/2021 23:47



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/27/2021

Sent To:

DYER, JERMAINE

5403 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5279

Property Owner:

DYER, JERMAINE

5403 SW 41 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230270270

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4
OF SW1/4 SEC 30) DESC AS: COMM SE
COR OF SW1/4 OF SE1/4 OF SW1/4 OF
SW1/4 OF SEC 30, N 122.09 TO POB, N
20.00, W 52.08, S 20.00, E 52.13 TO POB
AKA: UNIT E-27 LA ESTANCIA

AKA:

5403 SW 41 ST, 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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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

Installed canopy, wooden deck, wooden fence and washer without permits.

1. Red Canopy - Obtain permit and inspections.
2. Wooden deck - Obtain permit and inspections.
3. Wooden fence - Obtain permit and inspections.
4. Installation of washer - Obtain permit and inspections. Washer removed from backend of property.
5. Double permit fee assessed.

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

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

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

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

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

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

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

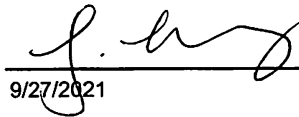
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer



9/27/2021



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

11/3/20
No permit

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: DYER, JERMAINE
5403 SW 41 ST
PEMBROKE PARK, FL 33023

Case #: 5279

Date: 07/23/2020

Property Owner: DYER, JERMAINE
5403 SW 41 ST
PEMBROKE PARK, FL 33023

Property Description: 514230270270

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC
POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4
OF SW1/4 SEC 30) DESC AS: COMM SE
COR OF SW1/4 OF SE1/4 OF SW1/4 OF
SW1/4 OF SEC 30, N 122.09 TO POB, N
20.00, W 52.08, S 20.00, E 52.13 TO POB
AKA: UNIT E-27 LA ESTANCIA

AKA: 5403 SW 41 ST, 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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

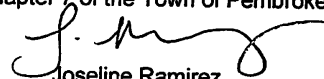
Notes/Mean of Correction:

Installed canopy, wooden deck, wooden fence and washer without permits.

1. Red Canopy - Obtain permit and inspections.
2. Wooden deck - Obtain permit and inspections.
3. Wooden fence - Obtain permit and inspections.
4. Installation of washer - Obtain permit and inspections.
5. Double permit fee assessed.

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

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


Joseline Ramirez
Code Enforcement Officer









Case Overview

Property/Incident Information

Owner	Address	Site Address
PIGOTT, GARY	3407 SW 52 AVE PEMBROKE PARK, FL 33023	3407 SW 52 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5304 **Date Next Inspection** 10/20/2021

Notes

1. Demolition of old fence and installation of new fence done without permits. Obtain permit and inspections.
2. Exterior roof requires maintenance (i.e. wash, treatment).
3. Balconies exterior require maintenance (i.e. pressure wash).
4. Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/3/2020		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

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/20/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 10/20/2021

7019 1120 0000 9007 6258

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

HOLLY TREE PATIO VILLAS

HOMEOWNERS' ASSOCIATION, INC.

Street and Apt. No., N.O.H. #6240, #5304

City, State, ZIP+4® 19925 NE 10TH PLACE WAY 199,

MIAMI, FL 33179

PS Form 3800, Apr

Postmark
Here

7019 1120 0000 9007 6265

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

JENNINGS & VALANCY PA

N.O.H. #6240, #5304

Street and Apt. No., 311 SE 13TH STREET,

City, State, ZIP+4® FORT LAUDERDALE, FL 33316

PS Form 3800, Apr

Postmark
Here

7019 1120 0000 9007 6272

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

GARY PIGOTT

N.O.H. #5304

Street and Apt. No. 3407 SW 52 AVE,

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

PS Form 3800, Apr

Postmark
Here**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

GARY PIGOTT
 N.O.H. #5304
 3407 SW 52 AVE,
 PEMBROKE PARK, FL 33009



9590 9402 6610 1028 7077 74

2. Article Number (Transfer from service label)

7019 1120 0000 9007 6272

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

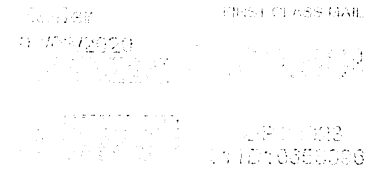
☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted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

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

NOV 5304



Holly Tree Patio Villas
c/o USA Management
19925 NE 10th Place Way
Miami, FL 33179

TOWN OF PEMBROKE PARK

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

NOV 5304

Hasler

FIRST-CLASS MAIL

08/03/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent To:

PIGOTT, GARY

3407 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5304



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	3407 SW 52 AVENUE, PEMBROKE PARK FL 33023-5408	ID #	5142 30 23 0040
Property Owner	PIGOTT, GARY	Millage	0613
Mailing Address	3407 SW 52 AVE PEMBROKE PARK FL 33023	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC E 33.67 OF W 156 OF N 41 OF THE FOLLOWING PARCEL: N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 4,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.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$11,040	\$129,660	\$140,700	\$66,710	
2020	\$11,040	\$136,510	\$147,550	\$65,790	\$642.28
2019	\$11,040	\$129,600	\$140,640	\$64,320	\$642.37

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$140,700	\$140,700	\$140,700	\$140,700
Portability	0	0	0	0
Assessed/SOH 06	\$66,710	\$66,710	\$66,710	\$66,710
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$16,710	0	\$16,710	\$16,710
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$25,000	\$41,710	\$25,000	\$25,000

Sales History

Date	Type	Price	Book/Page or CIN
3/4/2005	WD	\$120,000	39221 / 1205
5/22/2002	WD	\$85,000	33414 / 638
4/30/2001	SWD	\$66,000	31655 / 1237
11/3/2000	CET		31042 / 1262

Land Calculations

Price	Factor	Type
\$8.00	1,380	SF
Adj. Bldg. S.F. (Card, Sketch)		1201
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1985/1984		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Not For Profit Corporation
HOLLY TREE PATIO VILLAS HOMEOWNERS' ASSOCIATION, INC.

Filing Information

Document Number	N00895
FEI/EIN Number	59-2544846
Date Filed	01/13/1984
State	FL
Status	ACTIVE

Principal Address

3419 SW 52 AVE
PEMBROKE PARK, FL 33023

Changed: 06/30/2008

Mailing Address

19925 NE 10th Place Way
199
MIAMI, FL 33179

Changed: 03/31/2020

Registered Agent Name & Address

JENNINGS & VALANCY PA
311 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Name Changed: 04/23/2010

Address Changed: 04/23/2010

Officer/Director Detail

Name & Address

Title VP

FOSTER, ERNEL
3413 SW 52 AVE
PEMBROKE PARK, FL 33023

Title S/T

CUNNINGHAM, EVELYN
3471 SW 52 AVE
PEMBROKE PARK, FL 33023

Title President

PIGOTT, GARY
3407 SW 52ND AVE
PEMBROKE PARK, FL 33023

Annual Reports

Report Year	Filed Date
2019	04/09/2019
2020	03/31/2020
2021	02/17/2021

Document Images

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
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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

TOWN OF PEMBROKE PARK, FLORIDA)
 Petitioner)
 vs.)
 PIGOTT, GARAY)
 Respondent)

CASE NO. 5304


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:
PIGOTT, GARY
3407 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:
5304

Property Owner:
PIGOTT, GARY
3407 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:
514230230040

Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC E
33.67 OF W 156 OF N 41 OF THE
FOLLOWING PARCEL: N1/2 OF S1/2 OF
NW1/4 OF NE1/4 OF SW1/4 LESS W 15
FOR RD AKA: UNIT 4, BLDG 1 OF HOLLY
TREE PATIO VILLAS

AKA:
3407 SW 52 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/3/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

10/03/2021 23:08





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:

PIGOTT,GARY

3407 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5304

Property Owner:

PIGOTT,GARY

3407 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230230040

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC E
33.67 OF W 156 OF N 41 OF THE
FOLLOWING PARCEL: N1/2 OF S1/2 OF
NW1/4 OF NE1/4 OF SW1/4 LESS W 15
FOR RD AKA: UNIT 4,BLDG 1 OF HOLLY
TREE PATIO VILLAS

AKA:

3407 SW 52 AVE, PEMBROKE PARK, FL
33023

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30

BUILDING AND BUILDING
REGULATIONS

Sec. 5-2. -
Nonresidential
commercial buildings,
owner's responsibilities
(b)

Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established.

(Ord. No. 87-6-1, §§ 1, 2, 6-10-87)

Editor's note—

Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor.

Cross reference— Code enforcement, Ch. 7.

30

1. Demolition of old fence and installation of new fence done without permits. Obtain permit and inspections.
2. Exterior roof requires maintenance (i.e. wash, treatment).
3. Balconies exterior require maintenance (i.e. pressure wash).
4. Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 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.

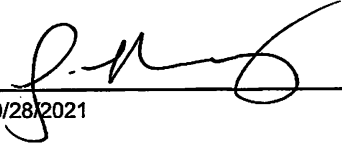
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes 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@tppl.gov.

Joseline Ramirez

Chief Code Enforcement
Officer



9/28/2021



11/3/20
No permit

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: PIGOTT, GARY
3407 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #: 5304

Date: 08/03/2020

Property Owner: PIGOTT, GARY
3407 SW 52 AVE
PEMBROKE PARK, FL 33023

Property Description: 514230230040

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC E 33.67 OF W 156 OF N 41 OF THE FOLLOWING PARCEL: N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 4, BLDG 1 OF HOLLY TREE PATIO VILLAS

AKA: 3407 SW 52 AVE, PEMBROKE PARK, FL 33023

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Notes/Mean of Correction:

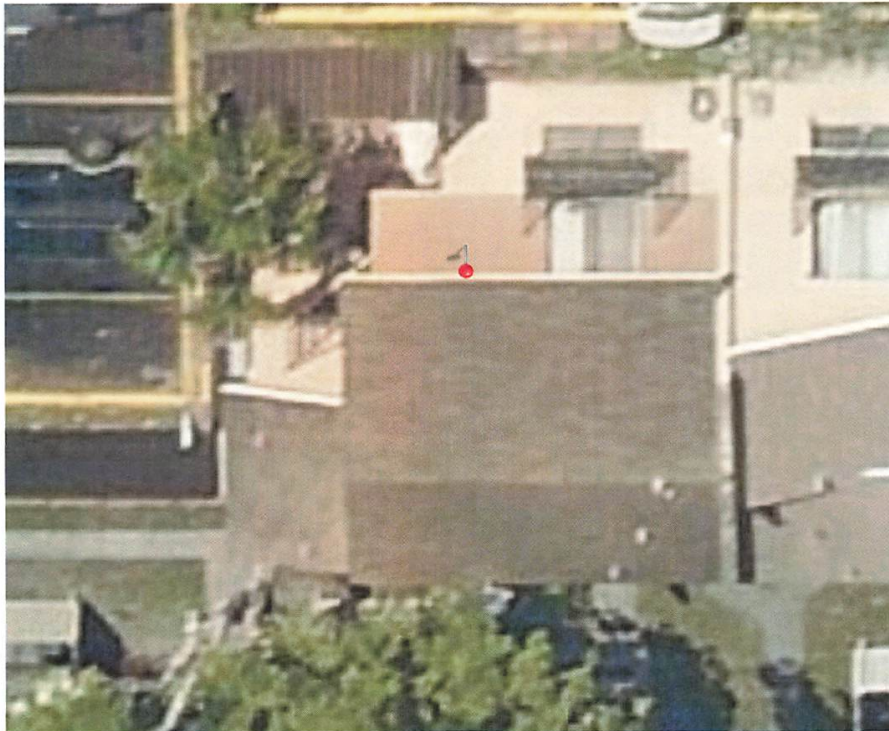
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2. Exterior roof requires maintenance (i.e. wash, treatment).
3. Balconies exterior require maintenance (i.e. pressure wash).
4. Double permit fee has been assessed.

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

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


Joseline Ramirez
Code Enforcement Officer











Case Overview

Property/Incident Information

Owner	Address	Site Address
Carmen Rodriguez	108 Lone Pine Drive Pembroke Park, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #108 Lone Pine Drive

Legal Description

Case Status Open **Case #** 5316 **Date Next Inspection** 10/20/2021

Notes

1. Installed carport without a permit. Obtain permit and inspections.
2. Installed new central a/c without a permit. Obtain permit and inspections.
3. Installed shed without a permit. Obtain permit and inspections.
4. Outdoor electrical done without a permit. Obtain permit and inspections.
5. Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/13/2020		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

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: 10/20/2021
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7019 1120 0000 9007 6357

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

Postage	
\$	

Total Postage and Fees	
\$	

Sent To **CORPORATION SERVICE COMPANY**
N.O.H. #5316
Street and Apt. No., **1201 HAYS STREET,**
City, State, ZIP+4® **TALLAHASSEE, FL, 32301**

PS Form 3800, Apr 2019



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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 **PARKER LONE PINE WEST LLC**
N.O.H. # 5316
Street and Apt. No., **8800 N BRONX AVE 2ND FL,**
City, State, ZIP+4® **SKOKIE, IL, 60077**

PS Form 3800, Apr 2019



7019 1120 0000 9007 6364

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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	
\$	

Sent To **PARKER LONE PINE WEST LLC**
N.O.H. # 5316
Street and Apt. No., **3030 W HALLANDALE BEACH BLVD,**
City, State, ZIP+4® **PEMBROKE PARK, FL, 33009**

PS Form 3800, Apr 2019



7019 1120 0000 9007 6326

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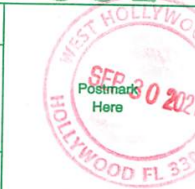
Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage	
\$	

Total Postage and Fees	
\$	

Sent To **CARMEN RODRIGUEZ**
N.O.H. # 5316
Street and Apt. No., **108 LONE PINE DRIVE,**
City, State, ZIP+4® **PEMBROKE PARK, FL, 33009**

PS Form 3800, Apr 2019



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☐ Addressee	
1. Article Addressed to: CARMEN RODRIGUEZ N.O.H. # 5316 108 LONE PINE DRIVE, PEMBROKE PARK, FL, 33009		B. Received by (Printed Name) _____ C. Date of Delivery <u>10/2/21</u>	
2. Article Number (Transfer from service label) 7019 1120 0000 9007 6326		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☐ Addressee	
1. Article Addressed to: PARKER LONE PINE WEST LLC N.O.H. # 5316 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33009		B. Received by (Printed Name) _____ C. Date of Delivery <u>10/2/21</u>	
2. Article Number (Transfer from service label) 7019 1120 0000 9007 6364		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

TOWN OF PEMBROKE PARK

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

NOV #5316

Hasler

FIRST-CLASS MAIL

08/17/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent To:

Carmen Rodriguez

108 Lone Pine Drive
Pembroke Park, FL 33009

Case #:

5316

TOWN OF PEMBROKE PARK

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

NOV #5316

Hasler

FIRST-CLASS MAIL

08/17/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Parker Lone Pine West
3030 W Hallandale Beach Blvd
Pembroke Park, FL 33009



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

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

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$5,378,220	\$312,980	\$5,691,200	\$5,018,050	
2020	\$4,994,060	\$312,980	\$5,307,040	\$4,561,870	\$103,300.84
2019	\$4,033,660	\$312,720	\$4,346,380	\$4,147,160	\$91,891.69

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$5,691,200	\$5,691,200	\$5,691,200	\$5,691,200
Portability	0	0	0	0
Assessed/SOH	\$5,018,050	\$5,691,200	\$5,018,050	\$5,018,050
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	\$5,018,050	\$5,691,200	\$5,018,050	\$5,018,050

Sales History

Date	Type	Price	Book/Page or CIN
5/25/2006	SW*	\$9,900,000	42102 / 869
4/19/2005	QC*	\$100	39524 / 162
4/19/2005	SW*	\$8,600,000	39524 / 157
1/8/1981	WD	\$249,750	9343 / 996

Land Calculations

Price	Factor	Type
\$7.00	768,317	SF
Adj. Bldg. S.F. (Card, Sketch)		4217
Eff./Act. Year Built: 2001/2000		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Foreign Limited Liability Company
PARKER LONE PINE WEST, LLC

Filing Information

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

Principal Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Mailing Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Registered Agent Name & Address

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

Name Changed: 04/10/2015

Address Changed: 04/10/2015

Authorized Person(s) Detail

Name & Address

Title Manager

LONE PINE MANAGER, LLC

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Title SIGNATORY

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

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/21/2020
2021	04/09/2021

Document Images

04/09/2021 -- ANNUAL REPORT	View image in PDF format
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04/10/2015 -- REINSTATEMENT	View image in PDF format
03/12/2014 -- LC Amendment	View image in PDF format
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02/18/2008 -- ANNUAL REPORT	View image in PDF format
03/27/2007 -- ANNUAL REPORT	View image in PDF format
05/12/2006 -- Foreign Limited	View image in PDF format

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
CARMEN RODRIGUEZ	)	CASE NO. 5316
Respondent	)	

TO BE SERVED: CARMEN RODRIGUEZ

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 108 LONE PINE DRIVE, PEMBROKE PARK, FL. 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CARMEN RODRIGUEZ AT 1:17 P.M. ON THE 4 DAY OF OCTOBER 2021.

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

TYPE OF SERVICE

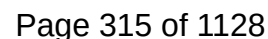
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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

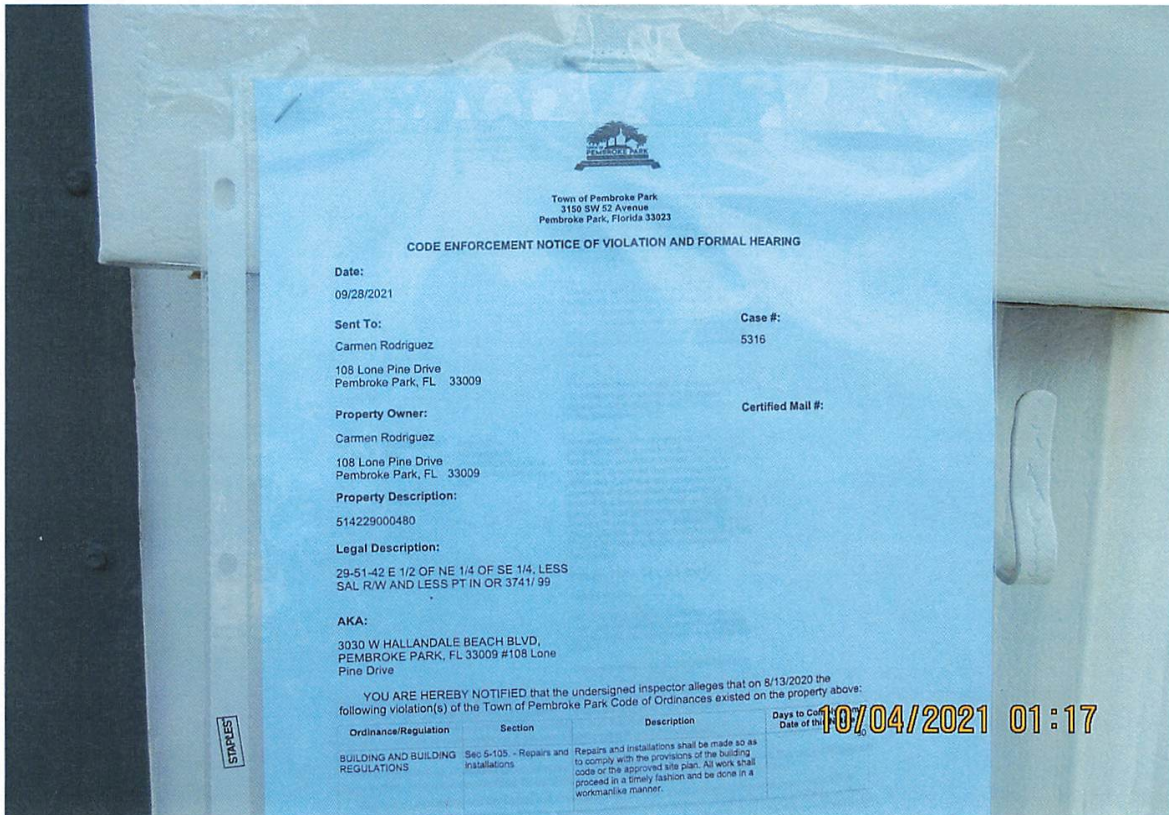

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of 10, 2021, by ~~TERESA MALCOLM~~ as Code Enforcement Officer for the Town of Pembroke Park.
Josefine Ramirez

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:

09/28/2021

Sent To:

Carmen Rodriguez

108 Lone Pine Drive
Pembroke Park, FL 33009

Case #:

5316

Property Owner:

Carmen Rodriguez

108 Lone Pine Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000480

Legal Description:

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

AKA:

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #108 Lone
Pine Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/13/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING
REGULATIONS

Sec. 5-2. -
Nonresidential
commercial buildings,
owner's responsibilities
(a)

Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions:

30

(1)
The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such

(2)
The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise.

(3)
The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...

BUILDING AND BUILDING
REGULATIONS

Sec. 5-2. -
Nonresidential
commercial buildings,
owner's responsibilities
(b)

Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established.

30

(Ord. No. 87-6-1, §§ 1, 2, 6-10-87)

Editor's note—

Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor.

Cross reference— Code enforcement, Ch. 7.

1. Installed carport without a permit. Obtain permit and inspections.
2. Installed new central a/c without a permit. Obtain permit and inspections.
3. Installed shed without a permit. Obtain permit and inspections.
4. Outdoor electrical done without a permit. Obtain permit and inspections.
5. 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.

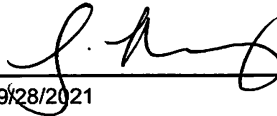
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes 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@tppl.gov.

Joseline Ramirez

Chief Code Enforcement
Officer


9/28/2021



11/3/20
No permits

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: Carmen Rodriguez
108 Lone Pine Drive
Pembroke Park, FL 33009

Case #: 5316

Date: 08/13/2020

Property Owner: Carmen Rodriguez
108 Lone Pine Drive
Pembroke Park, FL 33009

Property Description: 514229000480

Certified Mail #:

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

AKA: 3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/13/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30

BUILDING AND BUILDING
REGULATIONS

Sec. 5-2. -
Nonresidential
commercial buildings,
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(b)

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(Ord. No. 87-6-1, §§ 1, 2, 6-10-87)

Editor's note—

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Cross reference— Code enforcement, Ch. 7.

30

Notes/Mean of Correction:

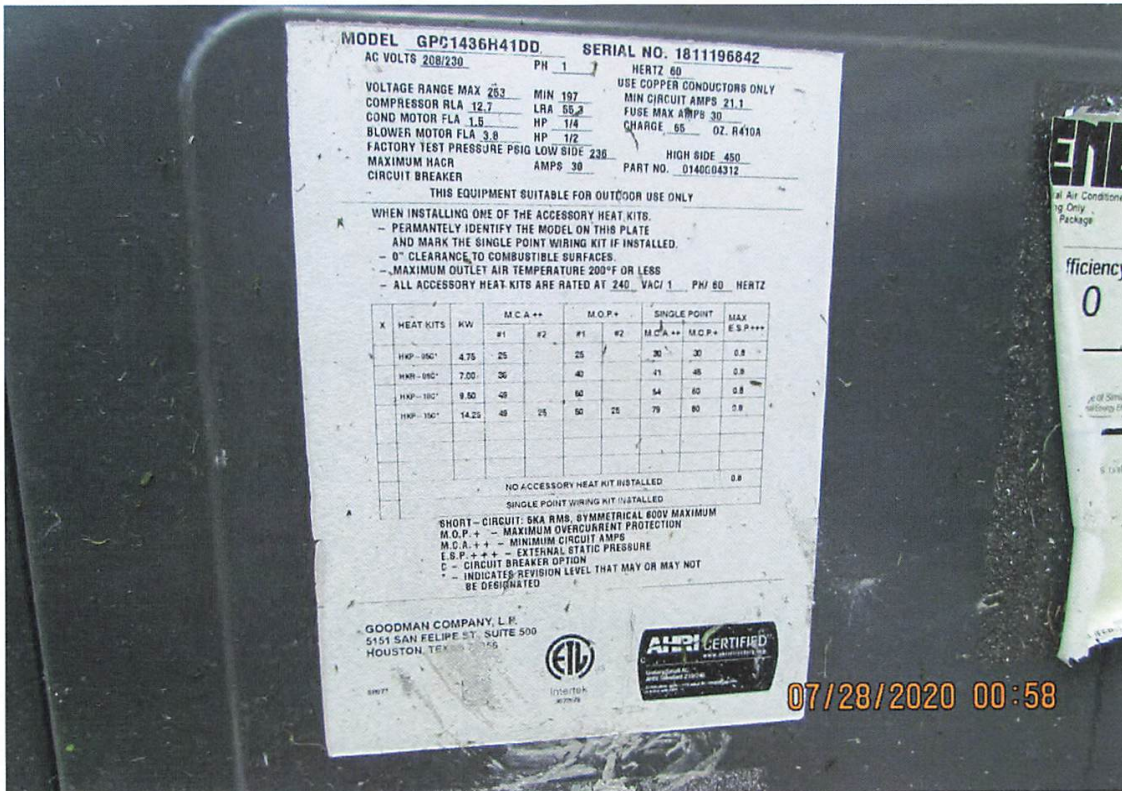
1. Installed carport without a permit. Obtain permit and inspections.
2. Installed new central a/c without a permit. Obtain permit and inspections.
3. Installed shed without a permit. Obtain permit and inspections.
4. Outdoor electrical done without a permit. Obtain permit and inspections.
5. Double 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



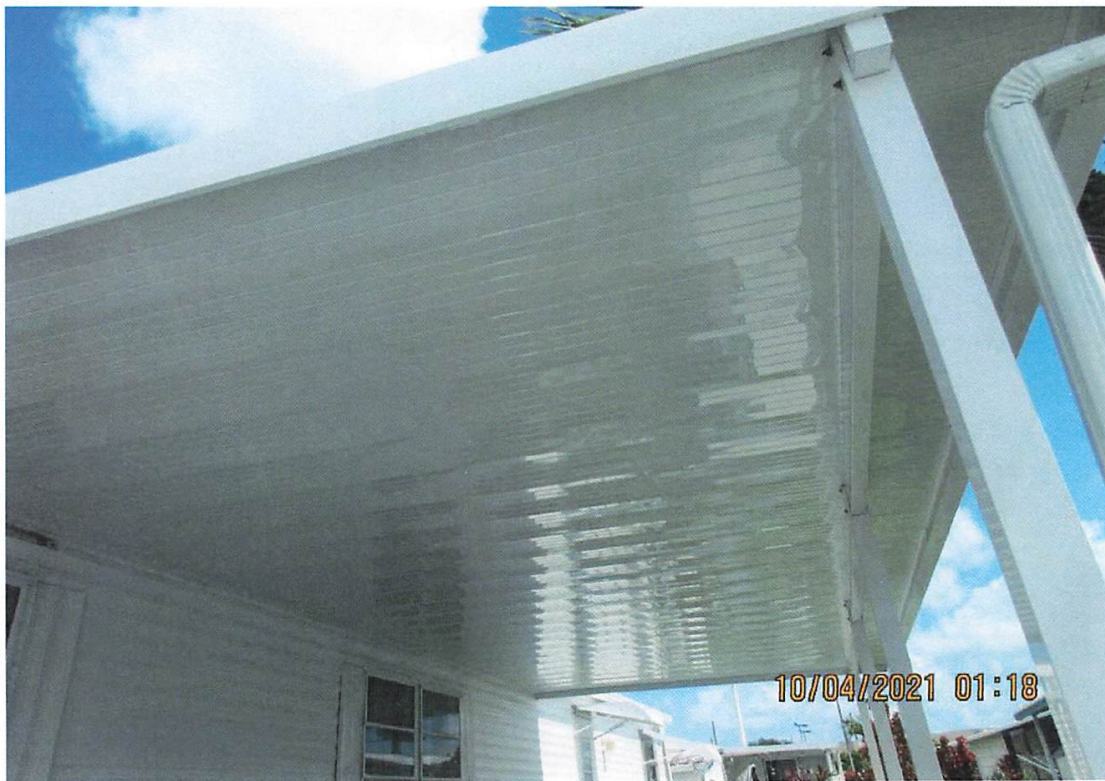






















Case Overview

Property/Incident Information

Owner	Address	Site Address
MIAMI STATION SPLIT CO	3401 W HALLANDALE BCH BLVD PEMBROKE PARK, FL 33023	3401 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status	Open	Case #	6109	Date Next Inspection	10/20/2021
--------------------	------	---------------	------	-----------------------------	------------

Notes

1. Exterior building requires maintenance. Removal of dirt buildup (pressure wash and paint as necessary).
2. Dead palm tree near parking lot entrance. Remove and plant new palm tree. Complied.
3. Monument sign requires maintenance. Pressure wash and refresh appearance.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/24/2021		Courtesy Notice	Regular Mail
7/30/2021		Notice of Violation	Regular Mail
8/27/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
9/30/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coatings 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: 10/20/2021
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.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 10/20/2021

7019 1120 0000 9007 6432

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Certified Mail Fee

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

MIAMI STATION SPLIT CO
N.O.H. #6109
3401 W HALLANDALE BCH BLVD,
PEMBROKE PARK, FL, 33023

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

PS Form 3800, Apr 2010



7021 0350 0001 0297 8409

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and Fees	
\$ <u>7.33</u>	
Sent To	
MIAMI STATION SPLIT CO	
N.O.H # 6109	
Street and Apt. No., or	
3401 W HALLANDALE BEACH BLVD,	
City, State, ZIP+4®	
PEMBROKE PARK, FL, 33023	

PS Form 3800, April

7021 0350 0001 0298 2062

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☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and Fees	
\$ <u>7.33</u>	
Sent To	
CT CORPORATION SYSTEM	
N.O.V & N.O.H #6109	
Street and Apt. No., or	
1200 SOUTH PINE ISLAND ROAD,	
City, State, ZIP+4®	
PLNTATION, FL, 33324	

PS Form 3800, April

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: CT CORPORATION SYSTEM N.O.V & N.O.H #6109 1200 SOUTH PINE ISLAND ROAD, PLNTATION, FL, 33324	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery
2. Article Number (Transfer from service label) 9590 9402 6610 1028 6987 06 7021 0350 0001 0298 2062	Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: MIAMI STATION SPLIT CO N.O.H # 6109 3401 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery
2. Article Number (Transfer from service label) 9590 9402 6610 1028 6989 80 7021 0350 0001 0297 8409	Insured Mail 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 #6109

Hasler

FIRST-CLASS MAIL

08/02/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

CT Corporation System
1200 South Pine Island Road
Plantation, FL 33324

TOWN OF PEMBROKE PARK

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

NOV #6109

Hasler

FIRST-CLASS MAIL

08/02/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Sent To:

Case

MIAMI STATION SPLIT CO

6109

3401 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33023

Code Dept.

OFFICE OF PEMBROKE PARK

1000 AVENUE • PEMBROKE PARK, FLORIDA 33023

WN # 5698

Hasler

FIRST-CLASS MAIL

03/24/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Channel 10

3401 W Hallandale Beach Blvd

Pembroke Park, FL 33023

Code Dept.

OFFICE OF PEMBROKE PARK

1000 AVENUE • PEMBROKE PARK, FLORIDA 33023

WN # 5698

Hasler

FIRST-CLASS MAIL

03/24/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Sent To:

MIAMI STATION SPLIT CO

3401 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33023

Case #:

5698

Property Owner:



Site Address	3401 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 29 10 0010
Property Owner	MIAMI STATION SPLIT CO	Millage	0613
Mailing Address	3401 W HALLANDALE BCH BLVD PEMBROKE PARK FL 33023	Use	18
Abbr Legal Description	WEEKLY PLAT 172-180 B TRACT A TOG WITH PORTION OF PARCEL A OF SENECA PLAT 165-9 B DESC AS COMM:NW COR PAR B,S 104.05 TO POB,S 155.95,W 328.96, N 155.99,E 329.02 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.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$2,786,090	\$11,150,450	\$13,936,540	\$13,936,540	
2020	\$2,786,090	\$11,135,090	\$13,921,180	\$13,921,180	\$300,444.12
2019	\$2,786,090	\$10,750,840	\$13,536,930	\$13,536,930	\$295,565.32

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$13,936,540	\$13,936,540	\$13,936,540	\$13,936,540
Portability	0	0	0	0
Assessed/SOH	\$13,936,540	\$13,936,540	\$13,936,540	\$13,936,540
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	\$13,936,540	\$13,936,540	\$13,936,540	\$13,936,540

Sales History

Date	Type	Price	Book/Page or CIN
9/9/2014	DRR-T	\$100	112550220
6/19/2014	QCD-T	\$100	112372589
7/2/2007	D*-T	\$100	44282 / 1703
1/8/2007	SWD-Q	\$5,842,700	43439 / 1443
3/25/2004	WD	\$1,400,000	37155 / 1862

Land Calculations

Price	Factor	Type
\$11.00	252,881	SF
\$11.00	400	OA
Adj. Bldg. S.F. (Card, Sketch)		73893
Eff./Act. Year Built: 2010/2009		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

* Denotes Multi-Parcel Sale (See Deed)



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

Detail by Entity Name

Foreign Profit Corporation
WPLG, INC.

Filing Information

Document Number	F14000002479
FEI/EIN Number	46-5629651
Date Filed	06/09/2014
State	DE
Status	INACTIVE
Last Event	WITHDRAWAL
Event Date Filed	02/09/2017
Event Effective Date	NONE

Principal Address

3401 WEST HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Mailing Address

3401 WEST HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Officer/Director Detail

Name & Address

Title Chairman

Kroeger, Terry J.
1314 Douglas Street
Suite 1500
Omaha, NE 68102

Title Director

Kroeger, Terry J
1314 Douglas Street
Suite 1500
Omaha, NE 68102

Title President

Medina, Bert
 3401 WEST HALLANDALE BEACH BLVD
 PEMBROKE PARK, FL 33023

Title CFO

Polodna, Duane R
 1314 Douglas Street
 Suite 1500
 Omaha, NE 68102

Title Secretary

Searl, John S
 1314 Douglas Street
 Suite 1500
 Omaha, NE 68102

Title Treasurer

Draheim, Brenda
 1314 Douglas Street
 Suite 1500
 Omaha, NE 68102

Title Asst. Treasurer

Elgarresta, Leonor
 3401 WEST HALLANDALE BEACH BLVD
 PEMBROKE PARK, FL 33023

Annual Reports

Report Year	Filed Date
2015	02/09/2015
2016	03/08/2016
2017	01/18/2017

Document Images

01/18/2017 -- ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
02/09/2015 -- ANNUAL REPORT	View image in PDF format
09/02/2014 -- Name Change	View image in PDF format
06/09/2014 -- Foreign Profit	View image in PDF format

CT

August 05, 2021

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

Re: 3401 W HALLANDALE BEACH BLVD, vs. MIAMI STATION SPLIT CO

Case No. 6109

Dear Sir/Madam:

Miami Station Split Co. withdrew to do business in the State of FL on 02/09/2017. When an entity withdraws, the designation of the registered agent is revoked. Service can no longer be taken on behalf of this entity.

CT was unable to forward.

Very truly yours,

C T Corporation System

Log# 540028745

Sent By Regular Mail

cc: --

(Returned To)

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

CT

September 02, 2021

Joseline Ramirez
Town of Pembroke Park
3150 SW 52 Avenue,
Pembroke Park, FL 33023

Re: 3401 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 // To: WPLG, Inc.

Case No. 6109

Dear Sir/Madam:

Miami Station Split Co. withdrew to do business in the State of FL on 03/18/2015. When an entity withdraws, the designation of the registered agent is revoked. Service can no longer be taken on behalf of this entity.

CT was unable to forward.

Very truly yours,

C T Corporation System

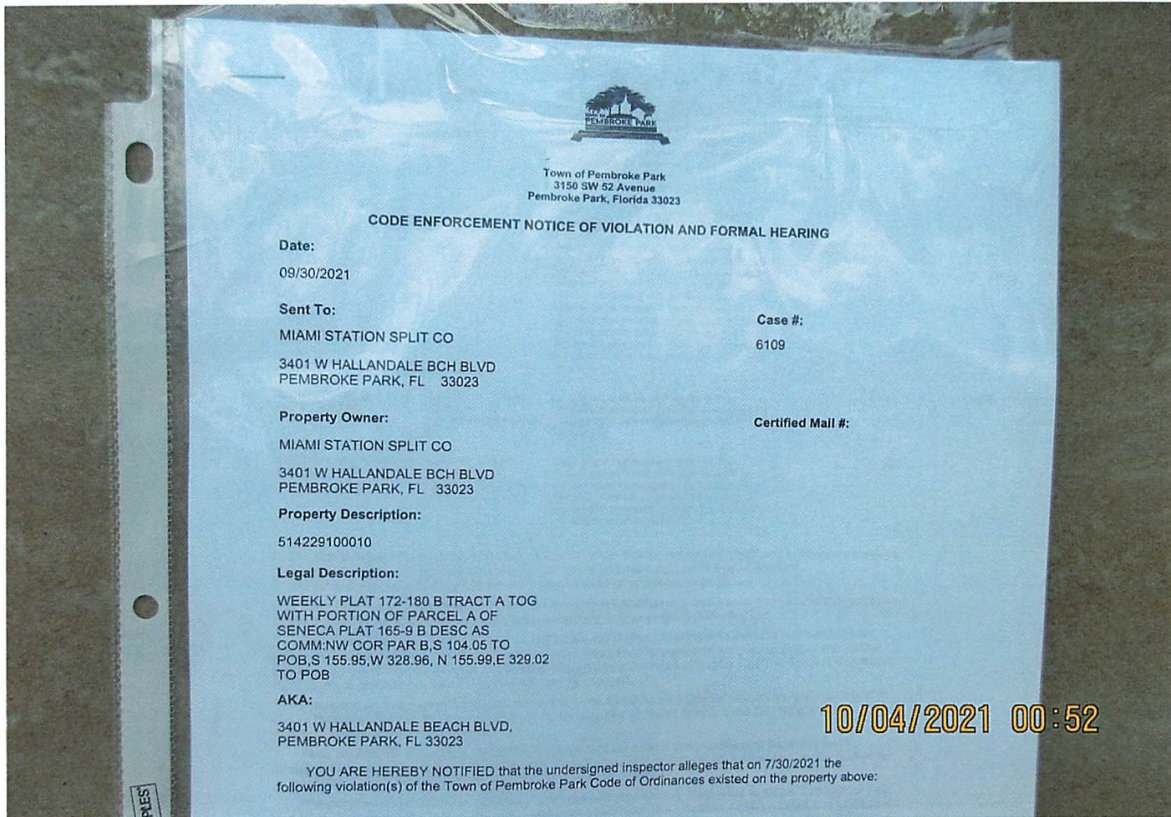
Log# 540183522

Sent By Regular Mail

cc: --

(Returned To)

Joseline Ramirez
Town of Pembroke Park
3150 SW 52 Avenue,
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:

09/30/2021

Sent To:

MIAMI STATION SPLIT CO

3401 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33023

Case #:

6109

Property Owner:

MIAMI STATION SPLIT CO

3401 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514229100010

Legal Description:

WEEKLY PLAT 172-180 B TRACT A TOG
WITH PORTION OF PARCEL A OF
SENECA PLAT 165-9 B DESC AS
COMM:NW COR PAR B,S 104.05 TO
POB,S 155.95,W 328.96, N 155.99,E 329.02
TO POB

AKA:

3401 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Exterior building requires maintenance. Removal of dirt buildup (pressure wash and paint as necessary).
2. Dead palm tree near parking lot entrance. Remove and plant new palm tree. Complied.
3. Monument sign requires maintenance. Pressure wash and refresh appearance.

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

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

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

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer



9/30/2021



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:

MIAMI STATION SPLIT CO

3401 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33023

Case #:

6109

Property Owner:

MIAMI STATION SPLIT CO

3401 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514229100010

Legal Description:

WEEKLY PLAT 172-180 B TRACT A TOG
WITH PORTION OF PARCEL A OF
SENECA PLAT 165-9 B DESC AS
COMM:NW COR PAR B,S 104.05 TO
POB,S 155.95,W 328.96, N 155.99,E 329.02
TO POB

AKA:

3401 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Exterior building requires maintenance. Removal of dirt buildup (pressure wash and paint as necessary).
2. Dead palm tree near parking lot entrance. Remove and plant new palm tree. Complied.
3. Monument sign requires maintenance. Pressure wash and refresh appearance.

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

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

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

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

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

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

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

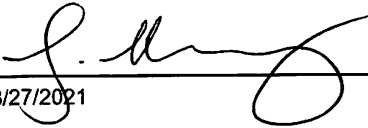
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


8/27/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: MIAMI STATION SPLIT CO
3401 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33023

Case #: 6109

Date: 07/30/2021

Property Owner: MIAMI STATION SPLIT CO
3401 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33023

Property Description: 514229100010

Certified Mail #:

Legal Description: WEEKLY PLAT 172-180 B TRACT A TOG
WITH PORTION OF PARCEL A OF
SENECA PLAT 165-9 B DESC AS
COMM:NW COR PAR B,S 104.05 TO
POB,S 155.95,W 328.96, N 155.99,E 329.02
TO POB

AKA: 3401 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Dead and dying trees and limbs or other
natural growth which constitute a health or
safety hazard to persons or property shall be
removed. Trees shall be kept reasonably
pruned and trimmed to prevent the occurrence
of a health or safety hazard.

30

*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

WARNING NOTICE

Sent To:

MIAMI STATION SPLIT CO
3401 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33023

Case #:

5698

Date:

03/24/2021

Property Owner:

MIAMI STATION SPLIT CO
3401 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33023

Property Description:

514229100010

Legal Description:

WEEKLY PLAT 172-180 B TRACT A TOG
WITH PORTION OF PARCEL A OF
SENECA PLAT 165-9 B DESC AS
COMM:NW COR PAR B,S 104.05 TO
POB,S 155.95,W 328.96, N 155.99,E 329.02
TO POB

AKA:

3401 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

The inspection made of the listed premises this date discloses that you are in violation of the below listed section(s) of the Town of Pembroke Park Code of Ordinances:

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

Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.

30

Notes/Mean of Correction:

1. Exterior building requires maintenance. Removal of dirt buildup (pressure wash and paint as necessary).
2. Dead palm tree near parking lot entrance. Remove and plant new palm tree.
3. Monument sign requires maintenance. Pressure wash and refresh appearance.

The Town of Pembroke Park has adopted a Code Enforcement Board procedure pursuant to the provisions contained in Chapter 7, Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes. Therefore, if the referenced violations are corrected within the time specified, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215. If the violations are not corrected within the time specified, you will be issued a formal Notice of Violation and a Hearing Notice to appear before the Code Enforcement Board.

***** You must call for an inspection of compliance to avoid further legal actions: (954) 966-4600 ext. 215 or (954) 966-4600.**



Joseline Ramirez

Chief Code Enforcement Officer

Signature is not an admission of guilt but verification of receipt of this notice.





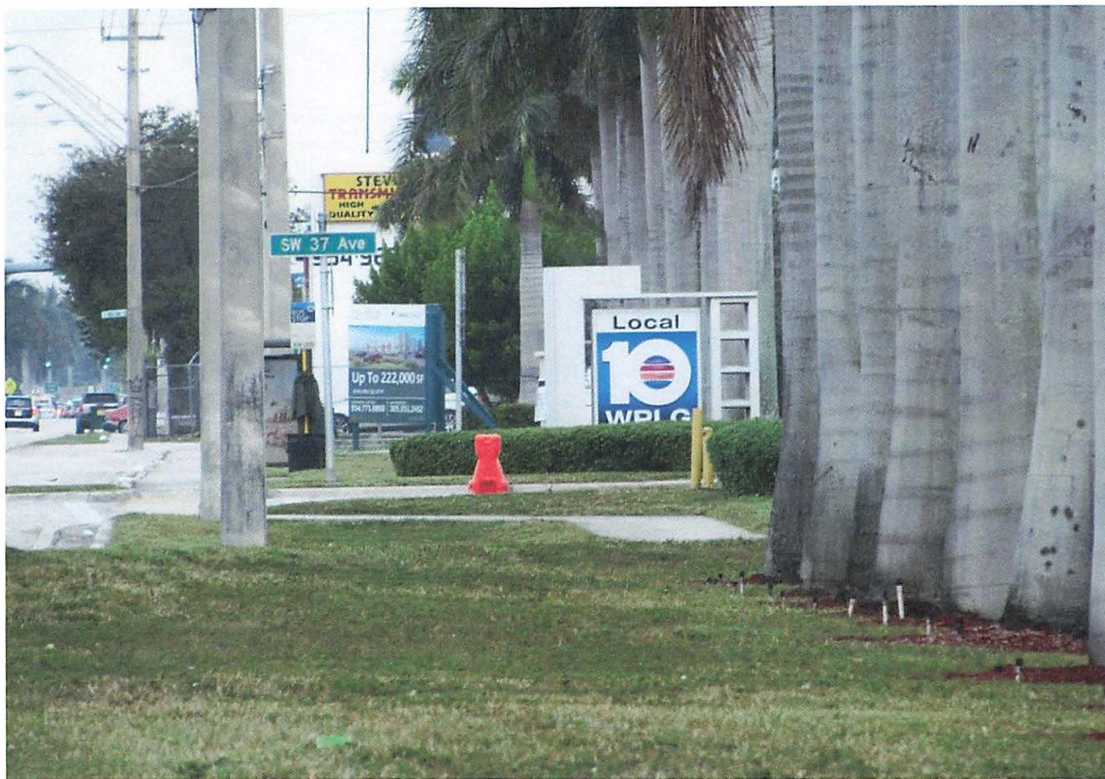




REVIEWED
By Jramirez at 9:06 am, Mar 24, 2021



REVIEWED
By jramirez at 9:06 am, Mar 24, 2021



Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLLY TREE PATIO VILLAS HMWNRS % USA MANAGEMENT	6915 TAFT ST PEMBROKE PARK, FL 33024	SW 52 AVE, PEMBROKE PARK, FL 33023 #Holly Tree Patio Villas

Legal Description

Case Status	Open	Case #	6240	Date Next Inspection	10/20/2021
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Notes

1. Exterior maintenance of the walls by pool area require (i.e. pressure wash, treatment, repair, paint, etc.).
2. Exterior maintenance of roof (i.e. wash, treatment, repair).
3. Exterior maintenance of mailbox (i.e. pressure wash, treatment, repair, paint, etc.).
4. Exterior maintenance of common areas side walks (i.e. pressure wash, treatment, repair, paint, etc.).
5. Exterior maintenance of monument sign (i.e. pressure wash, treatment, repair, paint, etc.).

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/23/2020		Courtesy Notice	Regular Mail
8/31/2021		Notice of Violation	Regular Mail
9/27/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Completed
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/20/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 10/20/2021
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7019 1120 0000 9007 6258

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☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
Postage \$	
Total Postage and Fees \$	
Sent To	HOLLY TREE PATIO VILLAS
Street and Apt. No.	HOMEOWNERS' ASSOCIATION, INC.
City, State, ZIP+4®	N.O.H. #6240, #5304
	19925 NE 10 TH PLACE WAY 199,
	MIAMI, FL, 33179
PS Form 3800, Apr 2010	

7019 1120 0000 9007 6265

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☐ Return Receipt (electronic) \$	
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☐ Adult Signature Required \$	
Postage \$	
Total Postage and Fees \$	
Sent To	JENNINGS & VALANCY PA
Street and Apt. No.	N.O.H. #6240, #5304
City, State, ZIP+4®	311 SE 13 TH STREET,
	FORT LAUDERDALE, FL, 33316
PS Form 3800, Apr 2010	

7019 1120 0000 9007 6241

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☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
Postage \$	
Total Postage and Fees \$	
Sent To	HOLLY TREE PATIO VILLAS HMWNRS %
Street and Apt. No.	USA MANAGEMENT
City, State, ZIP+4®	N.O.H #6240
	6915 TAFT ST,
	PEMBROKE PARK, FL, 33023
PS Form 3800, Apr 2010	

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

09/01/2021

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Sent To:

HOLLY TREE PATIO VILLAS
HWMNRS % USA MANAGEMENT

6915 TAFT ST
PEMBROKE PARK, FL 33024

Case #:

6240



TOWN OF PEMBROKE PARK

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

JENNINGS & VALANCY PA
311 SE 13TH STREET,
FORT LAUDERDALE, FL, 33316

Hasler

FIRST-CLASS MAIL

09/01/2021

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

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

WN# 517 2

NOV# 5153, 5154, 5155

NOV# 5156, 5157, 5158

NOV# 5159, 5160, 5162

NOV# 5163, 5164, 5165

NOV# 5166, 5168, 5169

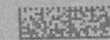
NOV# 5170, 5171

Hasler

FIRST CLASS MAIL

06/23/2020

US POSTAGE \$002.20⁰



ZIP 33023
011D10656696

Holly Tree Patio Villas
Homeowners Association
USA Management
6915 Taft ST
Pembroke Park, FL 33024



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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$10		\$10	\$10	
2020	\$10		\$10	\$10	
2019	\$10		\$10	\$10	

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/14/1999	WD	\$70,000	30139 / 709	\$10	0.91	AC
				Adj. Bldg. S.F.		

Page 367 of 1128



[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
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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




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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
 09/27/2021

Sent To:
 HOLLY TREE PATIO VILLAS
 HMWNRS % USA MANAGEMENT
 6915 TAFT ST
 PEMBROKE PARK, FL 33024

Case #:
 6240

Property Owner:
 HOLLY TREE PATIO VILLAS
 HMWNRS % USA MANAGEMENT
 6915 TAFT ST
 PEMBROKE PARK, FL 33024

Certified Mail #:

Property Description:
 514230230450

Legal Description:
 HOLLYWOOD RIDGE FARMS 2-16 MISC
 N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF
 SW1/4 OF SEC 30-51-42 LESS W 15 FOR
 RD & LESS BLDGS I THRU XI AKA:
 COMMON AREA OF HOLLY TREE PATIO
 VILLAS

AKA:
 SW 52 AVE, PEMBROKE PARK, FL 33023
 #Holly Tree Villas

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/31/2021
 violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property about

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

10/03/2021 23:10



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/27/2021

Sent To:

HOLLY TREE PATIO VILLAS
HMWNRS % USA MANAGEMENT

6915 TAFT ST
PEMBROKE PARK, FL 33024

Case #:

6240

Property Owner:

HOLLY TREE PATIO VILLAS
HMWNRS % USA MANAGEMENT

6915 TAFT ST
PEMBROKE PARK, FL 33024

Certified Mail #:

Property Description:

514230230450

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HOLLYWOOD RIDGE FARMS 2-16 MISC
N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF
SW1/4 OF SEC 30-51-42 LESS W 15 FOR
RD & LESS BLDGS I THRU XI AKA:
COMMON AREA OF HOLLY TREE PATIO
VILLAS

AKA:

SW 52 AVE, PEMBROKE PARK, FL 33023
#Holly Tree Patio Villas

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/31/2021 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(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(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. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
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BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
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1. Exterior maintenance of the walls by pool area require (i.e. pressure wash, treatment, repair, paint, etc.).
2. Exterior maintenance of roof (i.e. wash, treatment, repair).
3. Exterior maintenance of mailbox (i.e. pressure wash, treatment, repair, paint, etc.).
4. Exterior maintenance of common areas side walks (i.e. pressure wash, treatment, repair, paint, etc.).
5. Exterior maintenance of monument sign (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.

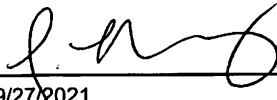
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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


9/27/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

HOLLY TREE PATIO VILLAS
HMWNRS % USA MANAGEMENT
6915 TAFT ST
PEMBROKE PARK, FL 33024

Case #:

6240

Date:

08/31/2021

Property Owner:

HOLLY TREE PATIO VILLAS
HMWNRS % USA MANAGEMENT
6915 TAFT ST
PEMBROKE PARK, FL 33024

Property Description:

514230230450

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF
SW1/4 OF SEC 30-51-42 LESS W 15 FOR
RD & LESS BLDGS I THRU XI AKA:
COMMON AREA OF HOLLY TREE PATIO
VILLAS

AKA:

SW 52 AVE, PEMBROKE PARK, FL 33023
#Holly Tree Patio Villas

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/31/2021 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(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(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. - 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

Notes/Mean of Correction:

1. Exterior maintenance of the walls by pool area require (i.e. pressure wash, treatment, repair, paint, etc.).
2. Exterior maintenance of roof (i.e. wash, treatment, repair).
3. Exterior maintenance of mailbox (i.e. pressure wash, treatment, repair, paint, etc.).
4. Exterior maintenance of common areas side walks (i.e. pressure wash, treatment, repair, paint, etc.).
5. Exterior maintenance of monument sign (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

11/3/20
Not in compliance

WARNING NOTICE

Sent To:

HOLLY TREE PATIO VILLAS
HMWNRS % USA MANAGEMENT

6915 TAFT ST
PEMBROKE PARK, FL 33024

Case #:

5172

Date:

06/23/2020

Property Owner:

HOLLY TREE PATIO VILLAS
HMWNRS % USA MANAGEMENT

6915 TAFT ST
PEMBROKE PARK, FL 33024

Property Description:

514230230450

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF
SW1/4 OF SEC 30-51-42 LESS W 15 FOR
RD & LESS BLDGS I THRU XI AKA:
COMMON AREA OF HOLLY TREE PATIO
VILLAS

AKA:

SW 52 AVE, PEMBROKE PARK, FL 33023
#Holly Tree Patio Villas

The inspection made of the listed premises this date discloses that you are in violation of the below listed section(s) of the Town of Pembroke Park Code of Ordinances:

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

BUILDING AND
BUILDING
REGULATIONS

Sec 5-103. -
Exterior
maintenance of
structures and
premises
(b)

Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.

30

Notes/Mean of Correction:

1. Exterior maintenance of the walls and pool area require (i.e. pressure wash).
2. Exterior maintenance of roof (i.e. wash, treatment).

The Town of Pembroke Park has adopted a Code Enforcement Board procedure pursuant to the provisions contained in Chapter 7, Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes. Therefore, if the referenced violations are corrected within the time specified, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215. If the violations are not corrected within the time specified, you will be issued a formal Notice of Violation and a Hearing Notice to appear before the Code Enforcement Board.

***** You must call for an inspection of compliance to avoid further legal actions: (954) 966-4600 ext. 215 or (954) 966-4600.**

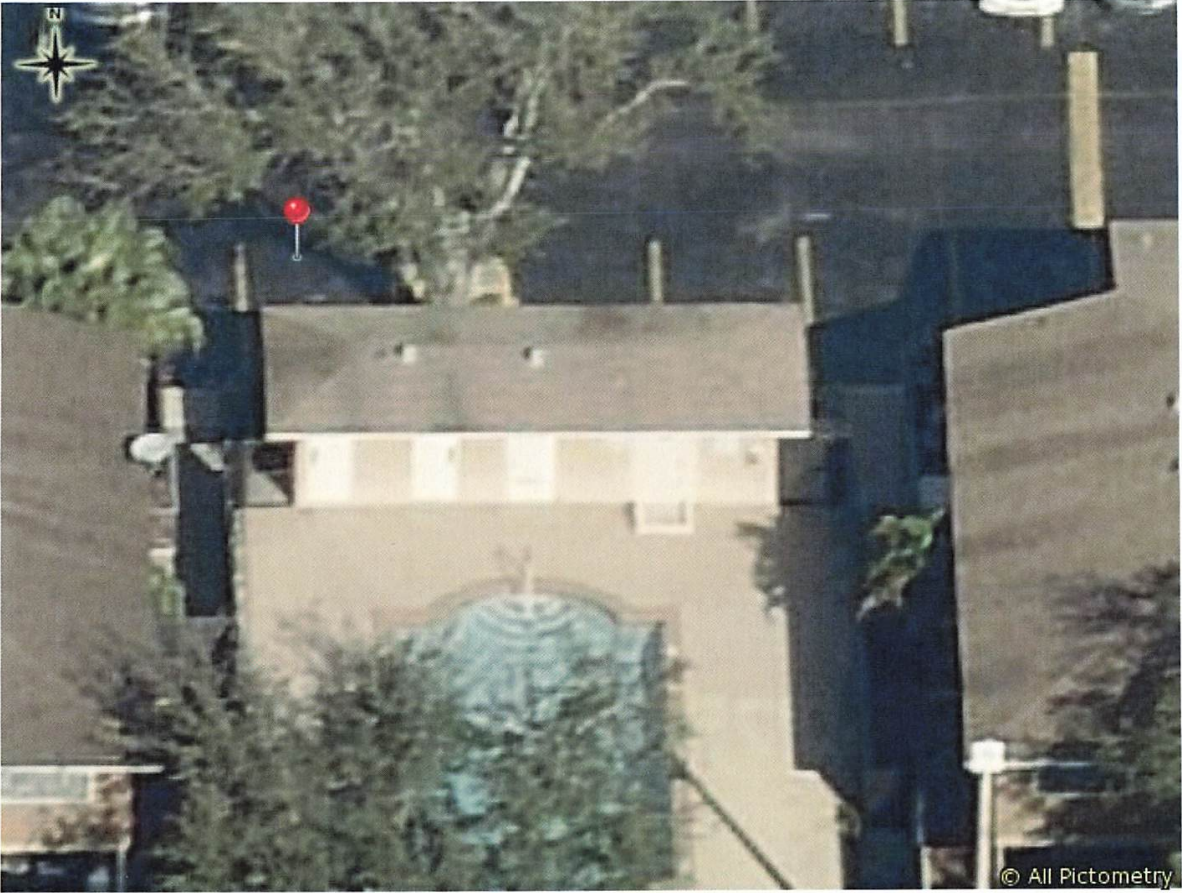


Joseline Ramirez

Code Enforcement Officer

Signature is not an admission of guilt but verification of receipt of this notice.





01/08/2020











10/03/2021 23:11



10/03/2021 23:11



Case Overview

Property/Incident Information

Owner	Address	Site Address
LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC	9050 PINES BLVD STE 415 PEMBROKE PINES, FL 33024	SW 41 ST, PEMBROKE PARK, FL 33023
Legal Description		

Case Status	Case #	Date Next Inspection
Open	5680	10/20/2021

Notes

1. Loose rocks, gravel, and/or concrete exposed in different parts of the property. Remove Loose rocks, gravel, and/or concrete from the property.
2. Property wooden fence was repair including fence posts in multiple areas on the property line without a permit, no record on file. Obtain a permit for posts that we repaired and wooden fence in the areas that were repaired prior of obtaining a permit.
3. Loose pipes on the floor and sticking up out of the ground in several areas of the property. Remove prohibited items from property.
4. Dead vegetation in different areas of the property. Remove dead vegetation from property and maintain the landscaping throughout the property.
5. Remove prohibited items from property (i.e.: Broken lawn chair, loose sign faces laying on generator, etc.).
6. Roof shingles throughout property needs to be repair edges seem to be broken or damaged. Obtain permit for new shingles with plans and inspections and shall be maintained.
7. Property needs maintenance such as painting or pressure wash per building.
8. Certain areas of the property seems to be missing sod. Replace & maintain sodded areas.
9. Verify the type of irrigation pump being used on the property, Irrigation or pump system appears to have been replaced with new equipment, no record on file. Obtain permit for pump equipment (located in the parking lot adjacent to the mailboxes).
10. Chain link fence alongside SW 41 St appears to be falling. Obtain permit for chain link fence repair with plans and inspections.
11. Falling (parking signs) and rusted sign posts in parking by main entrance gate. All signs and posts must be maintained and replace the missing sign and/or faded signs including the Tow away signs throughout property.
12. Parking lot area needs to be refreshed (Pressure wash or repaved). Obtain a permit if being repaved with stripes.
13. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/23/2021		Notice of Violation	Regular Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/25/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/28/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Items #2, #6, & #10 - removed from this NOV walk through w/ the President of HOA. Jm 10/21/21

Case Overview

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 10/20/2021
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.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (l)	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 10/20/2021

Case Overview

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 10/20/2021
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7021 0350 0001 0297 9857

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Domestic Mail Only

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
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ESQ. LARRY SHENDELL
635 SE 10 STREET SUITE 635A
DEERFIELD BEACH, FL 33441
NOH # 5680

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

7021 0350 0001 0297 9840

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

Postage
\$

Total Postage as
\$ **7.33**

Sent To
LA ESTANCIA OF BROWARD COUNTY
HOMEOWNERS ASSOCIATION INC
2319 ANDREWS AVE
FORT LAUDERDALE, FL 33311
NOH # 5680

Postmark
Here
SEP 20 2021

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:

LA ESTANCIA OF BROWARD COUNTY
HOMEOWNERS ASSOCIATION INC
2319 ANDREWS AVE
FORT LAUDERDALE, FL 33311
NOH # 5680



9590 9402 6610 1028 6961 08

2. Article Number (Transfer from service label)

7021 0350 0001 0297 9840

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *USPS Courier*

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

9/30

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
- ☐ 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:

ESQ. LARRY SHENDELL
635 SE 10 STREET SUITE 635A
DEERFIELD BEACH, FL 33441
NOH # 5680



9590 9402 6610 1028 6961 15

2. Article Number (Transfer from service label)

7021 0350 0001 0297 9857

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

CS

☒ Agent

☐ Addressee

B. Received by (Printed Name)

TC

C. Date of Delivery

10-25-21

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

3. Service Type

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

(over 3000)

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X FOR EMS ☐ Agent ☐ Addressee	
1. Article Addressed to: LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC 2319 N ANDREWS AVE FT LAUDERDALE, FL 33311 NOH # 5630		B. Received by (Printed Name) M. L. G. H. S. L. J. B. C. Date of Delivery 10/1/13	
2. Article Number (Transfer from service label) 7021 0350 0001 0298 0204		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation† ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery		(over \$500)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

7019 2280 0002 0486 1594

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ 0.71

Total Postage
 \$ 7.18

Sent To
 LA ESTANCIA OF BROWARD COUNTY
 HOMEOWNERS ASSOCIATION INC
 2319 N ANDREWS AVE
 FT LAUDERDALE, FL 33311
 City, State, ZIP+4
 NOH # 5680

Postmark
 Here
 MAY 26 2021

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

7019 2280 0002 0486 1587

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ 0.71

Total Postage
 \$ 7.18

Sent To
 JERMAINE DYER
 5403 SW 41 ST
 PEMBROKE PARK, FL 33023
 City, State, ZIP+4
 NOH # 5680

Postmark
 Here
 MAY 26 2021

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

7021 0350 0001 0298 0204

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ 0.51

Total Postage
 \$ 7.18

Sent To
 LA ESTANCIA OF BROWARD COUNTY
 HOMEOWNERS ASSOCIATION INC
 2319 N ANDREWS AVE
 FT LAUDERDALE, FL 33311
 City, State, ZIP+4
 NOH # 5680

Postmark
 Here
 MAY 26 2021

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

7021 0350 0001 0298 0211

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ 0.51

Total Postage
 \$ 7.18

Sent To
 JERMAINE DYER
 5403 SW 41 ST
 PEMBROKE PARK, FL 33023
 City, State, ZIP+4
 NOH # 5680

Postmark
 Here
 MAY 26 2021

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

NOV #5680
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/23/2021
US POSTAGE 



Sent To:

LA ESTANCIA OF BROWARD
COUNTY HOMEOWNERS
ASSOCIATION INC
9050 PINES BLVD STE 415
PEMBROKE PINES, FL 33024

Case #:

5680



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

Detail by Entity Name

Florida Not For Profit Corporation

LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION, INC.

Filing Information

Document Number N06000001932
FEI/EIN Number 80-0106798
Date Filed 02/21/2006
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 11/09/2017

Principal Address

2319 N ANDREWS AVENUE
 FORT LAUDERDALE, FL 33311

Changed: 10/25/2018

Mailing Address

2319 N ANDREWS AVENUE
 FORT LAUDERDALE, FL 33311

Changed: 10/25/2018

Registered Agent Name & Address

Royale Management Services
 2319 N ANDREWS AVENUE
 FORT LAUDERDALE, FL 33311

Name Changed: 04/22/2021

Address Changed: 04/22/2021

Officer/Director Detail

Name & Address

Title PRESIDENT

Dyer, Jermaine
 5403 SW 41ST STREET
 PEMBROKE PARK, FL 33023

THE VICE PRESIDENT

Title VICE PRESIDENT

Gusprasad, Narine
5429 SW 41st STREET
PEMBROKE PARK, FL 33023

Title SECRETARY

TRUSS, JUNIE
5415 SW 41ST STREET
PEMBROKE PARK, FL 33023

Title TREASURER

INGRAM, STERLING
5405 NW 41st STREET
PEMBROKE PARK
FL, FL 33023

Annual Reports

Report Year	Filed Date
2019	03/28/2019
2020	04/09/2020
2021	04/22/2021

Document Images

04/22/2021 -- ANNUAL REPORT	View image in PDF format
04/09/2020 -- ANNUAL REPORT	View image in PDF format
03/28/2019 -- ANNUAL REPORT	View image in PDF format
10/25/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
05/01/2018 -- ANNUAL REPORT	View image in PDF format
11/09/2017 -- REINSTATEMENT	View image in PDF format
04/30/2016 -- ANNUAL REPORT	View image in PDF format
05/01/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
05/03/2011 -- ANNUAL REPORT	View image in PDF format
05/01/2010 -- ANNUAL REPORT	View image in PDF format
10/16/2009 -- Reg. Agent Change	View image in PDF format
02/17/2009 -- REINSTATEMENT	View image in PDF format
10/19/2007 -- ANNUAL REPORT	View image in PDF format
03/16/2007 -- ANNUAL REPORT	View image in PDF format
02/21/2006 -- Domestic Non-Profit	View image in PDF format



PROPERTY SUMMARY

Tax Year: 2021	Property Use: 09 - Residential Common Elements/Areas	Deputy Appraiser: Commercial Department
Property Id: 514230270340	Millage Code: 0613	Contact Number: 954-357-6835
Property Owner/s: LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC	Adj. Bldg. S.F: 0	Email: commercialtrim@bcpa.net
Mailing Address: 2319 N ANDREWS AVE FORT LAUDERDALE, FL 33311-3924	Bldg Under Air S.F: 0	Zoning : RM-16 - MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICT
Physical Address: SW 41 STREET PEMBROKE PARK, 33023	Effective Year: 0	Abbr. Legal Des.: HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30 LESS S 15), LESS UNITS 1 THRU 33 OF BLDGS A,B,C, D & E AKA: COMMON AREA(S9032 SF) LA ESTANCIA
	Year Built:	
	Units/Beds/Baths: 0 / /	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$10	0	0	\$10	\$10	
2020	\$10	0	0	\$10	\$10	
2019	\$10	0	0	\$10	\$10	

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$10	\$10	\$10	\$10
Portability	0	0	0	0
Assessed / SOH	\$10	\$10	\$10	\$10
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	\$10	\$10	\$10	\$10
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
09/01/2006	Special Warranty Deed	\$100	42761 / 297
04/08/2004	Multi Warranty Deed	\$600,000	37326 / 934

LAND CALCULATIONS

Unit Price	Units	Type
\$10	1.36 Acre	Acreage

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514230270290	01/26/2021	Warranty Deed	Qualified Sale	\$175,000	117032449	5407 SW 41 ST PEMBROKE PARK, FL 33023
514230270110	12/15/2020	Warranty Deed	Qualified Sale	\$197,000	116956681	5437 SW 41 ST PEMBROKE PARK, FL 33023
514230270020	12/14/2020	Warranty Deed	Qualified Sale	\$210,000	116929342	5419 SW 41 ST PEMBROKE PARK, FL 33023
514230270320	05/21/2020	Warranty Deed	Qualified Sale	\$200,000	116530581	5413 SW 41 ST PEMBROKE PARK, FL 33023
514230270150	01/04/2019	Warranty Deed	Qualified Sale	\$153,000	115577379	5445 SW 41 ST PEMBROKE PARK, FL 33023

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
------	------	-------	-------	------	------	-------	-------	------

SCHOOL

Watkins Elementary: B
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser Marty Kiar	County Comm. District 8	County Comm. Name Barbara Sharief	US House Rep. District 24	US House Rep. Name Frederica Wilson
Florida House Rep. District 101	Florida House Rep. Name Marie Woodson	Florida Senator District 35	Florida Senator Name Shevrin Jones	School Board Member Ann Murray



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:

LA ESTANCIA OF BROWARD
COUNTY HOMEOWNERS
ASSOCIATION INC

9050 PINES BLVD STE 415
PEMBROKE PINES, FL 33024

Case #:

5680

Property Owner:

LA ESTANCIA OF BROWARD
COUNTY HOMEOWNERS
ASSOCIATION INC

9050 PINES BLVD STE 415
PEMBROKE PINES, FL 33024

Certified Mail #:

Property Description:

514230270340

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF
SW1/4 SEC 30 LESS S 15),LESS UNITS 1
THRU 33 OF BLDGS A,B,C, D & E AKA:
COMMON AREA(59032 SF) LA ESTANCIA

AKA:

SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/23/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (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 (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (l)	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

1. Loose rocks, gravel, and/or concrete exposed in different parts of the property. Remove Loose rocks, gravel, and/or concrete from the property.
2. Property wooden fence was repair including fence posts in multiple areas on the property line without a permit, no record on file. Obtain a permit for posts that we repaired and wooden fence in the areas that were repaired prior of obtaining a permit.
3. Loose pipes on the floor and sticking up out of the ground in several areas of the property. Remove prohibited items from property.
4. Dead vegetation in different areas of the property. Remove dead vegetation from property and maintain the landscaping throughout the property.
5. Remove prohibited items from property (i.e.: Broken lawn chair, loose sign faces laying on generator, etc.).
6. Roof shingles throughout property needs to be repair edges seem to be broken or damaged. Obtain permit for new shingles with plans and inspections and shall be maintained.
7. Property needs maintenance such as painting or pressure wash per building.
8. Certain areas of the property seems to be missing sod. Replace & maintain sodded areas.
9. Verify the type of irrigation pump being used on the property, Irrigation or pump system appears to have been replaced with new equipment, no record on file. Obtain permit for pump equipment (located in the parking lot adjacent to the mailboxes).
10. Chain link fence alongside SW 41 St appears to be falling. Obtain permit for chain link fence repair with plans and inspections.
11. Falling (parking signs) and rusted sign posts in parking by main entrance gate. All signs and posts must be maintained and replace the missing sign and/or faded signs including the Tow away signs throughout property.
12. Parking lot area needs to be refreshed (Pressure wash or repaved). Obtain a permit if being re-paved with stripes.
13. A double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 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.

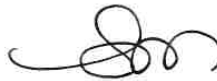
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

LA ESTANCIA OF BROWARD COUNTY

HOMEOWNERS ASSOCIATION INC

Respondent

CASE NO. 5680

AFFIDAVIT OF SERVICE

TO BE SERVED: LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: SW 41 ST, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC AT 12:49 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.

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

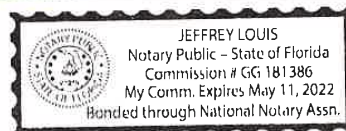
AFFIANT

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 Code Enforcement Officer for the Town of Pembroke Park.

Signature

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





Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
09/28/2021

Sent To:
LA ESTANCIA OF BROWARD
COUNTY HOMEOWNERS
ASSOCIATION INC
9050 PINES BLVD STE 415
PEMBROKE PINES, FL 33024

Case #:
5680

Property Owner:
LA ESTANCIA OF BROWARD
COUNTY HOMEOWNERS
ASSOCIATION INC
9050 PINES BLVD STE 415
PEMBROKE PINES, FL 33024

Certified Mail #:

Property Description:
514230270340

Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF
SW1/4 SEC 30 LESS S 15),LESS UNITS 1
THRU 33 OF BLDGS A,B,C, D & E AKA:
COMMON AREA(59032 SF) LA ESTANCIA

AKA:
SW 41 ST, PEMBROKE PARK, FL 33023

10/01/2021 00:49



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC 9050 PINES BLVD STE 415 PEMBROKE PINES, FL 33024	5680	03/23/2021
Property Owner:	Property Description:	Certified Mail #:
LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC 9050 PINES BLVD STE 415 PEMBROKE PINES, FL 33024	514230270340	
Legal Description:	AKA:	
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30 LESS S 15),LESS UNITS 1 THRU 33 OF BLDGS A,B,C, D & E AKA: COMMON AREA(59032 SF) LA ESTANCIA	SW 41 ST, PEMBROKE PARK, FL 33023	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/23/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (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 (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (l)	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Notes/Mean of Correction:

1. Loose rocks, gravel, and/or concrete exposed in different parts of the property. Remove Loose rocks, gravel, and/or concrete from the property. ✓
2. Property wooden fence was repair including fence posts in multiple areas on the property line without a permit, no record on file. Obtain a permit for posts that we repaired and wooden fence in the areas that were repaired prior of obtaining a permit.
3. Loose pipes on the floor and sticking up out of the ground in several areas of the property. Remove prohibited items from property.
4. Dead vegetation in different areas of the property. Remove dead vegetation from property and maintain the landscaping throughout the property.
5. Remove prohibited items from property (i.e.: Broken lawn chair, loose sign faces laying on generator, etc.).
6. Roof shingles throughout property needs to be repair edges seem to be broken or damaged. Obtain permit for new shingles with plans and inspections and shall be maintained.
7. Property needs maintenance such as painting or pressure wash per building. - will be starting
8. Certain areas of the property seems to be missing sod. Replace & maintain sodded areas. ✓
9. Verify the type of irrigation pump being used on the property, Irrigation or pump system appears to have been replaced with new equipment, no record on file. Obtain permit for pump equipment (located in the parking lot adjacent to the mailboxes).
10. Chain link fence alongside SW 41 St appears to be falling. Obtain permit for chain link fence repair with plans and inspections. ✓
11. Falling (parking signs) and rusted sign posts in parking by main entrance gate. All signs and posts must be maintained and replace the missing sign and/or faded signs including the Tow away signs throughout property.
12. Parking lot area needs to be refreshed (Pressure wash or repaved). Obtain a permit if being re-paved with stripes.
13. A double permit fee has been assessed.

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

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

Teresa Malcolm
Code Enforcement Officer



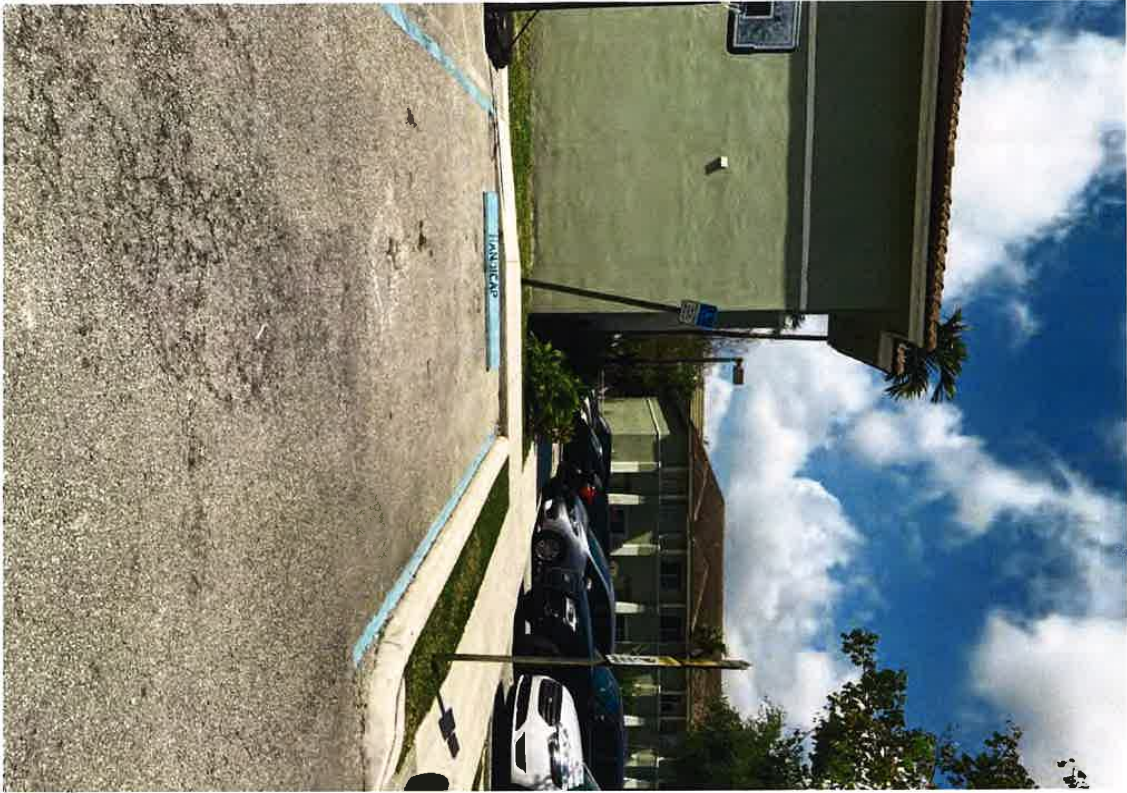
















Teressa Malcolm

From: Larry Shendell <larry@shendell-law.com>
Sent: Thursday, October 14, 2021 11:34 AM
To: Teressa Malcolm
Subject: La estancia

Thank you for the updates and listening to the Association's updates.
Please ask the City Attorney to allow the Association 120 days to wrap these violation up

Thanks
See you next Wednesday

Larry Shendell, Esq.
Shendell & Associates, P.A.
635 SE 10 Street, Suite 635A
Deerfield Beach, FL 33441
Phone: (954) 781-3747
E-Mail: Larry@Shendell-law.com

The following statement is being provided as required by federal law: We have been retained by the Association to collect a debt owed to the Association and any information will be used for that purpose.

The contents of this e-mail message and any attachments are intended solely for the addressee(s) named in this message. This communication is confidential and may be subject to applicable lawyer-client and/or work product privileges. If you are not the intended recipient of this message, or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and its attachments. Do not deliver, distribute or copy this message and/or any attachments and if you are not the intended recipient, do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments.



Virus-free. www.avg.com

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
REAL MARIER	2412 CHERI LANE PEMBROKE PARK, FL 33009	2421 SW 25 ST, PEMBROKE PARK, FL 33009 #2412 Cheri Ln

Legal Description

Case Status	Open	Case #	5710	Date Next Inspection	10/20/2021
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Notes

1. Addition (Possible carport converted into a screen room) built without permits. Obtain all permits with plans and inspections for the Screen room including Electrical.
2. Prohibited shed on the property. Remove prohibited shed from property, apply for a permit to install a permanent shed if needed then plans and inspections along with the permit.
3. Multiple doors were changed out. Obtain a permit for each door with plans and inspections.
4. Stairs installed to mobile home without a permit at the front door, second door inside enclosure and back side of the house. Obtain a permit for each stairs with plans and inspections.
5. Mobile home appears to be divided into two units (seperation wall built in between the enclosed screen area). Obtain a
6. Bathroom sinks on the floor (possible bathroom renovation) Obtain a permit with plans and inspections for all plumbing work and/or other trades.
7. Railing installed at main entrance door without a permit, Obtain a permit with plans and inspections for the railings.
8. Remove hurricane shutter from back side of the mobile home. (Appears the tenant/ owner blocked off a door).
9. A double permit fee has been assessed to all permits on this property.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/30/2021		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

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: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 10/20/2021

7021 0350 0001 0298 2451

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
 HOWARD CLARK JR.
 2421 GLORIA LANE
 PEMBROKE PARK, FL 33009
 City, State, ZIP+4® NOH # 5710

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0298 2444

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
 REAL MARIER
 2412 CHERI LANE
 PEMBROKE PARK, FL 33009
 City, State, ZIP+4® NOH # 5710

PS Form 3800, April 2013 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:

REAL MARIER
 2412 CHERI LANE
 PEMBROKE PARK, FL 33009
 NOH # 5710



9590 9402 6379 0303 8475 21

2. Article Number (Transfer from service label)

7021 0350 0001 0298 2444

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 THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: HOWARD CLARK JR. 2421 GLORIA LANE PEMBROKE PARK, FL 33009 NOH # 5710		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7021 0350 0001 0298 2451		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ 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	



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

Property Assessment Values

2022 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Adj. Bldg. S.F. (Card, Sketch)	1915
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Eff./Act. Year Built: 1961/1960

Special Assessments



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:

REAL MARIER

2412 CHERI LANE
PEMBROKE PARK, FL 33009

Case #:

5710

Property Owner:

REAL MARIER

2412 CHERI LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220000570

Legal Description:

20-51-42 W1/2 OF SE1/4 OF SE1/4 OF
SE1/4 TOG WITH E1/2 OF SW1/4 OF
SE1/4 OF SE1/4

AKA:

2421 SW 25 ST, PEMBROKE PARK, FL
33009 #2412 Cheri Ln

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2021 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. Addition (Possible carport converted into a screen room) built without permits. Obtain all permits with plans and inspections for the Screen room including Electrical.
2. Prohibited shed on the property. Remove prohibited shed from property, apply for a permit to install a permanent shed if needed then plans and inspections along with the permit.
3. Multiple doors were changed out. Obtain a permit for each door with plans and inspections.
4. Stairs installed to mobile home without a permit at the front door, second door inside enclosure and back side of the house. Obtain a permit for each stairs with plans and inspections.
5. Mobile home appears to be divided into two units (separation wall built in between the enclosed screen area). Obtain a
6. Bathroom sinks on the floor (possible bathroom renovation) Obtain a permit with plans and inspections for all plumbing work and/or other trades.
7. Railing installed at main entrance door without a permit, Obtain a permit with plans and inspections for the railings.
8. Remove hurricane shutter from back side of the mobile home. (Appears the tenant/ owner blocked off a door).
9. A double permit fee has been assessed to all permits 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 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.

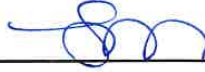
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes 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 jamirez@tppl.gov.

Teresa Malcolm

Code Enforcement Officer



9/28/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

REAL MARIER

Respondent

CASE NO. 5710

AFFIDAVIT OF SERVICE

TO BE SERVED: REAL MARIER

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2412 CHERI LANE, PEMBROKE PARK FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: REAL MARIER

AT 3:02 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.

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

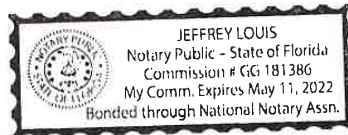
AFFIANT

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 Code Enforcement Officer for the
Town of Pembroke Park.

Signature

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



CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/28/2021

Sent To:

REAL MARIER
2412 CHERI LANE
PEMBROKE PARK, FL 33009

Case #:

5710

Property Owner:

REAL MARIER
2412 CHERI LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

51422000570

Legal Description:

20-51-42 W1/2 OF SE1/4 OF SE1/4 OF
SE1/4 TOG WITH E1/2 OF SW1/4 OF
SE1/4 OF SE1/4

AKA:

2421 SW 25 ST, PEMBROKE PARK, FL
33009 #2412 Cheri Ln

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10/01/2021 03:02



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

REAL MARIER
2412 CHERI LANE
PEMBROKE PARK, FL 33009

Case #:

5710

Date:

03/30/2021

Property Owner:

REAL MARIER
2412 CHERI LANE
PEMBROKE PARK, FL 33009

Property Description:

514220000570

Certified Mail #:

Legal Description:

20-51-42 W1/2 OF SE1/4 OF SE1/4 OF
SE1/4 TOG WITH E1/2 OF SW1/4 OF
SE1/4 OF SE1/4

AKA:

2421 SW 25 ST, PEMBROKE PARK, FL
33009 #2412 Cheri Ln

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1. Addition (Possible carport converted into a screen room) built without permits. Obtain all permits with plans and inspections for the Screen room including Electrical.
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Teresa Malcolm
Code Enforcement Officer







1. Addition (Possible carport converted into a screen room) built without permits. Obtain all permits with plans and inspections for the Screen room including Electrical.
2. Prohibited shed on the property. Remove prohibited shed from property, apply for a permit to install a permanent shed if needed then plans and inspections along with the permit.
3. Multiple doors were changed out. Obtain a permit for each door with plans and inspections.
4. Stairs installed to mobile home without a permit at the front door, second door inside enclosure and back side of the house. Obtain a permit for each stairs with plans and inspections.
5. Mobile home appears to be divided into two units (separation wall built in between the enclosed screen area). Obtain a
6. Bathroom sinks on the floor (possible bathroom renovation) Obtain a permit with plans and inspections for all plumbing work and/or other trades.
7. Railing installed at main entrance door without a permit, Obtain a permit with plans and inspections for the railings.
8. Remove hurricane shutter from back side of the mobile home. (Appears the tenant/ owner blocked off a door).
9. A double permit fee has been assessed to all permits 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.

Teresa Malcolm
Code Enforcement Officer

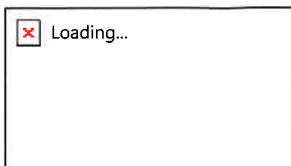












P: (954) 966-4600 ext. 213 • C: (954) 870-0165 /
tmalcolm@tpfpl.gov
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: [Facebook](#) / www.townofpembrokepark.com

From: [Real Marier](#)
Sent: Tuesday, April 6, 2021 9:20 PM
To: [Teresa Malcolm](#)
Subject: Code Enforcement Notice Of Violation

Good morning Ms.Malcolm

This email is to clarify/explain/ask question about the recent visit
to my dad's house: 2412 Cheri Ln, Hallandale Beach, FL 33009

You gave me 9 points of concern. I'll go one by one.

Just so you know, I know that lying to the authority is worse than the
actual crime/violation I'll be honest because this document is official
and can be used against me.

1. --> Possible carport converted into a screen room.

Possible means "may" or "may not". I'll go with "may not" so
no need to provide permits when nothing has been done.

2. --> Prohibited shed on the property.

We saw shed on this Mobile Home Park so I assume it was O.K.

This is a shed from HOMEDepot. I did not know that a permit was needed to assemble a plastic shed without any plumbing/electric.

The price was close to 700\$ should I trash it?

3. --> Multiple doors were changed out.

There is a total of 3 doors part of the mobile home.

I need more info please.

4. --> Stairs installed at the front, second and back side doors.

I doubt that they came with the Mobile Home.

Present owner did not built/installed/poor stairs.

Do you want us to remove and have temporary ones instead?

5. --> Mobile Home appears to be divided into 2 units.

Trust me: 2 bedrooms, 1 bathroom, 1 kitchen. Period

But we are planning to convert it. We are gathering materials.

6. --> Bathroom sink on the floor (possible bathroom renovation).

Like I stated before, gathering materials.

No work started yet.

7. --> Railing installed at main entrance door without permit.

We will remove it as I don't know if it was installed with
permit ---> better safe than sorry

8. --> Remove hurricane shutter from back side.

We will remove it, but if a hurricane hit us --> I'll blame you

9. --> A double permit fee has been assessed to all permits on this property.

Explain: who did the assessment?

this property? 2412 Cheri Ln or the entire park?

Thank you .

Junior

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

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

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

From: Real Marier
Sent: Wednesday, April 7, 2021 9:17 AM
To: Teresa Malcolm
Subject: Re: Code Enforcement Notice Of Violation

Okay.

I'm booked solid for the next year... but
for you, I'll do an exception....

Is Friday after lunch a possibility?

I have an emergency at the hospital this
afternoon. Tomorrow afternoon, I am going to Bal Arbor in the mornings, I'm
at the Miami Dolphins Stadium.

Let me know.

Thank you

On Wed, Apr 7, 2021, 8:43 AM Teresa Malcolm <tmalcolm@tpfpl.gov> wrote:

Junior:

Good morning,

Thank you for email with your concerns.

Please let me know your availability to meet with me at the Building Department to discuss your
concerns with the case written for 2412 Cheri Lane.

Best Regards,

Teresa Malcolm

Code Enforcement Officer

Case Overview

Property/Incident Information

Owner	Address	Site Address
SULLIVAN,JOHN SULLIVAN,JANICE	30 PEARSON ST SAUGUS, MA 01906	427 MARINE DR, PEMBROKE PARK, FL 33009 381
Legal Description		

Case Status	Open	Case #	5833	Date Next Inspection	10/20/2021
--------------------	------	---------------	------	-----------------------------	------------

Notes

1. A/c change out prior of the permit issuance. process # 93200.
2. New a/c slab was poured Obtain permit with plans and inspections for slab.
3. Verify with Building Dept if both patio areas are permitted and carport. if not obtain a permit for the carport and (2) patios.
4. Electrical added to entrance steps (lights in steps). Obtain a permit for the electrical in the steps.
5. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/10/2021		Notice of Violation	Hand
7/30/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/28/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/20/2021

7021 0350 0001 0298 2482

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

Postmark
Here

Postage

\$

Total Postage

\$ **7.33**

Sent To

Street and Apt. #

City, State, ZIP+

PARK LAKE ESTATES INC
 3184 W HALLANDALE BEACH BLVD
 PEMBROKE PARK, FL 33009
 NOH # 5833

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

See Reverse for Instructions

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

Postmark
Here

Postage

\$

Total Postage

\$ **7.33**

Sent To

Street and Apt. #

City, State, ZIP+

JOHN & JANICE SULLIVAN
 30 PEARON ST
 SAGUS, MA 01906
 NOH # 5833

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

See Reverse for Instructions

7021 0350 0001 0298 2475

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

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

Postmark
Here

Postage

\$

Total Postage

\$ **7.33**

Sent To

Street and Apt. #

City, State, ZIP+

JOHN & JANICE SULLIVAN
 427 MARINE DRIVE
 PEMBROKE PARK, FL 33009
 NOH # 5833

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

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: PARK LAKE ESTATES INC 3184 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009 NOH # 5833	A. Signature ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery 9-30-21 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
9590 9402 6379 0303 8475 69 2. Article Number (Transfer from service label) 7021 0350 0001 0298 2482	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Registered Mail Restricted Delivery

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: JOHN & JANICE SULLIVAN 30 PEARON ST SAGUS, MA 01906 NOH # 5833	A. Signature ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
9590 9402 6379 0303 8475 76 2. Article Number (Transfer from service label) 7021 0350 0001 0298 2499	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Registered Mail Restricted Delivery

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <u>Y. L. R. 7 C. 9</u> ☐ Agent ☐ Addressee	
1. Article Addressed to: ARDEVCO LLC 3181 W HALLANDALE BEACH BLVD #300 PEMBROKE PARK, FL 33009 HET # 6001 & HET # 5709		B. Received by (Printed Name) <u>Rocco Diola</u> C. Date of Delivery <u>9-30-21</u>	
2. Article Number (Transfer from service label) <u>7021 0350 0001 0298 2468</u>		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery			
9590 9402 6379 0303 8475 45			

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

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Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$ Postage \$ Total Postage \$ <u>7.33</u> Sent To <u>ARDEVCO LLC</u> <u>3181 W HALLANDALE BEACH BLVD #300</u> <u>PEMBROKE PARK, FL 33009</u> <u>HET # 6001 & HET # 5709</u> City, State, ZIP+4® <u>73021</u>	Postmark Here 73021
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0001 0297 8676

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Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ <u>0.31</u>	
Total Postage and \$ <u>0.96</u>	
Sent To	
Street and Apt. No.,	
City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

JANICE & JOHN SULLIVAN
 30 PEARSON ST
 SAUGUS, MA 01906
 NOH # 5833

7021 0350 0001 0297 8669

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$ <u>0.31</u>	
Sent To	
Street and Apt. No., or P	
City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

JANICE & JOHN SULLIVAN
 427 MARINE DR
 PEMBROKE PARK, FL 33009
 NOH # 5833

TOWN OF PEMBROKE PARK

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

Hasler

05/10/2021

US POSTAGE \$0



01

Sent To:

SULLIVAN, JOHN
SULLIVAN, JANICE
30 PEARSON ST
SAUGUS, MA 01906

Case #:

5833

NOV # 5833

TOWN OF PEMBROKE PARK

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

Hasler

05/10/2021

US POSTAGE \$0



FIRE

Z
0111

Janice + John Sullivan
427 marine drive
Pembroke Park
FL
33009



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	427 MARINE DRIVE #381, PEMBROKE PARK FL 33009	ID #	5142 29 NN 5070
Property Owner	SULLIVAN, JOHN SULLIVAN, JANICE	Millage	0613
Mailing Address	30 PEARSON ST SAUGUS MA 01906	Use	05
Abbr Legal Description	PARK LAKE INC CO-OP LOT 381		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$40,000	\$55,150	\$95,150	\$95,150	
2020	\$40,000	\$54,240	\$94,240	\$94,240	\$2,033.86
2019	\$40,000	\$63,790	\$103,790	\$103,790	\$2,266.16

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$95,150	\$95,150	\$95,150	\$95,150
Portability	0	0	0	0
Assessed/SOH	\$95,150	\$95,150	\$95,150	\$95,150
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	\$95,150	\$95,150	\$95,150	\$95,150

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/18/2017	CPT-T	\$100	114217737			
5/20/2016	CPT-T	\$100	113799369			
11/17/2011	CPT-D	\$1,243	48379 / 137			
2/21/2007	CPT-T	\$100	43716 / 819			
6/22/2001	CPT	\$100	31833 / 1353			
				Adj. Bldg. S.F.		845
				Units/Beds/Baths		1/2/1
				Eff./Act. Year Built: 1991/1990		

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:

SULLIVAN,JOHN
SULLIVAN,JANICE

30 PEARSON ST
SAUGUS, MA 01906

Case #:

5833

Property Owner:

SULLIVAN,JOHN
SULLIVAN,JANICE

30 PEARSON ST
SAUGUS, MA 01906

Certified Mail #:

Property Description:

514229NN5070

Legal Description:

PARK LAKE INC CO-OP LOT 381

AKA:

427 MARINE DR, PEMBROKE PARK, FL
33009 381

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. A/c change out prior of the permit issuance, process # 93200.
2. New a/c slab was poured Obtain permit with plans and inspections for slab.
3. Verify with Building Dept if both patio areas are permitted and carport. if not obtain a permit for the carport and (2) patios.
4. Electrical added to entrance steps (lights in steps). Obtain a permit for the electrical in the steps.
5. A double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 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 jamirez@tppl.gov.

Teresa Malcolm

Code Enforcement Officer



9/28/2021

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

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

JOHN & JANICE SULLIVAN

Respondent

CASE NO. 5833

AFFIDAVIT OF SERVICE

TO BE SERVED: JOHN & JANICE SULLIVAN

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 427 MARINE DRIVE, PEMBROKE PARK FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: JOHN & JANICE SULLIVAN AT 4:01 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.
- ☒ **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

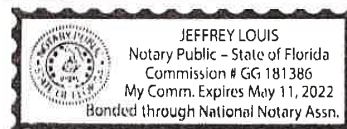
AFFIANT

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 _____



Pembroke Park, Florida 33623

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
09/28/2021

Sent To:
SULLIVAN, JOHN
SULLIVAN, JANICE
30 PEARSON ST
SAUGUS, MA 01906

Case #:
5833

Property Owner:
SULLIVAN, JOHN
SULLIVAN, JANICE
30 PEARSON ST
SAUGUS, MA 01906

Certified Mail #:

Property Description:
614229NW5070

Legal Description:
PARK LAKE INC CO-OP LOT 381

AKA:
427 MARINE DR, PEMBROKE PARK, FL
33009 381

YOU ARE HEREBY NOTIFIED that the undersigned has received information regarding the following violation(s) of the Town of Pembroke Park Code of Ordinances:

Ordinance/Regulation	Section	Description	City of Pembroke
BUILDING AND BUILDING REGULATIONS	Ord. 5-455 - Recess and Installation	Recess and installation shall be made so as to comply with the provisions of the building code or the applicable state plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

10/01/2021 04:01





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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
SULLIVAN,JOHN SULLIVAN,JANICE 30 PEARSON ST SAUGUS, MA 01906	5833	05/10/2021
Property Owner:	Property Description:	Certified Mail #:
SULLIVAN,JOHN SULLIVAN,JANICE 30 PEARSON ST SAUGUS, MA 01906	514229NN5070	
Legal Description:	AKA:	
PARK LAKE INC CO-OP LOT 381	427 MARINE DR, PEMBROKE PARK, FL 33009 381	

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:

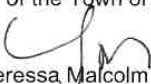
Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed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

1. A/c change out prior of the permit issuance. process # 93200.
2. New a/c slab was poured Obtain permit with plans and inspections for slab.
3. Verify with Building Dept if both patio areas are permitted and carport. if not obtain a permit for the carport and (2) patios.
4. Electrical added to entrance steps (lights in steps). Obtain a permit for the electrical in the steps.
5. A double permit fee has been assessed.

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

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


Teresa Malcolm
Code Enforcement Officer



Town of Pembroke Park Notice of Violation Notice

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

Name John + Janice Sullivan Date 5.7.2021
Site Address 427 Marine Drive Case # _____
Pembroke Park FL 33009 Sub/Park Park Lake
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)

Starting A/C change out prior of
obtaining the permit. Documents submitted
But permit not issued \$ 93200

Corrective Action(s)

Verify w/ Building dept parties + correct was
obtain the permit for the A/C change out. 1
with the new slab

☐ Structural

☐ Plumbing

☒ Mechanical

☐ Electrical

☒ Code Enforcement

☐ Zoning

☐ Business Tax Receipt

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): _____

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

☐ Business Tax Receipt Ext. 214

☒ Building Dept. Ext. 211/227

☐ Public Works Ext. 238

T. Malcolm

Code Enforcement Officer

Received by [Signature]

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator

































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

Sent To:

SULLIVAN,JOHN
SULLIVAN,JANICE
30 PEARSON ST
SAUGUS, MA 01906

Case #:

5833

Date:

5/10/2021 12:00:00 AM

Property Owner:

SULLIVAN,JOHN
SULLIVAN,JANICE
30 PEARSON ST
SAUGUS, MA 01906

Property Description:

514229NN5070

Legal Description:

PARK LAKE INC CO-OP LOT 381

AKA:

427 MARINE DR, PEMBROKE PARK, FL
33009 381

Mailing Purposes Only



Plan Review Status

[New Search](#)

[Application/Permit Data](#)

Plan Review Status

[Inspection Results](#)

[Back to Application/Permit Data](#)

Process #: 6563

Permit #: B0700222

Master Permit:
B0700222

Status: Closed

View	Status	Review Requirements	Date	Reviewer
Details	Approved	PLANS/APPLICATION AT FRONT COUNTER	03/07/07	CARROLL INTIHAR, ADM.ASST.
Details	Approved	ZONING-PLAN APPROVAL	03/06/07	TODD LARSON, PUBLIC WKS DIR.
Details	Approved	BLDG-STRUCTURAL-PLAN APPROVAL	03/06/07	ED BABIK 954-921-3312
Details	Approved	SUSP/VIOL/INFRAC AGAINST THIS CONTRACTOR	03/07/07	CARROLL INTIHAR, ADM.ASST.
Details	Approved	ADDITIONAL SUB PERMIT APPLICATIONS REQD	03/07/07	CARROLL INTIHAR, ADM.ASST.
Details	Approved	PLANS WITHDRAWN FROM THE BLDG DIV	03/07/07	CARROLL INTIHAR, ADM.ASST.
Details	Approved	PERMIT APPLICATION READY FOR ISSUANCE	03/07/07	CARROLL INTIHAR, ADM.ASST.

[Back to Application/Permit Data](#)



Search Results

[Search](#) > Properties located at/on/near '...427 marine...'

**2 permits were found for
427 MARINE DR**

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details	4699	B0600137	RE-ROOF COMPOSITION SHINGLES	01/31/06	02/03/06
Details	6563	B0700222	CARPORT	03/05/07	03/07/07

1 property was found.

View	STREET ADDRESS	OWNER	FOLIO #	PERMITS
Permits	427 MARINE DR	DESIMONE,JAMES J & ALICE T TRS	514229NN5070	2

Case Overview

Property/Incident Information

Owner	Address	Site Address
DIANA RIVERA	212 LONE PINE LANE PEMBROKE PARK, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #212 LONE PINE LANE

Legal Description

Case Status	Open	Case #	6063	Date Next Inspection	10/20/2021
--------------------	------	---------------	------	-----------------------------	------------

Notes REPEAT VIOLATION: Refer to case 2267

1. New addition built without a permit. Obtain a permit for the addition including electrical, windows, doors, and roof over with plans and inspections.
2. New wooden Pergola/ gazebo with wooden benches built without a permit. Obtain a permit for the wooden Pergola/gazebo with plans and inspections.
3. (2) a/c units installed without a permit. Obtain a permit for the the a/c serial: 7594F450903934 & a/c Serial: 8030W16016269 with plans and inspections.
4. Camera system installed without a permit. Obtain a permit for the camera system installed with plans and inspections.
5. Remove all prohibited outside stored items leaving only patio and lawn furniture only.
6. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/27/2021		Notice of Violation	Posted to Property Regular Mail
9/28/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/20/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 10/20/2021

7021 0350 0001 0297 9987

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 \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage \$ 7.33	
Sent To DIANA RIVERA 212 LONE PINE LANE PEMBROKE PARK, FL 33009 NOH # 6063	
Street and Apt. City, State, ZIP	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0001 0297 9994

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 \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage \$ 7.33	
Sent To PARKER LONE PINE WEST LLC 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077 NOH # 6063	
Street and Apt. City, State, ZIP	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <i>David G</i> ☒ Agent ☐ Addressee B. Received by (Printed Name) <i>David G</i> C. Date of Delivery <i>9/30</i> D. Is delivery address different from item 1? ☒ Yes ☐ No If YES, enter delivery address below:
1. Article Addressed to: DIANA RIVERA 212 LONE PINE LANE PEMBROKE PARK, FL 33009 NOH # 6063 9590 9402 6610 1028 6960 47	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation® ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (00)
2. Article Number (Transfer from service label) 7021 0350 0001 0297 9987	
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: PARKER LONE PINE WEST LLC 8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077 NOH # 6063	A. Signature X <i>[Signature]</i> ☐ 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
 9590 9402 6610 1028 6960 61 2. Article Number (Transfer from service label) 7021 0350 0001 0297 9994	3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Adult Signature ☐ Registered Mail Restricted Delivery ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: CORPORATION SERVICE COMPANY 1201 HAYS STREET TALLAHASSEE, FL 32301 NOH # 6063 & HET 0005	A. Signature X <i>[Signature]</i> ☐ 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
 9590 9402 6610 1028 6960 54 2. Article Number (Transfer from service label) 7021 0350 0001 0297 9970	3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Adult Signature ☐ Registered Mail Restricted Delivery ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

NOV#6003
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FI
07/27/2021
US POSTAGE \$C

Corporation Service Company
1201 Hays Street
Tallahassee, FL
32301

01

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

Hasler FI
07/27/2021
US POSTAGE \$0



011

Sent To:

DIANA RIVERA

212 LONE PINE LANE
PEMBROKE PARK, FL 33009

Case #:

6063

NOV # 6063
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
07/27/2021
US POSTAGE \$0

PARKER Lane Pine West LLC
8800 N BRONX AVE
2ND FLOOR
SKOKIE, IL
60077



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

Detail by Entity Name

Foreign Limited Liability Company
PARKER LONE PINE WEST, LLC

Filing Information

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

Principal Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Mailing Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Registered Agent Name & Address

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

Name Changed: 04/10/2015

Address Changed: 04/10/2015

Authorized Person(s) Detail

Name & Address

Title Manager

LONE PINE MANAGER, LLC

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Title SIGNATORY

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

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/21/2020
2021	04/09/2021

Document Images

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



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

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

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$5,378,220	\$312,980	\$5,691,200	\$5,018,050	
2020	\$4,994,060	\$312,980	\$5,307,040	\$4,561,870	\$103,300.84
2019	\$4,033,660	\$312,720	\$4,346,380	\$4,147,160	\$91,891.69

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$5,691,200	\$5,691,200	\$5,691,200	\$5,691,200
Portability	0	0	0	0
Assessed/SOH	\$5,018,050	\$5,691,200	\$5,018,050	\$5,018,050
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	\$5,018,050	\$5,691,200	\$5,018,050	\$5,018,050

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/25/2006	SW*	\$9,900,000	42102 / 869	\$7.00	768,317	SF
4/19/2005	QC*	\$100	39524 / 162			
4/19/2005	SW*	\$8,600,000	39524 / 157			
1/8/1981	WD	\$249,750	9343 / 996			
				Adj. Bldg. S.F. (Card, Sketch)		4217
				Eff./Act. Year Built: 2001/2000		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

09/28/2021

Sent To:

DIANA RIVERA

212 LONE PINE LANE
PEMBROKE PARK, FL 33009

Case #:

6063

Property Owner:

DIANA RIVERA

212 LONE PINE LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000480

Legal Description:

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

AKA:

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #212 LONE
PINE LANE

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

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

It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items.

(Ord. No. 12-06-01, § 1, 6-13-12)

REPEAT VIOLATION: Refer to case 2267

1. New addition built without a permit. Obtain a permit for the addition including electrical, windows, doors, and roof over with plans and inspections.
2. New wooden Pergola/ gazebo with wooden benches built without a permit. Obtain a permit for the wooden Pergola/gazebo with plans and inspections.
3. (2) a/c units installed without a permit. Obtain a permit for the the a/c serial: 7594F450903934 & a/c Serial: 8030W16016269 with plans and inspections.
4. Camera system installed without a permit. Obtain a permit for the camera system installed with plans and inspections.
5. Remove all prohibited outside stored items leaving only patio and lawn furniture only.
6. 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.

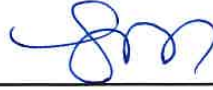
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Teresa Malcolm

Code Enforcement Officer

A handwritten signature in blue ink, appearing to be 'T. Malcolm', written over a horizontal line.

9/28/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

DIANA RIVERIA

Respondent

CASE NO. 6063

AFFIDAVIT OF SERVICE

TO BE SERVED: DIANA RIVERIA

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 212 LONE PINE LANE, PEMBROKE PARK FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: DIANA
RIVERIA AT 3:37 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.
- ☒ **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

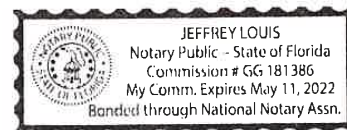
AFFIANT

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 Code Enforcement Officer for the Town of Pembroke Park.

Signature

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





Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date: 09/28/2021

Sent To: DIANA RIVERA
212 LONE PINE LANE
PEMBROKE PARK, FL 33009

Case #: 8063

Property Owner: DIANA RIVERA
212 LONE PINE LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description: 514229000480

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

AKA: 3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #212 LONE
PINE LANE

10/01/2021 03:37

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



Town of Pembroke Park Notice of Violation Notice

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

Name Diana Rivera

Date 7.26.2021

Site Address 212 Lone Pine Lane
Pembroke Park, FL 33009

Case # _____

Sub/Park Lone Pine MHP

Permit # _____

☐ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105; 12-18

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation(s)

Addition, Pergola and Benches, (2) A/C units, camera
installed without permits. Prohibited
outdoor storage.

Corrective Action(s)

obtain a permit for A/Cs installed, Pergola,
Benches, cameras, addition including any electrical,
and inspections w/ plans. Remove prohibited outdoor
stored items from property.

☒ Structural

☐ Plumbing

☒ Mechanical

☒ Electrical

☒ Code Enforcement

☒ Zoning

☐ Business Tax Receipt

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

☒ Code Enforcement Ext. 215

☐ Business Tax Receipt Ext. 214

☒ Building Dept. Ext. 211/227

☐ Public Works Ext. 238

T. Malcolm
Code Enforcement Officer

Posted
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To: DIANA RIVERA
212 LONE PINE LANE
PEMBROKE PARK, FL 33009

Case #: 6063

Date: 07/27/2021

Property Owner: DIANA RIVERA
212 LONE PINE LANE
PEMBROKE PARK, FL 33009

Property Description: 514229000480

Certified Mail #:

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

AKA: 3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #212 LONE
PINE LANE

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

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

REPEAT VIOLATION: Refer to case 2267

1. New addition built without a permit. Obtain a permit for the addition including electrical, windows, doors, and roof over with plans and inspections.
2. New wooden Pergola/ gazebo with wooden benches built without a permit. Obtain a permit for the wooden Pergola/gazebo with plans and inspections.
3. (2) a/c units installed without a permit. Obtain a permit for the the a/c serial: 7594F450903934 & a/c Serial: 8030W16016269 with plans and inspections.
4. Camera system installed without a permit. Obtain a permit for the camera system installed with plans and inspections.
5. Remove all prohibited outside stored items leaving only patio and lawn furniture only.
6. A double permit fee has been assessed.

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

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


Teresa Malcolm
Code Enforcement Officer

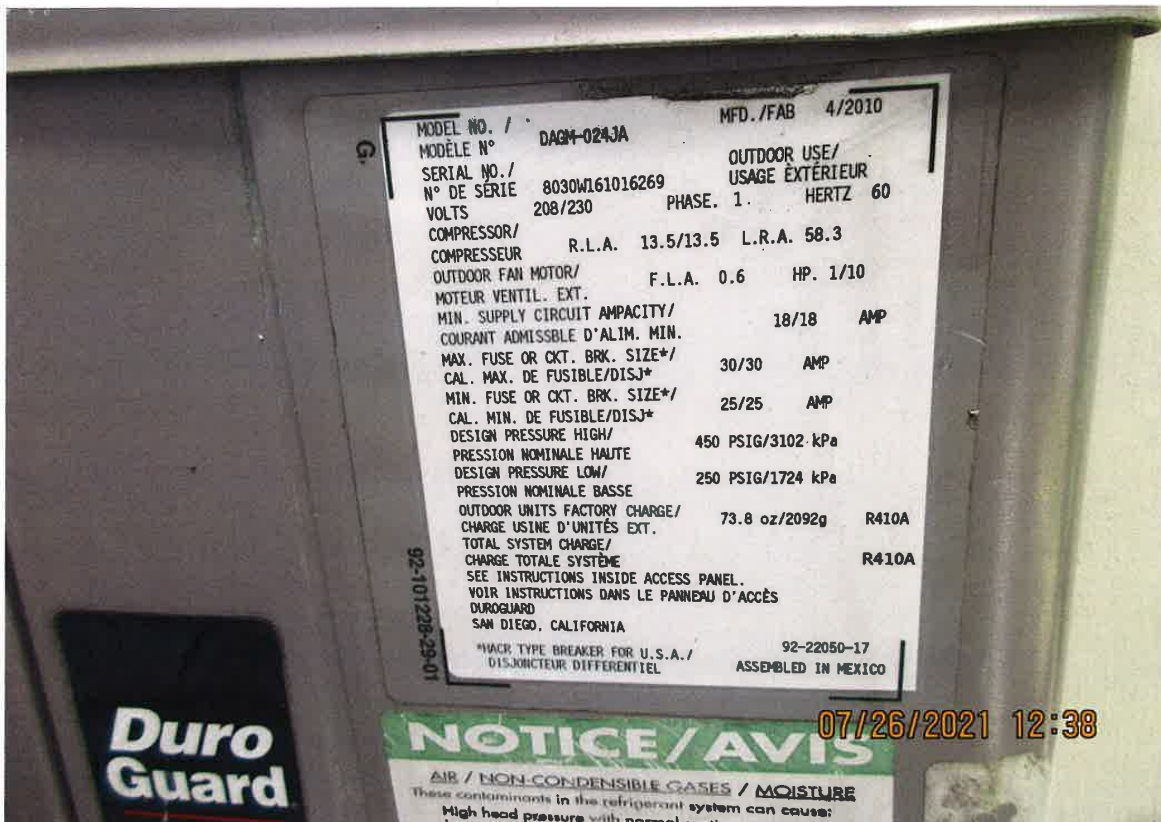
















Town of Pembroke Park
Notice of Violation Notice
 3150 SW 52 Avenue Pembroke Park, FL 33023
 Office Phone: 954-966-4600

Name LUKE IVERRI Date 7.26.2021
 Site Address 212 Lone Pine Lane Case # _____
PEMBROKE PARK, FL 33029 Sub/Park 2016 PINE HILL
 Permit # _____

☒ **STOP ALL WORK**
☐ No Building Permit
☐ Violation of Florida Building Code # _____
☐ Violation of Town Ordinance # 105-712-48
☐ NFPA # _____
 Violation (s) VIOLATION OF TOWN ORDINANCE 105-712-48
VIOLATION OF TOWN ORDINANCE 105-712-48
VIOLATION OF TOWN ORDINANCE 105-712-48

Corrective Action(s) VIOLATION OF TOWN ORDINANCE 105-712-48
VIOLATION OF TOWN ORDINANCE 105-712-48
VIOLATION OF TOWN ORDINANCE 105-712-48

☐ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical
☐ Code Enforcement ☐ Zoning ☐ Business Tax Receipts ☐ Other _____

☐ DOUBLE PERMIT FEE CORRECT VIOLATION BY (Date) 8/1

*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.

For questions concerning this matter, the method of corrections, or for re-inspection please contact the following departments or 954-966-4600: ☐ Code Enforcement Ext. 215 ☐ Building Dept. Ext. 211/223 ☐ Business Tax Receipts Ext. 214 ☐ Public Works Ext. 238

T. M. M. M. M. Code Enforcement Officer 7/26/21 Received by

07/26/2021 12:51



RHEEM MANUFACTURING COMPANY
AIR CONDITIONING DIVISION
PORT SMITH, ARKANSAS

OUTDOOR USE
 ASSEMBLED IN THE U.S.A.

MODEL NO./ **RSPM-A030JK 000** SERIAL NO./ **7594F450903934**
 OPTION CODE/ MFG. DATE/ **11/2009**

POWER SUPPLY: 208/230 VOLTS 1 PH. 60 HZ. OPERATING VOLT RANGE 187-253
 COMPRESSOR: (EACH) 208/230 VOLTS 1 PH. 14.1 RLA 73 LRA
 OUTDOOR FAN: (EACH) 208/230 VOLTS 1 PH. 1.50 FLA 1/3(0.249) HP(KW)
 INDOOR BLOWER: 208/230 VOLTS 1 PH. 4.10 FLA 1/2(0.373) HP(KW)
 DESIGN PRESSURE: 550 PSIG (3792 kPa) HIGH SIDE, 250 PSIG (1724 kPa) LOW SIDE
 FACTORY CHARGE: 78(2.21) OZ(KG) R-410A EACH CIRCUIT
 MAXIMUM DESIGN OUTLET TEMPERATURE: 200 F

SINGLE POWER SUPPLY FOR BOTH UNIT AND HEATER KIT
SCRATCH INK OFF SQUARE OF HEATER KIT INSTALLED

HEATER KIT MODEL NO.	HEATER KW @ 208/240	HEATER KIT FLA	UNIT MIN. CKT. AMPACITY	MAX. FUSE OR CKT. BKR. SIZE (CKT. BKR. AMP. F. BE HACR TYPE FOR INA)
IP NO HEATER KIT INSTALLED			24/24	35/35
C05J	3.6/4.8	17.33/20	27/31	35/35
C07J	5.4/7.2	26/30	38/43	40/45
C10J	7.2/9.6	34.7/40	49/56	50/60
C15J	10.8/14.4	52/60	71/81	80/90

SEPARATE POWER SUPPLY FOR BOTH UNIT AND HEATER KIT
SCRATCH INK OFF SQUARE OF HEATER KIT INSTALLED

CIRCUIT 1

HEATER KIT MODEL NO.	HEATER KW @ 208/240	HEATER KIT FLA	UNIT MIN. CKT. AMPACITY	HEATER KIT MAX. FUSE OR CKT. BKR. SIZE (CKT. BKR. AMP. F. BE HACR TYPE FOR INA)
C05J	3.6/4.8	17.33/20	22/25	25/25
C07J	5.4/7.2	26/30	33/38	35/40
C10J	7.2/9.6	34.7/40	44/50	45/50
C15J	10.8/14.4	52/60	63/70	70/81

07/26/2021 12:40





Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLIDAY HALLANDALE MHC LLC	3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	6065	Date Next Inspection	10/20/2021
--------------------	------	---------------	------	-----------------------------	------------

Notes

1. Property has overgrown vegetation in multiple areas. Trim or cut the vegetation and maintain it.
2. Multiple broken parking curbs/ stomps needs repair.
3. Parking lot areas and streets have multiple pot holes, cracks, and is dire need of repair. Obtain a permit for parking lot repaving and striping with plans and inspections.
4. Property has multiple areas where trash and debris are left over. Remove the bulk trash and debris from the areas alongside the property line.
5. Property has multiple feather signs, snipe signs, and banners sign which are prohibited. Remove all feather signs, snipe signs, and banner signs from the property or obtain e temporary permit for the signs.
6. Property has multiple slabs and sidewalks which need repairs. Obtain a permit for concrete restoration for all slabs and sidewalks in the property for maintenance with plans and inspections.
7. Laundry room at 5th St has a new water heater that was replaced without a permit. Obtain a permit for the water heater serial: 1442A029335 with plans and inspections.
8. Laundry room at 5th St has roof damages which needs repairs. Verify with the building department if a permit is required prior of the repair.
9. Multiple areas in the property line which are missing sods. Replace sod as needed through out the property line.
10. Multiple broken tree stumps which need to be trimmed to prevent further damages to the RV's & Mobile Homes. Especially during the rainy seasons huge pieces of stumps from the trees have been falling and abandoned on the property.
11. Miscellaneous loose wires and pipes are left abandoned on the property. Remove from the property.
12. Carport is damaged at the garage area needs repairs.
13. New water heater installed in the laundry room by the garage without a permit. Obtain a permit for the water heater currently installed Serial: A05163916 with plans and inspections.
14. Roof inside the laundry room by the garage needs repairs.
15. Broken stop sign at 2nd St has fallen and needs repair and/or to be re-installed.
16. Broken lamp posts on the lamps need repairs. Property is missing lamps or provide the layout or site plan to the Building Department to where all the lamp posts belongs on the property.
17. Chainlink fence needs repair.
18. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/27/2021		Notice of Violation	Regular Mail
9/17/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 10/20/2021
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: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 10/20/2021

Case Overview

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 compliance 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: 10/20/2021
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 10/20/2021
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	Not in Compliance - Reinspection Date: 10/20/2021

7021 0350 0001 0297 9529

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Domestic Mail Only

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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 \$

Postmark
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Postage \$7.33

\$ Total
 \$ Sent
 \$ Street
 City,
 State
 ZIP+4®
 HOLIDAY HALLANDALE MHC LLC
 3140 W HALLANDALE BEACH BLVD
 PEMBROKE PARK, FL 33009
 NOH # 6065

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

See Reverse for Instructions

7021 0350 0001 0297 9505

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

Postmark
 Here

Postage \$7.33

\$ Total
 \$ Sent
 \$ Street
 City,
 State
 ZIP+4®
 HOLIDAY HALLANDALE MHC LLC
 8800 N BRONX AVE 2ND FLOOR
 SKOKIE, IL 60077
 NOH # 6065

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

See Reverse for Instructions

7021 0350 0001 0297 9512

U.S. Postal Service™
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Domestic Mail Only

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

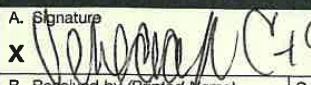
Postmark
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Postage \$7.33

\$ Total
 \$ Sent
 \$ Street
 City,
 State
 ZIP+4®
 CORPORATION SERVICE COMPANY
 1201 HAYS STREET
 TALLAHASSEE, FL 32301
 NOH # 6065

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

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature  ☐ Agent ☐ Addressee	
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC 3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009 NOH # 6065		B. Received by (Printed Name)	C. Date of Delivery 9/20/21
2. Article Number (Transfer from service label) 7021 0350 0001 0297 9529		D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
9590 9402 6610 1028 6976 17		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

TOWN OF PEMBROKE PARK

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

Hasler

07/27/2021

US POSTAGE \$



Sent To:

Case #:

HOLIDAY HALLANDALE MHC LLC

6065

3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

NOV # 6065
TOWN OF PEMBROKE PARK

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

Hasler

07/27/2021

US POSTAGE \$



Holiday Hallandale MHC LLC
8800 N Bronx Ave
2nd floor
Skokie, IL
60077

NOV # 6065
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
07/27/2021
US POSTAGE \$



Corporation Service Company
1201 Hays Street
Tallahassee
FL
32301



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

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

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

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

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

Title SIGNATORY

BUELTMANN, TOM

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/22/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2014 -- Foreign Limited	View image in PDF format



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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$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	

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

09/17/2021

Sent To:

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

Case #:

6065

Property Owner:

HOLIDAY HALLANDALE MHC LLC
3140 W HALLANDALE BEACH BLVD
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

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
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 compliance 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.	30

SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	30
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	30

1. Property has overgrown vegetation in multiple areas. Trim or cut the vegetation and maintain it.
2. Multiple broken parking curbs/ stomps needs repair.
3. Parking lot areas and streets have multiple pot holes, cracks, and is dire need of repair. Obtain a permit for parking lot repaving and striping with plans and inspections.
4. Property has multiple areas where trash and debris are left over. Remove the bulk trash and debris from the areas alongside the property line.
5. Property has multiple feather signs, snipe signs, and banners sign which are prohibited. Remove all feather signs, snipe signs, and banner signs from the property or obtain e temporary permit for the signs.
6. Property has multiple slabs and sidewalks which need repairs. Obtain a permit for concrete restoration for all slabs and sidewalks in the property for maintenance with plans and inspections.
7. Laundry room at 5th St has a new water heater that was replaced without a permit. Obtain a permit for the water heater serial: 1442A029335 with plans and inspections.
8. Laundry room at 5th St has roof damages which needs repairs. Verify with the building department if a permit is required prior of the repair.
9. Multiple areas in the property line which are missing sods. Replace sod as needed through out the property line.
10. Multiple broken tree stumps which need to be trimmed to prevent further damages to the RV's & Mobile Homes. Especially during the rainy seasons huge pieces of stumps from the trees have been falling and abandoned on the property.
11. Miscellaneous loose wires and pipes are left abandoned on the property. Remove from the property.
12. Carport is damaged at the garage area needs repairs.
13. New water heater installed in the laundry room by the garage without a permit. Obtain a permit for the water heater currently installed Serial: A05163916 with plans and inspections.
14. Roof inside the laundry room by the garage needs repairs.
15. Broken stop sign at 2nd St has fallen and needs repair and/or to be re-installed.
16. Broken lamp posts on the lamps need repairs. Property is missing lamps or provide the layout or site plan to the Building Department to where all the lamp posts belongs on the property.
17. Chainlink fence needs repair.
18. 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.

Teresa Malcolm

Code Enforcement Officer



9/17/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

HOLIDAY HALLANDALE MHC LLC

Respondent

CASE NO. 6065

AFFIDAVIT OF SERVICE

TO BE SERVED: HOLIDAY HALLANDALE MHC LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

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

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: HOLIDAY HALLANDALE MHC LLC AT 3:27 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.

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

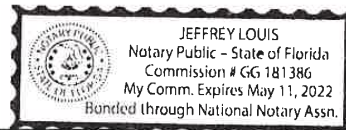
AFFIANT

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 _____





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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:
09/17/2021

Sent To:
HOLIDAY HALLANDALE MHC LLC
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Case #:
6065

Property Owner:
HOLIDAY HALLANDALE MHC LLC
3140 W HALLANDALE BEACH BLVD
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
166.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY 623.65
TO POB TOGET WITH W 15 OF NW1/4 OF
SE1/4 OF NE1/4 LESS N 50 & TOGET
WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/27/2021 the following

10/01/2021 03:27



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
HOLIDAY HALLANDALE MHC LLC 3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009	6065	07/27/2021
Property Owner:	Property Description:	Certified Mail #:
HOLIDAY HALLANDALE MHC LLC 3140 W HALLANDALE BEACH BLVD 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, SLY 169.20, SWLY 13.93, WLY 77.37, SLY 125.24, CONT SLY 31.57, SLY 80.38 ELY 43.89, SLY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	

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

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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.	30
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Notes/Mean of Correction:

1. Property has overgrown vegetation in multiple areas. Trim or cut the vegetation and maintain it.
2. Multiple broken parking curbs/ stomps needs repair.
3. Parking lot areas and streets have multiple pot holes, cracks, and is dire need of repair. Obtain a permit for parking lot repaving and striping with plans and inspections.
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16. Broken lamp posts on the lamps need repairs. Property is missing lamps or provide the layout or site plan to the Building Department to where all the lamp posts belongs on the property.
17. Chainlink fence needs repair.
18. 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





















































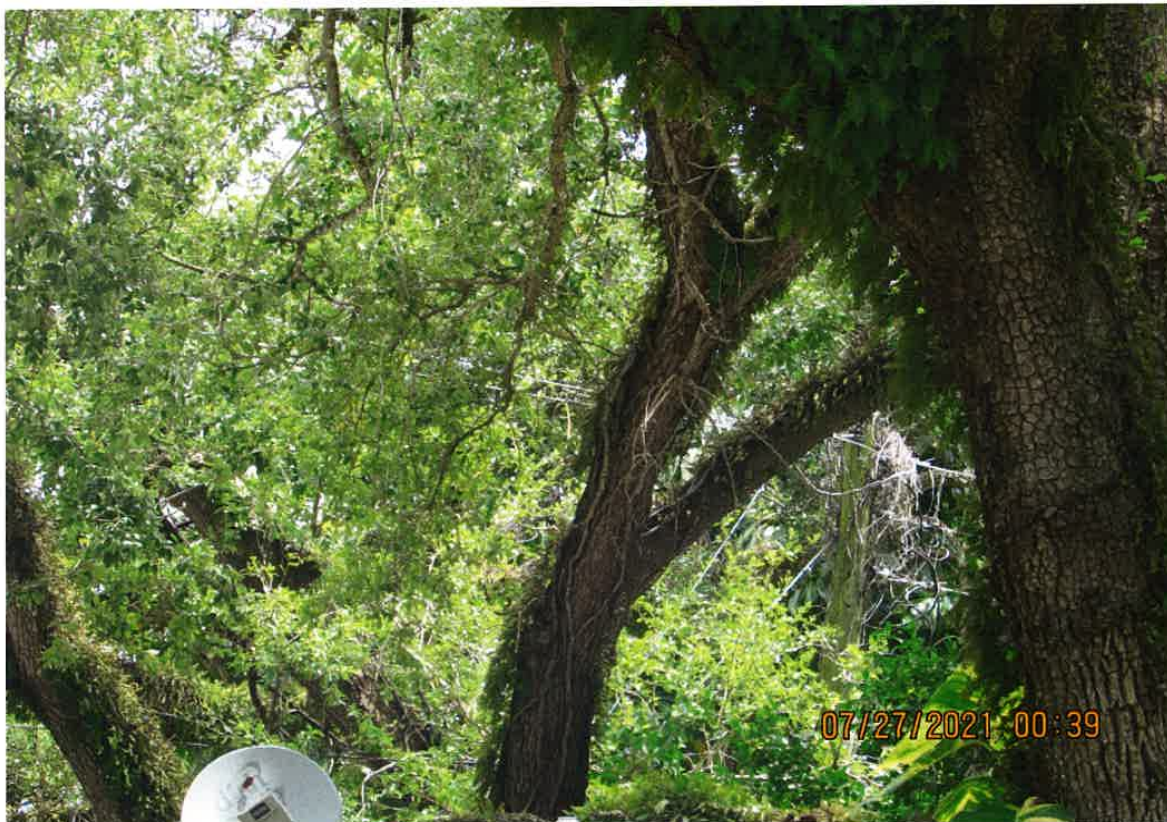
























07/27/2021 00:34



07/27/2021 00:34









































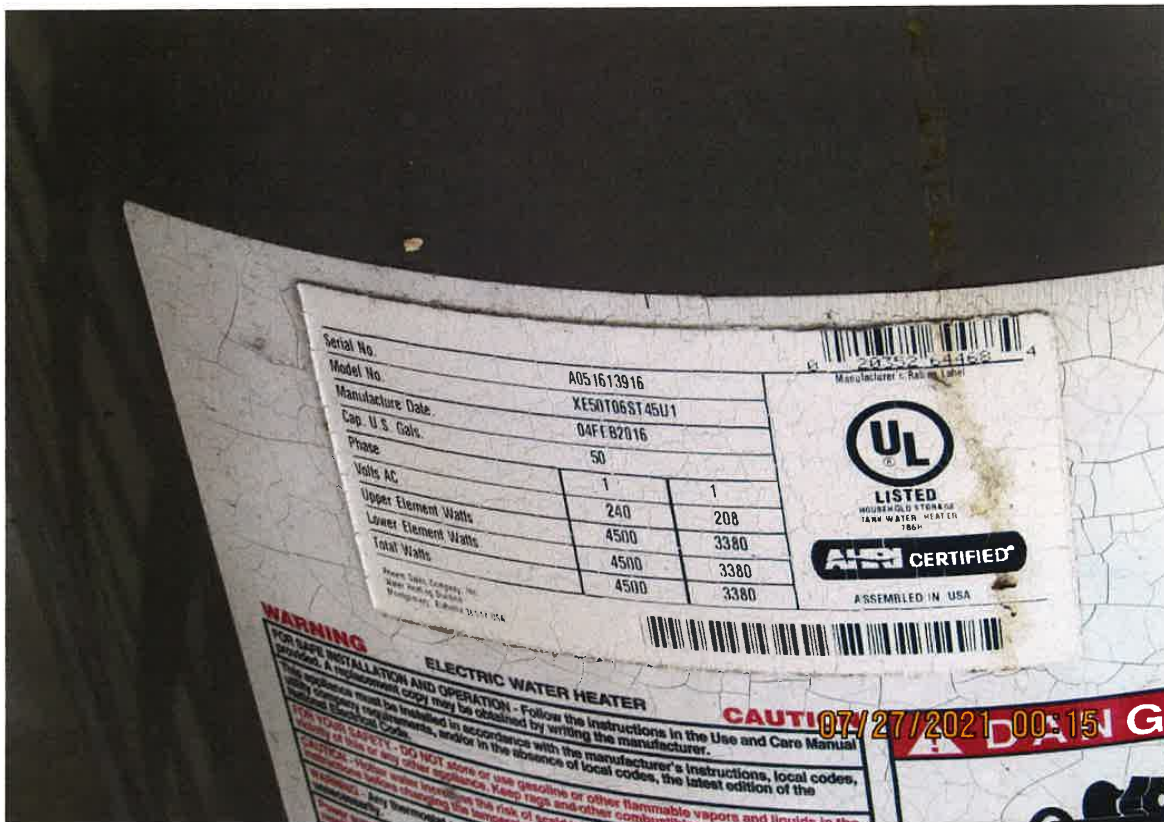




































Case Overview

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 #Building 4009 # 104
Legal Description		

Case Status	Open	Case #	6066	Date Next Inspection	10/20/2021
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Notes

1. Roof leaking in master bedroom, repairs needed in the ceiling and base boards through out the unit.
2. Water heater replaced in the unit without a permit. Obtain a permit for the water heater replacement Serial: Q471923801 2018' with plans and inspections.
3. A/c replaced without a permit. Obtain a permit for the a/c currently installed serial: AW18-03C with plans and inspections.
4. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/27/2021		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

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: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/20/2021

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

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Total Postage
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 PEMBROKE VILLAS APARTMENTS LTD
 4803 SW 41 ST
 Street and Apt
 PEMBROKE PARK, FL 330023
 City, State, Zi
 NOH # 6066

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

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☐ Adult Signature Restricted Delivery \$

Postage
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Total Postage
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 PEMBROKE VILLAS APARTMENTS LTD
 4009 SW 41 ST # 104
 Street and Apt
 PEMBROKE PARK, FL 330023
 City, State, Zi
 NOH # 6066

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

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

Postage
 \$

Total Postage
\$ 7.33

Sent To
 PEMBROKE VILLAS APARTMENTS LTD
 7735 NW 146 ST # 306
 Street and Apt
 MIAMI LAKES, FL 33016
 City, State, Zi
 NOH # 6066

Postmark
 Here

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ X  ☐ Agent ☐ Addressee	
1. Article Addressed to: PEMBROKE VILLAS APARTMENTS LTD 4803 SW 41 ST PEMBROKE PARK, FL 330023 NOH # 6066		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7021 0350 0001 0298 2413		D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail Restricted Delivery (over \$500)			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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FIRST-CLASS MAIL

07/27/2021

US POSTAGE \$000.51⁰



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011D10656696

Sent To:

PEMBROKE VILLAS APARTMENTS
LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #:

6066



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

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



MARTY KIARD
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.

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				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/7/2001	DRR	\$100	31578 / 654	\$2.00	463,094	SF
10/2/2000	WD	\$595,000	30909 / 449			
3/15/1996	WD	\$245,000	24617 / 608			
6/12/1985	WD	\$100	12621 / 411			
				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



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:

PEMBROKE VILLAS
APARTMENTS LTD
7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #:

6066

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 #Building 4009 # 104

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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. Roof leaking in master bedroom, repairs needed in the ceiling and base boards through out the unit.
2. Water heater replaced in the unit without a permit. Obtain a permit for the water heater replacement Serial: Q471923801 2018' with plans and inspections.
3. A/c replaced without a permit. Obtain a permit for the a/c currently installed serial: AW18-03C with plans and inspections.
4. A double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 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 jamirez@tppl.gov.

Teresa Malcolm

Code Enforcement Officer



9/28/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

PEMBROKE VILLAS APARTMENTS LTD

CASE NO. 6066

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 BUILDING #4009 UNIT #104, PEMBROKE PARK FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: PEMBROKE VILLAS APARTMENTS LTD
AT 1:20 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

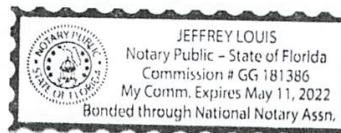
STATE OF FLORIDA
COUNTY OF BROWARD

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





3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
09/28/2021

Sent To:
PEMBROKE VILLAS
APARTMENTS LTD
7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #:
6066

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 #Building 4009 # 104

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

10/01/2021 01:20

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING	See E-106	Residential structures shall be made so as	



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: PEMBROKE VILLAS APARTMENTS LTD
7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #: 6066

Date: 07/27/2021

Property Owner: PEMBROKE VILLAS APARTMENTS LTD
7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Property Description: 514230130220

Certified Mail #:

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 #Building 4009 # 104

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

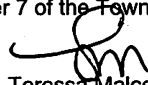
Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed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

Notes/Mean of Correction:

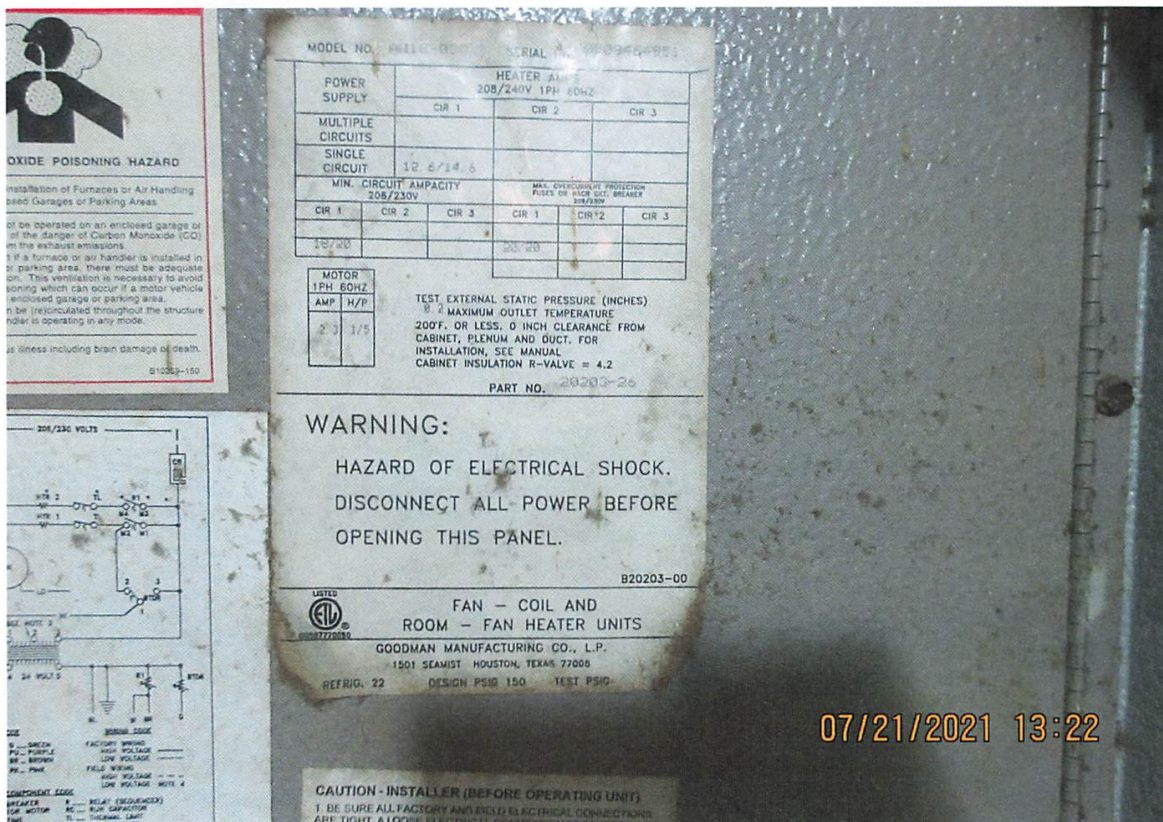
1. Overgrown vegetation all around the property line. Cut, trim, and maintain the vegetation alongside the property line.
2. Multiple broken parking curbs/ stomps which needs repair.
3. Parking lot areas and streets have multiple pot holes, cracks, and is dire need of repair. Obtain a permit for parking lot repaving and striping with plans and inspections.
4. Property has multiple areas where trash and debris are left over. Remove the bulk trash and debris from the areas alongside the property line.
5. Property has multiple feather signs, snipe signs, and banners sign which are prohibited. Remove all feather signs, snipe signs, and banner signs from the property.
6. Property has multiple slabs and sidewalks which need concrete repairs. Obtain a permit for concrete restoration for all slabs and sidewalks in the property for maintenance with plans and inspections.
7. Laundry room at 5th St has a new water heater that was replaced without a permit. Obtain a permit for the water heater serial: 1442A029335 with plans and inspections.
8. Laundry room at 5th St has roof damages which needs repairs. Verify with the building department if a permit is required.
9. Multiple areas in the property line which are missing sods. Replace sod as needed through out the property line.
- 10.

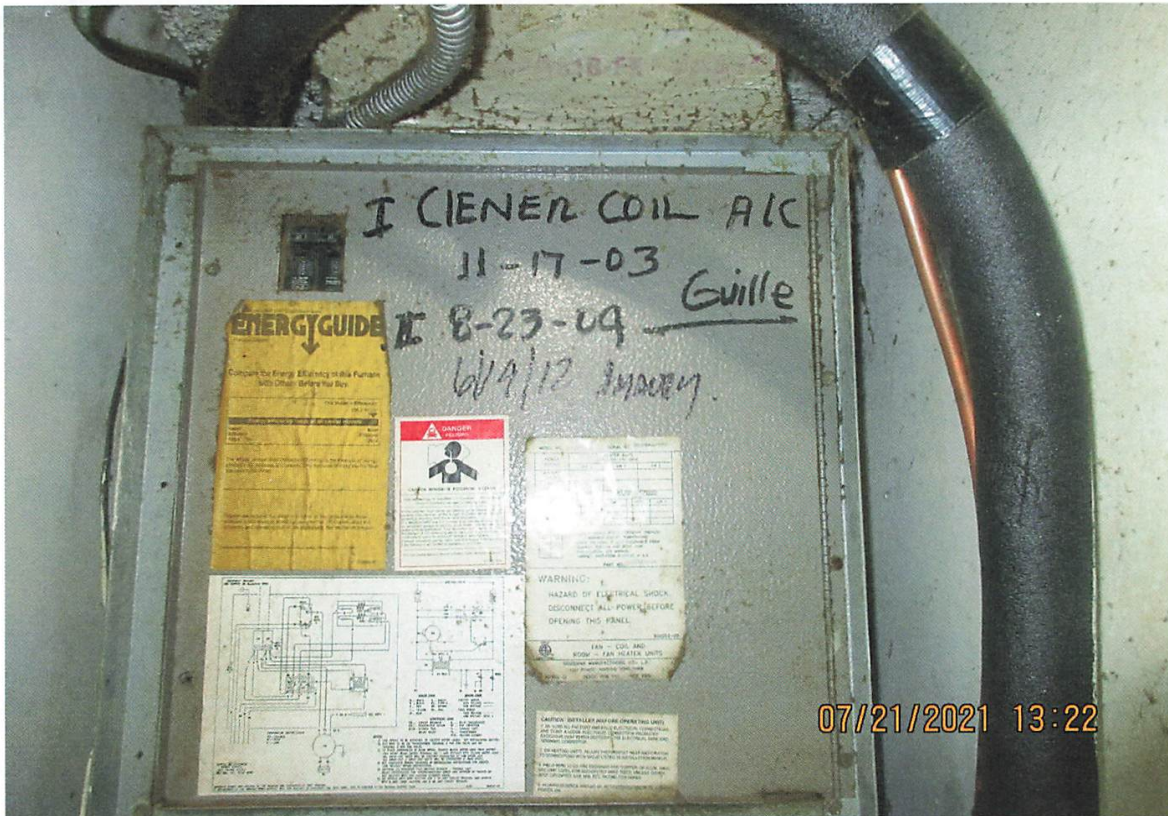
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

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

















Case Overview

Property/Incident Information

Owner	Address	Site Address
LEVY,ISAAC	10460 QUEENS BLVD #7J FOREST HILLS, NY 11375	4900 SW 36 CT, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6123 **Date Next Inspection** 10/20/2021

Notes

1. (2) a/c mini splits installed without a permit. Obtain a permit for the (2) mini splits Serial # MRL1213 on both units with plans and inspections.
2. House needs to be painted where the paint has been chipped away.
3. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/4/2021		Notice of Violation	Posted to Property Regular Mail
9/28/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/20/2021

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

Postage
 \$

Total Postage and
\$7.33

Sent To
 LEVY ISSAC
 4900 SW 36 CT
 PEMBROKE PARK, FL 33023
 NOH # 6123

City, State, ZIP+4®

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

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

Postage
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Total Postage and
\$7.33

Sent To
 LEVY ISSAC
 10460 QUEENS BLVD #7J
 FOREST HILLS, NY 11375
 NOH # 6123

City, State, ZIP+4®

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:

LEVY ISSAC
 4900 SW 36 CT
 PEMBROKE PARK, FL 33023
 NOH # 6123

2. Article Number (Transfer from service label)

9590 9402 6610 1028 6965 42

7021 0350 0001 0297 9888

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Levy Issac* ☒ Agent ☐ Addressee

B. Received by (Printed Name)
 Levy Issac

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

Mail Restricted Delivery (0)

Domestic Return Receipt

OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

FIRST-CLASS MAIL

08/04/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Sent To:

Case #:

LEVY, ISAAC

6123

10460 QUEENS BLVD #7J
FOREST HILLS, NY 11375

6123

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

FIRST-CLASS MAIL

08/04/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Isaac Levy
4909 SW 36 Ct
Pembroke Park
FL
33023



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	4900 SW 36 COURT, PEMBROKE PARK FL 33023-6939	ID #	5142 30 15 0040
Property Owner	LEVY, ISAAC	Millage	0613
Mailing Address	10460 QUEENS BLVD #7J FOREST HILLS NY 11375	Use	01
Abbr Legal Description	HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 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	\$115,990	\$290,180	\$406,170	\$406,170	
2021	\$115,990	\$290,180	\$406,170	\$406,170	
2020	\$115,990	\$286,790	\$402,780	\$141,460	\$2,136.51

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$406,170	\$406,170	\$406,170	\$406,170
Portability	0	0	0	0
Assessed/SOH	\$406,170	\$406,170	\$406,170	\$406,170
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	\$406,170	\$406,170	\$406,170	\$406,170

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/4/2020	WD-Q	\$417,300	116934644	\$5.00	21,491	SF
11/3/1999	WD	\$95,000	30102 / 922	\$1.01	8,449	SF
7/1/1989	WD	\$105,000	16644 / 188			
7/1/1985	WD	\$97,500				
2/1/1978	WD	\$77,000				
				Adj. Bldg. S.F. (Card, Sketch)		2959
				Units/Beds/Baths		1/3/2
				Eff./Act. Year Built: 1969/1966		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
R								
1								



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:

LEVY, ISAAC

10460 QUEENS BLVD #7J
FOREST HILLS, NY 11375

Case #:

6123

Property Owner:

LEVY, ISAAC

10460 QUEENS BLVD #7J
FOREST HILLS, NY 11375

Certified Mail #:

Property Description:

514230150040

Legal Description:

HOLLYWOOD RIDGE SUB NO 2 59-42 B
LOT 4

AKA:

4900 SW 36 CT, 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 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

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

1. (2) a/c mini splits installed without a permit. Obtain a permit for the (2) mini splits Serial # MRL1213 on both units with plans and inspections.
2. House needs to be painted where the paint has been chipped away.
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 jamirez@tpfll.gov.

Teresa Malcolm

Code Enforcement Officer



9/28/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

LEVY ISAAC

CASE NO. 6123

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LEVY ISAAC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4900 SW 36 CT, PEMBROKE PARK FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: LEVY ISAAC AT 1:16 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.

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

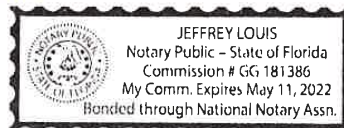
AFFIANT

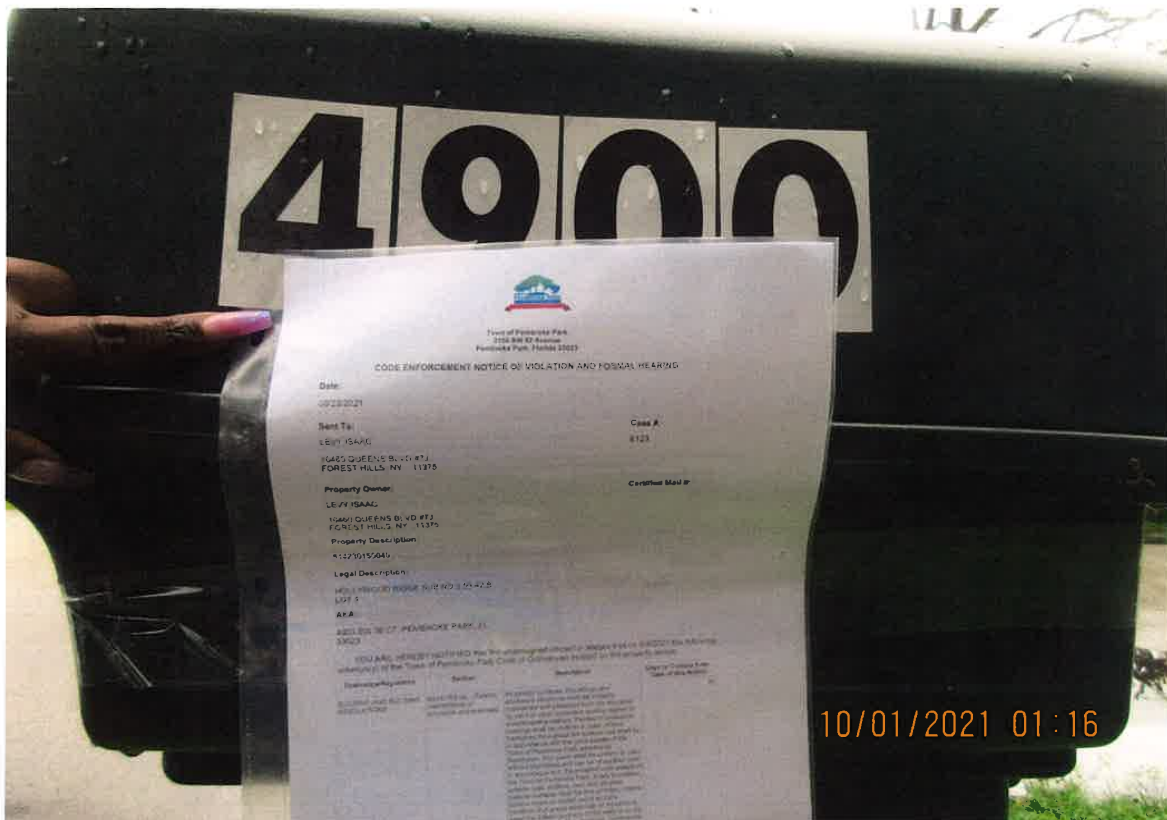
STATE OF FLORIDA
COUNTY OF BROWARD

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 _____





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:
LEVY, ISAAC
10460 QUEENS BLVD #7J
FOREST HILLS, NY 11375

Case #:
6123

Property Owner:
LEVY, ISAAC
10460 QUEENS BLVD #7J
FOREST HILLS, NY 11375

Certified Mail #:

Property Description:
514230150040

Legal Description:
HOLLYWOOD RIDGE SUB NO 2 59-42 B
LOT 4

AKA:
4000 SW 38 CT, PEMBROKE PARK, FL

10/01/2021 01:16



Town of Pembroke Park Notice of Violation Notice

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

Name Isaac Levy

Date 8/4/2021

Site Address 4900 SW 36 Ct
Pembroke Park, FL 33023

Case # _____

Sub/Park _____

Permit # _____

☒ STOP ALL WORK

☐ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105; 5-17
5-183(A)

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation(s)

(2) mini splits installed without a permit.
House needs to be painted in different
areas where the paint has lifted/peeled away

Corrective Action(s)

obtain a permit for the (2) mini splits
with permit, plans, and inspections, paint
the house as needed on the exterior.

☐ Structural

☐ Plumbing

☒ Mechanical

☒ Electrical

☒ Code Enforcement

☐ Zoning

☐ Business Tax Receipt

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

☒ Code Enforcement Ext. 215

☒ Building Dept. Ext. 211/227

☐ Business Tax Receipt Ext. 214

☐ Public Works Ext. 238


Code Enforcement Officer

Posted to the Door
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator



Town of Pembroke Park Notice of Violation Notice

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

Name Isaac Levy
Site Address 4900 SW 30th
Pembroke Park, FL 33023
Permit # _____

Date 8/4/2021
Case # 4
Sub/Park _____

☒ ***STOP ALL WORK**

☐ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105, 5-17

☐ NFPA # _____

Violation (s)

(2) mini splits installed without a permit.
House needs to be painted in different
areas where the paint has lifted/peeled away
Corrective Action(s)

Obtain a permit for the (2) mini splits
with permit, plans, and inspections, paint
the house as needed on the exterior.

☐ Structural

☐ Plumbing

☐ Mechanical

☐ Electrical

☒ Code Enforcement

☐ Zoning

☒ Business Tax Receipt

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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☐ Code Enforcement Ext. 215

☐ Building Dept. Ext. 211/227

☒ Business Tax Receipt Ext. 214

☐ Public Works Ext. 238

[Signature]
Code Enforcement Officer

Posted to the door
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: LEVY,ISAAC
10460 QUEENS BLVD #7J
FOREST HILLS, NY 11375

Case #: 6123

Date: 08/04/2021

Property Owner: LEVY,ISAAC
10460 QUEENS BLVD #7J
FOREST HILLS, NY 11375

Property Description: 514230150040

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 4

AKA: 4900 SW 36 CT, 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 (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

Notes/Mean of Correction:

1. (2) a/c mini splits installed without a permit. Obtain a permit for the (2) mini splits Serial # MRL1213 on both units with plans and inspections.
2. House needs to be painted where the paint has been chipped away.
3. A double permit fee has been assessed.

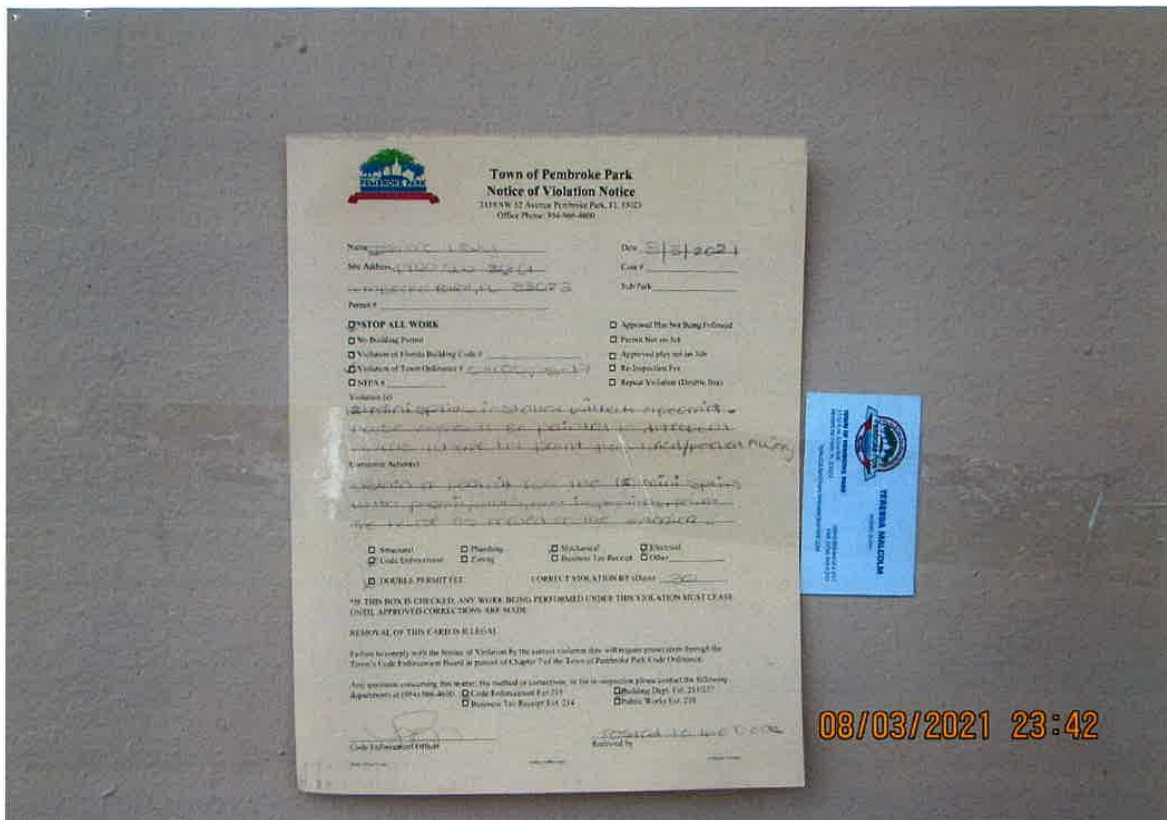
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

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











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** 10/20/2021

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

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
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

- (2) Banner signs removed - no permit. JM 10/11/2021

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: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/20/2021

Case Overview

SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 10/20/2021
-----------------------	---------------------------------	---	---

7021 0350 0001 0298 2406

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
\$1.33

Sent To
 REBECCA LANGSTON
 3015 N OCEAN BLVD APT 6G
 FT LAUDERDALE, FL 33308
 NOH # 6126

Postmark Here

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

7021 0350 0001 0298 0006

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
 LAKE FOREST BAPTIST CHURCH INC
 3610 SW 48 AVE
 PEMBROKE PARK, FL 33023
 NOH # 6126

Postmark Here

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <i>Forster</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: LAKE FOREST BAPTIST CHURCH INC 3610 SW 48 AVE PEMBROKE PARK, FL 33023 NOH # 6126		B. Received by (Printed Name) <i>Lake Forest</i>	C. Date of Delivery <i>9/30/20</i>
2. Article Number (Transfer from service label) 7021 0350 0001 0298 0006		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <i>Roger Bedgood</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: REBECCA LANGSTON 3015 N OCEAN BLVD APT 6G FT LAUDERDALE, FL 33308 NOH # 6126		B. Received by (Printed Name) <i>Roger Bedgood</i>	C. Date of Delivery
2. Article Number (Transfer from service label) 7021 0350 0001 0298 2406		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

FIRST-CLASS MAIL

08/04/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Sent To:

LAKE FOREST BAPTIST CHURCH
INC

3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Case #:

6126



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

Property Assessment Values

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				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/24/2001	WD	\$82,300	31917 / 1295	\$217,800	2.20	AC
11/1/1989	WD	\$90,500	16906 / 248			
				Adj. Bldg. S.F. (Card, Sketch)		15492
				Eff./Act. Year Built: 1969/1967		

Special Assessments

[illegible]



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.

Teresa 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.

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

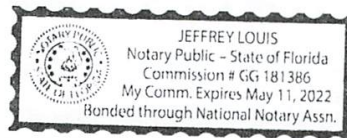
AFFIANT

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 Jeffrey Louis OR Produced Identification Teressa malcolm
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:
09/28/2021

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

10/01/2021 01:02









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

CODE ENFORCEMENT NOTICE OF VIOLATION

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

Case #: 6126

Date: 08/04/2021

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

Property Description: 514230130370

Certified Mail #:

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
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The following are those signs which shall not be permitted within the municipal limits of the town:

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- (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...

Notes/Mean 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.


Teresa Malcolm
Code Enforcement Officer





08/03/2021 23:21



08/03/2021 23:21



Case Overview

Property/Incident Information

Owner	Address	Site Address
BERTILDA ARCHINOLD	3140 W HALLANDALE BEACH BLVD LOT 903 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #903

Legal Description

Case Status	Open	Case #	6130	Date Next Inspection	10/20/2021
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Notes

1. Multiple additions added to the mobile home without a permit including electrical and plumbing. Obtain a permit for all additions with electrical and plumbing with plans and inspections.
2. Additions have French doors, windows, multiple ext. doors, and stairs added to the mobile home without a permit. Obtain a permit for all French doors, windows, ext. doors, and stairs with plans and inspections.
3. Water heater replaced without a permit. Obtain a permit for the water heater serial #GE 0204267175 02/2004 with plans and inspections.
4. Verify with the Building Dept. if the patio area was permitted. If not obtain a after the fact permit for the patio area including the rails and concrete stairs with plans and inspections.
5. Vinyl siding was added to the multiple additions without a permit. Obtain a permit for the vinyl siding on the entire additions with plans and inspections.
6. Excessive prohibited outdoor stored items on the patio area and throughout the property line needs to be removed/cleaned up and maintained leaving only patio/lawn furniture.
7. Schedule an inspection with the Code Enforcement officer to verify the number of occupancy in the mobile home. Only 1 family allowed to reside in the home.
8. A double permit fee has been assessed for all work done without a permit.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/6/2021		Notice of Violation	Posted to Property Regular Mail
9/28/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/20/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/20/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 10/20/2021
ZONING	Sec. 28-260 (8) - Prohibited uses	The permitted uses enumerated in the preceding section for the T-1 Mobile Home Park District shall not be construed to include, either as principal or accessory use, any of the following which are listed for emphasis: (8) The occupancy of any mobile home or recreational vehicle and/or addition thereto by more than one (1) family;	Not in Compliance - Reinspection Date: 10/20/2021

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Sent To: EDUARDO SARANOVA & JESICA CARABAJAL
 3120 W HALLANDALE BECH BLVD LOT 423
 PEMBROKE PARK, FL 33009
 HET # 5705

City, State, ZIP: _____

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

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☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage	\$	7.33

Sent To: HOLIDAY HALLANDALE MHC LLC
 3140 W HALLANDALE BEACH BLVD
 PEMBROKE PARK, FL 33009
 NOH # 6130 & HET # 5705

City, State, ZIP: _____

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

7021 0350 0001 0297 9970

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: CORPORATION SERVICE COMPANY
 1201 HAYS STREET
 TALLAHASSEE, FL 32301
 NOH # 6063 & HET # 5705

City, State, ZIP: _____

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

7021 0350 0001 0297 9949

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 F	\$	7.33

Sent To: HOLIDAY HALLANDALE MHC LLC
 8800 N BRONX AVE 2ND FLOOR
 SKOKIE, IL 60077
 NOH # 6130 & HET # 5705

City, State, ZIP+4: _____

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC 3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009 NOH # 6130 & HET # 5705 9590 9402 6610 1028 6965 97 2. Article Number (Transfer from carrier label) 7021 0350 0001 0297 9932		A. Signature X <i>[Signature]</i> ☒ Agent ☐ Addressee B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery <i>9/30</i> D. Is delivery address different from item 1? ☒ Yes ☐ No If YES, enter delivery address below: 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail Restricted Delivery (over \$500)	

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: BERTILDA ARCHINOLD 3120 W HALLANDALE BEACH BLVD LOT 903 PEMBROKE PARK, FL 33009 NOH # 6130 9590 9402 6610 1028 6965 80 2. Article Number (Transfer from carrier label) 7021 0350 0001 0297 9925		A. Signature X <i>[Signature]</i> ☒ Agent ☐ Addressee B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery <i>9/27</i> D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail Restricted Delivery (over \$500)	

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

TOWN OF PEMBROKE PARK

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

Hasler

F

08/06/2021

US POSTAGE \$C



01

Sent To:

Case #:

BERTILDA ARCHINOLD

6130

3140 W HALLANDALE BEACH BLVD LOT 903
PEMBROKE PARK, FL 33009

NOV#6130

TOWN OF PEMBROKE PARK

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

Hasler

F

08/06/2021

US POSTAGE \$C



01

Holiday Hallandale mtc LLC
3140 W Hallandale Beach
BLVD

Pembroke Park

FL

33009

NOV #6130
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIF
08/06/2021
US POSTAGE \$0

Holipray Hallandale MHC LLC
8800 N Bronx Ave
2nd Floor
Skokie, IL
60077



011

NOV #6130
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIF
08/06/2021
US POSTAGE \$0

Corporation Company Services
1201 Hays Street
Tallahassee, FL
32301





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

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

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

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

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

Title SIGNATORY

BUELTMANN, TOM
8800 NORTH BRONX AVENUE

2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/22/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2014 -- Foreign Limited	View image in PDF format



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 Varies

2021* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

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

Eff./Act. Year Built: 1978/1969

Special Assessments



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:

BERTILDA ARCHINOLD

3140 W HALLANDALE BEACH BLVD LOT 903
PEMBROKE PARK, FL 33009

Case #:

6130

Property Owner:

BERTILDA ARCHINOLD

3140 W HALLANDALE BEACH BLVD LOT 903
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #903

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/6/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
ZONING	Sec. 28-260 (8) - Prohibited uses	The permitted uses enumerated in the preceding section for the T-1 Mobile Home Park District shall not be construed to include, either as principal or accessory use, any of the following which are listed for emphasis: (8) The occupancy of any mobile home or recreational vehicle and/or addition thereto by more than one (1) family;	30

1. Multiple additions added to the mobile home without a permit including electrical and plumbing. Obtain a permit for all additions with electrical and plumbing with plans and inspections.
2. Additions have French doors, windows, multiple ext. doors, and stairs added to the mobile home without a permit. Obtain a permit for all French doors, windows, ext. doors, and stairs with plans and inspections.
3. Water heater replaced without a permit. Obtain a permit for the water heater serial #GE 0204267175 02/2004 with plans and inspections.
4. Verify with the Building Dept. if the patio area was permitted. If not obtain a after the fact permit for the patio area including the rails and concrete stairs with plans and inspections.
5. Vinyl siding was added to the multiple additions without a permit. Obtain a permit for the vinyl siding on the entire additions with plans and inspections.
6. Excessive prohibited outdoor stored items on the patio area and throughout the property line needs to be removed/cleaned up and maintained leaving only patio/lawn furniture.
7. Schedule an inspection with the Code Enforcement officer to verify the number of occupancy in the mobile home. Only 1 family allowed to reside in the home.
8. A double permit fee has been assessed for all work done without a permit.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 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@tppl.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.

BERTILDA ARCHINOLD

CASE NO. 6130

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: BERTILDA ARCHINOLD

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140/ 3120 W HALLANDALE BEACH BLVD LOT 903, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: BERTILDA ARCHINOLD AT 3:41
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.

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

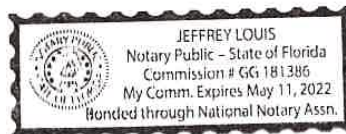
AFFIANT

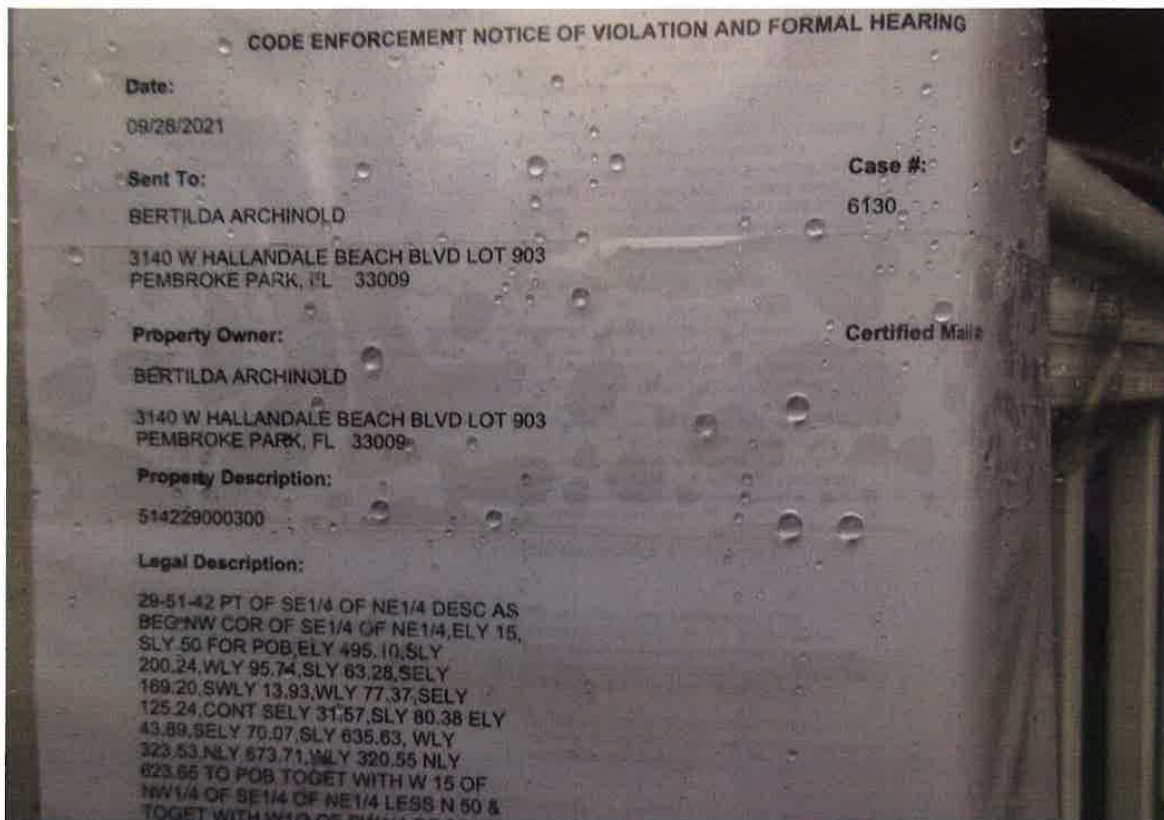
STATE OF FLORIDA
COUNTY OF BROWARD

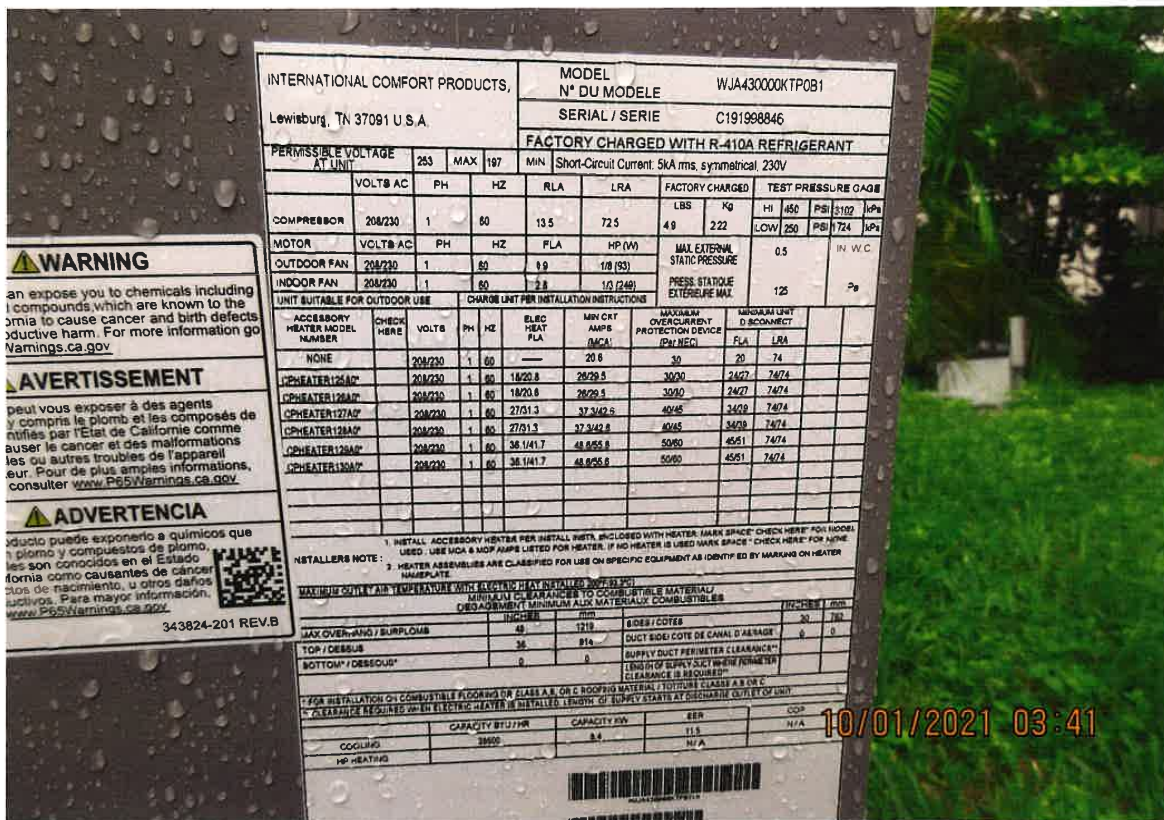
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 13 day of 10, 2021, by Teressa Malcolm as Code Enforcement Officer for the
Town of Pembroke Park.

Signature

Personally Known OR Produced Identification
Type of Identification Produced











Town of Pembroke Park Notice of Violation Notice

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

Name Beritilda Archino H
Site Address 3140 W H B B 10+903
Pembroke Park, FL 33009
Permit # _____

Date 8.5.2021

Case # _____

Sub/Park Holiday

☐ ***STOP ALL WORK**

☐ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 12-48, 5-103(h)

☐ NFPA # 5-105; 5-17, 28-26(5)

Violation(s)

no permit on file for the additions added to m/h,
including electrical, plumbing, and mechanical work, Addition
windows, doors, excessive prohibited clutter stored
items. verify the number of occupants in home.

obtain a permit for the multiple additions including
any electrical, mechanical, plumbing for water heater,
remove all items from patio area leaving only patio
furniture, verify patio area was permitted windows
doors, stairs, Rails.

☒ 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

[Signature]
Code Enforcement Officer

Posted
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: BERTILDA ARCHINOLD
3140 W HALLANDALE BEACH BLVD LOT 903
PEMBROKE PARK, FL 33009

Case #: 6130

Date: 08/06/2021

Property Owner: BERTILDA ARCHINOLD
3140 W HALLANDALE BEACH BLVD LOT 903
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, SLY
169.20, SWLY 13.93, WLY 77.37, SLY
125.24, CONT SLY 31.57, SLY 80.38 ELY
43.89, SLY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY 623.65
TO POB TOGET WITH W 15 OF NW1/4 OF
SE1/4 OF NE1/4 LESS N 50 & TOGET
WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

AKA: 3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #903

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/6/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
ZONING	Sec. 28-260 (8) - Prohibited uses	The permitted uses enumerated in the preceding section for the T-1 Mobile Home Park District shall not be construed to include, either as principal or accessory use, any of the following which are listed for emphasis: (8) The occupancy of any mobile home or recreational vehicle and/or addition thereto by more than one (1) family;	30

Notes/Mean of Correction:

1. Multiple additions added to the mobile home without a permit including electrical and plumbing. Obtain a permit for all additions with electrical and plumbing with plans and inspections.
2. Additions have French doors, windows, multiple ext. doors, and stairs added to the mobile home without a permit. Obtain a permit for all French doors, windows, ext. doors, and stairs with plans and inspections.
3. Water heater replaced without a permit. Obtain a permit for the water heater serial #GE 0204267175 02/2004 with plans and inspections.
4. Verify with the Building Dept. if the patio area was permitted. If not obtain a after the fact permit for the patio area including the rails and concrete stairs with plans and inspections.
5. Vinyl siding was added to the multiple additions without a permit. Obtain a permit for the vinyl siding on the entire additions with plans and inspections.
6. Excessive prohibited outdoor stored items on the patio area and throughout the property line needs to be removed/cleaned up and maintained leaving only patio/lawn furniture.
7. Schedule an inspection with the Code Enforcement officer to verify the number of occupancy in the mobile home. Only 1 family allowed to reside in the home.
8. A double permit fee has been assessed for all work done without a permit.

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

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


Teresa Malcolm
Code Enforcement Officer





















Case Overview

Property/Incident Information

Owner	Address	Site Address
HANLEX PROPERTIES LLC	1000 COLOUR PL APOPKA, FL 32703	4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status	Open	Case #	6147	Date Next Inspection	10/20/2021
--------------------	------	---------------	------	-----------------------------	------------

Notes

1. Building needs to be pressure washed and maintained.
2. Property wall at the back has been tagged twice with graffiti. Remove graffiti and/or paint the wall.
3. Property was trimmed but a lot of trash/debris is left over in the swales alongside the property, this should be maintained regularly. Remove all debris and trash from the property line and maintain it.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/13/2021		Notice of Violation	Hand
9/17/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 10/20/2021

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com® .	
OFFICIAL USE	
Certified Mail Fee \$ _____	
Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ _____ ☐ Return Receipt (electronic) \$ _____ ☐ Certified Mail Restricted Delivery \$ _____ ☐ Adult Signature Required \$ _____ ☐ Adult Signature Restricted Delivery \$ _____	
Postage \$ 7.33	
HANLEX PROPERTIES LLC 1000 COLOUR PL APOPKA, FL 32703 NOH # 6147	
PS Form 3800, April 2015 PSN 7530-02-000-9047	
See Reverse for Instructions	

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com® .	
OFFICIAL USE	
Certified Mail Fee	
Extra Services & Fees (check box, add fee as appropriate)	SEP 17 2021 Postmark Here
☐ Return Receipt (hardcopy)	\$ _____
☐ Return Receipt (electronic)	\$ _____
☐ Certified Mail Restricted Delivery	\$ _____
☐ Adult Signature Required	\$ _____
☐ Adult Signature Restricted Delivery	\$ _____
Postage \$7.33	
HANLEX PROPERTIES LLC 4790 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023 NOH # 6147	

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

Hasler FI
08/13/2021
US POSTAGE \$0



01

CODE ENFORCEMENT NOTICE OF R.

Sent To:

HANLEX PROPERTIES LLC

1000 COLOUR PL

Case #:

6147



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

Detail by Entity Name

Florida Limited Liability Company
HANLEX PROPERTIES, LLC

Filing Information

Document Number L13000052197
FEI/EIN Number 46-2494319
Date Filed 04/09/2013
State FL
Status ACTIVE

Principal Address

1000 COLOR PLACE
APOPKA, FL 32703

Changed: 10/07/2015

Mailing Address

1000 COLOR PLACE
APOPKA, FL 32703

Changed: 10/29/2015

Registered Agent Name & Address

PISTOR, HANS B
1000 COLOR PLACE
APOPKA, FL 32703

Address Changed: 04/13/2016

Authorized Person(s) Detail

Name & Address

Title MANAGER

Pistor, Hans
1000 COLOR PLACE
APOPKA, FL 32703

Annual Reports

Report Year	Filed Date
2019	04/29/2019
2020	04/21/2020

2021

04/15/2021

Document Images

04/15/2021 -- ANNUAL REPORT	View image in PDF format
04/21/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
04/25/2018 -- ANNUAL REPORT	View image in PDF format
04/24/2017 -- ANNUAL REPORT	View image in PDF format
04/13/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
01/13/2014 -- ANNUAL REPORT	View image in PDF format



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

Property Assessment Values

2022 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

09/17/2021

Sent To:

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

Case #:

6147

Property Owner:

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

Certified Mail #:

Property Description:

514230090493

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B A POR OF TR Q DESC AS, COMM AT NE
COR OF TR Q, W 280.65 TO POB, S 275, W
69.35, S 100, W 111.42, NWLY 39.38, N
325, NELY 39.16, E 179.40 TO POB, LESS
TR B (10 FT STRIP) OR 50514/497 & CORR
IN AFF 50547/690

AKA:

4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/13/2021 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.	14
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.	14
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	14
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	14
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	14

1. Building needs to be pressure washed and maintained.
2. Property wall at the back has been tagged twice with graffiti. Remove graffiti and/or paint the wall.
3. Property was trimmed but a lot of trash/debris is left over in the swales alongside the property, this should be maintained regularly. Remove all debris and trash from the property line and maintain it.

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@tppl.gov.

Teresa Malcolm

Code Enforcement Officer



9/17/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

HANLEX PROPERTIES LLC

Respondent

CASE NO. 6147

AFFIDAVIT OF SERVICE

TO BE SERVED: HANLEX PROPERTIES LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: HANLEX PROPERTIES LLC AT
1:40 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.

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

AFFIANT

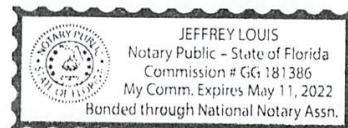
STATE OF FLORIDA

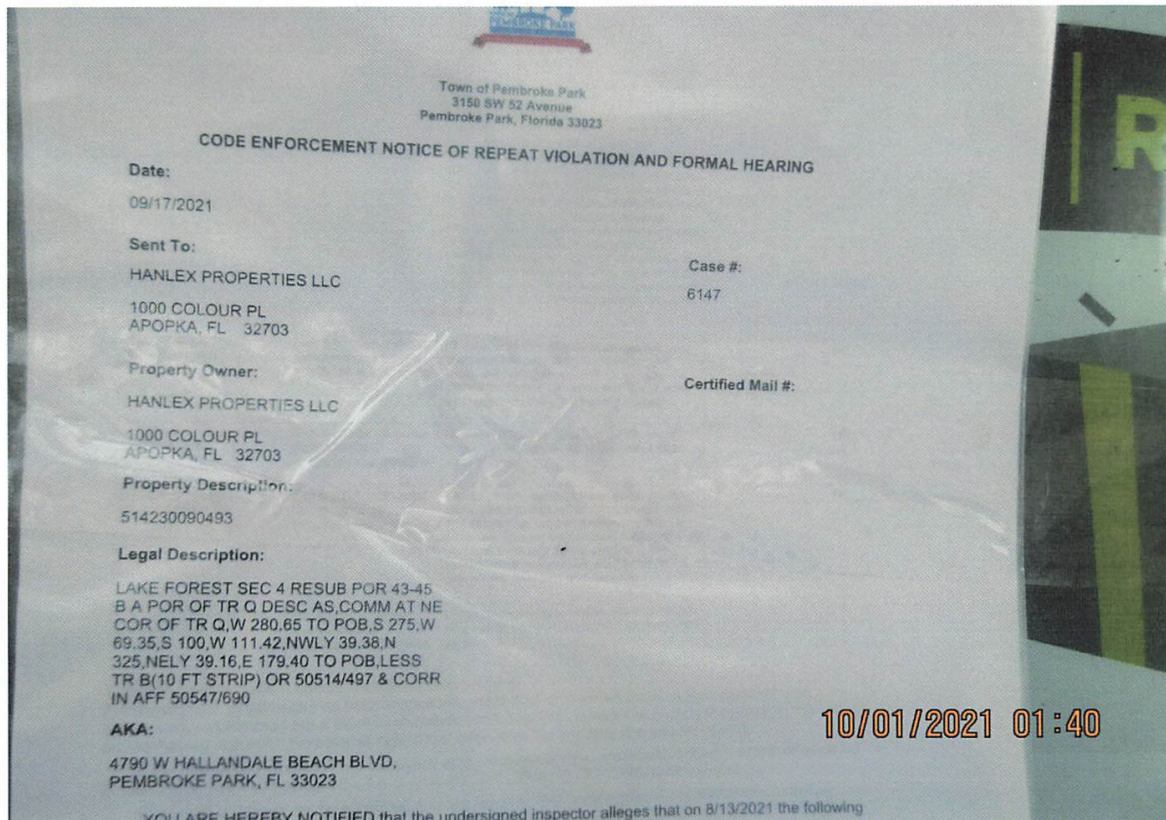
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 13 day of 10, 2021, by Teressa malcolm Code Enforcement Officer for the
Town of Pembroke Park.

Jeffrey Louis
Signature

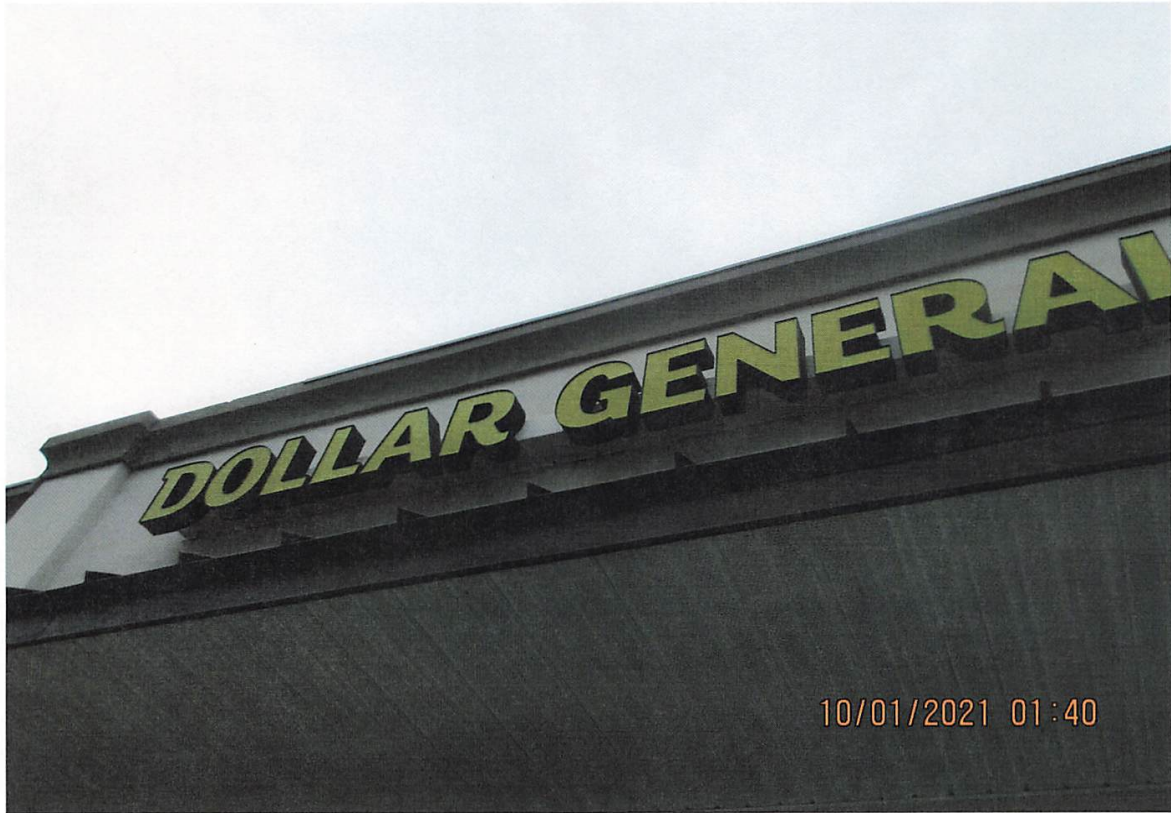
Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____



























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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To: HANLEX PROPERTIES LLC
1000 COLOUR PL
APOPKA, FL 32703

Case #: 6147

Date: 08/13/2021

Property Owner: HANLEX PROPERTIES LLC
1000 COLOUR PL
APOPKA, FL 32703

Property Description: 514230090493

Certified Mail #:

Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45
B A POR OF TR Q DESC AS, COMM AT NE
COR OF TR Q, W 280.65 TO POB, S 275, W
69.35, S 100, W 111.42, NWLY 39.38, N
325, NELY 39.16, E 179.40 TO POB, LESS
TR B (10 FT STRIP) OR 50514/497 & CORR
IN AFF 50547/690

AKA: 4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/13/2021 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.	14

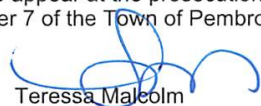
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	14
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	14
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	14
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	14

Notes/Mean of Correction:

1. Building needs to be pressure washed and maintained.
2. Property wall at the back has been tagged twice with graffiti. Remove graffiti and/or paint the wall.
3. Property was trimmed but a lot of trash/debris is left over in the swales alongside the property, this should be maintained regularly. Remove all debris and trash from the property line and maintain it.

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

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


Teresa Malcolm
Code Enforcement Officer





Case Overview

Property/Incident Information

Owner	Address	Site Address
VERSTER,JEANETTE	7220 SW 61 ST MIAMI, FL 33143	2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	6155	Date Next Inspection	10/20/2021
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Notes

1. Remove excess crates, wood, and trash from property.
2. Fine foods has a faded and rusted sign (if you choose to replace the sign then obtain a permit with plans and inspection) the rusted is running on the walls which need pressure washing and painting both buildings.
3. Trim trees of the property (the trees are leaving these small beads/seeds which are slippery and a major trim hazard. Have the trees trimmed on a monthly basis to avoid those slippery beads being left over including the overgrown vegetation on the light post.
4. Parking lot is completely faded with cracks, some parking stumps need repairs, and need repairs. Remove the wood and string "no parking" from the parking lot area. Obtain a parking lot and striping permit with plans and inspections.
5. "Marinetop shop" in Unit #A has a new banner with no permit on file. Obtain a permit for the banner sign with plans and inspections.
6. "Marinetop shop" in Unit #A has racking installed with no permit of file. Obtain a permit for the racking system installed with plans and inspections.
7. "Marinetop shop" in Unit #A is occupying the unit with no current business tax receipt for this location. Obtain a business tax receipt for this location within 3 days from this notice.
8. "Marinetop shop" in Unit #A has installed multiple different machinery equipment with no permit on file. Obtain a permit for the machinery installed with plans and inspections.
9. "Marinetop shop" in Unit #A code enforcement needs to schedule a walkthrough inspection to verify the bathrooms installed and the extra storage area in this unit. If not permitted then a permit for those bathrooms and storage area will need to be obtained with plans and inspections.
10. Rusted boulders need painting.
11. Cameras installed without a permit. Obtain a permit for the cameras on the both buildings.
12. A double permit fee has been assessed for all work done without permits.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/23/2021		Notice of Violation	Hand
9/28/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 10/20/2021
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: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(o). - Exterior maintenance of structures and premises	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwellings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the time of the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year from the effective date of this ordinance. The exterior of all bui...	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/20/2021

Case Overview

HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 10/20/2021
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7021 0350 0001 0297 9871

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	JEANETTE VERSTER
Street and Apt.	7220 SW 61 ST
City, State, Zip	MIAMI, FL 33143
	NOH # 6155
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0001 0297 9864

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	JEANETTE VERSTER
Street and Apt.	2503 JOHN P LYONS LANE
City, State, Zip	PEMBROKE PARK, FL 33009
	NOH # 6155
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:

JEANETTE VERSTER
2503 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009
NOH # 6155



9590 9402 6610 1028 6976 48

2. Article Number (Transfer from service label)

7021 0350 0001 0297 9864

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

N # 6155

OF PEMBROKE PARK

RD AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

FIRST-CLASS MAIL

08/23/2021

US POSTAGE

\$000.51⁰



ZIP 33023
011D10656696

Jeanette Verster
2503 John P Lyons
Lane
Pembroke Park
FL
33023

OF PEMBROKE PARK

AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

FIRST-CLASS MAIL

08/23/2021

US POSTAGE

\$000.51⁰



ZIP 33023
011D10656696

Sent To:

VERSTER, JEANETTE

7220 SW 61 ST
MIAMI, FL 33143

Case #:

6155



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2503 JOHN P LYONS LANE, PEMBROKE PARK FL 33009	ID #	5142 29 01 0010
Property Owner	VERSTER, JEANETTE	Millage	0613
Mailing Address	7220 SW 61 ST MIAMI FL 33143	Use	48
Abbr Legal Description	R B INDUSTRIAL PLAT 104-38 B 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\(8\)](#).

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2021*	\$609,150	\$3,503,240	\$4,112,390	\$3,686,130				
2020	\$609,150	\$2,741,880	\$3,351,030	\$3,351,030	\$72,321.26			
2019	\$609,150	\$3,217,230	\$3,826,380	\$3,281,920	\$75,326.71			
2021* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$4,112,390	\$4,112,390	\$4,112,390	\$4,112,390				
Portability	0	0	0	0				
Assessed/SOH	\$3,686,130	\$4,112,390	\$3,686,130	\$3,686,130				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$3,686,130	\$4,112,390	\$3,686,130	\$3,686,130				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
4/5/2005	WD	\$2,800,000	39448 / 249	\$7.00	87,021	SF		
5/18/1998	WD	\$2,325,000	28275 / 562					
6/26/1995	WD	\$400,000	23670 / 119					
9/14/1994	WD	\$100	22646 / 979					
6/1/1989	WD	\$100	16585 / 80					
				Adj. Bldg. S.F. (Card, Sketch)		40398		
				Eff./Act. Year Built: 1997/1996				
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:

VERSTER,JEANETTE

7220 SW 61 ST
MIAMI, FL 33143

Case #:

6155

Property Owner:

VERSTER,JEANETTE

7220 SW 61 ST
MIAMI, FL 33143

Certified Mail #:

Property Description:

514229010010

Legal Description:

R B INDUSTRIAL PLAT 104-38 B TRACT A

AKA:

2503 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/23/2021 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(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(o). - Exterior maintenance of structures and premises	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwellings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the time of the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year from the effective date of this ordinance. The exterior of all bui...	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	30

1. Remove excess crates, wood, and trash from property.
2. Fine foods has a faded and rusted sign (if you choose to replace the sign then obtain a permit with plans and inspection) the rusted is running on the walls which need pressure washing and painting both buildings.
3. Trim trees of the property (the trees are leaving these small beads/seeds which are slippery and a major trim hazard. Have the trees trimmed on a monthly basis to avoid those slippery beads being left over including the overgrown vegetation on the light post.
4. Parking lot is completely faded with cracks, some parking stomps need repairs, and need repairs. Remove the wood and string "no parking" from the parking lot area. Obtain a parking lot and striping permit with plans and inspections.
5. "Marinetop shop" in Unit #A has a new banner with no permit on file. Obtain a permit for the banner sign with plans and inspections.
6. "Marinetop shop" in Unit #A has racking installed with no permit of file. Obtain a permit for the racking system installed with plans and inspections.
7. "Marinetop shop" in Unit #A is occupying the unit with no current business tax receipt for this location. Obtain a business tax receipt for this location within 3 days from this notice.
8. "Marinetop shop" in Unit #A has installed multiple different machinery equipment with no permit on file. Obtain a permit for the machinery installed with plans and inspections.
9. "Marinetop shop" in Unit #A code enforcement needs to schedule a walkthrough inspection to verify the bathrooms installed and the extra storage area in this unit. If not permitted then a permit for those bathrooms and storage area will need to be obtained with plans and inspections.
10. Rusted boulders need painting.
11. Cameras installed without a permit. Obtain a permit for the cameras on the both buildings.
12. A double permit fee has been assessed for all work done without 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 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.

JEANETTE VERSTER

CASE NO. 6155

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JEANETTE VERSTER

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2503 JOHN P LYONS LANE , PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: JEANETTE VERSTER AT 3:49
A.M./P.M. ON THE 1 DAY OF OCTOBER 2021.

TYPE OF SERVICE

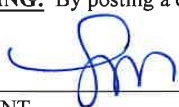
(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

() **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.

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

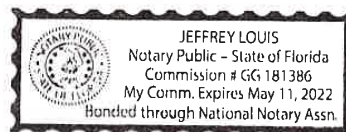

AFFIANT

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 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: 09/28/2021

Sent To: VERSTER, JEANETTE
7220 SW 61 ST
MIAMI, FL 33143

Case #: 6155

Property Owner: VERSTER, JEANETTE
7220 SW 61 ST
MIAMI, FL 33143

Certified Mail #:

Property Description: 514229010010

Legal Description: R B INDUSTRIAL PLAT 104-38 B TRACT A

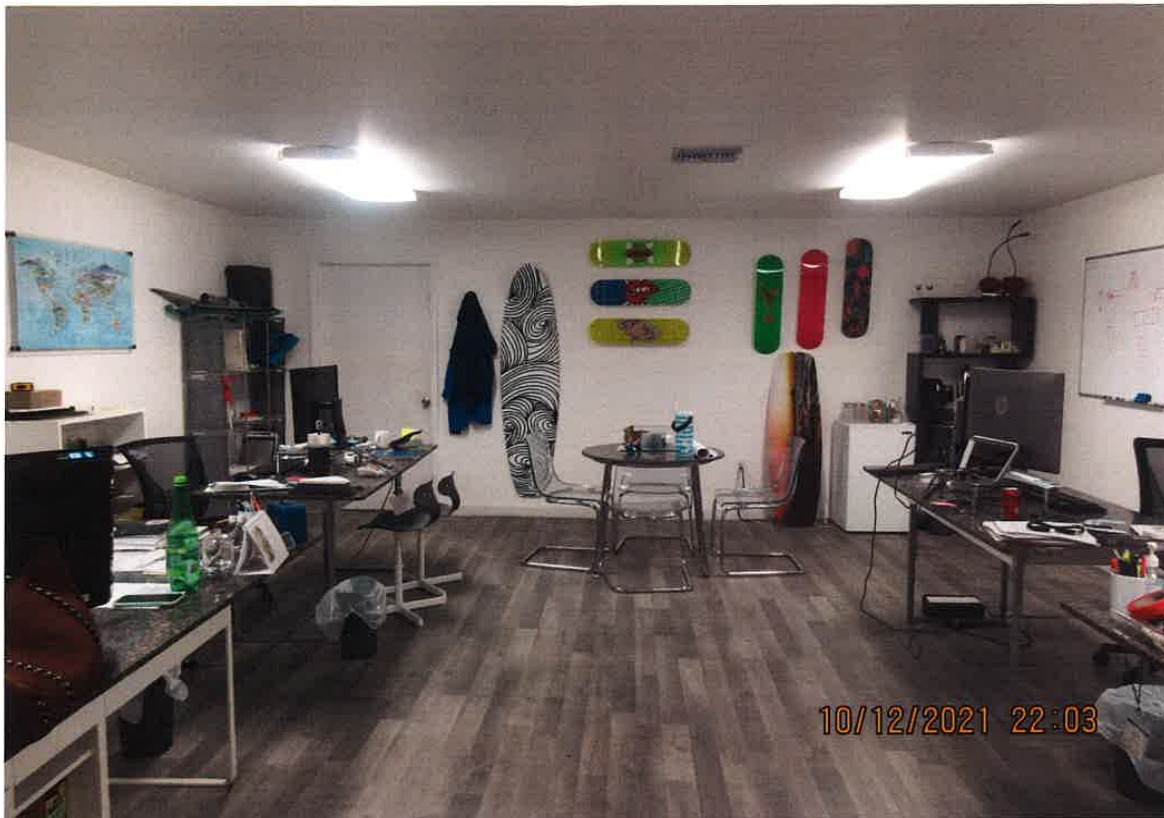
AKA: 2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/23/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

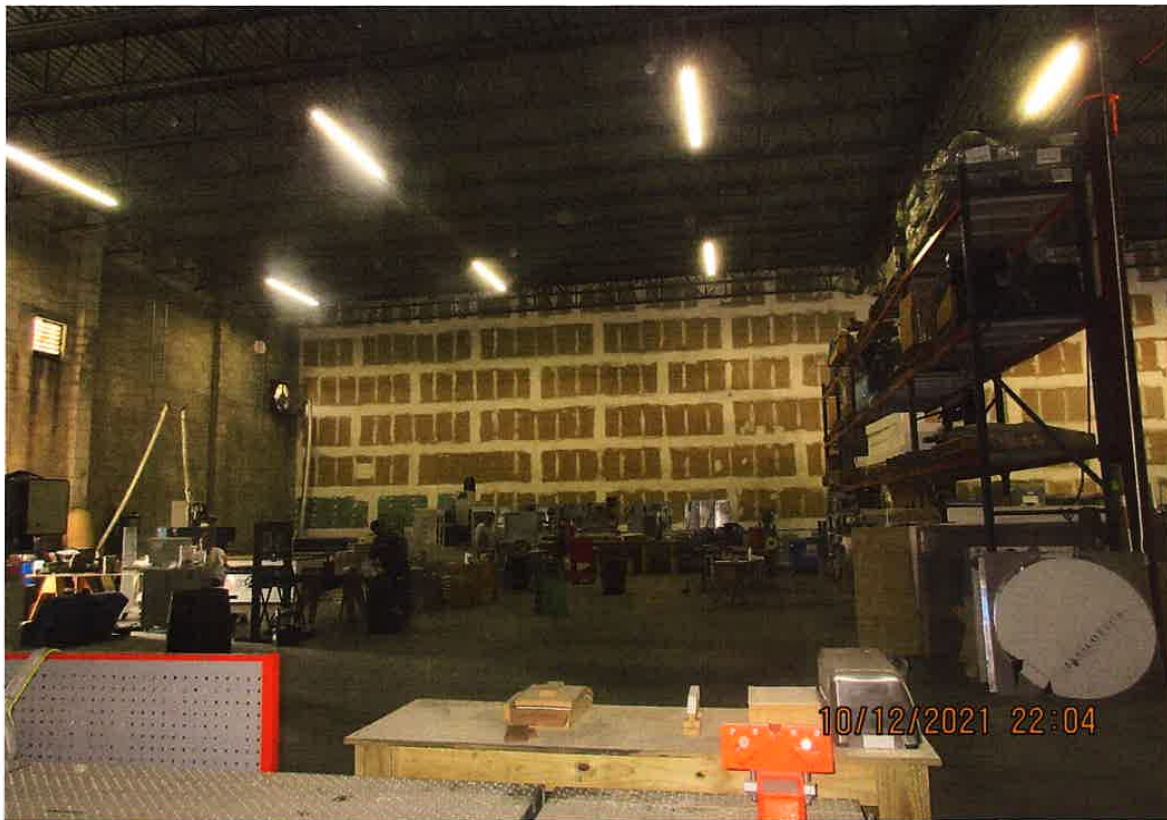
Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105 (a) - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by 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 and can be of another color.	30

10/01/2021 03:49



















Permit #	Folio #	Company	Job Address	Status	Job
<u>75639</u>	124835-0	514229010010	USA Air Conditioning Service	2503 JOHN P LYONS Ln PEMBROKE PARK, FL	Permit Complete Commercial A.C. Changeouts
<u>81776</u>	166726-0	514229010010	Bergeron Plumbing Inc	2503 JOHN P LYONS Ln	Permit Complete Commercial Water Line
<u>82489</u>	176956-0	514229010010	ACEBO ROOFING CORP	2503 JOHN P LYONS LN,	Permit Complete Commercial Roof - Repair
<u>91556</u>	1910529-0	514229010010	CODA ROOFING INC	2503 JOHN P LYONS LN	Permit Complete Commercial Re-Roof Composition Shingle



Town of Pembroke Park Notice of Violation Notice

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

Name Jeannette Verster

Date 8.20.2021

Site Address 2503 John Pylon Lane
Pembroke Park FL 33009

Case # _____

Sub/Park _____

Permit # _____

☐ *STOP ALL WORK

☐ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-103(5)(4)

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

Remove excess crates and trash from property

Corrective Action(s)

Remove excess crates and trash from
property and keep it maintained. (fine foods
need to pressure wash the rust on building.
Trim trees, trip hazard from the seeds on tree.

☐ Structural

☐ Plumbing

☐ Mechanical

☐ Electrical

☒ Code Enforcement

☐ Zoning

☐ Business Tax Receipt

☐ Other

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 7

*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. 213 ☐ Building Dept. Ext. 211/227
☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

T. Malcolm
Code Enforcement Officer

mailed
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: VERSTER,JEANETTE
7220 SW 61 ST
MIAMI, FL 33143

Case #: 6155

Date: 08/23/2021

Property Owner: VERSTER,JEANETTE
7220 SW 61 ST
MIAMI, FL 33143

Property Description: 514229010010

Certified Mail #:

Legal Description: R B INDUSTRIAL PLAT 104-38 B TRACT A

AKA: 2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/23/2021 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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BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(o). - Exterior maintenance of structures and premises	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwellings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the time of the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year from the effective date of this ordinance. The exterior of all bui...	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, 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

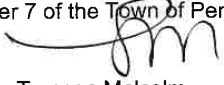
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	30
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Notes/Mean of Correction:

1. Remove excess crates, wood, and trash from property.
2. Fine foods has a faded and rusted sign (if you choose to replace the sign then obtain a permit with plans and inspection) the rusted is running on the walls which need pressure washing and painting both buildings.
3. Trim trees of the property (the trees are leaving these small beads/seeds which are slippery and a major trim hazard. Have the trees trimmed on a monthly basis to avoid those slippery beads being left over including the overgrown vegetation on the light post.
4. Parking lot is completely faded with cracks, some parking stomps need repairs, and need repairs. Remove the wood and string "no parking" from the parking lot area. Obtain a parking lot and striping permit with plans and inspections.
5. "Marinetop shop" in Unit #A has a new banner with no permit on file. Obtain a permit for the banner sign with plans and inspections.
6. "Marinetop shop" in Unit #A has racking installed with no permit of file. Obtain a permit for the racking system installed with plans and inspections.
7. "Marinetop shop" in Unit #A is occupying the unit with no current business tax receipt for this location. Obtain a business tax receipt for this location within 3 days from this notice.
8. "Marinetop shop" in Unit #A has installed multiple different machinery equipment with no permit on file. Obtain a permit for the machinery installed with plans and inspections.
9. "Marinetop shop" in Unit #A code enforcement needs to schedule a walkthrough inspection to verify the bathrooms installed and the extra storage area in this unit. If not permitted then a permit for those bathrooms and storage area will need to be obtained with plans and inspections.
10. Remove trailer "Custom service distribution, Inc" from the parking lot area.
11. Rusted boulders need painting.
12. Cameras installed without a permit. Obtain a permit for the cameras on the both buildings.
13. A double permit fee has been assessed for all work done without permits.

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

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


Teressa Malcolm
Code Enforcement Officer























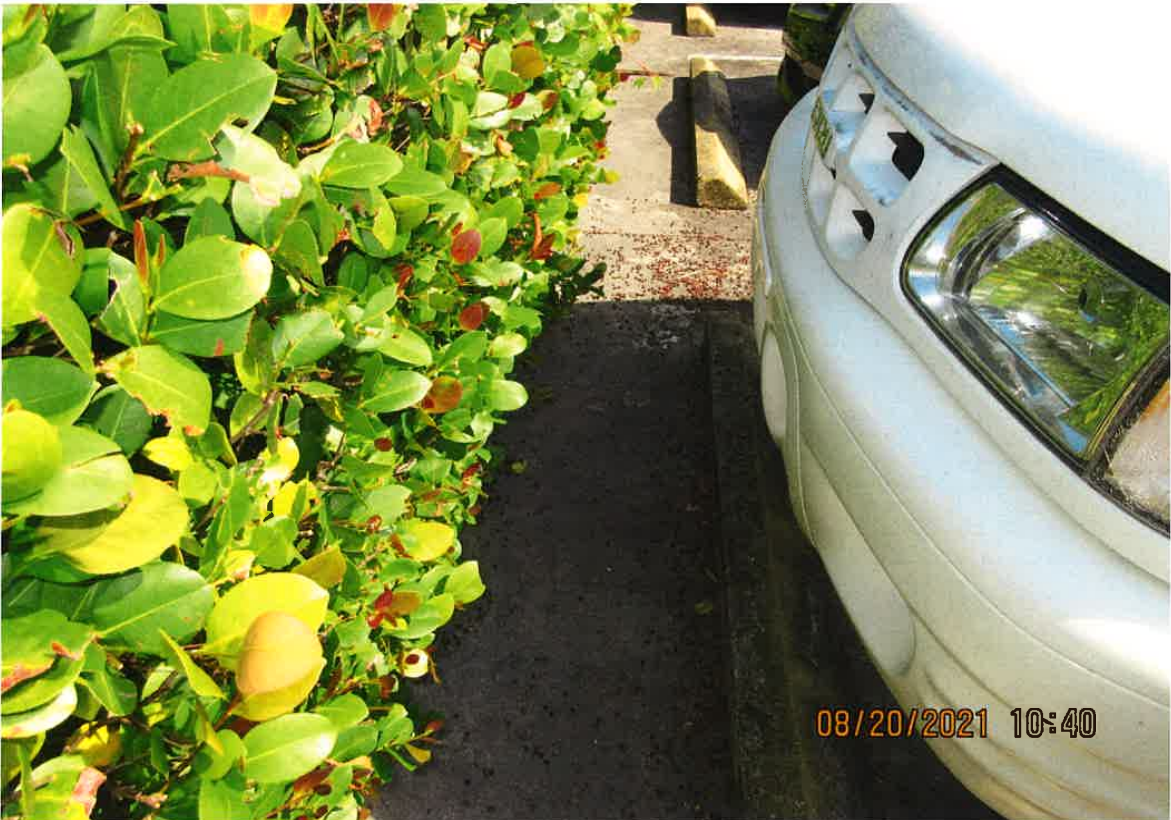






















Case Overview

Property/Incident Information

Owner	Address	Site Address
GARDEN PROPERTY 786 INC	17409 SW 54 ST MIRAMAR, FL 33029	2950 SW 32 AVE, PEMBROKE PARK, FL 33023
Legal Description		

Case Status Open	Case # 6178	Date Next Inspection 10/20/2021
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Notes

1. Abandon Vehicles on Property. Remove all abandoned vehicles the property.
2. Remove all overgrown weeds from the property.
3. Chain link fence needs repairs.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/25/2021		Notice of Violation	Hand
9/28/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 10/20/2021
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 10/20/2021

7021 0350 0001 0297 9901

U.S. Postal Service™
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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage and
 \$ 7.33

Sent To
 GARDEN PROPERTY 786 INC
 2950 SW 32 AVE
 PEMBROKE PARK, FL 33023
 NOH # 6178

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

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

7021 0350 0001 0297 9901

U.S. Postal Service™
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☐ Return Receipt (hardcopy) \$
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage and
 \$ 7.33

Sent To
 GARDEN PROPERTY 786 INC
 17409 SW 54 ST
 MIRAMAR, FL 33029
 NOH # 6178

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

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:
 GARDEN PROPERTY 786 INC
 17409 SW 54 ST
 MIRAMAR, FL 33029
 NOH # 6178

2. Article Number (Transfer from service label)
 7021 0350 0001 0297 9901

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

Barcode: 9590 9402 6610 1028 6965 66

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

OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
08/25/2021
US POSTAGE \$000.51⁰

 ZIP 33023
011D10656696

Sent To:

GARDEN PROPERTY 786 INC
17409 SW 54 ST
MIRAMAR, FL 33029

Case #:

6178



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

Detail by Entity Name

Florida Profit Corporation
GARDEN PROPERTY 786, INC

Filing Information

Document Number	P10000070326
FEI/EIN Number	45-4499116
Date Filed	08/26/2010
Effective Date	08/23/2010
State	FL
Status	ACTIVE

Principal Address

2950 sw 32nd ave
hollywood, FL 33023

Changed: 04/11/2021

Mailing Address

17409 SW 54 ST
MIRAMAR, FL 33029

Registered Agent Name & Address

SACHWANI, Zainab Q
17409 SW 54 ST
MIRAMAR, FL 33029

Name Changed: 03/29/2013

Officer/Director Detail

Name & Address

Title P

Sachwani, Zainab Q
17409 SW 54 ST
MIRAMAR, FL 33029

Title VP

Sachwani, Yasmin I
17409 SW 54 ST
MIRAMAR, FL 33029

Annual Reports

Report Year	Filed Date
2019	03/12/2019
2020	05/10/2020
2021	04/11/2021

Document Images

04/11/2021 -- ANNUAL REPORT	View image in PDF format
05/10/2020 -- ANNUAL REPORT	View image in PDF format
03/12/2019 -- ANNUAL REPORT	View image in PDF format
03/04/2018 -- ANNUAL REPORT	View image in PDF format
04/02/2017 -- ANNUAL REPORT	View image in PDF format
03/25/2016 -- ANNUAL REPORT	View image in PDF format
03/08/2015 -- ANNUAL REPORT	View image in PDF format
04/11/2014 -- ANNUAL REPORT	View image in PDF format
03/29/2013 -- ANNUAL REPORT	View image in PDF format
02/09/2012 -- ANNUAL REPORT	View image in PDF format
03/16/2011 -- ANNUAL REPORT	View image in PDF format
08/26/2010 -- Domestic Profit	View image in PDF format



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2950 SW 32 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 09 0093
Property Owner	GARDEN PROPERTY 786 INC	Millage	0613
Mailing Address	17409 SW 54 ST MIRAMAR FL 33029	Use	11
Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$120,890	\$180,720	\$301,610	\$275,850	
2020	\$120,890	\$166,360	\$287,250	\$250,780	\$5,649.52
2019	\$120,890	\$152,110	\$273,000	\$227,990	\$5,281.26

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$301,610	\$301,610	\$301,610	\$301,610
Portability	0	0	0	0
Assessed/SOH	\$275,850	\$301,610	\$275,850	\$275,850
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	\$275,850	\$301,610	\$275,850	\$275,850

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/25/2010	WD-D	\$175,000	47405 / 1381	\$7.00	17,270	SF
5/26/2009	QCD-D	\$175,000	46254 / 1909			
10/4/1999	WD	\$120,000	29911 / 242			
4/1/1989	WD	\$100,000	16412 / 154			
2/1/1986	WD	\$70,000				
				Adj. Bldg. S.F. (Card, Sketch)		3066
				Eff./Act. Year Built: 1976/1975		

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:

GARDEN PROPERTY 786 INC
17409 SW 54 ST
MIRAMAR, FL 33029

Case #:

6178

Property Owner:

GARDEN PROPERTY 786 INC
17409 SW 54 ST
MIRAMAR, FL 33029

Certified Mail #:

Property Description:

514230090093

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B TR R & R A LESS N 135 & LESS W 50
BLK 40

AKA:

2950 SW 32 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/25/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	7
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	7
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	7

BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	7
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.	7

1. Abandon Vehicles on Property. Remove all abandoned vehicles the property.
2. Remove all overgrown weeds from the property.
3. Chain link fence needs repairs.

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.

Teresa Malcolm

Code Enforcement Officer



9/28/2021

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

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

GARDEN PROPERTY 786 INC

)

)

)

)

CASE NO. 6178

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: GARDEN PROPERTY 786 INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2950 SW 32 AVE , PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: GARDEN PROPERTY 786 INC AT 4:06
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.

() **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 _____ day of _____, 2021, by _____ as Code Enforcement Officer for the
Town of Pembroke Park.~~

Signature

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
09/28/2021

Sent To:
GARDEN PROPERTY 786 INC
17409 SW 54 ST
MIRAMAR, FL 33029

Case #:
6178

Property Owner:
GARDEN PROPERTY 786 INC
17409 SW 54 ST
MIRAMAR, FL 33029

Certified Mail #:

Property Description:
514230090093

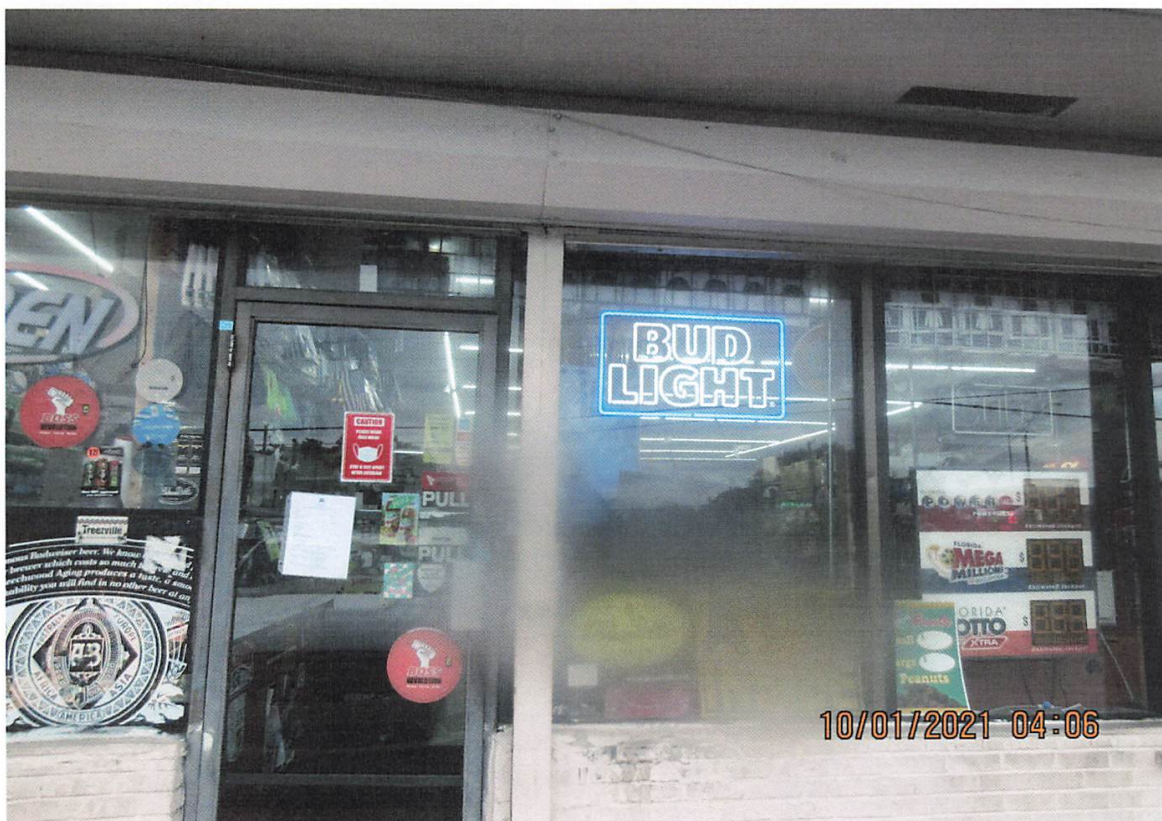
Legal Description:
LAKE FOREST SEC 4 RESUB POR
B TR R & R A LESS N 135 & LESS W
BLK 40

AKA:
2950 SW 32 AVE, PEMBROKE PARK, FL
33023

10/01/2021 04:06

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 09/28/2021 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
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Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: GARDEN PROPERTY 786 INC
17409 SW 54 ST
MIRAMAR, FL 33029

Case #: 6178

Date: 08/25/2021

Property Owner: GARDEN PROPERTY 786 INC
17409 SW 54 ST
MIRAMAR, FL 33029

Property Description: 514230090093

Certified Mail #:

Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45
B TR R & R A LESS N 135 & LESS W 50
BLK 40

AKA: 2950 SW 32 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/25/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	7
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	7
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	7
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	7

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.	7
--	---	--	---

Notes/Mean of Correction:

1. Abandon Vehicles on Property. Remove all abandoned vehicles the property.
2. Remove all overgrown weeds from the property.
3. Chain link fence needs repairs.

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









Case Overview

Property/Incident Information

Owner	Address	Site Address
KWITNEY, IRENE SCHWARTZREICH, MILA	20191 E COUNTRY CLUB DR #2303 AVENTURA, FL 33180	5409 SW 41 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Closed **Case #** 5676

Notes

1. A/c installed without a permit, no record found. Obtain permit with plans and inspections (Serial Number: W231949000 06/2019).
2. Patio slab appears to need repair or to be filled with concrete. Obtain permit for slab with plans and inspections.
3. A double permit fee has been assessed. permit. No record on file, obtain permit with plans and inspections.
4. Remove prohibited items from backyard (I.e: crates etc).

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/23/2021		Notice of Violation	Regular Mail
6/29/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/21/2021	7/20/2021	Final Order	Certified Mail
9/28/2021	10/20/2021	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail
9/30/2021		Affidavit of Compliance	Regular 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.	9/30/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	9/30/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	9/30/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	9/30/2021

Case Overview

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	9/30/2021	\$2,150.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$2,250.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$2,250.00

7019 1120 0000 9007 7057

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage \$	
\$7.33	
Sent To	IRENE KWITNEY & MILA SCHWARTZREICH
Street and Apt.	20191 E COUNTRY CLUB DR # 2303
City, State, Zip	AVENTURA, FL 33180
	AOF # 5676
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0001 0298 2505

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☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage \$	
\$1.33	
Sent To	IRENE KWITNEY & MILA SCHWARTZREICH
Street and Apt.	5409 SW 41 ST
City, State, Zip	PEMBROKE PARK, FL 33023
	AOF # 5676
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

OC# 5076
OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

Irene Kvitney /
Mila Schwartzreich
5409 SW 41st
Pembroke Park
FL
33023

Hasler FIRST-CLASS MAIL
09/30/2021
US POSTAGE \$000.53⁹



ZIP 33023
011D10656696

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
09/30/2021
US POSTAGE \$000.53⁹



ZIP 33023
011D10656696

Sent To:

KWITNEY, IRENE
SCHWARTZREICH, MILA

20191 E COUNTRY CLUB DR #2303
AVENTURA, FL 33180

Case #:

5676



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	5409 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 27 0300
Property Owner	KWITNEY, IRENE SCHWARTZREICH, MILA	Millage	0613
Mailing Address	20191 E COUNTRY CLUB DR #2303 AVENTURA FL 33180	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 182.09 TO POB,N 20.00, W 51.95,S 20.00,E 52.00 TO POB AKA: UNIT E-30 LA ESTANCIA		

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

* 2021 values are considered "working values" and are subject to change.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$9,350	\$156,370	\$165,720	\$128,270	
2020	\$9,350	\$126,280	\$135,630	\$116,610	\$2,640.38
2019	\$9,350	\$126,980	\$136,330	\$106,010	\$2,518.95
2021* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$165,720	\$165,720	\$165,720	\$165,720	
Portability	0	0	0	0	
Assessed/SOH	\$128,270	\$165,720	\$128,270	\$128,270	
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	\$128,270	\$165,720	\$128,270	\$128,270	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor
11/13/2009	QCD-T	\$100	46664 / 1470	\$9.00	1,039
7/21/2009	SWD-Q-DS	\$75,500	46440 / 190		
7/22/2009	SWD-T	\$100	46440 / 184		
4/22/2008	CET-T	\$100	45401 / 1259		
10/2/2006	WD	\$255,000	42912 / 1062		
				Adj. Bldg. S.F. (Card, Sketch)	1166
				Units	1
				Eff./Act. Year Built:	2007/2006
Special Assessments					
Fire	Garb	Light	Drain	Impr	Safe

1. A/c installed without a permit, no record found. Obtain permit with plans and inspections (Serial Number: W231949000 06/2019).
2. Patio slab appears to need repair or to be filled with concrete. Obtain permit for slab with plans and inspections.
3. A double permit fee has been assessed. permit. No record on file, obtain permit with plans and inspections.
4. Remove prohibited items from backyard (l.e: crates etc).

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

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

Petitioner,

vs.

**KWITNEY,IRENE
SCHWARTZREICH,MILA
5409 SW 41 ST, PEMBROKE PARK, FL
33023**

NOTICE OF HEARING TO ABATE FINE

Sent To:

KWITNEY,IRENE
SCHWARTZREICH,MILA
20191 E COUNTRY CLUB DR #2303
AVENTURA, FL 33180

Case #:

5676

Date:

09/28/2021

Property Owner:

KWITNEY,IRENE
SCHWARTZREICH,MILA
20191 E COUNTRY CLUB DR #2303
AVENTURA, FL 33180

Property Description:

514230270300

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4
OF SW1/4 SEC 30) DESC AS: COMM SE
COR OF SW1/4 OF SE1/4 OF SW1/4 OF
SW1/4 OF SEC 30, N 182.09 TO POB,N
20.00, W 51.95,S 20.00,E 52.00 TO POB
AKA: UNIT E-30 LA ESTANCIA

AKA:

5409 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 Abate Fine on the **20th day of October, 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 **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

IRENE KWITNEY /

MILA SCHWARTZREICH

Respondent

CASE NO. 5676

AFFIDAVIT OF SERVICE

TO BE SERVED: IRENE KWITNEY /MILA SCHWARTZREICH

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5409 SW 41 ST, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: IRENE KWITNEY /
MILA SCHWARTZREICH AT 12:46 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.

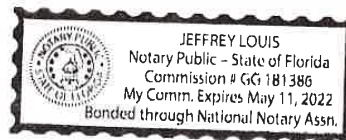
AFFIANT

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





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

Petitioner,
vs.
KWITNEY, IRENE
SCHWARTZREICH, MILA
5409 SW 41 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
KWITNEY, IRENE SCHWARTZREICH, MILA 20191 E COUNTRY CLUB DR #2303 AVENTURA, FL 33180	5676	09/28/2021
Property Owner:	Property Description:	Certified Mail #:
KWITNEY, IRENE SCHWARTZREICH, MILA 20191 E COUNTRY CLUB DR #2303 AVENTURA, FL 33180	514230270300	
Legal Description:	AKA:	
HOLLYWOOD RIDGE FARMS 2-18 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 182.09 TO POB, N 20.00, W 51.95, S 20.00, E 52.00 TO POB AKA: UNIT E-30 LA ESTANCIA	5409 SW 41 ST, PEMBROKE PARK, FL 33023	

10/01/2021 00:46

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 20th day of October, 2021 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-

2111179

PERMIT NO.

M-94002

APPLICATION NO.



BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

AMT DUE

PERMIT TYPE: MECHANICAL					
JOB NAME: KWITNEY,IRENE SCHWARTZREICH,MILA					
JOB ADDRESS: 5409 SW 41 ST UNIT E30					
OWNER NAME: KWITNEY,IRENE SCHWARTZREICH,MILA					
OWNER ADDRESS: 20191 E COUNTRY CLUB DR #2303					
CITY: AVENTURA					
PHONE: 9544013032		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: Courtesy Refrigeration and Air Conditioning					
MAIL ADDRESS: 4611 S University Dr. #127					
CITY STATE ZIP: Davie FL 33328					
PHONE: 9542880727		FAX:		EMAIL: laff@courtesyairconditioning.com	
CERT. COMPETENCY: CAC1817525			STATE REGISTRATION: N/A		
LOT: E30	BLOCK: 0	PRESENT USE: N/A		PROPOSED USE: N/A	
FOLIO NUMBER: 514230270300			SUBDIVISION: 0		
NO. OF STORIES: 0		OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0
TYPE OF WORK:		N/A	N/A	N/A	REPAIR
JOB COST: 3500		SQ.FT. / L.F.: 0			
DESCRIBE WORK: VIOLATION: REPLACE EXISTING 2.5 TON SPLIT SYSTEM RHEEM RA1430AJ1 / RH1JP3017STAN - 7KW					
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.

Process #



Find

Clear



Options

5409 SW 41 ST UNIT E30**Status:** Permit Complete **Job Type:** Residential A.C. Changeouts **Master Process #** 94002 **Permit #** 2111179-0

Applications



New Inspection



Delete Inspection



Save Inspection



Close Inspection



Configure Inspection



Export To Excel

Requirements

Event ID

Inspection Date

Inspection

Assigned To

Status

Fees

[View](#)

95696

09/13/2021

(MECH) - Condensate Lines

Gonzalo Corcuera

Pass

Notes

[View](#)

95697

09/13/2021

(MECH) - Rough Duct Insulation

Gonzalo Corcuera

Pass

Plan Reviews

[View](#)

95699

09/13/2021

(MECH) - Final Mechanical

Gonzalo Corcuera

Pass

Inspections

Print Inspections

Display Inspections

Linked Permits

Laserfiche

Permits



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

Case #:
5676

Petitioner,

vs.

KWITNEY, IRENE
SCHWARTZREICH, MILA
5409 SW 41 ST, PEMBROKE PARK, FL
33023

Respondent(s)

On 9/30/2021 I TERESSA MALCOLM 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:	KWITNEY, IRENE SCHWARTZREICH, MILA
Address:	20191 E COUNTRY CLUB DR #2303 AVENTURA, FL 33180
Folio:	514230270300
Site Address:	5409 SW 41 ST, PEMBROKE PARK, FL 33023
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 182.09 TO POB, N 20.00, W 51.95, S 20.00, E 52.00 TO POB AKA: UNIT E-30 LA ESTANCIA

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.	9/30/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	9/30/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	9/30/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	9/30/2021

Notes/Mean of Correction:

Permit was obtained under process # 94002

Further, Affiant sayeth naught

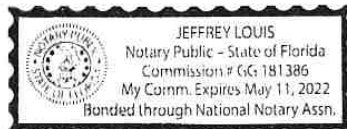
STATE OF FLORIDA

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 9/30/2021

NOTARY PUBLIC, STATE OF FLORIDA





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

Sent To:

KWITNEY,IRENE
SCHWARTZREICH,MILA
20191 E COUNTRY CLUB DR #2303
AVENTURA, FL 33180

Case #:

5676

Date:

9/30/2021 12:00:00 AM

Property Owner:

KWITNEY,IRENE
SCHWARTZREICH,MILA
20191 E COUNTRY CLUB DR #2303
AVENTURA, FL 33180

Property Description:

514230270300

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4
OF SW1/4 SEC 30) DESC AS: COMM SE
COR OF SW1/4 OF SE1/4 OF SW1/4 OF
SW1/4 OF SEC 30, N 182.09 TO POB,N
20.00, W 51.95,S 20.00,E 52.00 TO POB
AKA: UNIT E-30 LA ESTANCIA

AKA:

5409 SW 41 ST, PEMBROKE PARK, FL
33023

Mailing Purposes Only

Teressa Malcolm

From: mila schwartzreich <milaschwartzreich@hotmail.com>
Sent: Tuesday, September 28, 2021 4:59 PM
To: Teressa Malcolm; Irene Kwitney
Subject: Case # 5676

Good afternoon Ms. Malcolm,

Please accept this correspondence as a formal request for abatement of all fines associated with code violations involving property located at 5409 SW 41 Street, in the city of Pembroke Park.

First and foremost, thank you for your professionalism and accessibility during this process. I initially called you upon receipt of the Notice of Violation to understand the process of correcting any issues in late March. You were responsive, helpful, and eager to walk me through the process of getting the issues corrected. You understood we were able to correct some of the issues right away however, the permit issue for the air conditioning unit would take time. As you know, I took the violations seriously and employed the assistance of a contractor to adhere to all city requirements. The timetable was completely out of our control, yet I kept you informed every step of the way.

I am pleased we were able to successfully comply with all city requirements. Accordingly, we are respectfully request any and all fines associated with this case be abated.

Thank you for your consideration.

Mila Schwartzreich and Irene Kwitney
Unit owners

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
EDUARDO SARANOVA & JESICA CARABAJAL	3140 W HALLANDALE BEACH BLVD LOT 423 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #423

Legal Description

Case Status Open **Case #** 5705 **Date Next Inspection** 10/20/2021

Notes

1. Unpermitted concrete slab at rear of property with new unpermitted sidewalk/walkway at the side of the mobile home. Obtain a permit with plans and inspections for concrete slab and concrete sidewalk/walkway.
2. Unpermitted addition added to the side of the mobile home. Obtain a permit with plans and inspections for addition including all electrical and possible plumbing.
3. Unpermitted replacement of multiple doors on the mobile home. Obtain a permit with plans and inspections for all doors that were replaced.
4. Unpermitted shed installed in the addition. Obtain a permit for shed with plans and inspections.
5. Prohibited storage on property. Remove all miscellaneous items from the property with the exception of patio furniture.
6. Several windows on the mobile home have been painted. Un-paint the mobile home windows.
7. Unpermitted replacement of window on the mobile home. Obtain a permit with plans and inspections for the window that was replaced.
8. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/29/2021		Notice of Violation	Hand Regular Mail
6/29/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/21/2021	7/20/2021	Final Order	Certified Mail
9/28/2021	10/20/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 10/20/2021

Case Overview

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 10/20/2021
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Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$0.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
7/27/2021	Credit	\$103.00
	Total Payments	\$103.00
	Fees Outstanding	(\$3.00)

7021 0350 0001 0297 9963

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 \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage \$ 7.33	
Sent To	EDUARDO SARANOVA & JESICA CARABAJAL
Street and Apt.	3120 W HALLANDALE BECH BLVD LOT 423
City, State, ZIP	PEMBROKE PARK, FL 33009 HET # 5705
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0001 0297 9932

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 \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage \$ 7.33	
Sent To	HOLIDAY HALLANDALE MHC LLC
Street and Apt.	3140 W HALLANDALE BEACH BLVD
City, State, ZIP	PEMBROKE PARK, FL 33009 NOH # 6130 & HET # 5705
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0001 0297 9970

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 \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage \$ 7.33	
Sent To	CORPORATION SERVICE COMPANY
Street and Apt.	1201 HAYS STREET
City, State, ZIP	TALLAHASSEE, FL 32301 NOH # 6063 & HET # 5705
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0001 0297 9949

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 \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and F \$ 7.33	
Sent To	HOLIDAY HALLANDALE MHC LLC
Street and Apt. No., etc.	8800 N BRONX AVE 2ND FLOOR
City, State, ZIP+4®	SKOKIE, IL 60077 NOH # 6130 & HET # 5705
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: EDUARDO SARANOVA & JESICA CARABAJAL 3120 W HALLANDALE BECH BLVD LOT 423 PEMBROKE PARK, FL 33009 HET # 5705  9590 9402 6610 1028 6966 27 2. Article Number (Transfer from service label) 7021 0350 0001 0297 9963	A. Signature X <i>could 19</i> ☒ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery <i>could 19</i> <i>9/30</i> D. Is delivery address different from item 1? ☐ Yes If 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 ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC 3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009 NOI # 6130 & HET # 5705  9590 9402 6610 1028 6965 97 2. Article Number (Transfer from service label) 7021 0350 0001 0297 9932	A. Signature X <i>could 19</i> ☒ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery <i>could 19</i> <i>9/30</i> D. Is delivery address different from item 1? ☐ Yes If 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 ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

7021 0350 0001 0297 7372

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Domestic Mail Only

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

Postage
 \$ 0.51
Total Postage and
\$ 6.96
 Sent To
 Street and Apt. No.
 City, State, ZIP+4®

EDUARDO SARANOVA &
 JESICA CARABAJAL
 3140 W HALLANDALE BEACH BLVD LOT 423
 PEMBROKE PARK, FL 33009
 NOH # 5705

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

7021 0350 0001 0297 7365

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Certified Mail Fee
 \$

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

Postage
 \$ 0.51
Total Postage and
\$ 6.96
 Sent To
 Street and Apt. No.
 City, State, ZIP+4®

HOLIDAY HALLANDALE MHC LLC
 3140 W HALLANDALE BEACH BLVD
 PEMBROKE PARK, FL 33009
 NOH #5705

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

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ 0.91
Total Postage and
\$ 7.36
 Sent To
 Street and Apt. No.
 City, State, ZIP+4®

CORPORATION SERVICE COMPANY
 1201 HAYS STREET
 TALLAHASSEE, FL 32301-2525
 NOH # 4343, 5554, & 5705

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

NOV #5705
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/30/2021
US POSTAGE \$



Jesica Carabaja
3140 W Hallandale
Beach Blvd
#423
Pembroke Park
FL 33009

NOV #5705
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/30/2021
US POSTAGE \$



Sent To:

HOLIDAY HALLANDALE MHC LLC
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Case #:

5705



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

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

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

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

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

Title SIGNATORY

BUELTMANN, TOM

6/30/2021

Detail by Entity Name

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0300
Property Owner	HOLIDAY HALLANDALE MHC LLC	Millage	0613
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077	Use	28
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\(8\)](#).

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				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/25/2014	DRR-T		112430220	\$7.00	746,606	SF
7/7/2014	SWD-D	\$5,035,000	112397766			
7/14/2006	QC*	\$100	42486 / 1671			
				Adj. Bldg. S.F. (Card, Sketch)		4655
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 1978/1969		

* Denotes Multi-Parcel Sale (See Deed)

[illegible]

1. Unpermitted concrete slab at rear of property with new unpermitted sidewalk/walkway at the side of the mobile home. Obtain a permit with plans and inspections for concrete slab and concrete sidewalk/walkway.
2. Unpermitted addition added to the side of the mobile home. Obtain a permit with plans and inspections for addition including all electrical and possible plumbing.
3. Unpermitted replacement of multiple doors on the mobile home. Obtain a permit with plans and inspections for all doors that were replaced.
4. Unpermitted shed installed in the addition. Obtain a permit for shed with plans and inspections.
5. Prohibited storage on property. Remove all miscellaneous items from the property with the exception of patio furniture.
6. Several windows on the mobile home have been painted. Un-paint the mobile home windows.
7. Unpermitted replacement of window on the mobile home. Obtain a permit with plans and inspections for the window that was replaced.
8. A double permit fee has been assessed.

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

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

Petitioner,

vs.

**EDUARDO SARANOVA &
JESICA CARABAJAL**

**3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #423**

NOTICE OF HEARING TO EXTEND TIME

Sent To: EDUARDO SARANOVA & JESICA CARABAJAL
Case #: 5705
Date: 09/28/2021
3140 W HALLANDALE BEACH BLVD LOT 423
PEMBROKE PARK, FL 33009

Property Owner: EDUARDO SARANOVA & JESICA CARABAJAL
Property Description: 514229000300
Certified Mail #:
3140 W HALLANDALE BEACH BLVD LOT 423
PEMBROKE PARK, FL 33009

Legal Description: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY
623.65 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4
AKA: 3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #423

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of October, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

EDUARDO SARANOVA /

JESICA CARABAJAL

Respondent

CASE NO. 5705

AFFIDAVIT OF SERVICE

TO BE SERVED: EDUARDO SARANOVA & JESICA CARABAJAL

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140/ 3120 W HALLANDALE BEACH BLVD LOT 423,
PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: EDUARDO
SARANOVA & JESICA CARABAJAL AT 3:10 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.

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

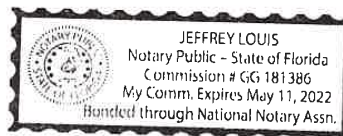
AFFIANT

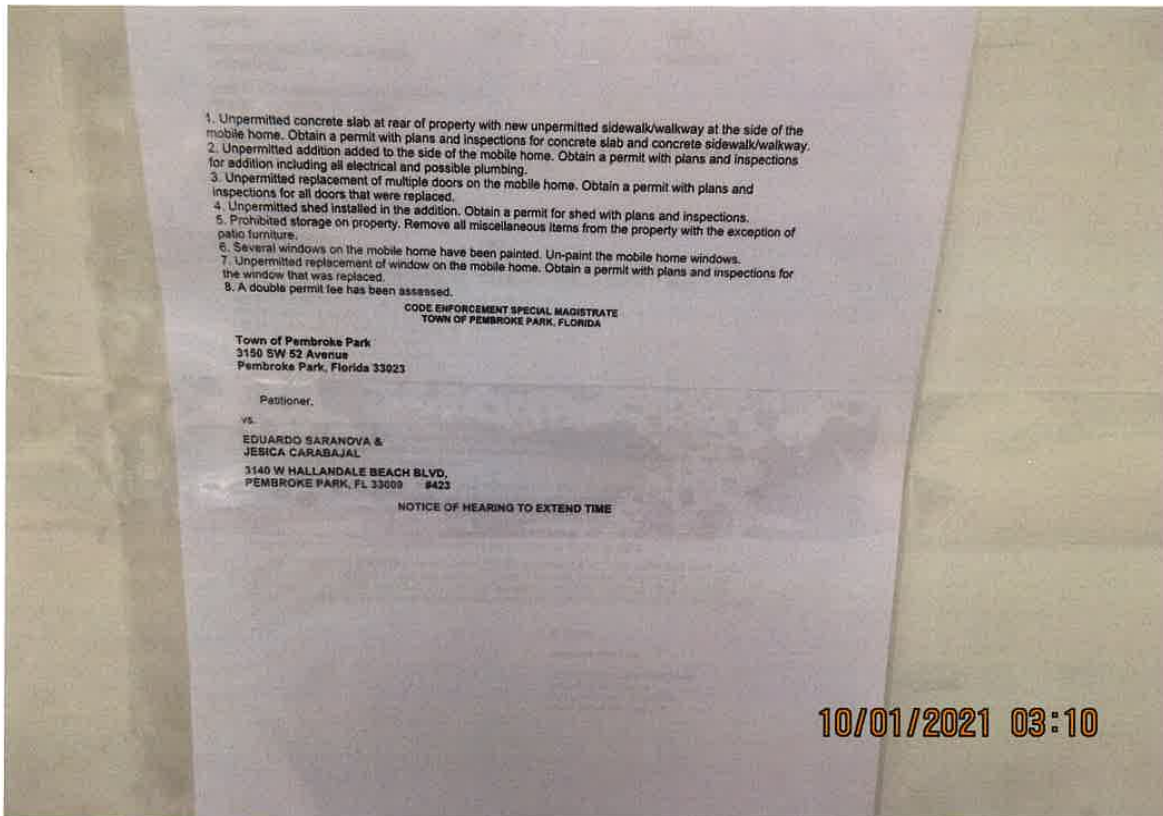
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 13 day of 10, 2021, by TERESSA MALCOLM Code Enforcement Officer for the
Town of Pembroke Park.

Signature

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







Town of Pembroke Park Notice of Violation Notice

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

Jessica
Cabrera

Name Eduardo Saranova
Jessica Cabrera

Date 3/26/2021

Site Address 3140 W Hallandale

Case # _____

Beach Blvd #423

Sub/Park Holiday #423

Permit # _____

☒ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☐ Violation of Town Ordinance # 5-105; 12-48

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s) _____

unpermitted concrete slab at rear of property
with sidewalk/walkway slab built w/out
permits. verify addition at the side of m/h with door
unpermitted storage, painted with paint, replacement
unpermitted shed, roof at rear
obtain permit for addition, shed, slabs, doors,
unpaint the windows, + remove (prohibited items)
All misc. items except for patio furniture.

☒ Structural

☒ Code Enforcement

☒ Plumbing

☒ Zoning

☒ Mechanical

☒ Business Tax Receipt

☒ Electrical

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

☐ Business Tax Receipt Ext. 214

☒ Building Dept. Ext. 211/227

☐ Public Works Ext. 238

T. malcolm

Code Enforcement Officer

Derek Cofre

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

Jessica
(Caraballada)

Name Eduardo Saranova
Jessica Caraballada
Site Address 3140 W Hallandale
Beach Blvd #423
Permit # _____

Date 3/26/2021

Case # _____

Sub/Park Holiday #423

☒ ***STOP ALL WORK**

☐ No Building Permit

☐ Violation of Florida Building Code # _____

☐ Violation of Town Ordinance # 510512-48

☐ NFPA # _____

Violation (s)

unpermitted concrete slab at rear of property
with sidewalk/walkway slab built w/out
permits. verify addition at the side of m/h with door
Corrective Action(s) unpermitted storage, painted with doors,
unpermitted shed, rear of rear
obtain permit for addition, shed, slabs, doors,
unpermitted the windows, remove (prohibited items),
no misc. items except for police furniture.

☒ 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

Francisco
Code Enforcement Officer

Derek Cofre
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator









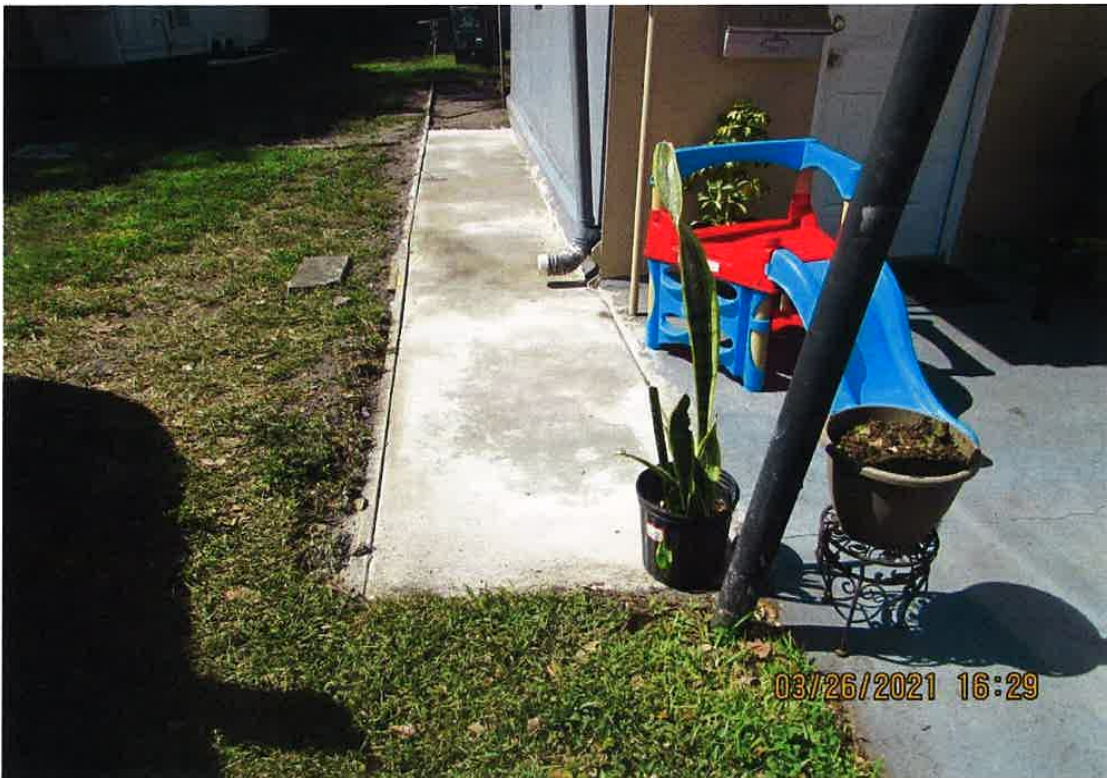














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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA.) Case No.: 5705

Petitioner,)

vs.)

EDUARDO SARANOVA /)

JESICA CARABAJAL

Respondent(s)

FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD LOT 423, PEMBROKE PARK FL 33009

PROPERTY OWNER: HOLIDAY HALLANDALE MHC LLC, 8800 N BRONX AVE 2 FL, SKOKIE, IL 60077

FOLIO NO.: 514229000300

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105;5-17;12-48 The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the mentioned ordinances.

CONCLUSIONS OF LAW

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

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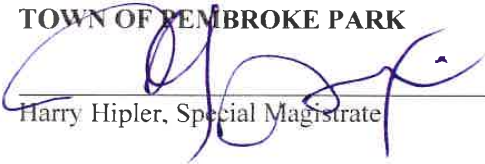
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105;5-17;12-48 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of July 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay **\$50.00** PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK

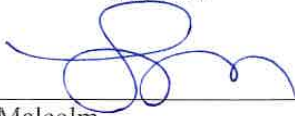


Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Teresa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 20th day of July, 2021.



Teresa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

**SALES RECEIPT****Bill To:**

Jessica E Carabajal
3140 W Hallandale Beach Blvd Lot 423
Pembroke Park, FL 33009

Date 7/27/2021 4:10:36 PM

Invoice # 23299

For Code Enforcement Case#
5705

Site Address:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #423

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	\$100.00
3.00	Technology Convenience Fee	\$3.00
Total		\$103.00

Account Fine Detail

<u>Fine Type</u>	<u>Date Board Order Comply</u>	<u>Date Complied</u>	<u>Fine Amount</u>	<u>Nr Days</u>	<u>Total Fine</u>
Individual Violation	10/18/2021		\$50.00	0	\$0.00
Admin Fixed	7/27/2021		\$100.00	0	\$100.00
Total					\$100.00

Payments

<u>Date</u>	<u>Type</u>	<u>Amount</u>
7/27/2021	Credit	\$103.00
	Total	\$103.00

Balance **\$0.00**

Teressa Malcolm

From: Oasis Jesi <oasisqueen81@gmail.com>
Sent: Thursday, September 16, 2021 4:55 PM
To: Teressa Malcolm
Subject: Re: Case 5705

Thank you for your assistance.

On Thu, 16 Sep 2021 at 13:27 Teressa Malcolm <tmalcolm@tppfl.gov> wrote:

Good afternoon,

Jesica:

I completely understand the ongoing situation with your case.

I will be presenting this request for an extension next month on October 20th, 2021 to the Special Magistrate since he will be the only one that can grant the extension at this point in the case.

The mailing will be done soon so you will receive the notice to appear on that date at 9:00 am.

Please advise,



Teressa Malcolm

Code Enforcement Officer

P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tppfl.gov

Town of Pembroke Park / Code Enforcement

[3150 SW 52nd Avenue, Pembroke Park, FL 33023](#)

Follow us on: [Facebook](#) / www.townofpembrokepark.com

Effective immediately Please forward any future emails being sent to tmalcolm@townofpembrokepark.com to tmalcolm@tppfl.gov

/***** EMAIL DISCLAIMER *****/ Please note: Florida has a very broad public records law. Most written communications to or from Town Officials and employees regarding Town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

Consider the Environment before printing.

From: Oasis Jesi <oasisqueen81@gmail.com>
Sent: Thursday, September 16, 2021 12:34 PM
To: Teresa Malcolm <tmalcolm@tppfl.gov>
Subject: Case 5705

Good afternoon,

I would like to request a hearing for extension for more time. I have been trying desperately to resolve the issue with the addition to my mobile home. I have the permits for the slab and walk way already process# 93711. Please I need your help for more time.

Thank you,

Jesica

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

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
ARDEVCO LLC	3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	5709	Date Next Inspection	10/20/2021
--------------------	------	---------------	------	-----------------------------	------------

Notes

1. Property needs to be maintained (i.e: pressure washing and painting the building).
2. Multiple door steps have cracked tile and concrete at the entrance doors and need to be replaced or repaired.
3. Noticed a rusted and wood damaged wall unit a/c installed in the third floor laundry room which needs to be replaced/repared.
4. Unit #108 installed camera system around the property and built a fencing to divide the back yard space & Remove hurricane shutters from the patio area. Obtain a permit with plans and inspections for camera installation and fence.
5. Some tenants have camera systems installed. A low voltage permit is required when installing camera systems. Obtain a permit for the camera systems that are installed without a permit.
6. Multiple lights missing shades/faces on lighting fixtures. Replace light shades/faces.
7. Multiple areas of the balconies need concrete repairs & areas around the flood lights installed at the roof edges need concrete repair. Obtain a permit with plans and inspections for concrete repairs for balconies and store front areas that are damaged.
8. Possible screen doors were replaced for the 1st floor units with the balcony areas. Obtain permits for doors that were replaced. Screens need to be replace with new screens some appear to be torn or damaged.
9. Property concrete wall has been damaged/cut in three different areas and patched with a hurricane shutter. Obtain a permit with plans and inspections to repair wall back to the original state.
10. Chain link fence needs repair from the adjoining property excess prohibited items applying pressure to chain link fence & front of the property (W Hallandale Beach Blvd) has a fallen support post. Verify with the Building Department for fence repair options.
11. Parking lot has multiple pit hole which need repair and to be re-paved and re-striped and to remain maintained.
12. Parking curbs/stomps need repair.
13. Abandoned vehicles on the property. Remove all abandoned vehicles from the property that are inoperable; all vehicles must be operable and have a current tag.
14. Some tenants have camera systems installed. A low voltage permit is required when installing camera systems. Obtain a permit for the camera systems that are installed without a permit.
15. Fill in the gap within the fence alongside W Hallandale Beach Blvd with hedges and maintain the landscaping throughout the property. (Ref: Sec.28-332, 28-335)
16. A double permit fee has been assessed for any permits on this property.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/30/2021		Notice of Violation	Regular Mail
7/29/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property
			Certified Mail
8/25/2021	8/19/2021	Final Order	

Case Overview

9/28/2021 10/20/2021 Notice of Formal Hearing - Extension of Time

Affidavit of Service/Posted to
Property
Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 10/20/2021
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.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (l)	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 10/20/2021
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 10/20/2021

Case Overview

ZONING	Sec. 28-332. - Commercial zoned areas.	Fences, walls and hedges may be erected and maintained within the setback areas to a maximum total height of ten (10) feet. Open-weave or chain-link fences may only be used if appropriate landscape material is planted along such fence, which, after planting, will obscure the fence and provide a translucent barrier within one (1) year after planting, or slats. Within twenty-five (25) feet of the intersection of two (2) streets or within fifteen (15) feet of the intersection of a private accessway/driveway and a street no solid fencing or walls may be erected or maintained which exceeds thirty (30) inches in height. Barbed wire or stranded wire fences are permitted. The use of electrified fencing or razor-topped fences or walls may be approved by the Town Commission as a special exception following a public meeting upon request, after first receiving a recommendation from the Planning and Zoning Board. (Ord. No. 11-12-01, § 5, 12-7-11)	Not in Compliance - Reinspection Date: 10/20/2021
ZONING	Sec. 28-335. - Miscellaneous design standards.	(a)Chain-link fencing installed along Hallandale Beach Boulevard or Pembroke Road will require supplemental landscaping to screen at least the lower three (3) feet of the fence.(b)Stucco walls must be finished and painted on both sides of the wall (facing interior lot as well as any adjoining lot, street or waterway). (c)The finished side of a wood fence shall face the street or any adjoining property with any exposed structural columns facing the interior of the lot. (Ord. No. 11-12-01, § 8, 12-7-11)	Not in Compliance - Reinspection Date: 10/20/2021

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$13,000.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$13,100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$13,100.00

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: ARDEVCO LLC 3181 W HALLANDALE BEACH BLVD #300 PEMBROKE PARK, FL 33009 HET # 6001 & HET # 5709  9590 9402 6379 0303 8475 45 2. Article Number (Transfer from service label) 7021 0350 0001 0298 2468	A. Signature X <i>Y. L. R. 709</i> ☐ Agent B. Received by (Printed Name) <i>Rocco Diola</i> C. Date of Delivery <i>9-30-21</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table style="width: 100%; font-size: small;"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®												
☐ Adult Signature Restricted Delivery	☐ Registered Mail™												
☐ Certified Mail®	☐ Registered Mail Restricted Delivery												
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™												
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery												
☐ Collect on Delivery Restricted Delivery													

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

7021 0350 0001 0298 2468

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	
ARDEVCO LLC	
3181 W HALLANDALE BEACH BLVD #300	
PEMBROKE PARK, FL 33009	
HET # 6001 & HET # 5709	
City, State, ZIP+4	



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

7021 0350 0001 0297 8737

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ 0.91

Total Postage and Fee
 \$ 7.87

Sent To
 ARDEVCO LLC
 3181 W HALLANDALE BEACH BLVD
 #300
 PEMBROKE PARK, FL 33009
 City, State, ZIP+4® NOH # 6001, # 5709, # 5902

Postmark Here

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

7021 0350 0001 0297 8744

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ 0.91

Total Postage and Fee
 \$ 7.87

Sent To
 JEFFREY FIENBERG
 4651 SHERIDAN ST SUITE 200
 HOLLYWOOD, FL 33021
 NOH # 5709, NOH # 5902, & NOH #6001

Postmark Here

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

7021 0350 0001 0297 8683

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ 0.51

Total Postage and Fee
 \$ 6.96

Sent To
 ARDEVCO LLC
 3181 W HALLANDALE BEACH BLVD
 #300
 PEMBROKE PARK, FL 33009
 City, State, ZIP+4® NOH #5902

Postmark Here

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

7021 0350 0001 0297 8607

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ 0.51

Total Postage and Fee
 \$ 6.96

Sent To
 ARDEVCO LLC
 3181 W HALLANDALE BEACH BLVD
 #300
 PEMBROKE PARK, FL 33009
 City, State, ZIP+4® NOH #5709

Postmark Here

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

NOV # 5709
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/30/2021
US POSTAGE



Jeffrey Feinberg
4651 Sheridan St
200
Hollywood FL
33021

NOV # 5709
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/30/2021
US POSTAGE



Sent To:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #:

5709



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

Detail by Entity Name

Florida Limited Liability Company
ARDEVCO, LLC

Filing Information

Document Number L18000021942
FEI/EIN Number 82-4464614
Date Filed 01/24/2018
State FL
Status ACTIVE

Principal Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Mailing Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

FEINBERG, JEFFREY
4651 SHERIDAN STREET
SUITE 200
HOLLYWOOD, FL 33021

Authorized Person(s) Detail

Name & Address

Title AMBR

GARONE, ANTHONY
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Title AMBR

D'ELIA, ROCCO
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2019	04/02/2019
2020	02/20/2020
2021	03/12/2021

Document Images

03/12/2021 -- ANNUAL REPORT	View image in PDF format
02/20/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
01/24/2018 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	3181 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0111
Property Owner	ARDEVCO LLC	Millage	0613
Mailing Address	3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH FL 33009	Use	03
Abbr Legal Description	29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$338,330	\$3,130,010	\$3,468,340	\$3,468,340	
2020	\$338,330	\$3,058,310	\$3,396,640	\$3,396,640	\$73,305.60
2019	\$338,330	\$3,058,310	\$3,396,640	\$3,396,640	\$74,162.24

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$3,468,340	\$3,468,340	\$3,468,340	\$3,468,340
Portability	0	0	0	0
Assessed/SOH	\$3,468,340	\$3,468,340	\$3,468,340	\$3,468,340
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$3,468,340	\$3,468,340	\$3,468,340	\$3,468,340

Sales History

Date	Type	Price	Book/Page or CIN
2/28/2018	QCD-T	\$100	115044482
7/14/2015	WD-Q	\$3,000,000	113121896
1/9/1995	WD	\$1,000,000	23121 / 797
5/1/1974	QCD	\$400,000	1160 / 767
9/1/1971	WD	\$156,000	

Land Calculations

Price	Factor	Type
\$9.00	37,592	SF
Adj. Bldg. S.F. (Card, Sketch)		28751
Units		32
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

1. Property needs to be maintained (i.e: pressure washing and painting the building).
2. Multiple door steps have cracked tile and concrete at the entrance doors and need to be replaced or repaired.
3. Noticed a rusted and wood damaged wall unit a/c installed in the third floor laundry room which needs to be replaced/repared.
4. Unit #108 installed camera system around the property and built a fencing to divide the back yard space & Remove hurricane shutters from the patio area. Obtain a permit with plans and inspections for camera installation and fence.
5. Some tenants have camera systems installed. A low voltage permit is required when installing camera systems. Obtain a permit for the camera systems that are installed without a permit.
6. Multiple lights missing shades/faces on lighting fixtures. Replace light shades/faces.
7. Multiple areas of the balconies need concrete repairs & areas around the flood lights installed at the roof edges need concrete repair. Obtain a permit with plans and inspections for concrete repairs for balconies and store front areas that are damaged.
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16. A double permit fee has been assessed for any permits on this property.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ARDEVCO LLC

**3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009**

NOTICE OF HEARING TO EXTEND TIME

Sent To:

ARDEVCO LLC

Case #:

5709

Date:

09/28/2021

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Property Owner:

ARDEVCO LLC

Property Description:

514229000111

Certified Mail #:

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Legal Description:

29-51-42 S 200 OF SE1/4 OF NW1/4 OF
NE1/4 LESS S 50 FOR ST RD 824 & LESS
E 420 OF N 150 OF S 200 OF SE1/4 OF
NW1/4 OF NE1/4

AKA:

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of October, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

ARDEVCO LLC /

SUNDRIFT APARTMENTS

Respondent

CASE NO. 5709

AFFIDAVIT OF SERVICE

TO BE SERVED: ARDEVCO LLC / SUNDRIFT APARTMENTS

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3181 W HALLANDALE BEACH BLVD #300, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: ARDEVCO LLC / SUNDRIFT APARTMENTS AT 3:56 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.

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

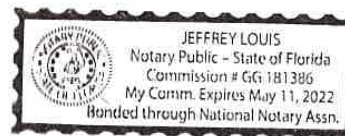
AFFIANT

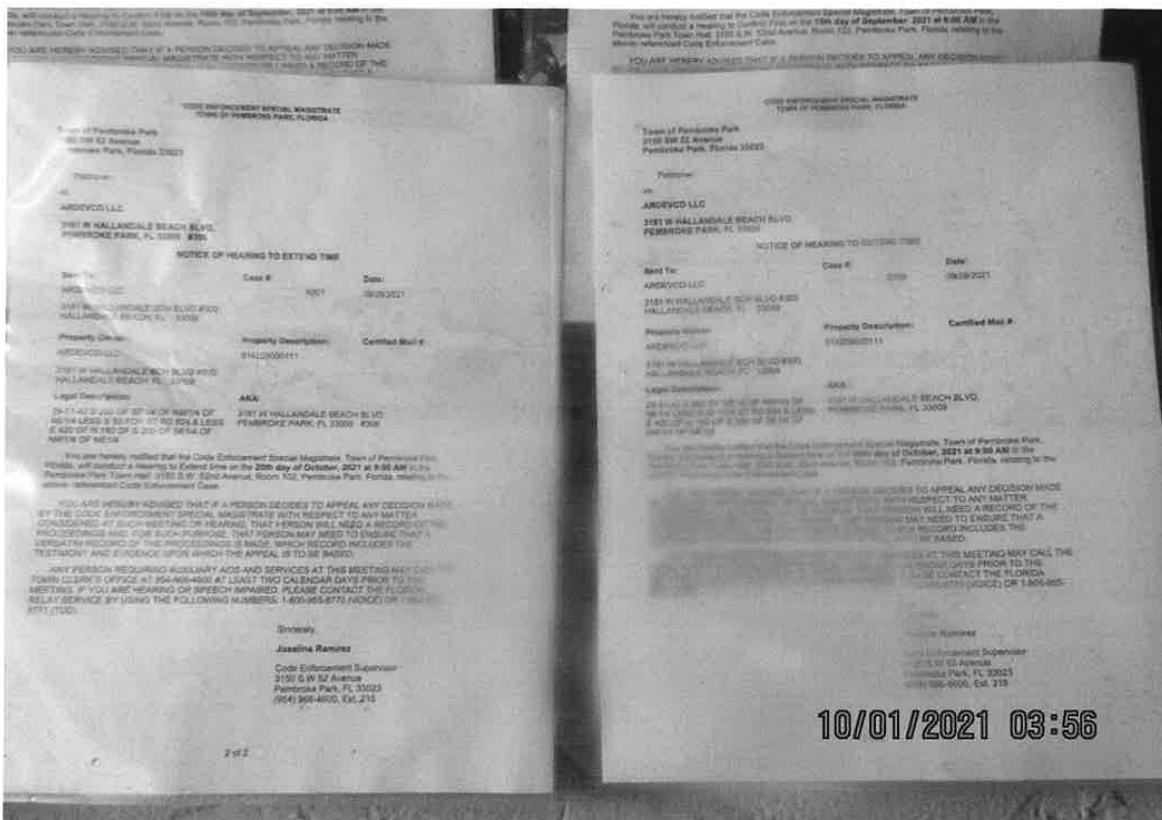
STATE OF FLORIDA
COUNTY OF BROWARD

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





Petitioner,
VS.
ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
ARDEVCO LLC	5709	09/28/2021
3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
ARDEVCO LLC	4229000111	
3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009		
Legal Description:		
29-51-42 S 200 OF SE 1/4 OF NW 1/4 OF NE 1/4 LESS S 50 FOR ST RD 824 E 420 OF N 150 OF S 200 OF SE 1/4 OF NW 1/4 OF NE 1/4		

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 20th day of October, 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.

10/01/2021 03:56





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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: ARDEVCO LLC
3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #: 5709

Date: 03/30/2021

Property Owner: ARDEVCO LLC

Property Description: 514229000111

Certified Mail #:

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Legal Description: 29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

AKA: 3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (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 (l)	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	(Ord. No. 13-09-01, § 2, 9-11-13) It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission.	30
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	(Ord. No. 89-12-1, § 2, 12-13-89) 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

ZONING

Sec. 28-332. -
Commercial zoned
areas.

Fences, walls and hedges may be erected and maintained within the setback areas to a maximum total height of ten (10) feet. Open-weave or chain-link fences may only be used if appropriate landscape material is planted along such fence, which, after planting, will obscure the fence and provide a translucent barrier within one (1) year after planting, or slats. Within twenty-five (25) feet of the intersection of two (2) streets or within fifteen (15) feet of the intersection of a private accessway/driveway and a street no solid fencing or walls may be erected or maintained which exceeds thirty (30) inches in height. Barbed wire or stranded wire fences are permitted. The use of electrified fencing or razor-topped fences or walls may be approved by the Town Commission as a special exception following a public meeting upon request, after first receiving a recommendation from the Planning and Zoning Board.

30

ZONING

Sec. 28-335. -
Miscellaneous design
standards.

(Ord. No. 11-12-01, § 5, 12-7-11)

(a)Chain-link fencing installed along Hallandale Beach Boulevard or Pembroke Road will require supplemental landscaping to screen at least the lower three (3) feet of the fence.(b)Stucco walls must be finished and painted on both sides of the wall (facing interior lot as well as any adjoining lot, street or waterway).
(c)The finished side of a wood fence shall face the street or any adjoining property with any exposed structural columns facing the interior of the lot.
(Ord. No. 11-12-01, § 8, 12-7-11)

30

Notes/Mean of Correction:

1. Property needs to be maintained (i.e: pressure washing and painting the building).
2. Multiple door steps have cracked tile and concrete at the entrance doors and need to be replaced or repaired.
3. Noticed a rusted and wood damaged wall unit a/c installed in the third floor laundry room which needs to be replaced/repared.
4. Unit #108 installed camera system around the property and built a fencing to divide the back yard space & Remove hurricane shutters from the patio area. Obtain a permit with plans and inspections for camera installation and fence.
5. Some tenants have camera systems installed. A low voltage permit is required when installing camera systems. Obtain a permit for the camera systems that are installed without a permit.
6. Multiple lights missing shades/faces on lighting fixtures. Replace light shades/faces.
7. Multiple areas of the balconies need concrete repairs & areas around the flood lights installed at the roof edges need concrete repair. Obtain a permit with plans and inspections for concrete repairs for balconies and store front areas that are damaged.
8. Possible screen doors were replaced for the 1st floor units with the balcony areas. Obtain permits for doors that were replaced. Screens need to be replace with new screens some appear to be torn or damaged.
9. Property concrete wall has been damaged/cut in three different areas and patched with a hurricane shutter. Obtain a permit with plans and inspections to repair wall back to the original state.
10. Chain link fence needs repair from the adjoining property excess prohibited items applying pressure to chain link fence & front of the property (W Hallandale Beach Blvd) has a fallen support post. Verify with the Building Department for fence repair options.
11. Parking lot has multiple pit hole which need repair and to be re-paved and re-striped and to remain maintained.
12. Parking curbs/stomps need repair.
13. Abandoned vehicles on the property. Remove all abandoned vehicles from the property that are inoperable; all vehicles must be operable and have a current tag.
14. Some tenants have camera systems installed. A low voltage permit is required when installing camera systems. Obtain a permit for the camera systems that are installed without a permit.
15. Fill in the gap within the fence alongside W Hallandale Beach Blvd with hedges and maintain the landscaping throughout the property. (Ref: Sec.28-332, 28-335)
16. A double permit fee has been assessed for any permits 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.


Teresa Malcolm
Code Enforcement Officer

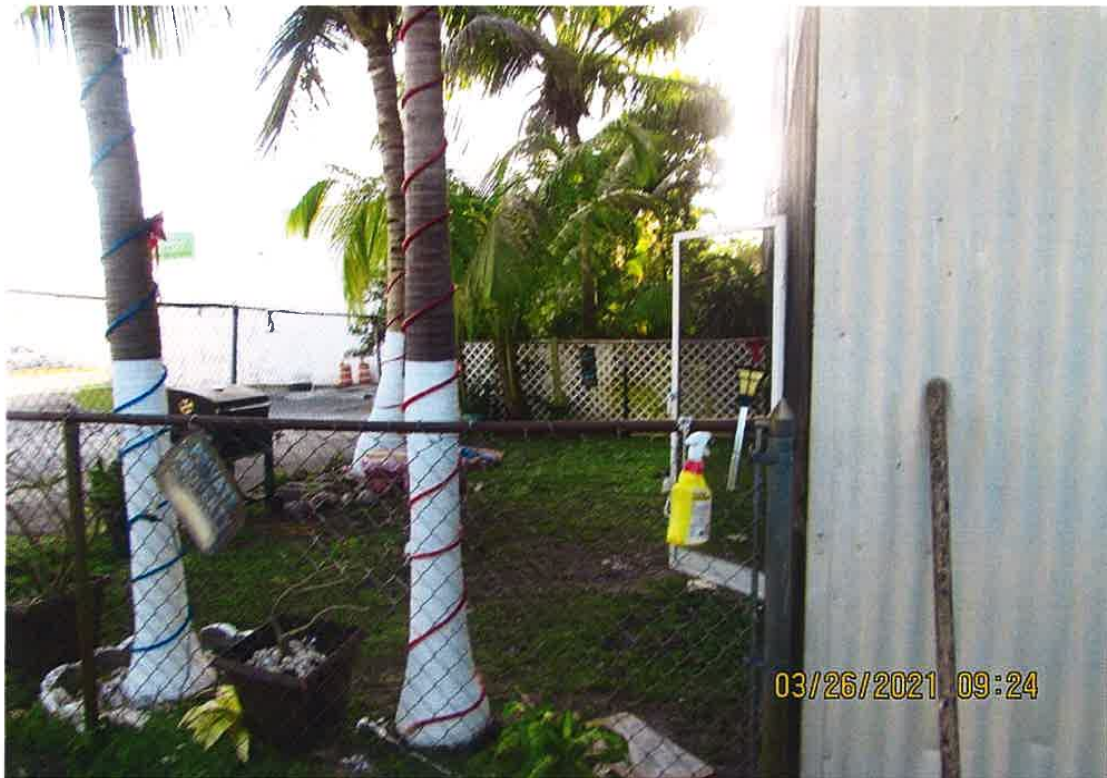




































03/26/2021 09:40

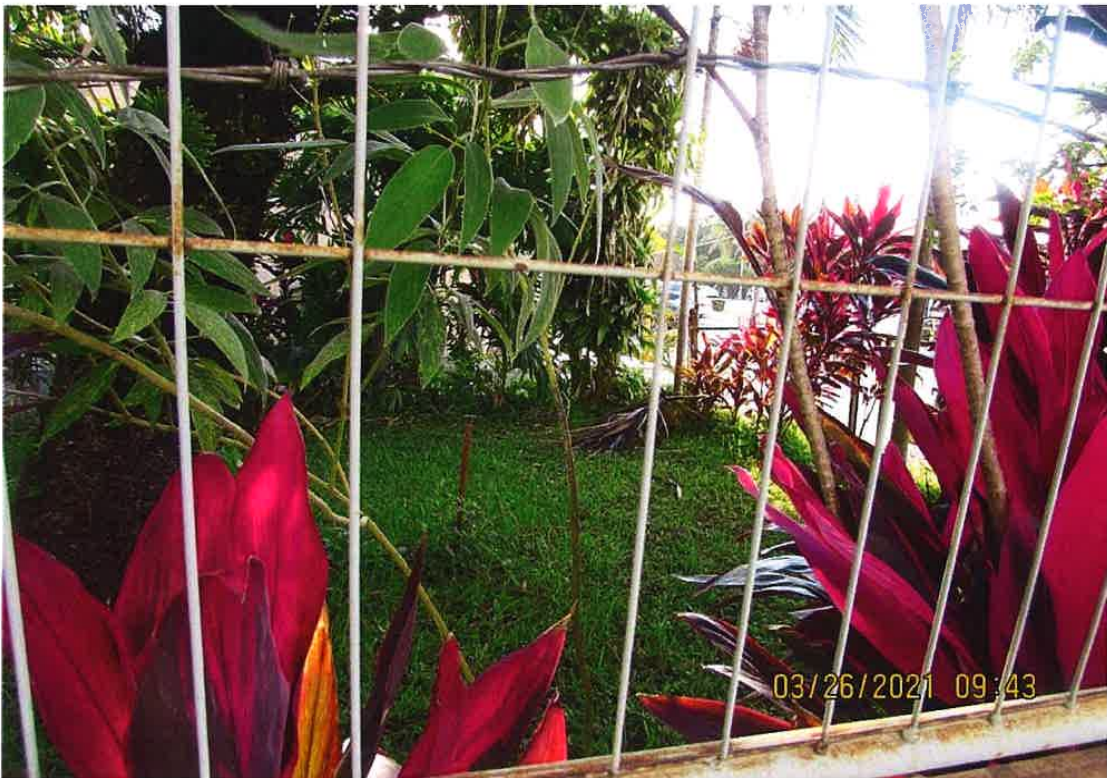


03/26/2021 09:41









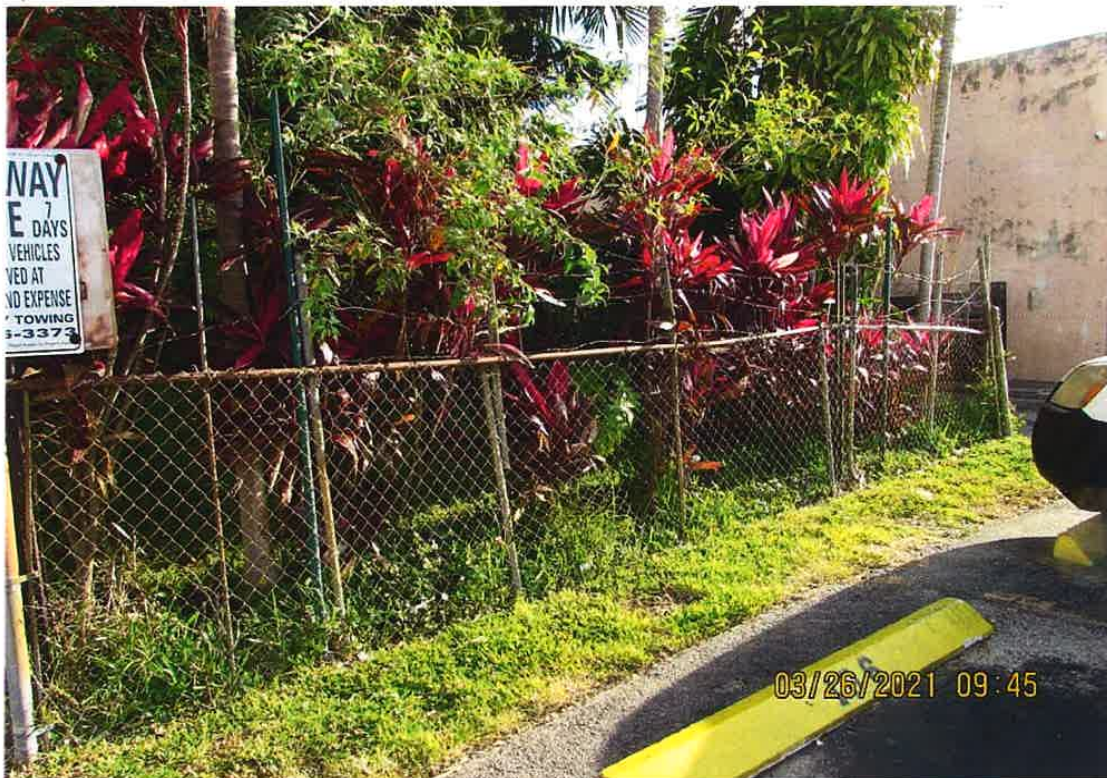




















case #5709

Teresa Malcolm

From: Teresa Malcolm
Sent: Tuesday, June 1, 2021 11:59 AM
To: Maria Sanchez
Subject: RE: 3181 W. Hallandale Beach Blvd #300, Hallandale Beach, FL 33009
Importance: High

Ms. Sanchez:

Good morning,

It was a pleasure meeting you as well and thank you for assisting with the walk through of the property.

Your extension request has been granted due to the following items being taken care of as of 05/26/2021.

- Broken tiles fixed.
- Lamp shades covers repaired and/or replaced.

Please keep me in the loop as your progress with any changes.

Your new extension expiration date is: July 1st, 2021.

Please advised,



Teresa Malcolm

Code Enforcement Officer

P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tppfl.gov

Town of Pembroke Park / Code Enforcement

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Follow us on: [Facebook](#) / www.townofpembrokepark.com

Effective immediately Please forward any future emails being sent to tmalcolm@townofpembrokepark.com to tmalcolm@tppfl.gov

/***** EMAIL DISCLAIMER *****/ Please note: Florida has a very broad public records law. Most written communications to or from Town Officials and employees regarding Town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

Consider the Environment before printing.

From: Maria Sanchez <pmeflorida@yahoo.com>
Sent: Thursday, May 27, 2021 9:33 PM
To: Teresa Malcolm <tmalcolm@tppfl.gov>
Subject: 3181 W. Hallandale Beach Blvd #300, Hallandale Beach, FL 33009

Hi Teressa,

It was nice meeting you. I'm requesting an extension to get the notice of violations taken care of.

Please email me back approving the extension.

Thank you,

Maria Sanchez

PROPERTY MANAGEMENT EXPERTS OF FLORIDA

20900 NE 30th Avenue

8th Floor

Aventura, Florida 33180

Office: (305) 922-7660

Cell: (305) 490-8844

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



Tree
Removal

IMPORTANT NOTICE – IMMEDIATE ACTION

At FPL we are committed to providing safe, reliable electric service to all of our customers. A single tree condition that interferes with FPL power lines has the potential to disrupt service to many customers.

A Vegetation Management Specialist has identified a tree or palm conflict that cannot be effectively maintained by pruning. The immediate removal of this condition is necessary to ensure safe and reliable electric service to our customers, as mandated by the National Electric Safety Code and defined by the Florida Public Service Commission.

Due to the location and aggressive growth rate of this tree, removal is the only effective option to ensure the highest quality of energy delivery. Pruning will not remedy the threat of service interruption and the potential to impact public safety or property. FPL is providing this notification to arrange for the removal of this vegetation conflict.

Please sign and promptly return this form to FPL's Vegetation Management Department so a Specialist can contact you to schedule the removal of the tree(s) or palm(s) described below. This work will include the clean up and disposal of all debris and is performed at no cost to the customer. Please do not attempt to maintain any vegetation near our power lines. Only qualified line clearance tree care professionals should perform this work. We thank you for your cooperation with this urgent matter.

✓ Owner's Name: ARDECO LLC (SUNRISE) Date: 06/15/21
Address (work location): 3191 w Hallandale beach blvd City: Hallandale
✓ Phone: Day 514 244 5992 Evening _____

Work Description: remove and stump grind 12 royal palms and replace them right tree right place.

AS PER EMAILS

✓ Owner's Signature: [Signature] Date: 06/15/21

If you have any questions regarding this work, please contact the Vegetation Management Specialist below:

VM Specialist Name: luis rolon Phone: 786 229-4223

VM USE ONLY

Facilities Involved: ☒ Feeder ☐ Circuit Body WR / TT #: _____
☐ 1Ø Prim. ☐ 2Ø Prim. ☒ 3Ø Prim. ☐ Open Secondary ☐ Wrapped Secondary ☐ Service Drop ☐ Neutral
Work Type: ☐ CTR ☐ TT ☐ MCHS ☐ SS ☐ PIP ☐ Capital ☐ Other: _____
Sub and Feeder #: pembroke #02434 MA: SB CIF: ☐ Yes ☐ No
Species: royal palms ☒ Access ☐ Inaccess
Removal Profile: ☐ A ☒ B ☒ C ☐ D ☐ E ☐ F LU Code: _____
Prepared By: luis rolon GF: _____
Job Description / Comments: _____

Form 21-R, Rev. 5/07

PART 1 (White) - General Foreman

PART 2 (Canary) - VM Specialist

PART 3 (Pink) - Customer

ATLANTIS ELECTRICAL CORP.

12803 SW 20th Terrace
Miami, Florida 33175
Phone (305) 551-9002
atlantiselectric@aol.com

TO:
Mr. Rocco

Electrical
Contract

FOR:
Electrical work
Sundrift Apartments

PROPOSAL

#2021032

JULY 21, 2021

DESCRIPTION	AMOUNT
Repair water tank connection of the electrical power for the broilers in 4 th floor. Install new pipes and flexible conduits in order to fix the connection of the broilers. Repair panels in the electrical room. Install new panels fillers in one of them and label both panels. Repairs parking lights in the roof. Install new pipes and wires for the installation of the roof lights, the existing installation is sloppy and can't pass any inspection. According with the email you sent me you need new fixture lights for the apt. 105. You provide the fixture lights and I install them.	
Total	4,790.00
Not included in the price:	
• Electrical permit fee. • Any repairs in the roof or walls due to the installation of the electrical items. • Any fixture lights for the parking or apartment. (Fixture lights provided by the owner) • Any other work not specified in the scope of work.	
Schedule of payments:	
• Before start work	2,800.00
• Progress work	1,000.00
• Finish work	990.00

A/C
Contract

Were Also Provided:

☐ Check Evaporator Coil
☐ Check Freon

Filter Size

Unit Model Number

Unit Serial

Recommendations

Air Conditioning
CAC1815142



Refrigeration

SEND INVOICE TO

NAME

STREET

CITY

STATE

DATE

MECHANIC

HELPER

JOB #

PHONE

CASH

CHARGE

WARR.

MAINT.

NATURE OF CALL

DESCRIPTION OF WORK PERFORMED

32 Recharge units (1) Replace rusted liquid line driers (2) Re-charge copper piping (3) Recharge copper suction lines (4) Recharge with A/C recharged (5) Recharge on 4 vibration 150 lb. pads (6) Replace damaged liquid high pressure lines (7) Replace damaged liquid high pressure line (8) Replace lines from high pressure lines (9) Tie down units to stand using heavy case rated aluminum angles and construct where required using screws, shawls, steel bolts, nuts and washers, and washers

Quote valid for 30 days and subject to market price fluctuations

We understand and agree that any credit granted shall be paid promptly in accordance with terms and agreements, not 30 days, that the credit granted may add one and one half percent (1 1/2%) per month to any balance owed, and in event of default to pay reasonable collection charges and attorney's fees. I have the authority to order the above work and do so under no obligation to pay for any equipment or material furnished until final and complete payment is received. If equipment is not made as agreed, the seller shall have the right to remove same and any loss shall be the responsibility of the buyer. All jobs C.O.D. unless otherwise approved by office.

Customer Signature:

Warranty: SOUTH FLORIDA SPECIALISTS, INC. will repair or replace free of charge any parts and/or materials furnished above which prove defective within 90 days from date of this service. This warranty shall be void if equipment parts are damaged by unauthorized personnel, acts of God or improper operation of equipment. It is the policy of this company to be liable for speculative or subsequent damage arising from use of, or failure of equipment to operate properly.

TOTAL PARTS:

REMOVED 8/12/21 Michael 108 Discount (\$1128) = \$15,552

8/11/21 Deposit \$17,250.00
TOTAL LABOR
SALES TAX
TOTAL COST \$17,250.00



Painting
&
Concrete

July 15, 2021

Client: Property Management Experts of Florida
Rocco D'Elia/Maria Sanchez
Phone: (514) 244-5992/(305) 490-8844
Email: del88@sympatico.ca / pmeflorida@yahoo.com

SUBJECT: EXTERIOR REPAINTING PROPOSAL

Dear Rocco/Maria,

Thank you for contacting Suncoast Painting and allowing us to provide a detailed exterior proposal for apartment building located in Halladale Beach, FL. Suncoast Painting and Professional Services provides services for some of the largest retail chains such as Home Depot, Lowes, Office Depot, CVS and many local customers such as the Ocean Club of Deerfield Beach, Forest Trace Retirement Community, Ocean 4 Condominium in Sunny Isles, W Hotel South Beach and the Ritz Carlton Fort Lauderdale.

Born from the need for quality and dependable craftsmanship here in South Florida, Suncoast was created to successfully serve both commercial and residential customers. We offer the most advanced methods and equipment in the industry. Coupled with our care and experience, we can proudly say "We get the job done right". With over two million dollars aggregate of insurance, we are licensed and insured to tackle any size project. Our goal is to build a brand that relies on repeat customers. In order to accomplish this, we have to deliver exceptional service every time.

We thank you in advance for your review of our proposal.

Best regards,

Joshua Katz
President

Suncoast Painting and Professional Services, Inc.



SUNCOAST PAINTING ORIGINAL SCOPE OF WORK:
(North, East, and West Walls Only)

Areas

- 1) All exposed vertical stucco surfaces.
- 2) Repair up to 100 lnft/sqft of stucco cracks.
- 3) Re-caulk all windows in rear (north) of building and utility doors on sides (East & West).

Cleaning

- 1) Surfaces will be prepared in accordance with normally accepted industry standards to provide a substrate suitable for the long-term adhesion of specified coatings.
- 2) Remove all mildew by pressure cleaning and bleaching.
- 3) Remove all loose, peeling, blistering, and flaking paint, heavy chalk, and old cement paint by scraping, wire brushing or pressure cleaning (4000 PSI).

Sealing

- 1) Apply one coat of Masonry Sealer to all properly prepared surfaces according to manufacturer's label instructions.

Finish Coats on Stucco

- 1) One Finish coat with Sherwin Williams SuperPaint on all exterior surfaces.

*Owner must trim back or remove landscaping and fence to allow for eight foot wide clearance for lift equipment throughout back of building.

ADDITIONAL WORK:

Areas - Fascia and exterior side of catwalk walls/eyebrows on south side)

1. Repair cracks in stucco.
2. Pressure clean, prime and paint to match existing color as best as possible.

Areas - Single patio ceiling on first floor.

1. Repair cracks on ceiling.
2. Clean, prime and paint to match existing color as best as possible.

PRICE QUOTATION:

The total fee for the scope listed above is **Nineteen Thousand Five Hundred (\$19,500.00) Dollars. Price includes all paint, equipment, and labor.**



UNIT PRICING:

- 1) Additional stucco repairs up to ¾" thick.
Fee: Thirty (\$30.00) Dollars per linear foot

EXCLUSIONS:

- 1) All doors
- 2) All floors and steps
- 3) All patio enclosed areas except for one.
- 4) Removing of landscaping for lift access
- 5) Light fixtures
- 6) Sliding glass door frames
- 7) Fire extinguisher boxes
- 8) Railings and other metal surfaces.
- 9) Window frames
- 10) Replacement of patio screens.
- 11) Areas that are not noted in the specification, contract, or scope of work documents.
- 12) Permits, including any fees for right of way, extra equipment required by city and safety personnel if needed.

WATER & ELECTRICITY:

Owner/Association agrees to supply Suncoast Painting with all the necessary water and electricity required to perform the scope of work listed above.

ACCESS:

Owner/Association agrees to supply Suncoast Painting with access to all areas listed in the scope of work during normal business hours.

CLEANLINESS:

Suncoast Painting agrees to keep all areas of the ground, parking areas, building, windows and patios clean of any paint drippings and splatter.

SURFACE PREPARATION:

Each surface shall be cleaned and prepared as specified. Should any surface be found unsuitable to produce a proper paint or sealant finish, the project representative shall be notified in writing and no material shall be applied until the unsuitable surfaces have been made satisfactory.

CLEANING AND MILDEW CONTROL:

All exterior surfaces to be painted shall be pressure cleaned to remove dirt, mildew, chalked paint and any foreign materials deterrent to the new finish. All surfaces to be painted shall be waterblasted at 3500 PSI or more depending upon substrate's condition to remove all loose paint, mildew, mildew spores, and other surface contaminants.



Note: If a Dry-vit type system is present a lower pressure shall be used as to not damage the exterior face.

STUCCO CRACK REPAIRS:

Identify all cracks in the existing substrates and repair per manufacturer's recommendation with concrete and masonry elastomeric patch.

1. Hairline cracks 1/16 inch or less apply elastomeric patch directly over.
2. For cracks 1/16-3/8 inch, manually or mechanically open to form a "V" or a "U" shape measuring approximately 1/4" deep. Flush out the opening to remove dust, ensure that opening is dry and free of moisture.
3. Seal with concrete and masonry elastomeric patching compound (smooth or textured).
4. For cracks/voids deeper than 1/2 inch or wider than 1/4 inch, backer rods should be used to fill the gap and to eliminate three-point adhesions.

WEATHER:

All materials are to be applied in accordance with the product data page regarding weather conditions. We must stop exterior work early enough in the day to permit paint film to set up

before condensation caused by night temperature drops occurs. We cannot begin painting until surfaces are moisture free.

COLOR SCHEDULE:

To be approved by Owner(s)/Owner(s) Representative.

The Owner(s)/Owner(s) Representative and or project coordinator should be aware that certain colors, especially darker tones, fade more rapidly than other colors, regardless of the product manufacturer, product type, or substrate to which the product is applied.

WORK AND PAYMENT SCHEDULE:

Payments are due upon presentation of invoice. Balance more than (30) days past due shall be subject to a finance charge of One Percent (1%) per month.

Suncoast Painting must be notified in writing within Five (5) days of any objections to the work performed. If no objections are made within this period, then payment shall be tendered to Suncoast.

OWNER'S/ASSOCIATION RESPONSIBILITIES:

1. Cutting back all landscaping away from building.
2. Open and closing windows and doors as necessary.
3. Full access to all areas necessary to paint and park lift equipment.



WORK FORCE:

Suncoast Painting employs only trained and qualified worker when providing its services. Suncoast Painting does not use subcontractors, for its routine accounts and if subcontractors are used it will be specified in your contract. All Suncoast Painting work force shall be properly attired in recognizable uniforms at all times and conduct themselves and perform their work in a professional manner.

All work shall be done in strict accordance with requirements set by City, County, State and Federal codes, ordinances and regulations. All work will be in compliance with the OSHA and company safety standards. Suncoast Painting maintains a drug-free work place.

INSURANCE:

Suncoast Painting shall provide certificates and maintain the following insurance coverages to the stated limits where applicable:

General Liability	\$1,000,000 per occurrence/\$2,000,000 aggregate
Employer's Liability	\$1,000,000/\$1,000,000/\$1,000,000
Umbrella Liability	\$2,000,000 per occurrence/\$2,000,000 aggregate

DELAYS IN WORK PROCESS AS CONTRACTED:

Suncoast Painting shall not be held liable for delays due to Acts of God, weather, property or community unpreparedness or readiness, individual tenant/owner delays affecting the work process under contract, or city, county or governmental restriction. Suncoast Painting will endeavor to work around any and all delays, however the HOA, property, or management company authorizing or executing this contract shall be completely and fully responsible for any and all additional charges, costs as a result of any delay in the work process as contracted, except those delays at the direct gross negligence or derelict of Suncoast Painting under the contracted services between the parties. Applicable costs to be determined by standard company/market rates.

ADDITIONAL WORK:

Suncoast Painting shall furnish an estimate in writing for any additional work which may be required or requested during this contract that is for services above and beyond the contracted services as herein.

ATTORNEYS' FEES:

In the event it becomes necessary to enforce the terms of this agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and cost, including such fees and costs on appeal.



ACCEPTANCE:

This agreement constitutes the entire understanding of the parties and supersedes any prior proposals, understandings, or agreements and is executed for the purpose and intent as stated herein.

By: Suncoast Painting and Professional
Services, Inc.

Signed: _____

Printed: _____

Date: _____

By: 3181 W. Hallandale Beach Blvd
Authorize Representative

Signed: *[Signature]*

Printed: ROCCO D'ELIA

Date: 07/29/01

Teressa Malcolm

From: dd@meridian-commercial.com
Sent: Monday, September 27, 2021 11:48 AM
To: Teressa Malcolm
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Thank you!

Douglas E. Driver, CCIM, CMI
Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900
W www.meridian-commercial.com | LinkedIn Bio
A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065



From: Teressa Malcolm <tmalcolm@tpfpl.gov>
Sent: Monday, September 27, 2021 8:18 AM
To: dd@meridian-commercial.com
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations
Importance: High

Douglas:

Good morning,

Thank you for reaching out to me and keeping me updated with the cases. I will present this hearing for extension on October 20th, 2021 at 9 am to the Special Magistrate.
I will begin sending the notices out this week for that hearing date and posting the notices as well.

Please advise,



Teressa Malcolm
Code Enforcement Officer
P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tpfpl.gov
Town of Pembroke Park / Code Enforcement
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: [Facebook](#) / www.townofpembrokepark.com

Effective immediately Please forward any future emails being sent to
tmalcolm@townofpembrokepark.com to tmalcolm@tpfpl.gov

/***** EMAIL DISCLAIMER *****/ Please note: Florida has a very broad public records law. Most written communications to or from Town Officials and employees regarding Town

business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

Consider the Environment before printing.

From: dd@meridian-commercial.com <dd@meridian-commercial.com>

Sent: Monday, September 20, 2021 7:16 PM

To: Teresa Malcolm <tmalcolm@tppfl.gov>

Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Ms. Malcolm –

As you know, at the hearing on 8/19/2021 we were given 30 days to remedy two of the code violations cases by the Magistrate. It has been 30 days and we have made significant progress on those cases. However, we are requesting some additional time to complete them:

CASE #6001 – This case is for unit #306 1.) water leaks and 2.) drywall repairs. We signed the painting permit application but the contractor needs us to remove the fences in back for his equipment. We are still waiting on the fence removal permit. This work should take 2-3 weeks and we still will have to get on the contractors schedule. **I'm requesting an additional 60 days to complete the work.** I don't think it's possible for us to get this done in a shorter timeframe. The permit (with drawings) is ready to pick up for drywall repairs, so that should be remedied quickly.

CASE #5709 – 15 violations under this case. Property maintenance was addressed in case #6001. We have remedied the cracked tiles, missing light covers, concrete wall (ownership issue), abandoned vehicles, and wireless cameras. We have submitted master permit applications with drawing to remove the low voltage camera system and screen door on #404. We signed the permit for the asphalt patching, re-striping and parking stops. That contractor will also cut out the asphalt so we can plant foliage along Hallandale Beach Blvd. We also signed the permit for new fencing. Both have hopefully been submitted. **I'm requesting an additional 60 days to complete the work.** This is primarily due to the "property maintenance" violations related to the paint and stucco that was addressed in Case #6001. The remainder of the violations will hopefully be completed in less than 30 days.

Thanks again for your help navigating through these violations... it's much appreciated. Have a nice evening.

Regards,

Douglas E. Driver, CCIM, CMI

Managing Director | Meridian Commercial

M (954) 865-1453 | **O** (754) 900-1900

W www.meridian-commercial.com | LinkedIn Bio

A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065



From: dd@meridian-commercial.com <dd@meridian-commercial.com>

Sent: Tuesday, September 14, 2021 1:12 PM

To: 'Teresa Malcolm' <tmalcolm@tppfl.gov>

Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Great... thanks!

Douglas E. Driver, CCIM, CMI

Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900

W www.meridian-commercial.com | LinkedIn Bio

A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065



From: Teresa Malcolm <tmalcolm@tppl.gov>
Sent: Tuesday, September 14, 2021 12:03 PM
To: dd@meridian-commercial.com
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Okay, Let's go for Friday at 10 am.

I'll send an invite for this shortly.

Regards,



Teresa Malcolm
Code Enforcement Officer
P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tppl.gov
Town of Pembroke Park / Code Enforcement
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: [Facebook](#) / www.townofpembrokepark.com

Effective immediately Please forward any future emails being sent to tmalcolm@townofpembrokepark.com to tmalcolm@tppl.gov

/***** EMAIL DISCLAIMER *****/ Please note: Florida has a very broad public records law. Most written communications to or from Town Officials and employees regarding Town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

Consider the Environment before printing.

From: dd@meridian-commercial.com <dd@meridian-commercial.com>
Sent: Tuesday, September 14, 2021 11:31 AM
To: Teresa Malcolm <tmalcolm@tppl.gov>
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Good morning,

Friday would be good for me, as I hope to get permits submitted throughout the week. My schedule is open on Friday, so I'm available at your convenience.

Regards,

Douglas E. Driver, CCIM, CMI
Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900
W www.meridian-commercial.com | LinkedIn Bio
A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065



From: Teresa Malcolm <tmalcolm@tpfpl.gov>
Sent: Tuesday, September 14, 2021 8:31 AM
To: dd@meridian-commercial.com
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Good morning,

Regarding the hearing set for tomorrow at 9am we will just be confirming the fines, usually there is no need for the respondent to appear at such hearings.

Thank you for the updates on those two cases. My availability this week would be later during the week such as anytime Friday due to prepping for tomorrow's hearing today and I'll be in training all day on Thursday.

We can also do a zoom meeting for quicker response time for meeting today if you're available.

Please let me know,



Teresa Malcolm
Code Enforcement Officer
P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tpfpl.gov
Town of Pembroke Park / Code Enforcement
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: [Facebook](#) / www.townofpembrokepark.com

Effective immediately Please forward any future emails being sent to tmalcolm@townofpembrokepark.com to tmalcolm@tpfpl.gov

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Consider the Environment before printing.

From: dd@meridian-commercial.com <dd@meridian-commercial.com>
Sent: Monday, September 13, 2021 3:56 PM
To: Teresa Malcolm <tmalcolm@tpfpl.gov>
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Ms. Malcolm –

Good afternoon. As you probably know, I met with Ms. Manzerolle, Mr. Nunez and Ms. Ramirez on Friday, September 3rd. They were very helpful on how I need to apply for the permits. They also let me know that there is a hearing for the Per Diem fines on cases #5706 and #5195 on September 15th. Is that a public hearing that I should attend? Below is an update on the progress to remedy those two cases:

#5706 – This case is exclusive to violations in unit #105. That tenant should be evicted literally any day now. The building officials want me to pull a master permit for each unit that has violations. Shop drawings have been completed for four units (101, 105, 306 and 404) showing the location of each violation, as required by the building dept. (see attached). I hope to submit that permit application tomorrow.

#5195 – This case refers to:

1. *Building maintenance*: We have entered into a contract with Suncoast Painting for the painting, sealing and stucco work for the building maintenance. The permit application was signed and delivered to the contractor last week, so that application has hopefully been submitted at this point.
2. *Removal of the Royal Palms on Hallandale Beach Blvd*: When I met with the building dept. last week they said that because this was a zoning issue it could be removed from the violations. The issue seems to be with FPL; they did not re-plant Royal Palms, as per the Town's ordinance. The issue is that the Royal Palms will just grow back into power lines. They suggested possibly changing the Town's ordinances to allow for a shorter type of Palm tree under the power lines.
- 3.) *Exterior lights that were installed w/o permit*: We have a contract with Atlantis Electrical that we are modifying due to the electrical work that will be done on the individual units and the A/C cut-off switches on the roof that the A/C contractor was previously going to coordinate with their electrician. We have given them a deposit and hope to have this contract and permit application signed by the end of the week.

Are you available this week to meet and go over the progress on the other outstanding violations?

Regards,

Douglas E. Driver, CCIM, CMI
Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900
W www.meridian-commercial.com | LinkedIn Bio
A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065



From: dd@meridian-commercial.com <dd@meridian-commercial.com>
Sent: Tuesday, August 24, 2021 5:48 PM
To: 'Teressa Malcolm' <tmalcolm@tppfl.gov>
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Confirmed for Friday @ 10AM.

I 'll be the point person for all 5 of the Notice of Violations. We will also be doing some additional improvements as well.

Regards,

Douglas E. Driver, CCIM, CMI
Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900
W www.meridian-commercial.com | LinkedIn Bio
A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065



From: Teresa Malcolm <tmalcolm@tpfpl.gov>
Sent: Tuesday, August 24, 2021 5:23 PM
To: dd@meridian-commercial.com
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Sounds good, I'll see you then here at the office located in the "Building Department".

I have all the photos unless you'll have more photos or documents to share.
But just to clarify, will you be taken care of all the Notice of Violations on that property or just the (3) cases from last week's hearing?

Regards,



Teresa Malcolm
Code Enforcement Officer
P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tpfpl.gov
Town of Pembroke Park / Code Enforcement
3150 SW 52nd Avenue, Pembroke Park, FL 33023
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Consider the Environment before printing.

From: dd@meridian-commercial.com <dd@meridian-commercial.com>
Sent: Tuesday, August 24, 2021 5:19 PM
To: Teresa Malcolm <tmalcolm@tpfpl.gov>
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

How about Friday at 10AM?

Douglas E. Driver, CCIM, CMI
Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900
W www.meridian-commercial.com | LinkedIn Bio
A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065



From: Teresa Malcolm <tmalcolm@tppfl.gov>
Sent: Tuesday, August 24, 2021 4:52 PM
To: dd@meridian-commercial.com
Subject: Re: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Good afternoon,

Whichever dates work for me so you can choose the date and time and I'll add it to my calendar.

Regards,



Teresa Malcolm

Code Enforcement Officer

P: (954) 966-4600 ext. 300 • **C:** (954) 870-0165 /tmalcolm@tppfl.gov

Town of Pembroke Park / Code Enforcement

[3150 SW 52nd Avenue, Pembroke Park, FL 33023](#)

Follow us on: [Facebook](#) /www.townofpembrokepark.com

Effective immediately Please forward any future emails being sent to tmalcolm@townofpembrokepark.com to tmalcolm@tppfl.gov

From: dd@meridian-commercial.com <dd@meridian-commercial.com>
Sent: Tuesday, August 24, 2021 12:57:46 PM
To: Teresa Malcolm <tmalcolm@tppfl.gov>
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Hi Officer Malcolm –

In person may be better in case we need to look at pictures? I can meet you at your office or wherever you prefer. The best times for me is tomorrow between 9AM and 12pm, Thursday at 9am or Friday between 9AM-12PM. I'm not sure if the City is open on Friday though.

Regards,

Douglas E. Driver, CCIM, CMI

Managing Director | Meridian Commercial

M (954) 865-1453 | **O** (754) 900-1900

W www.meridian-commercial.com | [LinkedIn Bio](#)

A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065



From: Teresa Malcolm <tmalcolm@tppfl.gov>
Sent: Tuesday, August 24, 2021 8:09 AM
To: dd@meridian-commercial.com
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Doug:

Good morning,

Sure thing, what would you prefer and which date and time?

Regards,



Teresa Malcolm
Code Enforcement Officer
P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tppfl.gov
Town of Pembroke Park / Code Enforcement
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: [Facebook](#) / www.townofpembrokepark.com

Effective immediately Please forward any future emails being sent to
tmalcolm@townofpembrokepark.com to tmalcolm@tppfl.gov

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Consider the Environment before printing.

From: dd@meridian-commercial.com <dd@meridian-commercial.com>
Sent: Monday, August 23, 2021 4:20 PM
To: Teresa Malcolm <tmalcolm@tppfl.gov>
Subject: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Code Officer Malcolm –

It was nice meeting you the hearing last Thursday (8/19/2021). As you may remember, I represented my client concerning the violations on the above referenced property. I have a few questions on several of the outstanding items in the violations (and the other two violations as well). Do you have time to discuss in person or over the phone sometime this week at your convenience?

Sincerely,

Douglas E. Driver, CCIM, CMI
Managing Director | Meridian Commercial

M (954) 865-1453 | **O** (754) 900-1900
W www.meridian-commercial.com | **L**inkedIn Bio
A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065

Case Overview

Property/Incident Information

Owner	Address	Site Address
ARDEVCO LLC	3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #306

Legal Description

Case Status Open **Case #** 6001 **Date Next Inspection** 10/20/2021

Notes

1. Drywall repairs were done without permit. Obtain a permit with plans and inspections for the drywall repairs done in the unit. Tenant mentioned leaks in the unit which needs repairs with a permit for concrete restoration.
2. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/2/2021		Notice of Violation	Hand
7/30/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/25/2021	8/19/2021	Final Order	
9/28/2021	10/20/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/20/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$13,000.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$13,100.00

Payments

Date	Payment Type Name	Amount
	Total Payments	\$0.00

Case Overview

	Fees Outstanding	\$13,100.00
--	------------------	-------------

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <u>Y. L. R. 7 C. R.</u> ☐ Agent ☐ Addressee	
1. Article Addressed to: ARDEVCO LLC 3181 W HALLANDALE BEACH BLVD #300 PEMBROKE PARK, FL 33009 HET # 6001 & HET # 5709		B. Received by (Printed Name) <u>ROCCO D. R. R.</u> C. Date of Delivery <u>9-30-21</u>	
2. Article Number (Transfer from service label) <u>7021 0350 0001 0298 2468</u>		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery			
Barcode: 9590 9402 6379 0303 8475 45			
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 \$	Postmark Here
Postage \$ Total Postage a \$ <u>7.33</u> Sent To ARDEVCO LLC 3181 W HALLANDALE BEACH BLVD #300 PEMBROKE PARK, FL 33009 HET # 6001 & HET # 5709	PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions	

7021 0350 0001 0297 8737

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 \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ 0.91	
Total Postage and Fee \$ 7.87	
Sent To ARDEVCO LLC	
Street and Apt. No. #300	
City, State, ZIP+4® PEMBROKE PARK, FL 33009	
	NOH # 6001, # 5709, # 5902
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0001 0297 8663

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 \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ 0.51	
Total Postage and Fee \$ 6.96	
Sent To ARDEVCO LLC	
Street and Apt. No. #300	
City, State, ZIP+4® PEMBROKE PARK, FL 33009	
	NOH #5902
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0001 0297 8744

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For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ 0.91	
Total Postage and Fee \$ 7.87	
Sent To JEFFREY FIENBERG	
Street and Apt. No., or 4651 SHERIDAN ST SUITE 200	
City, State, ZIP+4® HOLLYWOOD, FL 33021	
	NOH # 5709, NOH # 5902, & NOH #6001
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0001 0297 8607

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 \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ 0.51	
Total Postage and Fee \$ 6.96	
Sent To ARDEVCO LLC	
Street and Apt. No. #300	
City, State, ZIP+4® PEMBROKE PARK, FL 33009	
	NOH #5709
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

TOWN OF PEMBROKE PARK

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

Hasler

07/02/2021

US POSTAGE \$C



01

ARDEVCO LLC

6001

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Property Owner:

Propert



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

Detail by Entity Name

Florida Limited Liability Company

ARDEVCO, LLC

Filing Information

Document Number L18000021942

FEI/EIN Number 82-4464614

Date Filed 01/24/2018

State FL

Status ACTIVE

Principal Address

3181 W. HALLANDALE BEACH BLVD.

300

HALLANDALE BEACH, FL 33009

Mailing Address

3181 W. HALLANDALE BEACH BLVD.

300

HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

FEINBERG, JEFFREY

4651 SHERIDAN STREET

SUITE 200

HOLLYWOOD, FL 33021

Authorized Person(s) Detail

Name & Address

Title AMBR

GARONE, ANTHONY

3181 W. HALLANDALE BEACH BLVD., #300

HALLANDALE BEACH, FL 33009

Title AMBR

D'ELIA, ROCCO

3181 W. HALLANDALE BEACH BLVD., #300

HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2019	04/02/2019
2020	02/20/2020
2021	03/12/2021

Document Images

03/12/2021 -- ANNUAL REPORT	View image in PDF format
02/20/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
01/24/2018 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	3181 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0111
Property Owner	ARDEVCO LLC	Millage	0613
Mailing Address	3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH FL 33009	Use	03

Abbr Legal Description	29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4
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The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$338,330	\$3,130,010	\$3,468,340	\$3,468,340	
2020	\$338,330	\$3,058,310	\$3,396,640	\$3,396,640	\$73,305.60
2019	\$338,330	\$3,058,310	\$3,396,640	\$3,396,640	\$74,162.24

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$3,468,340	\$3,468,340	\$3,468,340	\$3,468,340
Portability	0	0	0	0
Assessed/SOH	\$3,468,340	\$3,468,340	\$3,468,340	\$3,468,340
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$3,468,340	\$3,468,340	\$3,468,340	\$3,468,340

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/28/2018	QCD-T	\$100	115044482	\$9.00	37,592	SF
7/14/2015	WD-Q	\$3,000,000	113121896			
1/9/1995	WD	\$1,000,000	23121 / 797			
5/1/1974	QCD	\$400,000	1160 / 767			
9/1/1971	WD	\$156,000				
				Adj. Bldg. S.F. (Card, Sketch)		28751
				Units		32
				Eff./Act. Year Built: 1973/1972		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ARDEVCO LLC

**3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #306**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
ARDEVCO LLC	6001	09/28/2021
3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
ARDEVCO LLC	514229000111	
3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009		
Legal Description:	AKA:	
29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #306	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of October, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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

1. Drywall repairs were done without permit. Obtain a permit with plans and inspections for the drywall repairs done in the unit. Tenant mentioned leaks in the unit which needs repairs with a permit for concrete restoration.
2. A double permit fee has been assessed.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

ARDEVCO LLC /

SUNDRIFT APARTMENTS

Respondent

CASE NO. 6001

AFFIDAVIT OF SERVICE

TO BE SERVED: ARDEVCO LLC / SUNDRIFT APARTMENTS

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3181 W HALLANDALE BEACH BLVD #300, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: ARDEVCO LLC / SUNDRIFT APARTMENTS AT 3:56 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.

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

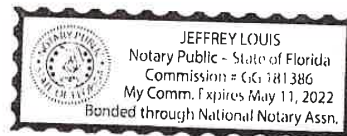
AFFIANT

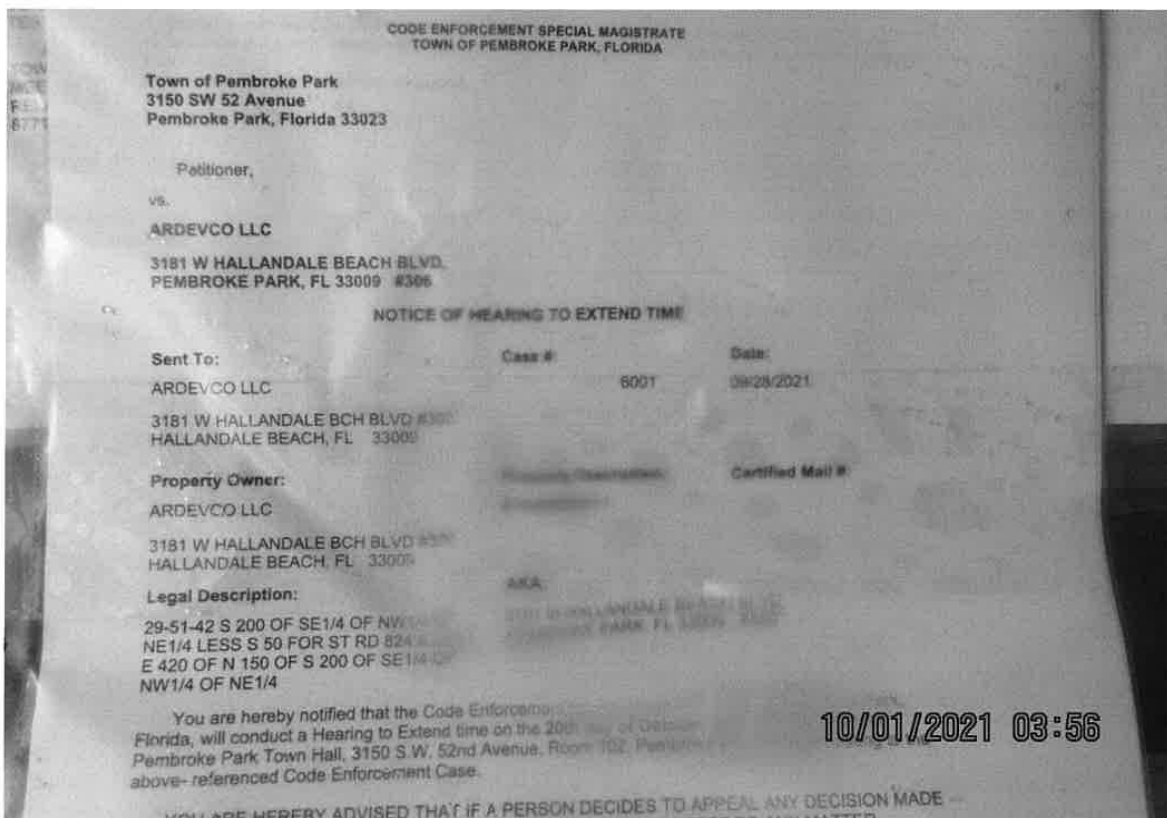
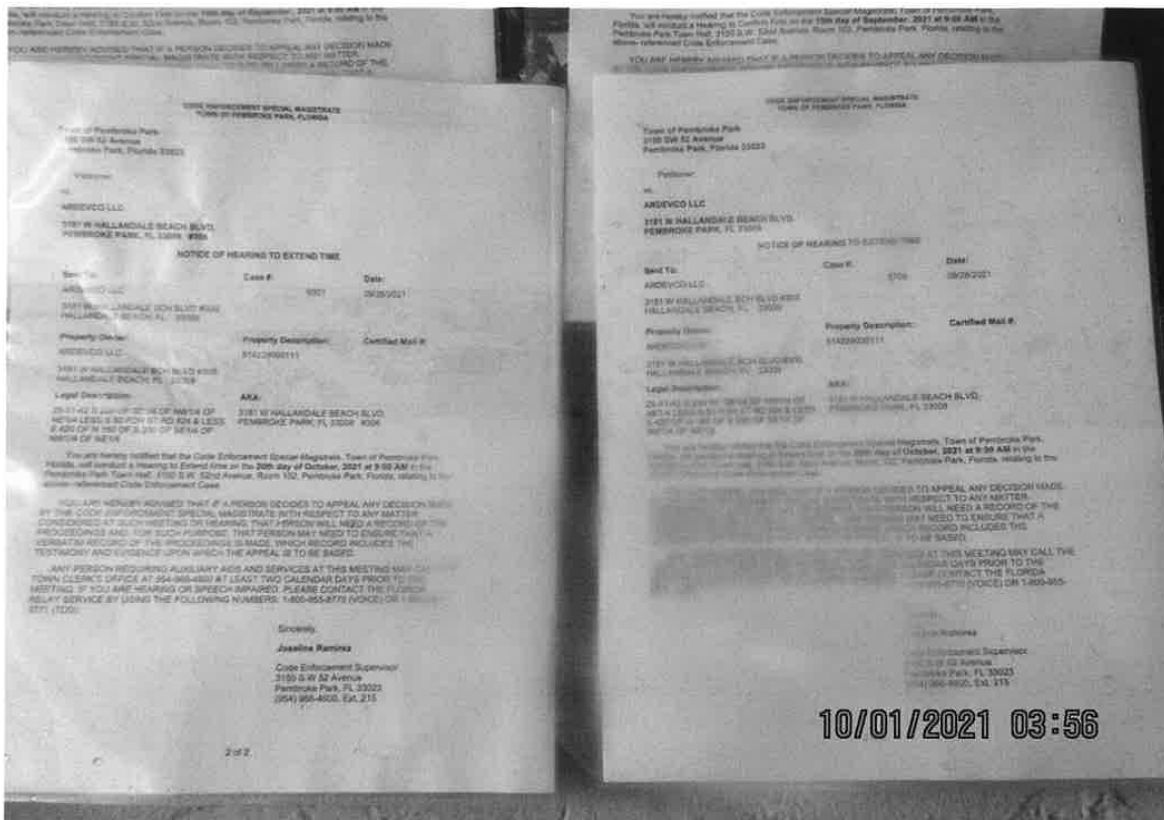
STATE OF FLORIDA
COUNTY OF BROWARD

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 _____







Town of Pembroke Park Notice of Violation Notice

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

Name ARDEVCO LLC

Date 06.30.2021

Site Address 3181 W Hallandale

Case # _____

BEACH BLVD #306

Sub/Park _____

Permit # _____

☒ ***STOP ALL WORK**

☐ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # S-105

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

Drywall Repairs Done without permit.
Tenant verified leaks in the unit which
needs concrete restoration (see pictures).

Corrective Action(s)

obtain a permit for drywall repairs
+ concrete restoration.

☒ 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

mailed.

Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator



Town of Pembroke Park Notice of Violation Notice

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

Name THETA LLC

Date 04-30-2021

Site Address 3150 SW 52 Avenue

Case # _____

Local Ordinance 11306

Sub/Park _____

Permit # _____

☒ *STOP ALL WORK

☐ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # _____

☐ NFPA # _____

Violation (s)

Engineer's repairs were without permit.
For all vertical cracks in the wall which
need concrete restoration (see pictures).

Corrective Action(s)

Obtain a permit for repeat repairs
of concrete restoration.

☒ Structural

☐ Plumbing

☐ Mechanical

☐ Electrical

☒ Code Enforcement

☐ Zoning

☐ Business Tax Receipt

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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☒ Code Enforcement Ext. 215

☒ Business Tax Receipt Ext. 214

☒ Building Dept. Ext. 211/227

☐ Public Works Ext. 238

[Signature]
Code Enforcement Officer

[Signature]
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: ARDEVCO LLC
3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #: 6001

Date: 07/02/2021

Property Owner: ARDEVCO LLC
3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Property Description: 514229000111

Certified Mail #:

Legal Description: 29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

AKA: 3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #306

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Mean of Correction:

1. Drywall repairs were done without permit. Obtain a permit with plans and inspections for the drywall repairs done in the unit. Tenant mentioned leaks in the unit which needs repairs with a permit for concrete restoration.
2. A double permit fee has been assessed.

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

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



Teresa Malcolm
Code Enforcement Officer

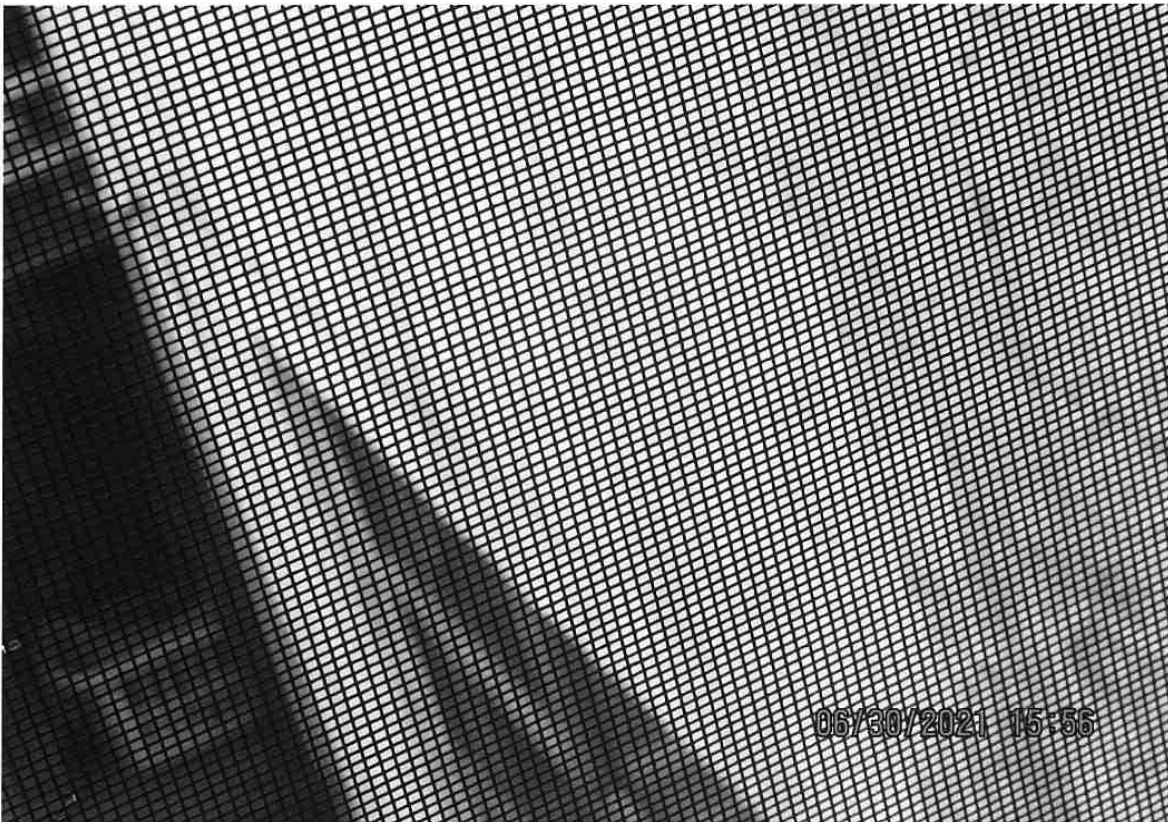














Case Overview

Property/Incident Information

Owner	Address	Site Address
AXS Points	1128 S Powerline Rd Deerfield Beach, FL 33442	4900 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status	Open	Case #	4560	Date Next Inspection	10/20/2021
--------------------	------	---------------	------	-----------------------------	------------

Notes STOP WORK ORDER. AXS Points, third party for Comcast, was jack and boring, trenching and installing cable without Building Permit. AXS Points must obtain permit from Building Department (954)966-4600, ext 211/227

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/21/2019		Notice of Violation	Hand/Regular Mail
1/2/2020	1/23/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
1/27/2020	1/23/2020	Final Order	Certified Mail Regular Mail
7/1/2020		Affidavit of Non-Compliance	Certified Mail
7/1/2020	7/16/2020	Notice of Formal Hearing - Confirm Fine	Certified Mail - Continued
3/5/2021	4/13/2021	Notice of Formal Hearing - Confirm Fine	Certified Mail - Continued
9/30/2021	10/20/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - 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: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 10/20/2021

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$30,050.00
Admin Fixed		Admin Fixed		\$100.00

Case Overview

Total Fines	\$30,150.00
--------------------	--------------------

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$30,150.00

7019 1120 0000 9007 6401

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

CT CORPORATION SYSTEM
 H.F.C. #4560
 1200 SOUTH PINE ISLAND ROAD,
 PLANTATION, FL, 33324

City, State, ZIP+4®

PS Form 3800, April 2



7019 1120 0000 9007 6418

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

AXS POINTS OF FLORIDA, LLC
 H.F.C. #4560
 1901 INDUSTRIAL DRIVE,
 LIBERTYVILLE, IL, 60048

City, State, ZIP+4®

PS Form 3800, April 2



7019 1120 0000 9007 6425

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

AXS POINTS OF FLORIDA, LLC
 H.F.C. #4560
 1128 S POWERLINE RD,
 DEERFIELD BEACH, FL, 33442

City, State, ZIP+4®

PS Form 3800, April 2



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

AXS POINTS OF FLORIDA, LLC
H.F.C. #4560
1128 S POWERLINE RD,
DEERFIELD BEACH, FL, 33442



9590 9402 6610 1028 7076 51

2. Article Number (Transfer from service label)

7019 1120 0000 9007 6425

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *VF S3C19*

☒ Agent

☐ Addressee

B. Received by (Printed Name)

VF S3C19

C. Date of Delivery

10-2-21

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

3. Service Type

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

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

☐ Restricted Delivery

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

Domestic Return Receipt



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

Detail by Entity Name

Florida Limited Liability Company
AXS POINTS OF FLORIDA, LLC

Filing Information

Document Number L13000170869
FEI/EIN Number 46-4315099
Date Filed 12/10/2013
Effective Date 12/10/2013
State FL
Status ACTIVE

Principal Address

2131 Saddlecreek Ridge Ct
CHESTERFIELD, MO 63005

Changed: 01/17/2017

Mailing Address

1901 Industrial Drive ✓
Libertyville, IL 60048

Changed: 02/03/2021

Registered Agent Name & Address

CT CORPORATION SYSTEM ✓
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MGR

MCCARTHY, AMY L
349 Adam Court
Cary, IL 60013

Annual Reports

Report Year	Filed Date
2019	03/19/2019
2020	01/22/2020

2021

02/03/2021

Document Images

02/03/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
03/19/2019 -- ANNUAL REPORT	View image in PDF format
01/24/2018 -- ANNUAL REPORT	View image in PDF format
01/17/2017 -- ANNUAL REPORT	View image in PDF format
02/09/2016 -- ANNUAL REPORT	View image in PDF format
03/14/2015 -- ANNUAL REPORT	View image in PDF format
04/18/2014 -- ANNUAL REPORT	View image in PDF format
12/10/2013 -- Florida Limited Liability	View image in PDF format

TOWN OF PEMBROKE PARK, FLORIDA)
)
 Petitioner)
)
 vs.)
)
)
 AXS POINTS) CASE NO. 4560
)
 Respondent)

TO BE SERVED: AXS POINTS

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 4900 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

1, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: AXS POINTS AT 12:18 P.M. ON THE 4 DAY OF OCTOBER 2021.

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

TYPE OF SERVICE

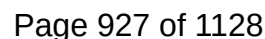
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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

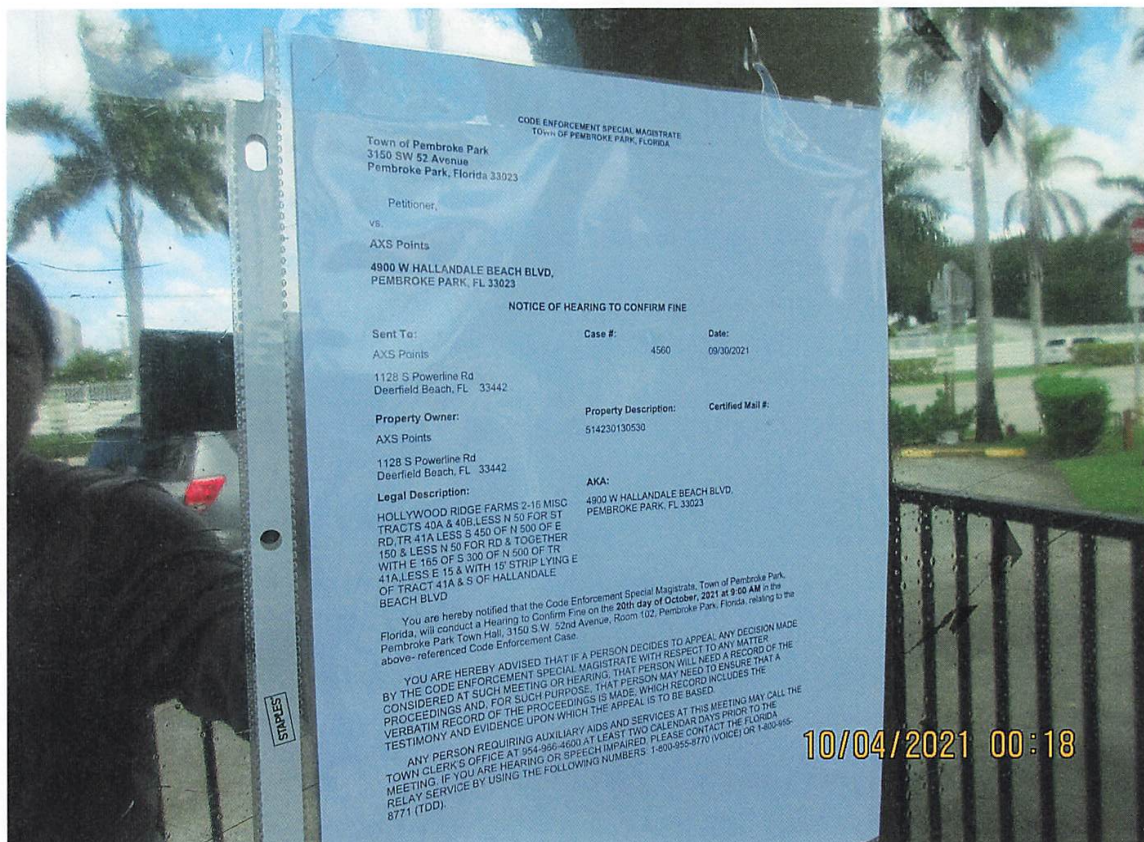

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of 10, 2021, by ~~Teresa Martinez~~ as Code Enforcement Officer for the Town of Pembroke Park.
Josefine Ramirez

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.

AXS Points

**4900 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
AXS Points	4560	09/30/2021
1128 S Powerline Rd Deerfield Beach, FL 33442		
Property Owner:	Property Description:	Certified Mail #:
AXS Points	514230130530	
1128 S Powerline Rd Deerfield Beach, FL 33442		
Legal Description:	AKA:	
HOLLYWOOD RIDGE FARMS 2-16 MISC TRACTS 40A & 40B, LESS N 50 FOR ST RD, TR 41A LESS S 450 OF N 500 OF E 150 & LESS N 50 FOR RD & TOGETHER WITH E 165 OF S 300 OF N 500 OF TR 41A, LESS E 15' & WITH 15' STRIP LYING E OF TRACT 41A & S OF HALLANDALE BEACH BLVD	4900 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 **20th day of October, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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



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

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

Case #:

4560

Petitioner,

vs.

AXS Points

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 4900 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

FOLIO: 514230130530

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC
TRACTS 40A & 40B, LESS N 50 FOR ST
RD, TR 41A LESS S 450 OF N 500 OF E
150 & LESS N 50 FOR RD & TOGETHER
WITH E 165 OF S 300 OF N 500 OF TR
41A, LESS E 15 & WITH 15' STRIP LYING E
OF TRACT 41A & S OF HALLANDALE
BEACH BLVD

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held Thursday, January 23, 2020, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
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 s...	2/22/2020		\$50.00
BUILDING AND BUILDING REGULATIONS...	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13 -89) ...	2/22/2020		\$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.

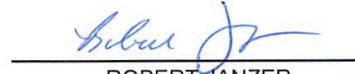
DONE AND ORDERED this January 23, 2020

ATTEST:



MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA



ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.



TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **1910364-0**

Job Address:

**4900 W HALLANDALE BEACH
BLVD**

Job Name: KOINONIA WORSHIP CENTER & VILLAGE INC

Permit Status: Expired

Permit Issued Date: 1/10/2020 9:30:51 AM

Submitted Into Plan Review Date: 8/15/2019 11:28:13 AM

Application Date: 8/15/2019 11:21:26 AM

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

Difference Between Plan Review to Permit Issued: 148 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Pending	
ZONING	Approved	8/19/2019 4:06:56 PM



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-
5310 FAX



BUILDING PERMIT APPLICATION

1910364

PERMIT NO.

B-90423

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: KOINONIA WORSHIP CENTER & VILLAGE INC					
JOB ADDRESS: 4900 W HALLANDALE BEACH BLVD					
OWNER NAME: HALLANDALE 4520 LLC					
OWNER ADDRESS: 470 ANSIN BLVD STE K					
CITY: HALLANDALE BEACH					
PHONE: 9543945998		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: AXS POINTS OF FLORIDA LLC					
MAIL ADDRESS: 1128 S POWERLINE RD					
CITY STATE ZIP: Deerfield Beach FL 33442					
PHONE: 5617576970		FAX:		EMAIL: JLOVIG@AXSPOINTS.NET	
CERT. COMPETENCY: CUC1225143			STATE REGISTRATION: N/A		
LOT: 000	BLOCK: 000	PRESENT USE: CHURCH		PROPOSED USE: CHURCH	
FOLIO NUMBER: 514230130530			SUBDIVISION: N/A		
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 12455		SQ.FT. / L.F.: 0			
DESCRIBE WORK: VIOLATION: INSTALL 1245' OF 2" HDPE CONDUIT WITH COAXIAL CABLE FOR CATV SERVICE					
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 Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

Bill To:

AXS Points
1128 S Powerline Rd
Deerfield Beach, FL 33442



INVOICE

DATE: October 15, 2021
INVOICE # 278
FOR:

Case # 4560
AXS Points
4900 W Hallandale Beach Blvd
Pembroke Park, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-2(b); 5-87		
	Code Board Hearing on 1/23/2020		
1	Admin Fee	\$ 100.00	\$ 100.00
606	Day(s) of Per Diem from (02/22/20-10/20/21)	\$ 50.00	\$ 30,300.00
84	Town's Commission Motion to Cancel Daily Fine Due to COVID-19 3/18/20 - 6/10/20	\$ 50.00	\$ 4,200.00
Balance			\$ 26,200.00

Make all checks payable to **TOWN OF PEMBROKE PARK**

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

THANK YOU FOR YOUR BUSINESS!

Case Overview

Property/Incident Information

Owner	Address	Site Address
J & U V LLC	601 HIBISCUS DR HALLANDALE BEACH, FL 33009	1730 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	4589	Date Next Inspection	1/29/2021
--------------------	------	---------------	------	-----------------------------	-----------

Notes Recertification of 40 Year Inspection is incomplete. In Accordance to FBC 110.15 Broward County Provisions, the time frame of 180 days has expired. Property Owner will need to complete the 40 Year Inspection in order to comply with violation.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/17/2019		Notice of Violation	Regular Mail
1/6/2020		Notice of Formal Hearing - Notice w/ NOV	Certified Mail
1/29/2020	1/23/2020	Final Order	Certified Mail
1/29/2020	1/23/2020	Order of Continuance	Certified Mail
2/10/2020	2/27/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/3/2020	2/27/2020	Amended Final Order	Certified Mail
1/29/2021		Affidavit of Compliance	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: 1/29/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$11,250.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$11,350.00

Payments

Case Overview

Date	Payment Type Name	Amount
3/20/2020	Credit	\$100.00
	Total Payments	\$100.00
	Fees Outstanding	\$11,250.00

7019 1120 0000 9007 6791

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	J & UV, LLC
\$	
Sent To	H.A.F. #4589,4590,4947,4940,4941,4942
Street and Apt. No.,	1730 SW 30 AVE,
City, State, ZIP+4®	PEMBROKE PARK, FL, 33009
PS Form 3800, Ap	



7019 1120 0000 9007 6500

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	J & UV, LLC/ HERZEL MEAIR
\$	
Sent To	H.A.F. #4589,4590,4947,4940,4941,4942
Street and Apt. No.,	601 HIBISCUS DRIVE,
City, State, ZIP+4®	HALLANDALE BEACH, FL, 33009
PS Form 3800, Ap	





MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1730 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0021
Property Owner	J & U V LLC	Millage	0613
Mailing Address	601 HIBISCUS DR HALLANDALE BEACH FL 33009	Use	48
Abbr Legal Description	MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$492,260	\$1,919,100	\$2,411,360	\$2,411,360	
2020	\$492,260	\$1,921,130	\$2,413,390	\$2,413,390	\$52,085.32
2019	\$492,260	\$1,882,650	\$2,374,910	\$2,251,740	\$49,994.58

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,411,360	\$2,411,360	\$2,411,360	\$2,411,360
Portability	0	0	0	0
Assessed/SOH	\$2,411,360	\$2,411,360	\$2,411,360	\$2,411,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,411,360	\$2,411,360	\$2,411,360	\$2,411,360

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/24/2016	WD-T	\$100	113542346	\$9.00	54,296	SF
2/24/2016	QCD-T	\$100	113542345	\$9.00	400	OA
9/9/2002	WD*	\$100	33787 / 476			
7/31/2002	WD*	\$1,800,000	33620 / 212			
12/8/1998	WD*	\$100	29193 / 175			
				Adj. Bldg. S.F. (Card, Sketch)		37485
				Eff./Act. Year Built: 1966/1965		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company

J & U V, LLC

Filing Information

Document Number L14000124299

FEI/EIN Number 47-1542642

Date Filed 08/07/2014

Effective Date 08/07/2014

State FL

Status ACTIVE

Principal Address

601 HIBISCUS DRIVE
HALLANDALE, FL 33009

Changed: 04/01/2015

Mailing Address

601 HIBISCUS DRIVE
HALLANDALE, FL 33009

Changed: 04/01/2015

Registered Agent Name & Address

MEAIR, HERZEL
601 HIBISCUS DRIVE
HALLANDALE, FL 33009

Authorized Person(s) Detail

Name & Address

Title MGR

MEAIR, HERZEL
601 HIBISCUS DRIVE
HALLANDALE, FL 33009

Title MGR

MEAIR, JUDY
601 HIBISCUS DRIVE
HALLANDALE, FL 33009

Annual Reports

Report Year	Filed Date
2019	01/11/2019
2020	04/30/2020
2021	01/21/2021

Document Images

<u>01/21/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/30/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/12/2019 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>01/11/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/21/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/13/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/08/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/01/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/07/2014 -- Florida Limited Liability</u>	View image in PDF format



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

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

Case #: 4589

Petitioner,

vs.

J & U V LLC

Respondent(s)

AMENDED FINAL ORDER

IN RE:

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

FOLIO: 514221280021

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

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
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 requir...	3/26/2020		\$50.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Miguel A Nunez**, the Building Official, 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 954-961-4600 or (954) 275-0609.

DONE AND ORDERED this 27th Day of FEBRUARY 2020

ATTEST:

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA


MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD


ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
J & U V LLC) CASE NO. 4589
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: J & U V LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM AND ABATE FINE

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

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: J & U V LLC AT 3:47 P.M. ON THE 4 DAY OF OCTOBER 2021.

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

TYPE OF SERVICE

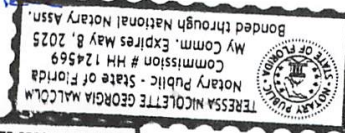
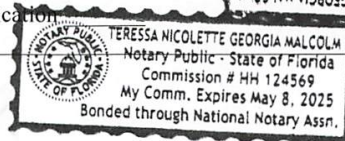
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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

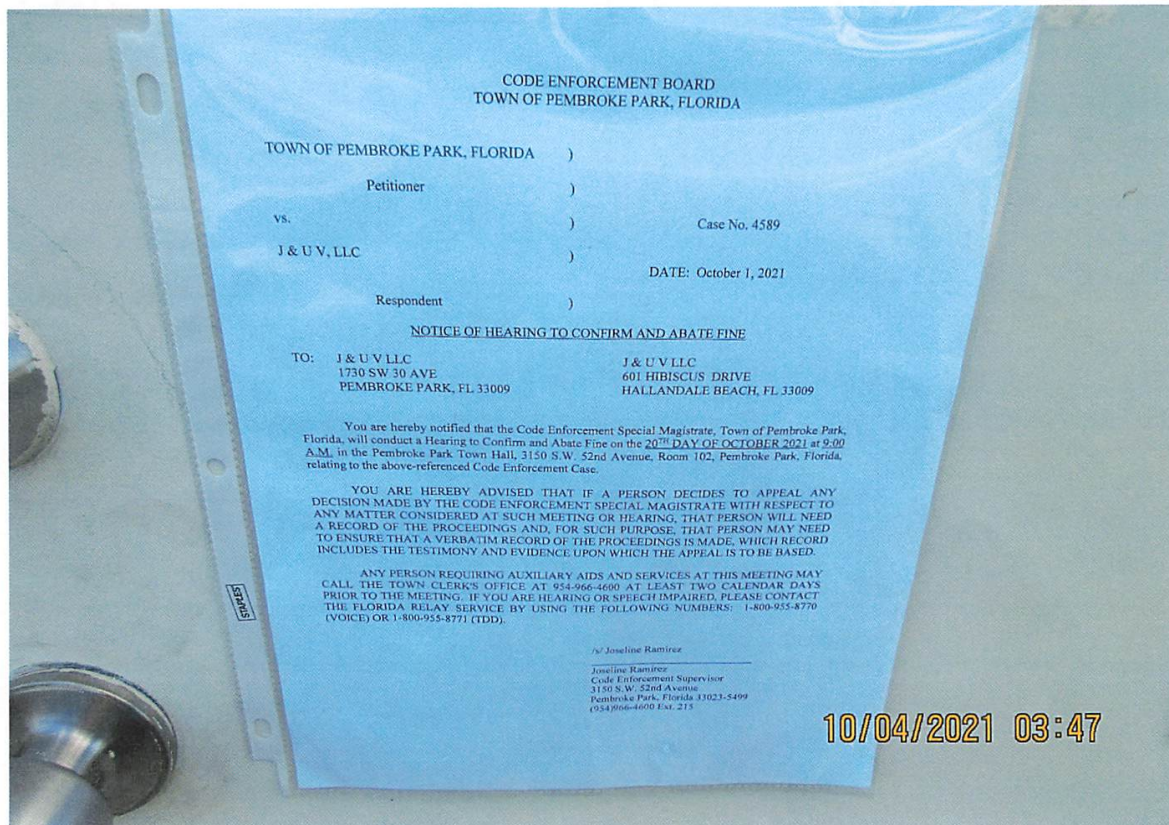

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of 10, 2021, by Teresa Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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





CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

Case No. 4589

J & U V, LLC)

DATE: October 1, 2021

Respondent)

NOTICE OF HEARING TO CONFIRM AND ABATE FINE

TO: J & U V LLC
 1730 SW 30 AVE
 PEMBROKE PARK, FL 33009

J & U V LLC
601 HIBISCUS DRIVE
HALLANDALE BEACH, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm and Abate Fine on the 20TH DAY OF OCTOBER 2021 at 9:00 A.M. in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT 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).

/s/ Joseline Ramirez

Joseline Ramirez
Code Enforcement Supervisor
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499
(954)966-4600 Ext. 215



TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **2110796-0**

Job Address: **1730 SW 30 AVE**

Job Name: J & U V LLC

Permit Status: Permit Complete

Permit Issued Date: 2/2/2021 11:37:35 AM

Submitted Into Plan Review Date: 1/20/2021 2:09:45 PM

Application Date: 1/20/2021 2:00:43 PM

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

Difference Between Plan Review to Permit Issued: 13 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	1/26/2021 11:33:20 AM
STRUCTURAL	Approved	1/21/2021 7:19:54 PM



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-
5511 FAX



BUILDING PERMIT APPLICATION

2110796

PERMIT NO.

B-92588

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: J & U V LLC					
JOB ADDRESS: 1730 SW 30 AVE					
OWNER NAME: J & U V LLC					
OWNER ADDRESS: 601 HIBISCUS DR					
CITY: HALLANDALE BEACH					
PHONE: 9999999999		FAX:		EMAIL:	
FEE SIMPLE TITLE 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. COMPETENCY: N/A			STATE REGISTRATION: N/A		
LOT: 000	BLOCK: 000	PRESENT USE: WAREHOUSE & OFFICES		PROPOSED USE: WAREHOUSE AND OFFICES	
FOLIO NUMBER: 514221280021			SUBDIVISION: N/A		
NO. OF STORIES: 1		OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0
TYPE OF WORK:		N/A	N/A	N/A	OTHER
JOB COST: 1		SQ.FT. / L.F.: 0			
DESCRIBE WORK: 40 YR RECERTIFICATION					
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.

Initial this Page: _____

OWNER'S AFFIDAVIT: I certify that all information provided is accurate, and that all work will be performed in compliance with all applicable laws regulating construction and zoning. No work has been commenced prior to the issuance of the permit sought by this application, and all work will be done as indicated in the Application and all accompanying document and plans.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of the county, and there may be additional permits required from other governmental entities such as water management districts, state or federal agencies.

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 YOUR LENDER OR ATTORNEY BEFORE RECORDING THE NOTICE OF COMMENCEMENT.

CONTRACTOR
(Print Name):

OWNER
(Print Name):

SIGNATURE

SIGNATURE

STATE OF FLORIDA
COUNTY OF

STATE OF FLORIDA
COUNTY OF

Sworn to (or affirmed) and subscribed before
me this _____ day
of _____,

Sworn to (or affirmed) and subscribed before
me this _____ day
of _____,

20_____, by

20_____, by

NOTARY:

NOTARY:

SEAL:

SEAL:

Personally known _____

Personally known _____

OR Produced Identification

OR Produced Identification

Type of Identification Produced

Type of Identification Produced

The Permit is not valid until signed by an authorized representative of the Pembroke Park BUILDING DEPT. and all fees are paid.

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

**SALES RECEIPT****BUILDING
DEPARTMENT**

Town of Pembroke Park		Sold To Judy Meair	
3150 SW 52nd Ave		1730 SW 30 Ve	
Pembroke Park FL, 33023		Pembroke Park, FL 33009	
Phone (954) 966-4600 x211		Phone 9544565947	
Fax (954) 966-5310			

Transaction #	Payment Method	Amount	Sale Date
22435	Money Order	\$350.00	1/29/2021 9:48:35 AM

Date Applied	Application #	Qty	Item	Total
1/29/2021	AP-92588	1.00	Commercial 40 Year Building Safety Inspection Processing Fee	\$350.00
	Total			\$350.00

Town of Pembroke Park

INVOICE

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



DATE: September 17, 2021
INVOICE # 255
FOR:

Bill To:

J & U V LLC
601 Hibiscus Drive
Hallandale Beach , FL 33009

Case # 4589
J & U V

1730 SW 30 AVE, Pembroke
Park, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	FBC Sec. 110.15 Sec. 28-260(8)		
	Code Board Hearing on 2/27/20		
0	Admin Fee (paid 3/9/2020)	\$ 100.00	\$ -
0	Town Emergency Order - suspending fines as of 3/18/20	\$ 50.00	\$ -
225	Day(s) of Per Diem from (6/18/20 to 01/29/21)	\$ 50.00	\$ 11,250.00
Balance			\$11,250.00

Make all checks payable to TOWN OF PEMBROKE PARK

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

THANK YOU FOR YOUR BUSINESS!

Case Overview

Property/Incident Information

Owner	Address	Site Address
J & U V LLC	601 HIBISCUS DR HALLANDALE BEACH, FL 33009	1730 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	4590	Date Next Inspection	12/30/2020
--------------------	------	---------------	------	-----------------------------	------------

Notes REPEAT VIOLATION
new windows installed without building permits. Property Owner will need to obtain Building permits from Building Department to comply with violation.
Double permit fee has been assessed to violation.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/17/2019		Notice of Violation	Regular Mail
1/6/2020		Notice of Formal Hearing - Notice w/ NOV	Certified Mail
1/29/2020	1/23/2020	Final Order	Certified Mail
1/29/2020	1/23/2020	Order of Continuance	Certified Mail
2/10/2020	2/27/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
2/26/2020		Affidavit of Non-Compliance	Certified Mail
3/2/2020	2/27/2020	Amended Final Order	Certified Mail
12/30/2020		Affidavit of Non-Compliance	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
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: 12/30/2020

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:
12/30/2020

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$20,200.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$20,200.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
3/20/2020	Credit	\$100.00
	Total Payments	\$100.00
	Fees Outstanding	\$20,200.00

7019 1120 0000 9007 6500

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
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☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees	
Sent To	J & UV, LLC
Street and Apt. No.,	H.A.F. #4589,4590,4947,4940,4941,4942
City, State, ZIP+4®	1730 SW 30 AVE, PEMBROKE PARK, FL, 33009
PS Form 3800, Apr 2019	

7019 1120 0000 9007 6500

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 \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees	
Sent To	J & UV, LLC/ HERZEL MEAIR
Street and Apt. No.,	H.A.F. #4589,4590,4947,4940,4941,4942
City, State, ZIP+4®	601 HIBISCUS DRIVE, HALLANDALE BEACH, FL, 33009
PS Form 3800, Apr 2019	



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1730 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0021
Property Owner	J & U V LLC	Millage	0613
Mailing Address	601 HIBISCUS DR HALLANDALE BEACH FL 33009	Use	48
Abbr Legal Description	MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF		

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

* 2021 values are considered "working values" and are subject to change.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$492,260	\$1,919,100	\$2,411,360	\$2,411,360	
2020	\$492,260	\$1,921,130	\$2,413,390	\$2,413,390	\$52,085.32
2019	\$492,260	\$1,882,650	\$2,374,910	\$2,251,740	\$49,994.58

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,411,360	\$2,411,360	\$2,411,360	\$2,411,360
Portability	0	0	0	0
Assessed/SOH	\$2,411,360	\$2,411,360	\$2,411,360	\$2,411,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,411,360	\$2,411,360	\$2,411,360	\$2,411,360

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/24/2016	WD-T	\$100	113542346	\$9.00	54,296	SF
2/24/2016	QCD-T	\$100	113542345	\$9.00	400	OA
9/9/2002	WD*	\$100	33787 / 476			
7/31/2002	WD*	\$1,800,000	33620 / 212			
12/8/1998	WD*	\$100	29193 / 175			
				Adj. Bldg. S.F. (Card, Sketch)		37485
				Eff./Act. Year Built: 1966/1965		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company

J & U V, LLC

Filing Information

Document Number L14000124299

FEI/EIN Number 47-1542642

Date Filed 08/07/2014

Effective Date 08/07/2014

State FL

Status ACTIVE

Principal Address

601 HIBISCUS DRIVE
HALLANDALE, FL 33009

Changed: 04/01/2015

Mailing Address

601 HIBISCUS DRIVE
HALLANDALE, FL 33009

Changed: 04/01/2015

Registered Agent Name & Address

MEAIR, HERZEL
601 HIBISCUS DRIVE
HALLANDALE, FL 33009

Authorized Person(s) Detail

Name & Address

Title MGR

MEAIR, HERZEL
601 HIBISCUS DRIVE
HALLANDALE, FL 33009

Title MGR

MEAIR, JUDY
601 HIBISCUS DRIVE
HALLANDALE, FL 33009

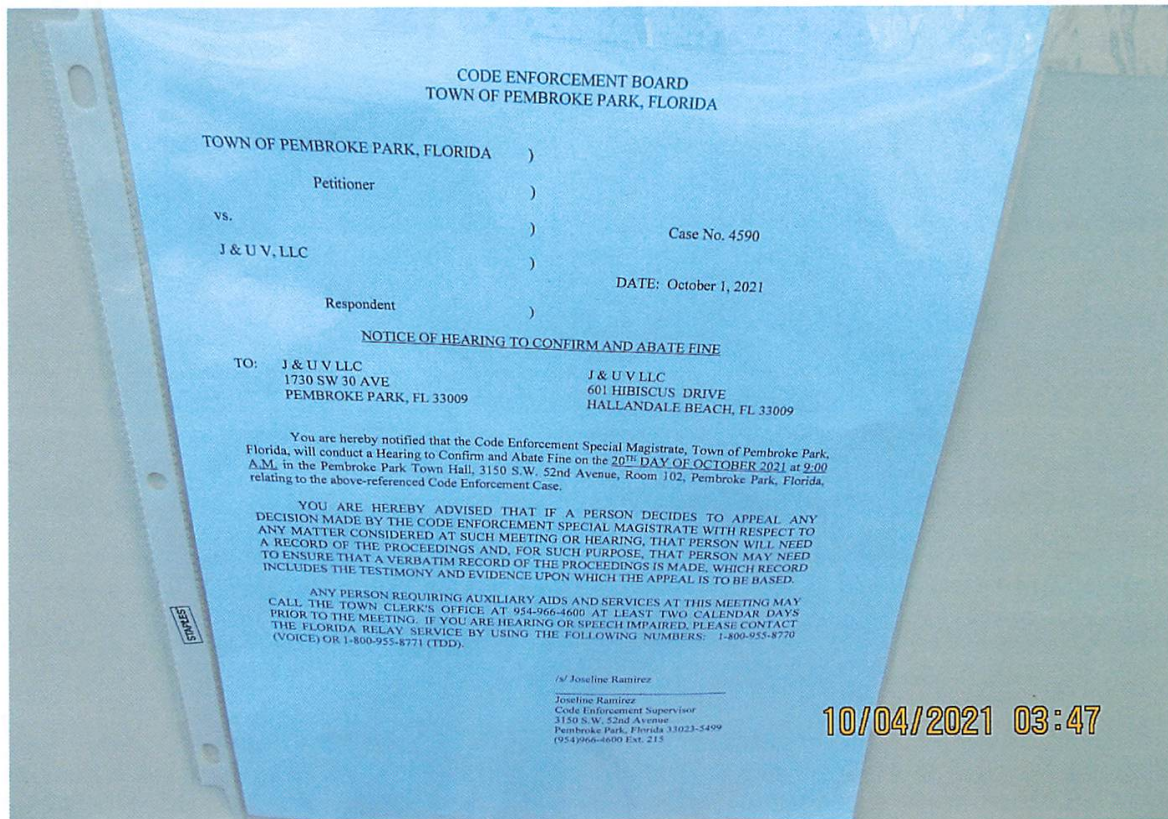
Annual Reports

Report Year	Filed Date
2019	01/11/2019
2020	04/30/2020
2021	01/21/2021

Document Images

<u>01/21/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/30/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/12/2019 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>01/11/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/21/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/13/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/08/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/01/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/07/2014 -- Florida Limited Liability</u>	View image in PDF format

TOWN OF PEMBROKE PARK, FLORIDA)
)
 Petitioner)
)
 vs.)
)
 J & U V LLC) CASE NO. 4590
)
 Respondent)



CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

Case No. 4590

J & U V, LLC)

DATE: October 1, 2021

Respondent)

NOTICE OF HEARING TO CONFIRM AND ABATE FINE

TO: J & U V LLC
 1730 SW 30 AVE
 PEMBROKE PARK, FL 33009

J & U V LLC
601 HIBISCUS DRIVE
HALLANDALE BEACH, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm and Abate Fine on the 20TH DAY OF OCTOBER 2021 at 9:00 A.M. in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT 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).

/s/ Joseline Ramirez

Joseline Ramirez
Code Enforcement Supervisor
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499
(954)966-4600 Ext. 215



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

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

Case #: 4590

Petitioner,

vs.

J & U V LLC

Respondent(s)

AMENDED FINAL ORDER

IN RE:

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

FOLIO: 514221280021

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

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. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall ...	3/26/2020		\$100.00

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
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 s...			

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jeffrey Louis**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to \$500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of \$100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

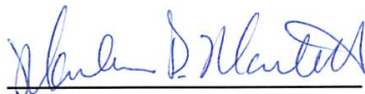
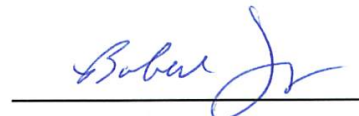
Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

DONE AND ORDERED this 27th Day of FEBRUARY 2020

ATTEST:

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.



TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: 1910606-0

Job Address:

1730 SW 30 AVE

Job Name: J & U V LLC

Permit Status: Permit Complete

Permit Issued Date: 8/7/2020 1:54:50 PM

Submitted Into Plan Review Date: 10/25/2019 9:21:49 AM

Application Date: 10/25/2019 9:17:05 AM

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

Difference Between Plan Review to Permit Issued: 287 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	10/29/2019 11:21:11 AM
FIRE	Approved	3/23/2020 12:00:51 PM
STRUCTURAL	Approved	7/30/2020 12:36:42 PM



R203 Permit Messages For Permit (1910606-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
88852	ADA COMPLIANCE	12/23/2020	Pass
	PASS ACCORDING		
88851	Ceiling (Grid system)	12/23/2020	Pass
	PASS ACCORDING		
88854	Demolition	12/23/2020	Pass
	PASS ACCORDING		
88903	Drywall Screw Wall / Ceiling	12/28/2020	Pass
	PASS ACCORDING TO PLANS		
88904	Final Building Inspection	12/30/2020	Pass
	PASS ACCORDING		
88528	Firestop-Wall Penetrations/ Joints	12/7/2020	Pass
	PASS ACCORDING		
88687	Framing - Exterior / Interior Ceiling	12/14/2020	Pass
	Lt Gauge Met		
	PASS ACCORDING TO PLANS AND CODE		
88527	Railings - Handrail/Guardrail	12/7/2020	Pass
	Installation		
	PASS ACCORDING		
88526	Slab Structural on Grade / Elevated	12/7/2020	Pass
	Floor/ Roof		
	PASS ACCORDING		
88853	Stairs	12/23/2020	Pass
	PASS ACCORDING		
88447	Store Front Door System Installation	12/2/2020	Fail Without Penalty
	FAIL WITHOUT A PENALTY NO ACCESS ,NO PERMIT CARD AS 105.4 AND 105.7 BC ,PICS TAKEN OF THE TAG AND MY NUMBER WAS WROTE CORNER GREY BUILDING		
88492	Store Front Door System Installation	12/4/2020	Pass
	PASS ACCORDING		

88445	Window Buck Attachment	12/2/2020	Fail
	FAIL NO ACCESS ,NO PERMIT CARD AS 105,4 AND 105.7 BC ,PICS TAKEN OF THE TAG AND MY NUMBER WAS WROTE CORNER GREY BUILDING		
88491	Window Buck Attachment	12/4/2020	Pass
	PASS ACCORDING		
88446	Window Installation	12/2/2020	Fail Without Penalty
	FAIL WITHOUT A PENALTY NO ACCESS ,NO PERMIT CARD AS 105,4 AND 105.7 BC ,PICS TAKEN OF THE TAG AND MY NUMBER WAS WROTE CORNER GREY BUILDING		
88490	Window Installation	12/4/2020	Pass
	PASS ACCORDING		

Electrical Inspection

88518	Electrical Rough	12/10/2020	Pass
	40/yr OK		
88720	Final Electrical	12/17/2020	Pass

Fire Inspection

88779	Final Fire - Life safety	12/21/2020	Pass
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TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-
5555 FAX



BUILDING PERMIT APPLICATION

1910606

PERMIT NO.

B-90766

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: J & U V LLC					
JOB ADDRESS: 1730 SW 30 AVE					
OWNER NAME: J & U V LLC					
OWNER ADDRESS: 601 HIBISCUS DR					
CITY: HALLANDALE BEACH					
PHONE: 9999999999		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: HEMJEN BUILDERS INC					
MAIL ADDRESS: 6085 NW 66 WAY					
CITY STATE ZIP: PARKLAND FL 33067					
PHONE: 5614411770		FAX:		EMAIL: HEMJEN@YAHOO.COM	
CERT. COMPETENCY: CGC1506661			STATE REGISTRATION: N/A		
LOT: 000	BLOCK: 000	PRESENT USE: WAREHOUSE AND OFFICES		PROPOSED USE: WAREHOUSE AND OFFICES	
FOLIO NUMBER: 514221280021			SUBDIVISION: N/A		
NO. OF STORIES: 1		OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0
TYPE OF WORK:		N/A	N/A	N/A	REPAIR
JOB COST: 10000		SQ.FT. / L.F.: 0			
DESCRIBE WORK: STRUCTURAL REPAIR AS PER 40 YEAR RECERTIFICATION					
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

INVOICE

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



DATE: October 15, 2021
INVOICE # 256
FOR:

Bill To:

J & U V LLC
601 Hibiscus Drive
Hallandale Beach , FL 33009

Case # 4590
J & U V

1730 SW 30 AVE, Pembroke
Park, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Sec. 5-2 - REPEAT		
	Code Board Hearing on 2/27/20		
1	Admin Fee (paid 3/9/2020) Payment	\$ 100.00	\$ 100.00 (100.00)
	Town's Emergency Order Suspending fines as of 03/18/2020-06/10/2021		
202	Day(s) of Per Diem from (6/11/20 to 12/30/20)	\$ 100.00	\$ 20,200.00
Balance			\$20,200.00

Make all checks payable to **TOWN OF PEMBROKE PARK**

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

THANK YOU FOR YOUR BUSINESS!

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO	844 ALTON RD STE 3 MIAMI BEACH, FL 33139	1960 SW 30 AVE, PEMBROKE PARK, FL 33009 #1960 B SW 30 Ave - Cabinets to Go

Legal Description

Case Status	Open	Case #	4900	Date Next Inspection	9/30/2021
--------------------	------	---------------	------	-----------------------------	-----------

Notes Portable/Shipping container in front of business. Portable container can not be used as signage. Business owner and/or Property owner must remove portable/shipping container from premise.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/31/2020		Notice of Violation	Hand/Regular Mail
3/5/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Certified Mail - Continued
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail - Continued
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
9/30/2021	10/20/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
9/30/2021		Affidavit of Non-Compliance	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 9/30/2021
ZONING	Sec. 28-346 (c)(3) - Portable storage units.	(c) Nonresidential districts. (3) Duration. No portable storage unit shall remain at a site in a nonresidential district in excess of thirty (30) consecutive days, and portable storage units shall not be placed at any one site in a nonresidential district in excess of sixty (60) days in any calendar year.	Not in Compliance - Reinspection Date: 9/30/2021

Case Overview

ZONING	Sec. 28-346 (c)(4) - Portable storage units	(c) Nonresidential districts. (4) Location. Portable storage units shall generally be placed only in the rear or side portions of a site in nonresidential districts. The temporary placement of a portable storage unit in a designated loading area is permissible. Under no circumstances shall a portable storage unit be placed in an area fronting a major road or in front parking lot of a commercial establishment. The placement of portable storage units in fire lanes, passenger loading zones, or public rights-of-way is strictly prohibited.	Not in Compliance - Reinspection Date: 9/30/2021
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	Not in Compliance - Reinspection Date: 9/30/2021

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$7,750.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$7,850.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$7,850.00

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

Postage

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Total Postage and Fees

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City, State, ZIP+4®

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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

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, A



7019 1120 0000 9007 6487

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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Postage

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Total Postage and Fees

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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 and Fees
 \$

Sent To
 ANO LLC
 FO # 4900
 1960 B SW 30th Ave
 Pembroke Park, FL 33009

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

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

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ 6.96

Total Postage and Fees
 \$

Sent To
 ANO LLC
 FO # 4900
 844 Alton Road Ste 3
 Miami Beach, FL 33139

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

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:

ANO LLC
 FO # 4900
 844 Alton Road Ste 3
 Miami Beach, FL 33139



9590 9402 6610 1028 7090 51

2. Article Number (Transfer from service label)

7021 0350 0001 0297 6061

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

5/6/21

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

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:

NO LLC
 FO # 4900
 1960 B SW 30th Ave
 Pembroke Park, FL 33009



9590 9402 6610 1028 7090 44

2. Article Number (Transfer from service label)

7021 0350 0001 0297 6078

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

RAY MORGAN

☐ Agent

☒ Addressee

B. Received by (Printed Name)

RAY MORGAN

C. Date of Delivery

5/10/21

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$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
2019	\$301,660	\$2,001,070	\$2,302,730	\$2,302,730	\$50,277.79

2021* 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	\$2,533,000	\$2,561,520	\$2,533,000	\$2,533,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,533,000	\$2,561,520	\$2,533,000	\$2,533,000

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/31/2008	WD-O	\$3,150,000	45276 / 1801	\$9.00	33,518	SF
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			
				Adj. Bldg. S.F. (Card, Sketch)		25562
				Eff./Act. Year Built: 1969/1968		

Special Assessments

[illegible]



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

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/F9 PROPIETIES		CASE NO. 4900
LLC/CABINETS TO GO		
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: ANO LLC/F9 PROPIETIES LLC/CABINETS TO GO

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/F9 PROPIETIES LLC/CABINETS TO GO AT 3:54 P.M. ON THE 4 DAY OF OCTOBER 2021.

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

TYPE OF SERVICE

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



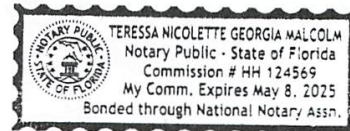
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of 10, 2021, by ~~TERESA MALCOLM~~ Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.



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





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
ANO LLC/F9
PROPERTIES
LLC/CABINETS TO GO
1960 SW 30 AVE, PEMBROKE PARK, FL
33009 #1960 B SW 30 Ave - Cabinets to
Go

NOTICE OF HEARING TO CONFIRM FINE

Sent To: ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO 844 ALTON RD STE 3 MIAMI BEACH, FL 33139	Case #: 4900	Date: 09/30/2021
Property Owner: ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO 844 ALTON RD STE 3 MIAMI BEACH, FL 33139	Property Description: 514221280027	Certified Mail #:
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 #1960 B SW 30 Ave - Cabinets to Go	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of October, 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.

10/04/2021 03:54

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 HEARING AND FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.

**ANO LLC/F9
PROPERTIES
LLC/CABINETS TO GO**
**1960 SW 30 AVE, PEMBROKE PARK, FL
33009 #1960 B SW 30 Ave - Cabinets to
Go**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO 844 ALTON RD STE 3 MIAMI BEACH, FL 33139	4900	09/30/2021
Property Owner:	Property Description:	Certified Mail #:
ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO 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 #1960 B SW 30 Ave - Cabinets to Go	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of October, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
4900

Petitioner,

vs.

ANO LLC/F9 PROPERTIES
LLC/CABINETS TO GO
1960 SW 30 AVE, PEMBROKE PARK, FL
33009 #1960 B SW 30 Ave - Cabinets to
Go

Respondent(s)

On 9/30/2021 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:	ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO
Address:	844 ALTON RD STE 3 MIAMI BEACH, FL 33139
Folio:	514221280027
Site Address:	1960 SW 30 AVE, PEMBROKE PARK, FL 33009 #1960 B SW 30 Ave - Cabinets to Go
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
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 9/30/2021
ZONING	Sec. 28-346 (c)(3) - Portable storage units.	(c) Nonresidential districts. (3) Duration. No portable storage unit shall remain at a site in a nonresidential district in excess of thirty (30) consecutive days, and portable storage units shall not be placed at any one site in a nonresidential district in excess of sixty (60) days in any calendar year.	Not in Compliance - Reinspection Date: 9/30/2021
ZONING	Sec. 28-346 (c)(4) - Portable storage units	(c) Nonresidential districts. (4) Location. Portable storage units shall generally be placed only in the rear or side portions of a site in nonresidential districts. The temporary placement of a portable storage unit in a designated loading area is permissible. Under no circumstances shall a portable storage unit be placed in an area fronting a major road or in front parking lot of a commercial establishment. The placement of portable storage units in fire lanes, passenger loading zones, or public rights-of-way is strictly prohibited.	Not in Compliance - Reinspection Date: 9/30/2021
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	Not in Compliance - Reinspection Date: 9/30/2021

Further, Affiant sayeth naught

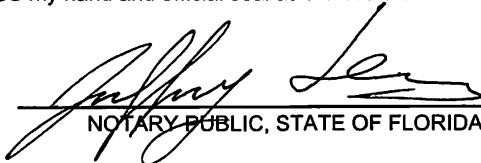
STATE OF FLORIDA

COUNTY OF BROWARD

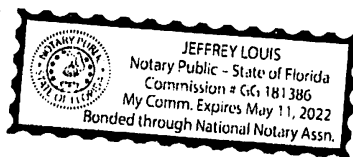


Code Enforcement Officer Signature

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 9/30/2021



NOTARY PUBLIC, STATE OF FLORIDA



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 4900
Petitioner,)
)
vs.)
)
ANO LLC)
Respondent(s)

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: 1960 B SW 30TH AVE, PEMBROKE PARK, FL 33009

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

FOLIO NO.: 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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 28-386(c)3; 28-386(c)4; 28-386(f). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

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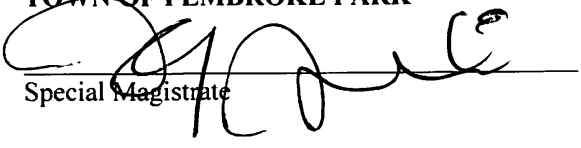
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 28-386(c)3; 28-386(c)4; 28-386(f) **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 (\$100.00) 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

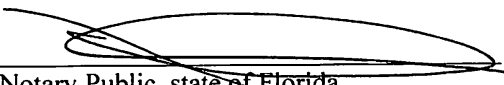

Special Magistrate

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
Clerk to the Special Magistrate



LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

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



INVOICE

DATE: October 14, 2021
INVOICE # 320
FOR:

Case # 4900

Bill To:

ANO LLC/F9 PROPIETIES
LLC/CABINETS TO GO
1960 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

ANO LLC/F9 PROPIETIES LLC/
CABINETS TO GO
1960 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 28-386(c)3; 28-386(c)4; 28-386(f)		
	Final Order on 04/13/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
153	Day(s) of Per Diem from (05/13/21-10/13/21)	\$ 50.00	\$ 7,650.00
Balance			\$ 7,750.00

Make all checks payable to **TOWN OF PEMBROKE PARK**

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

THANK YOU FOR YOUR BUSINESS!









Case Overview

Property/Incident Information

Owner	Address	Site Address
COLE FD PORTFOLIO III LLC % FAMILY DOLLAR 26608	500 VOLVO PKWY CHESAPEAK, VA 23320	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
Legal Description		

Case Status	Open	Case #	5006	Date Next Inspection	9/30/2021
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Notes

1. Dead/Dying hedges in front, back and behind wall of property. Hedges needs to be replaced around property
2. Trash and debris around dumpster area. all trash and debris (including tires) needs to be removed from property
3. Graffiti on dumpster door. Graffiti needs to be removed from dumpster door
4. Outside storage of vending machine (water cooler, ice machine). Need to remove from front door
5. Maintenance of wall behind property. Concrete wall needs to be cleaned and maintained in good repair
6. Damaged siding on eastside of building. Siding needs to be repaired with building permit
7. Tree limbs on eastside of building. Need to remove all tree limbs from property
8. overgrown vegetation on east side of building. Need to cut and maintain vegetation
9. window sign(ATM) needs to be removed from window.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/6/2020		Notice of Violation	Certified Mail
3/6/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail - Continued
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail - Continued
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
9/30/2021	10/20/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
9/30/2021		Affidavit of Non-Compliance	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 9/30/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 9/30/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 9/30/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/30/2021
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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)	Not in Compliance - Reinspection Date: 9/30/2021
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 9/30/2021

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$58,800.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$58,900.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$58,900.00

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., H.C.F. #5006
 City, State, ZIP+4® 4100 W HALLANDLE BEACH BLVD,
 PEMBROKE PARK, FL, 33023

PS Form 3800, Apr 2019

7019 1120 0000 9007 6449

SEP 30 2021

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and Fees
 \$

Sent To
 Street and Apt. No., H.C.F. #5006
 City, State, ZIP+4® 500 VOLVO PKWY,
 CHESAPEAKE, VA, 23320

PS Form 3800, Apr 2019

7019 1120 0000 9007 6456

SEP 30 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:
 COLE FD PORTFOLIO III LLC % FAMILY
 DOLLAR STORE 26608
 H.C.F. #5006
 4100 W HALLANDLE BEACH BLVD,
 PEMBROKE PARK, FL, 33023

Barcode: 9590 9402 6610 1028 7076 68

2. Article Number (Transfer from service label)
 7019 1120 0000 9007 6449

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

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

☐ Restricted Delivery

Domestic Return Receipt

7021 0350 0001 0297 6016

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

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

OFFICIAL USE

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

Postmark
Here

Postage	\$ 6.96
Total Postage and	
Sent To	
Street and Apt. No.	
City, State, ZIP+4®	

Cole FD Portfolio III %
 Family Dollar Stores Inc
 FO # 5006
 4100 W. Hallandale Beach Blvd
 Pembroke Park, FL 33023

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

See Reverse for Instructions

7021 0350 0001 0297 6054

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

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

OFFICIAL USE

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

Postmark
Here

Postage	\$ 6.96
Total Postage and	
Sent To	
Street and Apt. No.	
City, State, ZIP+4®	

Cole FD Portfolio III %
 Family Dollar Stores Inc
 FO # 5006
 500 Volvo Pkwy
 Chesapeake, VA 23320

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:

Cole FD Portfolio III %
 Family Dollar Stores Inc
 FO # 5006
 500 Volvo Pkwy
 Chesapeake, VA 23320



9590 9402 6610 1028 7090 68

2. Article Number (Transfer from service label)

7021 0350 0001 0297 6054

COMPLETE THIS SECTION ON DELIVERY

A. Signature	☐ Agent
X <i>Crystal Untch</i>	☐ Addressee
B. Received by (Printed Name)	C. Date of Delivery
Crystal Untch	MAY 10 2021
D. Is delivery address different from item 1? ☐ Yes	
If YES, enter delivery address below: ☐ No	

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

PLACE STICKER AT TOP

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Cole FD Portfolio III %
 Family Dollar Stores Inc
 FO # 5006
 4100 W. Hallandale Beach Blvd
 Pembroke Park, FL 33023



9590 9402 6610 1028 7090 75

2. Article Number (Transfer from service label)

7021 0350 0001 0297 6016

COMPLETE THIS SECTION ON DELIVERY

A. Signature	☐ Agent
X <i>Ba</i>	☐ Addressee
B. Received by (Printed Name)	C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes	
If YES, enter delivery address below: ☐ No	

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

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

Domestic Return Receipt



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	4100 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 30 09 0561
Property Owner	COLE FD PORTFOLIO III LLC %FAMILY DOLLAR STORE 26608	Millage	0613
Mailing Address	500 VOLVO PKWY CHESAPEAKE VA 23320	Use	11
Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B W 50 LOT 4 & ALL LOTS 5 THRU 7 TOGETHER WITH W 50 LOT 4A & ALL LOTS 5A THRU 7A, & LOT 8 E 65, LOT 8A E 65 BLK 50		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$467,500	\$1,649,970	\$2,117,470	\$1,921,050	
2020	\$467,500	\$1,278,910	\$1,746,410	\$1,746,410	\$37,690.67
2019	\$467,500	\$1,533,430	\$2,000,930	\$2,000,930	\$43,688.32

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,117,470	\$2,117,470	\$2,117,470	\$2,117,470
Portability	0	0	0	0
Assessed/SOH	\$1,921,050	\$2,117,470	\$1,921,050	\$1,921,050
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	\$1,921,050	\$2,117,470	\$1,921,050	\$1,921,050

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/28/2012	SWD-D	\$1,901,800	48727 / 1414	\$11.00	42,500	SF
10/7/2004	WD*	\$465,000	38352 / 225			
6/24/2004	WD*	\$340,000	37812 / 757			
2/7/2000	QC*	\$100	30275 / 185			
4/1/1986	TXD	\$10,000	18157 / 601			
				Adj. Bldg. S.F. (Card, Sketch)		9220
				Eff./Act. Year Built: 2007/2006		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
COLE FD PORTFOLIO III LC C/O) CASE NO. 5006
FAMILY DOLLAR 26608
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: COLE FD PORTFOLIO III LC C/O FAMILY DOLLAR 26608

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: COLE FD PORTFOLIO III LC C/O FAMILY DOLLAR 26608 AT 12:23 P.M. ON THE 4 DAY OF OCTOBER 2021.

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

TYPE OF SERVICE

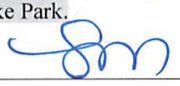
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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


AFFIANT

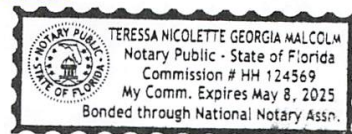
STATE OF FLORIDA
COUNTY OF BROWARD

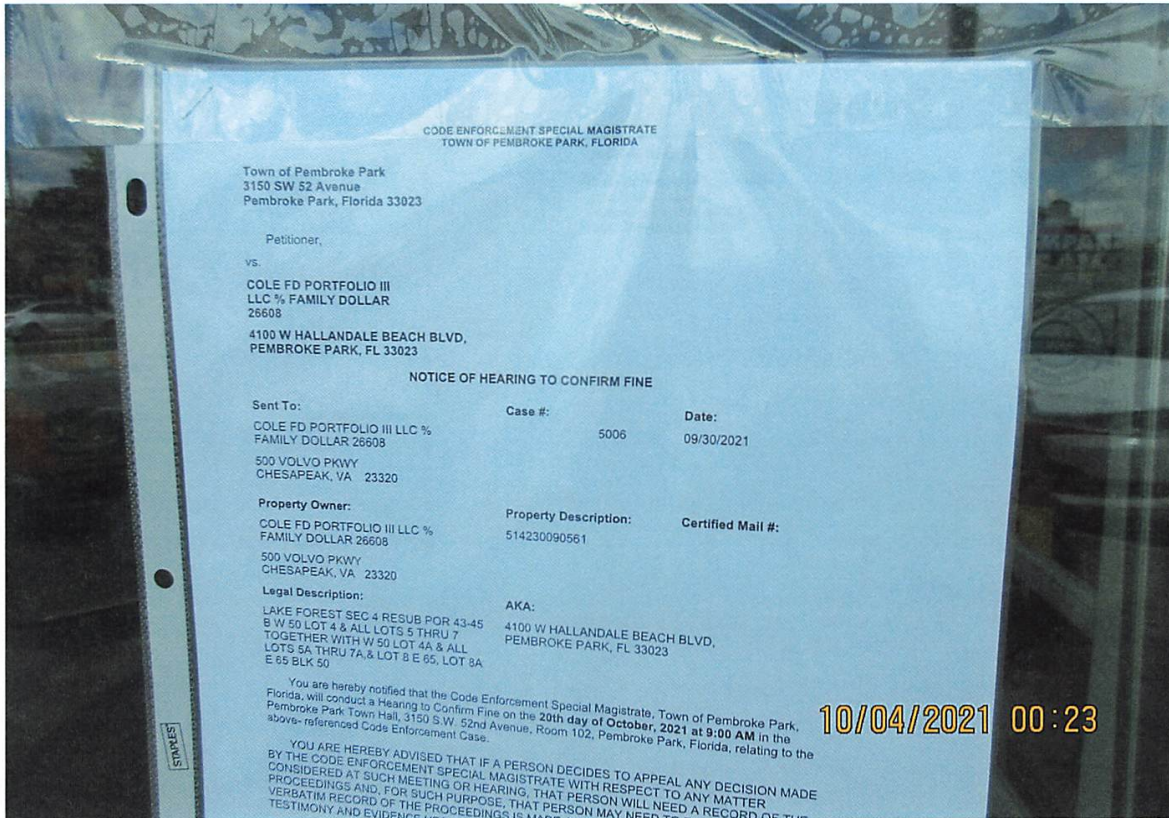
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of 10, 2021, by TERESSA NICOLETTE GEORGIA MALCOLM as Code Enforcement Officer for the Town of Pembroke Park.

Joeline Ramirez


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.

COLE FD PORTFOLIO III
LLC % FAMILY DOLLAR
26608

4100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
COLE FD PORTFOLIO III LLC % FAMILY DOLLAR 26608 500 VOLVO PKWY CHESAPEAKE, VA 23320	5006	09/30/2021
Property Owner:	Property Description:	Certified Mail #:
COLE FD PORTFOLIO III LLC % FAMILY DOLLAR 26608 500 VOLVO PKWY CHESAPEAKE, VA 23320	514230090561	
Legal Description:	AKA:	
LAKE FOREST SEC 4 RESUB POR 43-45 B W 50 LOT 4 & ALL LOTS 5 THRU 7 TOGETHER WITH W 50 LOT 4A & ALL LOTS 5A THRU 7A, & LOT 8 E 65, LOT 8A E 65 BLK 50	4100 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 **20th day of October, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
5006

Petitioner,

vs.

COLE FD PORTFOLIO III
LLC % FAMILY DOLLAR
26608
4100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Respondent(s)

On 9/30/2021 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:	COLE FD PORTFOLIO III LLC % FAMILY DOLLAR 26608
Address:	500 VOLVO PKWY CHESAPEAK, VA 23320
Folio:	514230090561
Site Address:	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
Legal Description:	LAKE FOREST SEC 4 RESUB POR 43-45 B W 50 LOT 4 & ALL LOTS 5 THRU 7 TOGETHER WITH W 50 LOT 4A & ALL LOTS 5A THRU 7A,& LOT 8 E 65, LOT 8A E 65 BLK 50

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 9/30/2021
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BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 9/30/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/30/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	Not in Compliance - Reinspection Date: 9/30/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 9/30/2021
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 9/30/2021

Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD

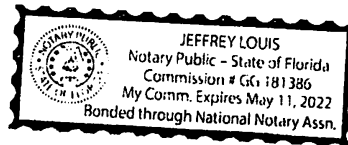


Code Enforcement Officer Signature

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 9/30/2021



NOTARY PUBLIC, STATE OF FLORIDA



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5006
Petitioner,)
)
vs.)
)
COLE FD PORTFOLIO III LLC % FAMILY)
DOLLAR STORES INC.)
Respondent(s)

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: 4100 W. HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: COLE FD PORTFOLIO III LLC % FAMILY DOLLAR STORES INC, 500 VOLVO PKWY, CHESAPEAKE, VA 23320

FOLIO NO.: 514230090561

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B W 50 LOT 4 & ALL LOTS 5 THRU 7 TOGETHER WITH W 50 LOT 4A & ALL LOTS 5A THRU 7A,& LOT 8 E 65, LOT 8A E 65 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(i); 5-103(k); 5-103(h); 5-2(a); 13-2; 15-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(i); 5-103(k); 5-103(h); 5-2(a); 13-2; 15-17 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 (\$100.00) 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.



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.

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5006
Petitioner,)
)
vs.)
)
COLE FD PORTFOLIO III LLC % FAMILY)
DOLLAR STORES INC.)
Respondent(s)

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: 4100 W. HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: COLE FD PORTFOLIO III LLC % FAMILY DOLLAR STORES INC, 500 VOLVO PKWY, CHESAPEAKE, VA 23320

FOLIO NO.: 514230090561

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B W 50 LOT 4 & ALL LOTS 5 THRU 7 TOGETHER WITH W 50 LOT 4A & ALL LOTS 5A THRU 7A, & LOT 8 E 65, LOT 8A E 65 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(i); 5-103(k); 5-103(h); 5-2(a); 13-2; 15-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

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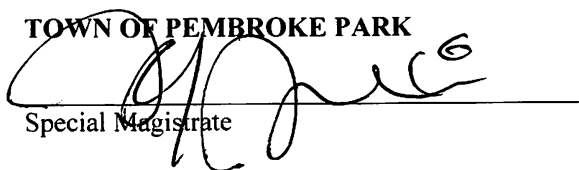
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(i); 5-103(k); 5-103(h); 5-2(a); 13-2; 15-17 **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 (\$100.00) 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

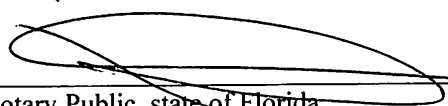
I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Jeffrey Louis, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged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

WITNESS my hand and official in the County and State aforesaid this date:

April 27th, 2021.



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.

Town of Pembroke Park

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



INVOICE

DATE: October 15, 2021
INVOICE # 289
FOR:

Case # 5006

COLE FD PORTFOLIO III LLC
C/O FAMILY DOLLAR STORE
26608
4100 W HALLANDALE BEACH
BOULEVARD,
PEMBROKE PARK, FL, 33023

Bill To:

COLE FD PORTFOLIO III LLC
C/O FAMILY DOLLAR STORE
26608
500 VOLVO PKWY,
CHESAPEAKE, VA, 23320

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-103(i)(k)(h); 5-2(a); 13-2; 15-17 Final Order 4/13/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
593	Day(s) of Per Diem from (03/06/20-10/20/21)	\$ 100.00	\$ 59,300.00
84	Town's Commission Motion to Cancel Daily Fine Due to COVID-19 3/18/20 - 6/10/20	\$ 100.00	\$ 8,400.00
Balance			\$ 51,000.00

Make all checks payable to **TOWN OF PEMBROKE PARK**

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

THANK YOU FOR YOUR BUSINESS!

Case Overview

Property/Incident Information

Owner	Address	Site Address
BROWN,CARLOS & MAUREEN	3475 SW 52 AVE UNIT 38 PEMBROKE PARK, FL 33023	3475 SW 52 AVE, PEMBROKE PARK, FL 33023 38

Legal Description

Case Status	Open	Case #	5468	Date Next Inspection	10/20/2021
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Notes

1. Stop Work Order.
2. Pouring concrete to form a slab on patio area without a permit. Obtain a permit and inspections.
3. Verify or obtain permit for shed.
4. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
12/2/2020		Notice of Violation	Hand Regular Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/21/2021	5/18/2021	Final Order	Certified Mail Hand
10/1/2021	10/20/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
10/1/2021	10/20/2021	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 10/20/2021

Case Overview

BUILDING AND BUILDING REGULATIONS

Sec. 5-2. - Nonresidential
commercial buildings,
owner's responsibilities
(b)

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

Not in Compliance -
Reinspection Date:
10/20/2021

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$4,550.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$4,650.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
5/21/2021	Credit	\$100.00
Total Payments		\$100.00
Fees Outstanding		\$4,550.00

7019 1120 0000 9007 6548

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	JENNINGS & VALENCY PA
Street and Apt. No., or P.O. Box	H.C.F. #5468
City, State, ZIP+4®	311 SE 13 TH STREET, FORT LAUDERDALE, FL, 33316
PS Form 3800, April 2010	



7019 1120 0000 9007 6555

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	CARLOS & MAUREN BROWN
Street and Apt. No., or P.O. Box	H.C.F. #5468
City, State, ZIP+4®	3475 SW 52 AVE UNIT 38, PEMBROKE PARK, FL, 33023
PS Form 3800, April 2010	





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 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Page 1010 of 1128



[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.	)	
	)	
BROWN CARLOS & MAUREEN		CASE NO. 5468
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: BROWN CARLOS & MAUREEN

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM AND ABATE FINE

ADDRESS: 3475 SW 52 AVE UNIT 38, PEMBROKE PARK, FL. 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BROWN CARLOS & MAUREEN AT 11:07 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

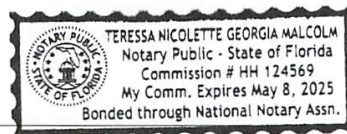
STATE OF FLORIDA
COUNTY OF BROWARD

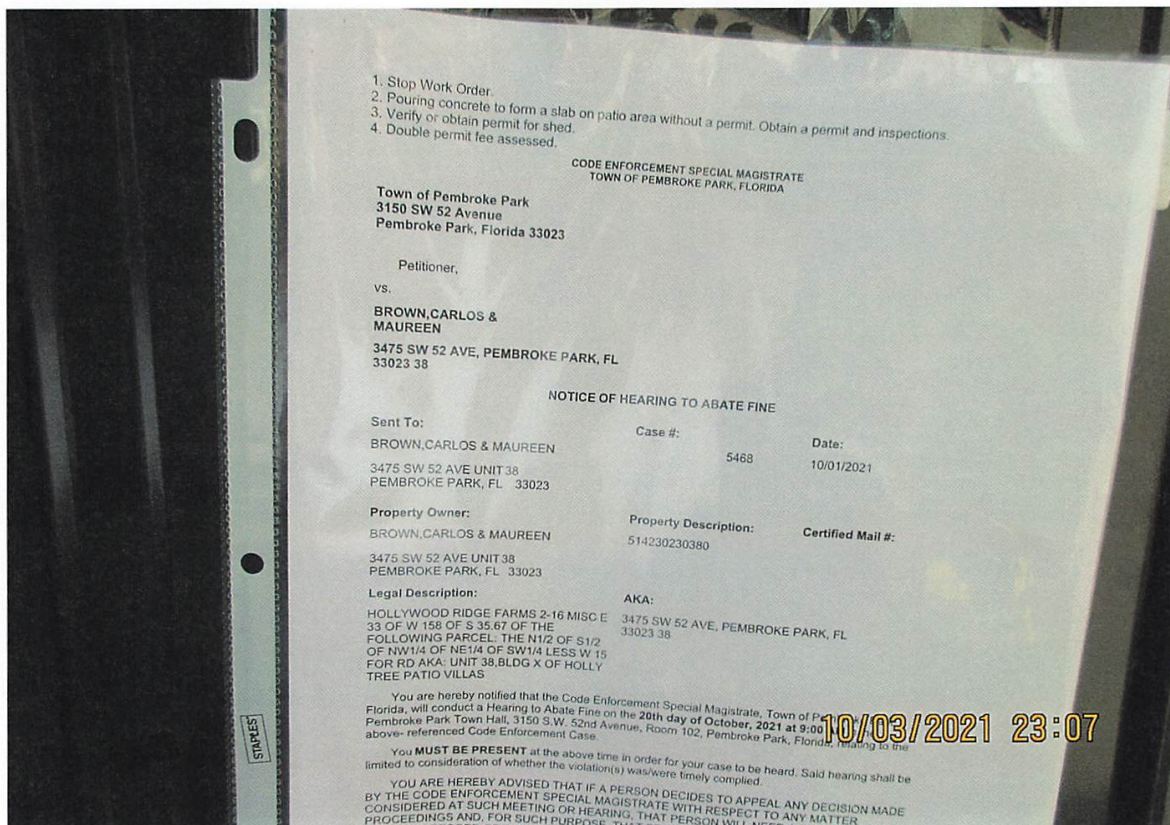
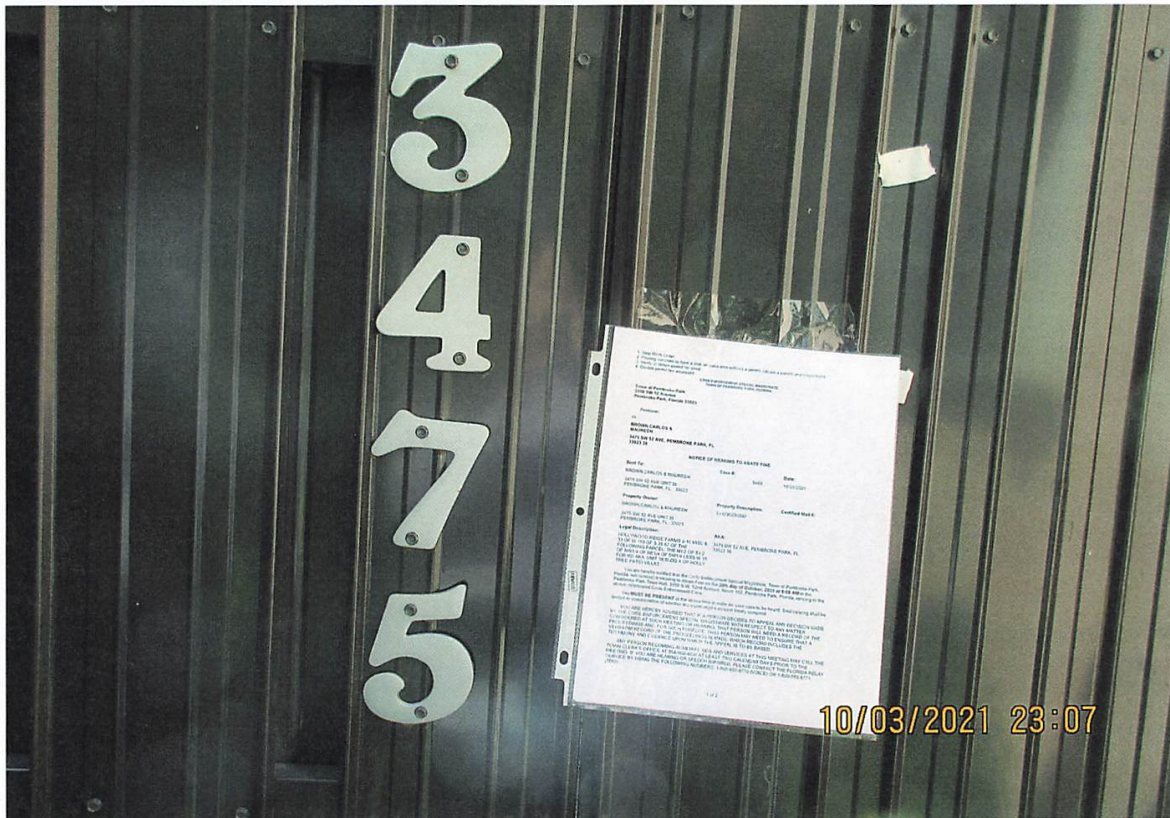
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 12 day of 10, 2021, by Teresa malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Joeline Ramirez



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.

BROWN, CARLOS &
MAUREEN

3475 SW 52 AVE, PEMBROKE PARK, FL
33023 38

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

BROWN, CARLOS & MAUREEN
3475 SW 52 AVE UNIT 38
PEMBROKE PARK, FL 33023

Case #:

5468

Date:

10/01/2021

Property Owner:

BROWN, CARLOS & MAUREEN
3475 SW 52 AVE UNIT 38
PEMBROKE PARK, FL 33023

Property Description:

514230230380

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC E
33 OF W 158 OF S 35.67 OF THE
FOLLOWING PARCEL: THE N1/2 OF S1/2
OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15
FOR RD AKA UNIT 38, BLDG X OF HOLLY
TREE PATIO VILLAS

AKA:

3475 SW 52 AVE, PEMBROKE PARK, FL
33023 38

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 20th day of October, 2021 at 9:00 AM in 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 SHALL BE RESPONSIBLE FOR THE COSTS OF SUCH SERVICES.

10/03/2021 23:07

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.

**BROWN,CARLOS &
MAUREEN**

**3475 SW 52 AVE, PEMBROKE PARK, FL
33023 38**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
BROWN,CARLOS & MAUREEN	5468	10/01/2021
3475 SW 52 AVE UNIT 38 PEMBROKE PARK, FL 33023		
Property Owner:	Property Description:	Certified Mail #:
BROWN,CARLOS & MAUREEN	514230230380	
3475 SW 52 AVE UNIT 38 PEMBROKE PARK, FL 33023		
Legal Description:	AKA:	
HOLLYWOOD RIDGE FARMS 2-16 MISC E 33 OF W 158 OF S 35.67 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 38,BLDG X OF HOLLY TREE PATIO VILLAS	3475 SW 52 AVE, PEMBROKE PARK, FL 33023 38	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of October, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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

1. Stop Work Order.
2. Pouring concrete to form a slab on patio area without a permit. Obtain a permit and inspections.
3. Verify or obtain permit for shed.
4. Double permit fee assessed.

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

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

Petitioner,

vs.

**BROWN,CARLOS &
MAUREEN**

**3475 SW 52 AVE, PEMBROKE PARK, FL
33023 38**

NOTICE OF HEARING TO ABATE FINE

Sent To:

BROWN,CARLOS & MAUREEN

3475 SW 52 AVE UNIT 38
PEMBROKE PARK, FL 33023

Case #:

5468

Date:

10/01/2021

Property Owner:

BROWN,CARLOS & MAUREEN

3475 SW 52 AVE UNIT 38
PEMBROKE PARK, FL 33023

Property Description:

514230230380

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC E
33 OF W 158 OF S 35.67 OF THE
FOLLOWING PARCEL: THE N1/2 OF S1/2
OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15
FOR RD AKA: UNIT 38,BLDG X OF HOLLY
TREE PATIO VILLAS

AKA:

3475 SW 52 AVE, PEMBROKE PARK, FL
33023 38

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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

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5468
Petitioner,)
)
vs.)
)
CARLOS & MAUREEN BROWN)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3475 SW 52 Avenue, Unit #38, Pembroke Park, Fl 33023

PROPERTY OWNER: Carlos & Maureen Brown, 3475 SW 52 Avenue, Unit #38, Pembroke Park, Fl 33023

FOLIO NO.: 514230230380

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC E 33 OF W 158 OF S 35.67 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 38,BLDG X OF HOLLY TREE PATIO VILLAS

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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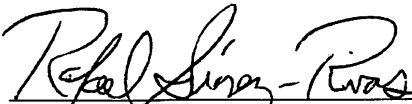
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a)(b) **WITHIN 45 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

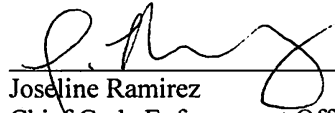

Rafael Suarez-Rivas, Special Magistrate

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 5468

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

Town of Pembroke Park

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



INVOICE

DATE: October 13, 2021
INVOICE # 320
FOR:

Case # 5468

Carlos & Maureen Brown
3475 SW 52 AVE
PEMBROKE PARK, FL, 33023

Bill To:

Carlos & Maureen Brown
3475 SW 52 AVE
PEMBROKE PARK, FL, 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105; 5-2(a)(b)		
	Final Order on 05/18/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
33	Day(s) of Per Diem from (07/02/21-08/04/21)	\$ 50.00	\$ 1,650.00
Balance			\$ 1,750.00

Make all checks payable to **TOWN OF PEMBROKE PARK**

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

THANK YOU FOR YOUR BUSINESS!

Case Overview

Property/Incident Information

Owner	Address	Site Address
J & U V LLC	601 HIBISCUS DR HALLANDALE BEACH, FL 33009	1730 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	4589	Date Next Inspection	1/29/2021
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Notes Recertification of 40 Year Inspection is incomplete. In Accordance to FBC 110.15 Broward County Provisions, the time frame of 180 days has expired. Property Owner will need to complete the 40 Year Inspection in order to comply with violation.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/17/2019		Notice of Violation	Regular Mail
1/6/2020		Notice of Formal Hearing - Notice w/ NOV	Certified Mail
1/29/2020	1/23/2020	Final Order	Certified Mail
1/29/2020	1/23/2020	Order of Continuance	Certified Mail
2/10/2020	2/27/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/3/2020	2/27/2020	Amended Final Order	Certified Mail
1/29/2021		Affidavit of Compliance	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: 1/29/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$11,250.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$11,350.00

Payments

Case Overview

Date	Payment Type Name	Amount
3/20/2020	Credit	\$100.00
	Total Payments	\$100.00
	Fees Outstanding	\$11,250.00

7019 1120 0000 9007 6791

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	J & UV, LLC
\$	
Sent To	H.A.F. #4589,4590,4947,4940,4941,4942
Street and Apt. No.,	1730 SW 30 AVE,
City, State, ZIP+4®	PEMBROKE PARK, FL, 33009
PS Form 3800, Apr 2010	



7019 1120 0000 9007 6500

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	
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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and Fees	J & UV, LLC/ HERZEL MEAIR
\$	
Sent To	H.A.F. #4589,4590,4947,4940,4941,4942
Street and Apt. No.,	601 HIBISCUS DRIVE,
City, State, ZIP+4®	HALLANDALE BEACH, FL, 33009
PS Form 3800, Apr 2010	





MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1730 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0021
Property Owner	J & U V LLC	Millage	0613
Mailing Address	601 HIBISCUS DR HALLANDALE BEACH FL 33009	Use	48
Abbr Legal Description	MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$492,260	\$1,919,100	\$2,411,360	\$2,411,360	
2020	\$492,260	\$1,921,130	\$2,413,390	\$2,413,390	\$52,085.32
2019	\$492,260	\$1,882,650	\$2,374,910	\$2,251,740	\$49,994.58

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,411,360	\$2,411,360	\$2,411,360	\$2,411,360
Portability	0	0	0	0
Assessed/SOH	\$2,411,360	\$2,411,360	\$2,411,360	\$2,411,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,411,360	\$2,411,360	\$2,411,360	\$2,411,360

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/24/2016	WD-T	\$100	113542346	\$9.00	54,296	SF
2/24/2016	QCD-T	\$100	113542345	\$9.00	400	OA
9/9/2002	WD*	\$100	33787 / 476			
7/31/2002	WD*	\$1,800,000	33620 / 212			
12/8/1998	WD*	\$100	29193 / 175			
				Adj. Bldg. S.F. (Card, Sketch)		37485
				Eff./Act. Year Built: 1966/1965		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company

J & U V, LLC

Filing Information

Document Number L14000124299

FEI/EIN Number 47-1542642

Date Filed 08/07/2014

Effective Date 08/07/2014

State FL

Status ACTIVE

Principal Address

601 HIBISCUS DRIVE
HALLANDALE, FL 33009

Changed: 04/01/2015

Mailing Address

601 HIBISCUS DRIVE
HALLANDALE, FL 33009

Changed: 04/01/2015

Registered Agent Name & Address

MEAIR, HERZEL
601 HIBISCUS DRIVE
HALLANDALE, FL 33009

Authorized Person(s) Detail

Name & Address

Title MGR

MEAIR, HERZEL
601 HIBISCUS DRIVE
HALLANDALE, FL 33009

Title MGR

MEAIR, JUDY
601 HIBISCUS DRIVE
HALLANDALE, FL 33009

Annual Reports

Report Year	Filed Date
2019	01/11/2019
2020	04/30/2020
2021	01/21/2021

Document Images

<u>01/21/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/30/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/12/2019 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>01/11/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/21/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/13/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/08/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/01/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/07/2014 -- Florida Limited Liability</u>	View image in PDF format



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

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

Case #:

4589

Petitioner,

vs.

J & U V LLC

Respondent(s)

AMENDED FINAL ORDER

IN RE:

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

FOLIO: 514221280021

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

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
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 requir...	3/26/2020		\$50.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Miguel A Nunez**, the Building Official, 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 954-961-4600 or (954) 275-0609.

DONE AND ORDERED this 27th Day of FEBRUARY 2020

ATTEST:

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA


MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD


ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

TOWN OF PEMBROKE PARK, FLORIDA)
)
 Petitioner)
)
 vs.)
)
 J & U V LLC)
)
 Respondent)

CASE NO. 4589

TO BE SERVED: J & U V LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM AND ABATE FINE

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

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: J & U V LLC AT 3:47 P.M. ON THE 4 DAY OF OCTOBER 2021.

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

TYPE OF SERVICE

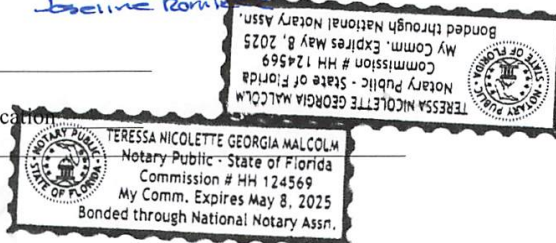
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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

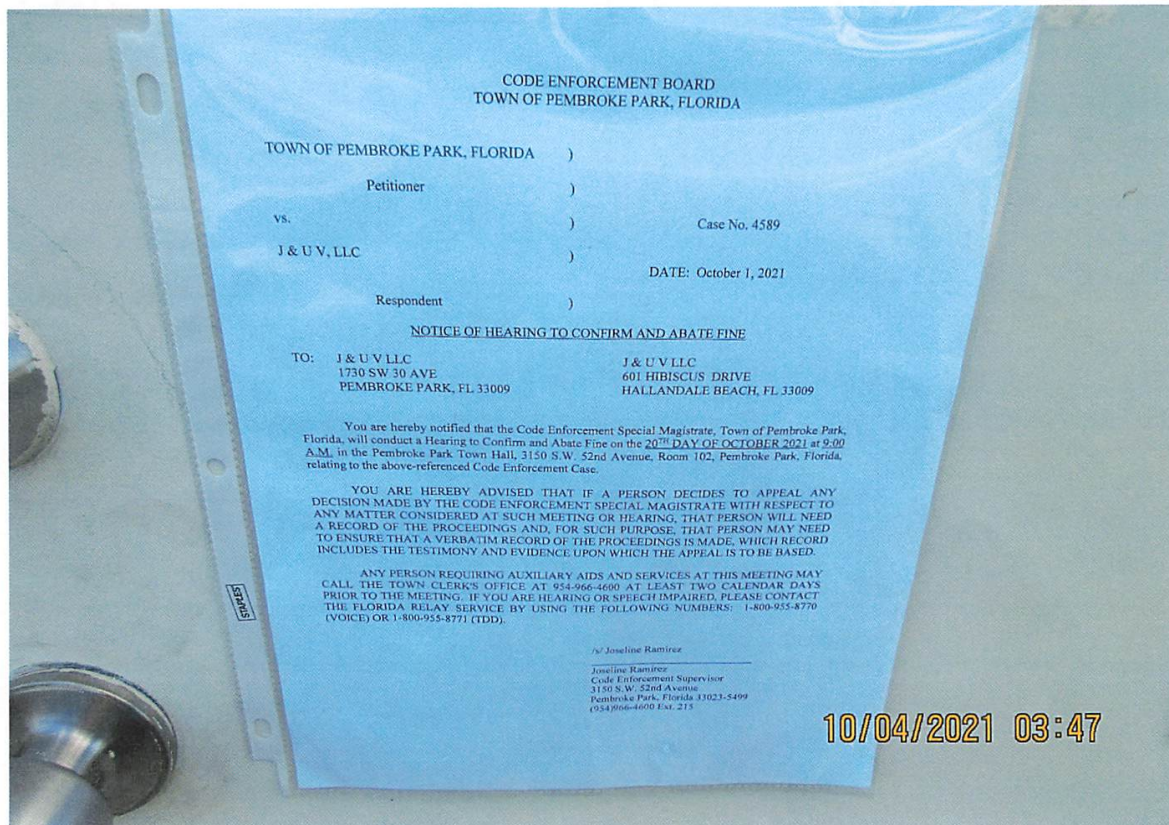

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of 10, 2021, by Teresa Maldonado as Code Enforcement Officer for the Town of Pembroke Park.

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





CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

Case No. 4589

J & U V, LLC)

DATE: October 1, 2021

Respondent)

NOTICE OF HEARING TO CONFIRM AND ABATE FINE

TO: J & U V LLC
1730 SW 30 AVE
PEMBROKE PARK, FL 33009

J & U V LLC
601 HIBISCUS DRIVE
HALLANDALE BEACH, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm and Abate Fine on the 20TH DAY OF OCTOBER 2021 at 9:00 A.M. in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT 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).

/s/ Joseline Ramirez

Joseline Ramirez
Code Enforcement Supervisor
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499
(954)966-4600 Ext. 215



TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **2110796-0**

Job Address: **1730 SW 30 AVE**

Job Name: J & U V LLC

Permit Status: Permit Complete

Permit Issued Date: 2/2/2021 11:37:35 AM

Submitted Into Plan Review Date: 1/20/2021 2:09:45 PM

Application Date: 1/20/2021 2:00:43 PM

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

Difference Between Plan Review to Permit Issued: 13 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	1/26/2021 11:33:20 AM
STRUCTURAL	Approved	1/21/2021 7:19:54 PM



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-
5511 FAX



BUILDING PERMIT APPLICATION

2110796

PERMIT NO.

B-92588

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: J & U V LLC					
JOB ADDRESS: 1730 SW 30 AVE					
OWNER NAME: J & U V LLC					
OWNER ADDRESS: 601 HIBISCUS DR					
CITY: HALLANDALE BEACH					
PHONE: 9999999999		FAX:		EMAIL:	
FEE SIMPLE TITLE 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. COMPETENCY: N/A			STATE REGISTRATION: N/A		
LOT: 000	BLOCK: 000	PRESENT USE: WAREHOUSE & OFFICES		PROPOSED USE: WAREHOUSE AND OFFICES	
FOLIO NUMBER: 514221280021			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: 1		SQ.FT. / L.F.: 0			
DESCRIBE WORK: 40 YR RECERTIFICATION					
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.

Initial this Page: _____

OWNER'S AFFIDAVIT: I certify that all information provided is accurate, and that all work will be performed in compliance with all applicable laws regulating construction and zoning. No work has been commenced prior to the issuance of the permit sought by this application, and all work will be done as indicated in the Application and all accompanying document and plans.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of the county, and there may be additional permits required from other governmental entities such as water management districts, state or federal agencies.

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 YOUR LENDER OR ATTORNEY BEFORE RECORDING THE NOTICE OF COMMENCEMENT.

CONTRACTOR
(Print Name):

OWNER
(Print Name):

SIGNATURE

SIGNATURE

STATE OF FLORIDA
COUNTY OF

STATE OF FLORIDA
COUNTY OF

Sworn to (or affirmed) and subscribed before
me this _____ day
of _____,

Sworn to (or affirmed) and subscribed before
me this _____ day
of _____,

20_____, by

20_____, by

NOTARY:

NOTARY:

SEAL:

SEAL:

Personally known _____

Personally known _____

OR Produced Identification

OR Produced Identification

Type of Identification Produced

Type of Identification Produced

The Permit is not valid until signed by an authorized representative of the Pembroke Park BUILDING DEPT. and all fees are paid.

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

**SALES RECEIPT****BUILDING
DEPARTMENT****Town of Pembroke Park**

3150 SW 52nd Ave
Pembroke Park FL, 33023
Phone (954) 966-4600 x211
Fax (954) 966-5310

Sold To Judy Meair

1730 SW 30 Ve
Pembroke Park, FL 33009
Phone 9544565947

Transaction #	Payment Method	Amount	Sale Date
22435	Money Order	\$350.00	1/29/2021 9:48:35 AM

Date Applied	Application #	Qty	Item	Total
1/29/2021	AP-92588	1.00	Commercial 40 Year Building Safety Inspection Processing Fee	\$350.00
	Total			\$350.00

Town of Pembroke Park

INVOICE

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



DATE: September 17, 2021
INVOICE # 255
FOR:

Bill To:

J & U V LLC
601 Hibiscus Drive
Hallandale Beach , FL 33009

Case # 4589
J & U V

1730 SW 30 AVE, Pembroke
Park, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	FBC Sec. 110.15 Sec. 28-260(8) Code Board Hearing on 2/27/20		
0	Admin Fee (paid 3/9/2020)	\$ 100.00	\$ -
0	Town Emergency Order - suspending fines as of 3/18/20	\$ 50.00	\$ -
225	Day(s) of Per Diem from (6/18/20 to 01/29/21)	\$ 50.00	\$ 11,250.00
Balance			\$11,250.00

Make all checks payable to TOWN OF PEMBROKE PARK

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

THANK YOU FOR YOUR BUSINESS!

Case Overview

Property/Incident Information

Owner	Address	Site Address
J & U V LLC	601 HIBISCUS DR HALLANDALE BEACH, FL 33009	1730 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	4590	Date Next Inspection	12/30/2020
--------------------	------	---------------	------	-----------------------------	------------

Notes REPEAT VIOLATION
new windows installed without building permits. Property Owner will need to obtain Building permits from Building Department to comply with violation.
Double permit fee has been assessed to violation.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/17/2019		Notice of Violation	Regular Mail
1/6/2020		Notice of Formal Hearing - Notice w/ NOV	Certified Mail
1/29/2020	1/23/2020	Final Order	Certified Mail
1/29/2020	1/23/2020	Order of Continuance	Certified Mail
2/10/2020	2/27/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
2/26/2020		Affidavit of Non-Compliance	Certified Mail
3/2/2020	2/27/2020	Amended Final Order	Certified Mail
12/30/2020		Affidavit of Non-Compliance	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
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: 12/30/2020

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:
12/30/2020

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$20,200.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$20,200.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
3/20/2020	Credit	\$100.00
	Total Payments	\$100.00
	Fees Outstanding	\$20,200.00

7019 1120 0000 9007 6500

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 \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees	
Sent To	J & UV, LLC
Street and Apt. No.,	H.A.F. #4589,4590,4947,4940,4941,4942
City, State, ZIP+4®	PEMBROKE PARK, FL, 33009
PS Form 3800, Apr 2019	

7019 1120 0000 9007 6500

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
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Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees	
Sent To	J & UV, LLC/ HERZEL MEAIR
Street and Apt. No.,	H.A.F. #4589,4590,4947,4940,4941,4942
City, State, ZIP+4®	601 HIBISCUS DRIVE, HALLANDALE BEACH, FL, 33009
PS Form 3800, Apr 2019	



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1730 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0021
Property Owner	J & U V LLC	Millage	0613
Mailing Address	601 HIBISCUS DR HALLANDALE BEACH FL 33009	Use	48
Abbr Legal Description	MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$492,260	\$1,919,100	\$2,411,360	\$2,411,360	
2020	\$492,260	\$1,921,130	\$2,413,390	\$2,413,390	\$52,085.32
2019	\$492,260	\$1,882,650	\$2,374,910	\$2,251,740	\$49,994.58

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,411,360	\$2,411,360	\$2,411,360	\$2,411,360
Portability	0	0	0	0
Assessed/SOH	\$2,411,360	\$2,411,360	\$2,411,360	\$2,411,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,411,360	\$2,411,360	\$2,411,360	\$2,411,360

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/24/2016	WD-T	\$100	113542346	\$9.00	54,296	SF
2/24/2016	QCD-T	\$100	113542345	\$9.00	400	OA
9/9/2002	WD*	\$100	33787 / 476			
7/31/2002	WD*	\$1,800,000	33620 / 212			
12/8/1998	WD*	\$100	29193 / 175			
				Adj. Bldg. S.F. (Card, Sketch)		37485
				Eff./Act. Year Built: 1966/1965		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company

J & U V, LLC

Filing Information

Document Number L14000124299
FEI/EIN Number 47-1542642
Date Filed 08/07/2014
Effective Date 08/07/2014
State FL
Status ACTIVE

Principal Address

601 HIBISCUS DRIVE
 HALLANDALE, FL 33009

Changed: 04/01/2015

Mailing Address

601 HIBISCUS DRIVE
 HALLANDALE, FL 33009

Changed: 04/01/2015

Registered Agent Name & Address

MEAIR, HERZEL
 601 HIBISCUS DRIVE
 HALLANDALE, FL 33009

Authorized Person(s) Detail

Name & Address

Title MGR

MEAIR, HERZEL
 601 HIBISCUS DRIVE
 HALLANDALE, FL 33009

Title MGR

MEAIR, JUDY
 601 HIBISCUS DRIVE
 HALLANDALE, FL 33009

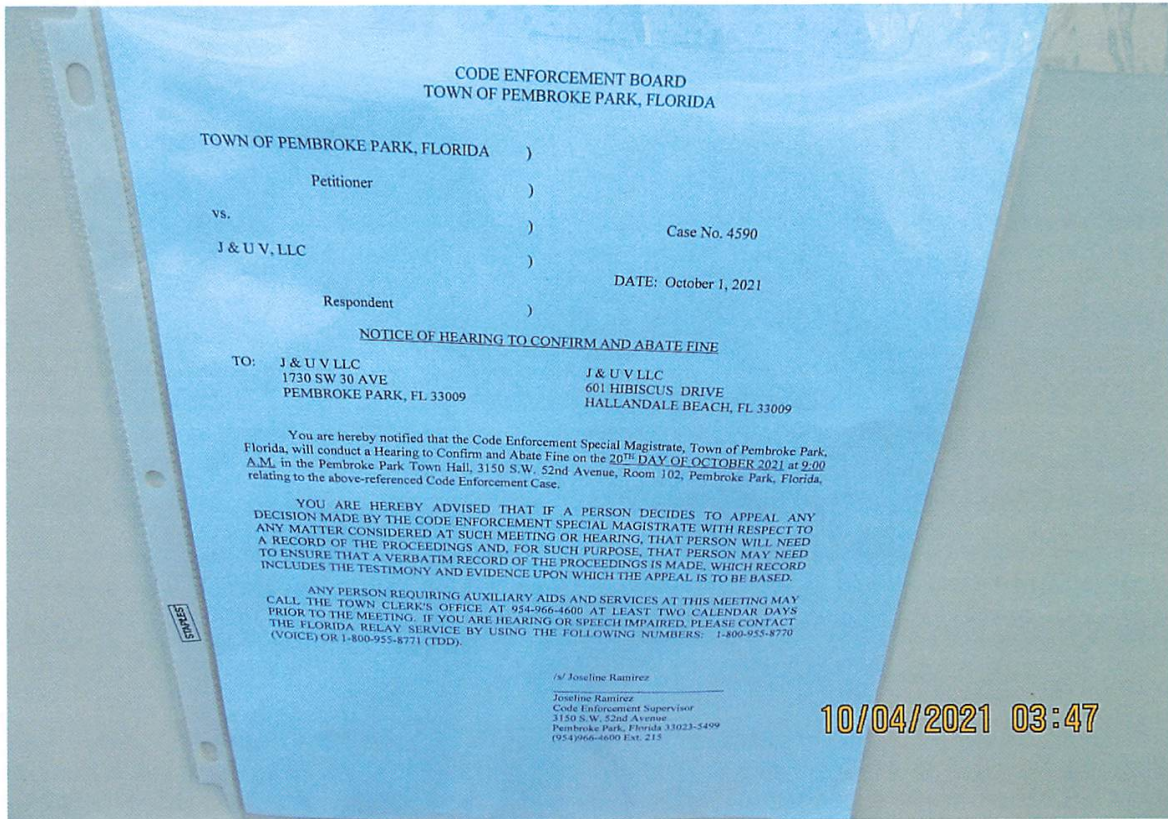
Annual Reports

Report Year	Filed Date
2019	01/11/2019
2020	04/30/2020
2021	01/21/2021

Document Images

<u>01/21/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/30/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/12/2019 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>01/11/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/21/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/13/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/08/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/01/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/07/2014 -- Florida Limited Liability</u>	View image in PDF format

TOWN OF PEMBROKE PARK, FLORIDA	)	
	)	
Petitioner	)	
	)	
vs.	)	
	)	
J & U V LLC	)	CASE NO. 4590
	)	
Respondent	)	



CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

Case No. 4590

J & U V, LLC)

DATE: October 1, 2021

Respondent)

NOTICE OF HEARING TO CONFIRM AND ABATE FINE

TO: J & U V LLC
 1730 SW 30 AVE
 PEMBROKE PARK, FL 33009

J & U V LLC
601 HIBISCUS DRIVE
HALLANDALE BEACH, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm and Abate Fine on the 20TH DAY OF OCTOBER 2021 at 9:00 A.M. in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT 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).

/s/ Joseline Ramirez

Joseline Ramirez
Code Enforcement Supervisor
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499
(954)966-4600 Ext. 215



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

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

Case #: 4590

Petitioner,

vs.

J & U V LLC

Respondent(s)

AMENDED FINAL ORDER

IN RE:

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

FOLIO: 514221280021

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

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. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall ...	3/26/2020		\$100.00

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
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 s...			

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jeffrey Louis**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to \$500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of \$100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

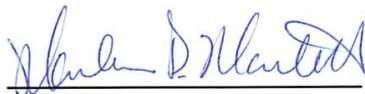
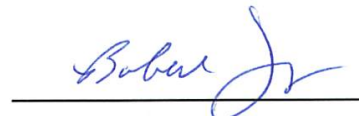
Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

DONE AND ORDERED this 27th Day of FEBRUARY 2020

ATTEST:

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.



TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **1910606-0**

Job Address: **1730 SW 30 AVE**

Job Name: J & U V LLC

Permit Status: Permit Complete

Permit Issued Date: 8/7/2020 1:54:50 PM

Submitted Into Plan Review Date: 10/25/2019 9:21:49 AM

Application Date: 10/25/2019 9:17:05 AM

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

Difference Between Plan Review to Permit Issued: 287 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	10/29/2019 11:21:11 AM
FIRE	Approved	3/23/2020 12:00:51 PM
STRUCTURAL	Approved	7/30/2020 12:36:42 PM



R203 Permit Messages For Permit (1910606-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
88852	ADA COMPLIANCE	12/23/2020	Pass
	PASS ACCORDING		
88851	Ceiling (Grid system)	12/23/2020	Pass
	PASS ACCORDING		
88854	Demolition	12/23/2020	Pass
	PASS ACCORDING		
88903	Drywall Screw Wall / Ceiling	12/28/2020	Pass
	PASS ACCORDING TO PLANS		
88904	Final Building Inspection	12/30/2020	Pass
	PASS ACCORDING		
88528	Firestop-Wall Penetrations/ Joints	12/7/2020	Pass
	PASS ACCORDING		
88687	Framing - Exterior / Interior Ceiling	12/14/2020	Pass
	Lt Gauge Met		
	PASS ACCORDING TO PLANS AND CODE		
88527	Railings - Handrail/Guardrail	12/7/2020	Pass
	Installation		
	PASS ACCORDING		
88526	Slab Structural on Grade / Elevated	12/7/2020	Pass
	Floor/ Roof		
	PASS ACCORDING		
88853	Stairs	12/23/2020	Pass
	PASS ACCORDING		
88447	Store Front Door System Installation	12/2/2020	Fail Without Penalty
	FAIL WITHOUT A PENALTY NO ACCESS ,NO PERMIT CARD AS 105.4 AND 105.7 BC ,PICS TAKEN OF THE TAG AND MY NUMBER WAS WROTE CORNER GREY BUILDING		
88492	Store Front Door System Installation	12/4/2020	Pass
	PASS ACCORDING		

88445	Window Buck Attachment	12/2/2020	Fail
	FAIL NO ACCESS ,NO PERMIT CARD AS 105,4 AND 105.7 BC ,PICS TAKEN OF THE TAG AND MY NUMBER WAS WROTE CORNER GREY BUILDING		
88491	Window Buck Attachment	12/4/2020	Pass
	PASS ACCORDING		
88446	Window Installation	12/2/2020	Fail Without Penalty
	FAIL WITHOUT A PENALTY NO ACCESS ,NO PERMIT CARD AS 105,4 AND 105.7 BC ,PICS TAKEN OF THE TAG AND MY NUMBER WAS WROTE CORNER GREY BUILDING		
88490	Window Installation	12/4/2020	Pass
	PASS ACCORDING		

Electrical Inspection

88518	Electrical Rough	12/10/2020	Pass
	40/yr OK		
88720	Final Electrical	12/17/2020	Pass

Fire Inspection

88779	Final Fire - Life safety	12/21/2020	Pass
-------	--------------------------	------------	------



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-
5551 FAX



BUILDING PERMIT APPLICATION

1910606

PERMIT NO.

B-90766

APPLICATION NO.

2020 Florida Building Code In Effect

AMT DUE

PERMIT TYPE: STRUCTURAL					
JOB NAME: J & U V LLC					
JOB ADDRESS: 1730 SW 30 AVE					
OWNER NAME: J & U V LLC					
OWNER ADDRESS: 601 HIBISCUS DR					
CITY: HALLANDALE BEACH					
PHONE: 9999999999		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: HEMJEN BUILDERS INC					
MAIL ADDRESS: 6085 NW 66 WAY					
CITY STATE ZIP: PARKLAND FL 33067					
PHONE: 5614411770		FAX:		EMAIL: HEMJEN@YAHOO.COM	
CERT. COMPETENCY: CGC1506661			STATE REGISTRATION: N/A		
LOT: 000	BLOCK: 000	PRESENT USE: WAREHOUSE AND OFFICES		PROPOSED USE: WAREHOUSE AND OFFICES	
FOLIO NUMBER: 514221280021			SUBDIVISION: N/A		
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1		BEDROOMS: 0	BATHS: 0
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 10000		SQ.FT. / L.F.: 0			
DESCRIBE WORK: STRUCTURAL REPAIR AS PER 40 YEAR RECERTIFICATION					
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

INVOICE

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



DATE: October 15, 2021
INVOICE # 256
FOR:

Bill To:

J & U V LLC
601 Hibiscus Drive
Hallandale Beach , FL 33009

Case # 4590
J & U V

1730 SW 30 AVE, Pembroke
Park, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Sec. 5-2 - REPEAT		
	Code Board Hearing on 2/27/20		
1	Admin Fee (paid 3/9/2020) Payment	\$ 100.00	\$ 100.00 (100.00)
	Town's Emergency Order Suspending fines as of 03/18/2020-06/10/2021		
202	Day(s) of Per Diem from (6/11/20 to 12/30/20)	\$ 100.00	\$ 20,200.00
Balance			\$20,200.00

Make all checks payable to **TOWN OF PEMBROKE PARK**

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

THANK YOU FOR YOUR BUSINESS!

Case Overview
4940, 4941 & 4942

NOV - 1/5/2017

^{amended}
Final Order - 4/20/2017

Lien - 8/24/2017

Demo of Rack Compliance - 12/3/2018
Sec 5-2(a)(1)

Removal Sign - Per J-Louis permit not required & sign
was removed as of 12/3/2018

NO BTR COMPLIANCE - 10/26/2018
Sec 15-17

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Certified Mail Fee \$ _____	SALES & SERVICE CENTER NOV 1 2021 Postmark Here STATION 0001
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$ _____	
☐ Return Receipt (electronic) \$ _____	
☐ Certified Mail Restricted Delivery \$ _____	
☐ Adult Signature Required \$ _____	
☐ Adult Signature Restricted Delivery \$ _____	Postage \$ _____
Total Postage and F	J & UV, LLC H.A.F. #4589,4590,4947,4940,4941,4942 1730 SW 30 AVE, PEMBROKE PARK, FL, 33009
Sent To _____	Street and Apt. No., _____
City, State, Zip+4® _____	PS Form 3800, Apr 2010

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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 \$ _____
Sent To _____	J & UV, LLC/ HERZEL MEAIR H.A.F. #4589,4590,4947,4940,4941,4942
Street and Apt. No., _____	601 HIBISCUS DRIVE,
City, State, ZIP+4® _____	HALLANDALE BEACH, FL, 33009
PS Form 3800, Apr 2007	



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1730 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0021
Property Owner	J & U V LLC	Millage	0613
Mailing Address	601 HIBISCUS DR HALLANDALE BEACH FL 33009	Use	48
Abbr Legal Description	MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF		

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

* 2021 values are considered "working values" and are subject to change.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$492,260	\$1,919,100	\$2,411,360	\$2,411,360	
2020	\$492,260	\$1,921,130	\$2,413,390	\$2,413,390	\$52,085.32
2019	\$492,260	\$1,882,650	\$2,374,910	\$2,251,740	\$49,994.58
2021* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$2,411,360	\$2,411,360	\$2,411,360	\$2,411,360	
Portability	0	0	0	0	
Assessed/SOH	\$2,411,360	\$2,411,360	\$2,411,360	\$2,411,360	
Homestead	0	0	0	0	
Add. Homestead	0	0	0	0	
Wid/Vet/Dis	0	0	0	0	
Senior	0	0	0	0	
Exempt Type	0	0	0	0	
Taxable	\$2,411,360	\$2,411,360	\$2,411,360	\$2,411,360	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor
2/24/2016	WD-T	\$100	113542346	\$9.00	54,296
2/24/2016	QCD-T	\$100	113542345	\$9.00	400
9/9/2002	WD*	\$100	33787 / 476		
7/31/2002	WD*	\$1,800,000	33620 / 212		
12/8/1998	WD*	\$100	29193 / 175		
				Adj. Bldg. S.F. (Card, Sketch)	
				37485	
				Eff./Act. Year Built: 1966/1965	

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company

J & U V, LLC

Filing Information

Document Number L14000124299

FEI/EIN Number 47-1542642

Date Filed 08/07/2014

Effective Date 08/07/2014

State FL

Status ACTIVE

Principal Address

601 HIBISCUS DRIVE
HALLANDALE, FL 33009

Changed: 04/01/2015

Mailing Address

601 HIBISCUS DRIVE
HALLANDALE, FL 33009

Changed: 04/01/2015

Registered Agent Name & Address

MEAIR, HERZEL
601 HIBISCUS DRIVE
HALLANDALE, FL 33009

Authorized Person(s) Detail

Name & Address

Title MGR

MEAIR, HERZEL
601 HIBISCUS DRIVE
HALLANDALE, FL 33009

Title MGR

MEAIR, JUDY
601 HIBISCUS DRIVE
HALLANDALE, FL 33009

Annual Reports

Report Year	Filed Date
2019	01/11/2019
2020	04/30/2020
2021	01/21/2021

Document Images

01/21/2021 -- ANNUAL REPORT	View image in PDF format
04/30/2020 -- ANNUAL REPORT	View image in PDF format
02/12/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
01/11/2019 -- ANNUAL REPORT	View image in PDF format
02/21/2018 -- ANNUAL REPORT	View image in PDF format
03/13/2017 -- ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
04/01/2015 -- ANNUAL REPORT	View image in PDF format
08/07/2014 -- Florida Limited Liability	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
J & U V LLC		CASE No. 4940, 4941, 4942
Respondent		

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

TO BE SERVED: J & U V LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM AND ABATE FINE

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

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: J & U V LLC AT 3:47 P.M. ON THE 4 DAY OF OCTOBER 2021.

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

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

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



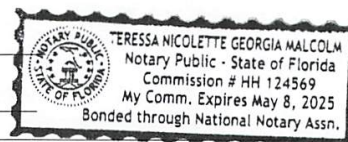
AFFIANT

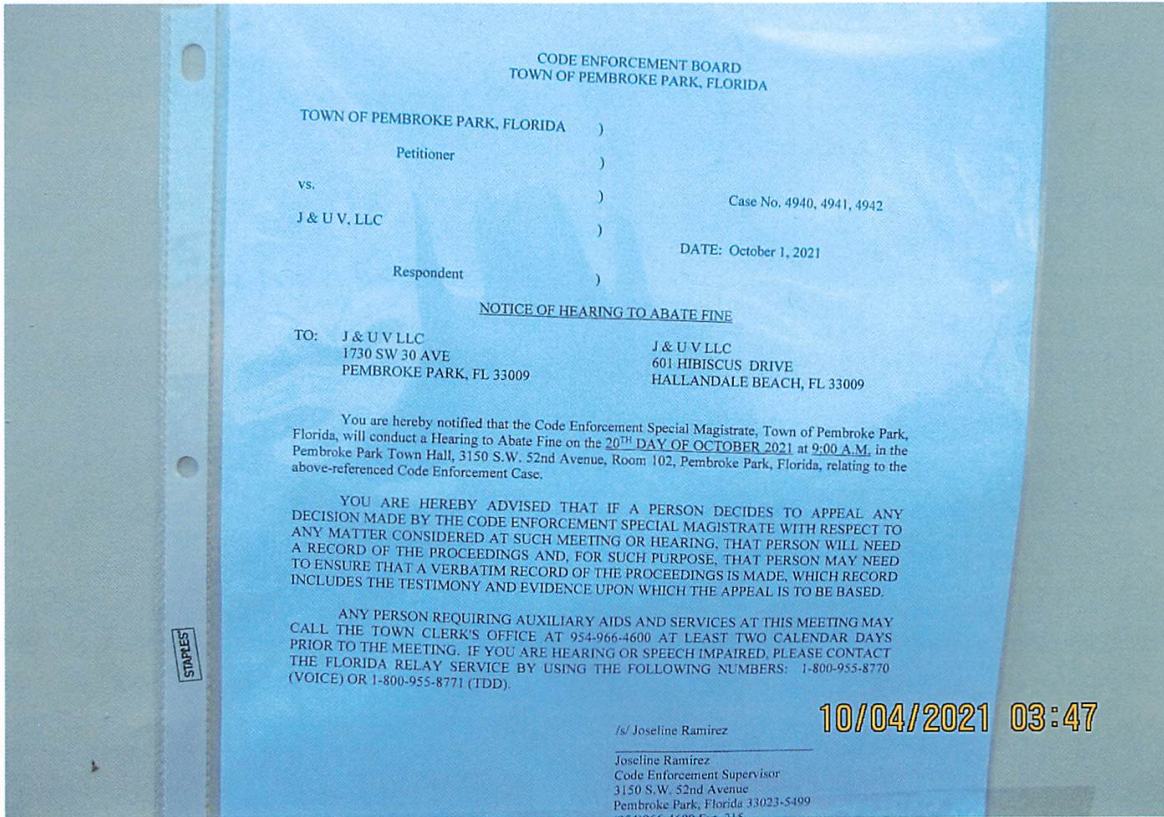
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of 10, 2021, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.



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





CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

Case No. 4940, 4941, 4942

J & U V, LLC)

DATE: October 1, 2021

Respondent)

NOTICE OF HEARING TO ABATE FINE

TO: J & U V LLC
1730 SW 30 AVE
PEMBROKE PARK, FL 33009

J & U V LLC
601 HIBISCUS DRIVE
HALLANDALE BEACH, 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 20TH DAY OF OCTOBER 2021 at 9:00 A.M. in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT 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).

/s/ Joseline Ramirez

Joseline Ramirez
Code Enforcement Supervisor
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499
(954)966-4600 Ext. 215

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,
vs.
MILANO KITCHEN USA
J & U V LLC
Respondent(s)

Case No.: 4940
(Case 4941 & 4942 were consolidated into Case 4940)

SUPPLEMENTAL ORDER/CLAIM OF LIEN

STREET ADDRESS: MILANO KITCHEN USA - 1790 SW 30th AVENUE, PEMBROKE PARK, FL 33009
PROPERTY OWNER: J & U V LLC – 601 HIBISCUS DR, HALLANDALE BEACH, FL 33009

A Hearing to Confirm Fine was held before the Code Enforcement Board (Board) on August 24th, 2017, and based on the evidence presented at said hearing, the Board, pursuant to a unanimous vote; enter the following Findings of Fact and Order:

- 1. The Board issued a Final Order on April 20th, 2017, determining the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 15-17; 21-19(14); AND 5-2(a)(1). The Board ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on April 20th, 2017, or a levied fine of \$250.00 (TWO HUNDRED FIFTY AND 00/100 DOLLARS) and \$50.00 (FIFTY AND 00/100 DOLLARS) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance. In addition to the fines assessed by the Board, a mandatory \$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 April 20th, 2017. The Board considered the circumstances relating to this case and confirmed fine of \$3,500.00 (THREE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS).
- 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 SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF

Done and ordered this 24th day of August, 2017.

Attest:

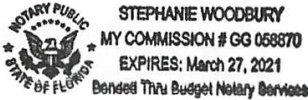
MS. NATASHA JOSEPH, CLERK OF THE BOARD
Code Enforcement Board


MR. ROBERT JANZER, CHAIRPERSON
Code Enforcement Board

STATE OF FLORIDA
COUNTY OF BROWARD

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Mr. Robert Janzer and Ms. Natasha Joseph, Chairperson and Clerk of Board respectively of the Code Enforcement Board, to me known to be the persons described in and who executed the foregoing instrument and acknowledge before me that they executed the same. Witness my hand and official seal in the County and State as aforesaid the 24th day of August, 2017.


Notary Public, State of Florida at Large
My commission expires:



This instrument
Prepared by:
Christopher Ryan, Esq.
Code Enforcement Board
Town of Pembroke Park

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**CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 4940
Petitioner,) (Case 4941 & 4942 were consolidated into CASE 4940)
Vs.)
MILANO KITCHEN USA)
Respondent(s)

AMENDED FINAL ORDER

STREET ADDRESS: 1790 SW 30TH AVENUE, PEMBROKE PARK, FL 33009
PROPERTY OWNER: J & UV LLC. – 601 HIBISCUS DR., HALLANDALE BEACH, FL 33009
LEGAL DESCRIPTION: MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF

The Code Enforcement Board heard testimony at the Formal Hearing held the 20th day of April 2017 and based on the evidence, the Board, pursuant to a unanimous vote, entered the following FINDINGS OF FACT, CONCLUSION OF LAW, AND ORDER.

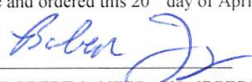
FINDINGS OF FACT

THE BOARD ADOPTED AS ITS FINDINGS OF FACT THOSE FACTS AS SET FORTH BY THE CODE ENFORCEMENT OFFICER AND FOUND GUILT.

CONCLUSIONS OF LAW

THE RESPONDENT(S) IS/ARE GUILTY OF VIOLATING THE TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 15-17; 21-19(14); 5-2(a)(1)
It is the Order of this Board that, based on the foregoing, the respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 15-17; 21-19(14); and 5-2(a)(1), **WITHIN SIXTY (60) DAYS FROM THE DATE OF THIS FORMAL HEARING** held this 20th day of April 2017. If the Respondent(s) does/do not comply, within the time specified, the Respondent(s) shall pay a levied fine of TWO HUNDRED FIFTY DOLLARS (\$250.00) AND FIFTY DOLLARS (\$50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance.. IN ADDITION TO THE FINES ASSESSED BY THE BOARD, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) MUST BE PAID IMMEDIATELY.**

Done and ordered this 20th day of April 2017.


MR. ROBERT JANZER, CHAIRPERSON
CODE ENFORCEMENT BOARD

ATTEST:


NATASHA JOSEPH, BOARD CLERK
CODE ENFORCEMENT BOARD

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

TO Milano Kitchen USA **DATE** January 5, 2017 **CASE #** 4940
1790 SW 30th Ave
Pembroke Park, FL 33009

OWNER ADDRESS: J & UV LLC, 601 HIBISCUS DR., HALLANDALE BEACH, FL 33009
ZONING: M-1
LEGAL DESCRIPTION: 514221280021

You are hereby notified that the following violations exist: You are in violation of the Town of Pembroke Park Code of Ordinances **Section(s)** # 15-17- It shall be unlawful for any person or business entity to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a business tax receipt from the Town.

The violation is in evidence on the property identified above in that: the Town Code Enforcement Officer has observed that a business entity is operating without a Business Occupational License from the Town.

By authority of Code of Ordinances Section 7-5, the following corrective action must be taken on or before January 20, 2017. Owner and/or Tenant must obtain Business Tax Receipt from the Town.

AND

IN ALL EVENTS

Failure to correct the violation (s) by the above date will result in a presentation of this matter to the Pembroke Park Code Enforcement Board (Board) for a hearing to be held on **Thursday, January 26, 2017**, at the Pembroke Park Town Hall, Commission Room, 3150 S.W. 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case may be presented to the Board even if the violation has been corrected prior to the Board hearing. If the Board determines that any violation(s) exist(s), it is empowered to impose fines at the rate of up to \$250.00 per day for each day that any violation continues to exist beyond the date established for compliance. Pursuant to Florida Statutes, Chapter 162, such fine will become a lien upon the real property of the owner where the violation exists or will become a lien upon the personal property of the violator.

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

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

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

REMEMBER: YOU MUST CALL THE CODE ENFORCEMENT OFFICER FOR A RE-INSPECTION ON OR BEFORE THE COMPLIANCE DUE DATE IN ORDER TO COMPLY THIS NOTICE OF VIOLATION. (954) 966-4600 Ext 215.

Code Enforcement Board
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954) 966-4600 ext. 215


JEFFREY LOUIS, CODE ENFORCEMENT OFFICER

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT (954)966-4600 EXT. 235 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

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

TO Milano Kitchen USA **DATE** January 5, 2017 **CASE #** 4941
1790 SW 30th Ave
Pembroke Park, FL 33009

OWNER ADDRESS: J & UV LLC, 601 HIBISCUS DR., HALLANDALE BEACH, FL 33009
ZONING: M-1
LEGAL DESCRIPTION: 514221280021

You are hereby notified that the following violations exist: You are in violation of the Town of Pembroke Park Code of Ordinances **Section(s) # 5-2(a)(1)-** The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such building, whether the work is being performed by or for the owner or by and for an entity other than an owner, including, but not limited to, lessees of the owner or sub-lessees.

The violation is in evidence on the property identified above in that: the Town Code Enforcement Officer has observed that a new racking system for storage was installed without a permit.

By authority of Code of Ordinances Section 7-5, the following corrective action must be taken on or before January 20, 2017. Owner and/or Tenant must obtain Building Permit for racking system from the Town Building Department.

AND

IN ALL EVENTS

Failure to correct the violation (s) by the above date will result in a presentation of this matter to the Pembroke Park Code Enforcement Board (Board) for a hearing to be held on **Thursday, January 26, 2017**, at the Pembroke Park Town Hall, Commission Room, 3150 S.W. 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case may be presented to the Board even if the violation has been corrected prior to the Board hearing. If the Board determines that any violation(s) exist(s), it is empowered to impose fines at the rate of up to \$250.00 per day for each day that any violation continues to exist beyond the date established for compliance. Pursuant to Florida Statutes, Chapter 162, such fine will become a lien upon the real property of the owner where the violation exists or will become a lien upon the personal property of the violator.

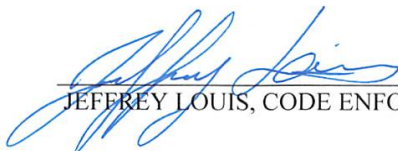
Should you fail to appear at the scheduled hearing to contest the violation(s), you will be deemed to have waived your right to contest the violation(s) and in such event, a judgment and/or lien may be entered against you and/or your real property for an amount up to the maximum penalty as provided by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

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

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

REMEMBER: YOU MUST CALL THE CODE ENFORCEMENT OFFICER FOR A RE-INSPECTION ON OR BEFORE THE COMPLIANCE DUE DATE IN ORDER TO COMPLY THIS NOTICE OF VIOLATION. (954) 966-4600 Ext 215.

Code Enforcement Board
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954) 966-4600 ext. 215


JEFFREY LOUIS, CODE ENFORCEMENT OFFICER

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

TO Milano Kitchen USA
1790 SW 30th Ave
Pembroke Park, FL 33009

DATE January 5, 2017

CASE # 4942

OWNER ADDRESS: J & UV LLC, 601 HIBISCUS DR., HALLANDALE BEACH, FL 33009

ZONING: M-1

LEGAL DESCRIPTION: 514221280021

You are hereby notified that the following violations exist: You are in violation of the Town of Pembroke Park Code of Ordinances **Section(s)** # 21-19(14) - The following are those signs which shall not be permitted within the municipal limits of the town: All abandoned signs, sign cabinets, poles, frames, structures and electrical fixtures.

The violation is in evidence on the property identified above in that: the Town Code Enforcement Officer has observed that the old identification sign of "Aid Auto Brokers" hasn't been removed with the proper permits.

By authority of Code of Ordinances Section 7-5, the following corrective action must be taken on or before January 20, 2017. Owner and/or Tenant must remove sign from building and obtain a Building Permit to demo/remove sign from the Town Building Department.

AND

IN ALL EVENTS

Failure to correct the violation (s) by the above date will result in a presentation of this matter to the Pembroke Park Code Enforcement Board (Board) for a hearing to be held on **Thursday, January 26, 2017**, at the Pembroke Park Town Hall, Commission Room, 3150 S.W. 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case may be presented to the Board even if the violation has been corrected prior to the Board hearing. If the Board determines that any violation(s) exist(s), it is empowered to impose fines at the rate of up to \$250.00 per day for each day that any violation continues to exist beyond the date established for compliance. Pursuant to Florida Statutes, Chapter 162, such fine will become a lien upon the real property of the owner where the violation exists or will become a lien upon the personal property of the violator.

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

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

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

REMEMBER: YOU MUST CALL THE CODE ENFORCEMENT OFFICER FOR A RE-INSPECTION ON OR BEFORE THE COMPLIANCE DUE DATE IN ORDER TO COMPLY THIS NOTICE OF VIOLATION. (954) 966-4600 Ext 215.

Code Enforcement Board
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954) 966-4600 ext. 215


JEFFREY LOUIS, CODE ENFORCEMENT OFFICER

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TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **189817-0**

Job Address:

**1730 SW 30 AVE, PEMBROKE
PARK, FL 33009**

Job Name: Reck Demo

Permit Status: Permit Complete

Permit Issued Date: 11/30/2018 10:22:47 AM

Submitted Into Plan Review Date: 11/5/2018 2:07:19 PM

Application Date: 11/5/2018 1:54:30 PM

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

Difference Between Plan Review to Permit Issued: 25 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	11/16/2018 10:57:21 AM



R203 Permit Messages For Permit (189817-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
70961	Final Building Inspection	12/3/2018	Pass

Per J. ^{Officer}Louis witnessed property vacated by previous tenant.





TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-
5510 FAX



BUILDING PERMIT APPLICATION

189817

PERMIT NO.

B-89286

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: Reck Demo					
JOB ADDRESS: 1730 SW 30 AVE, PEMBROKE PARK, FL 33009					
OWNER NAME: J & U V LLC					
OWNER ADDRESS: 601 HIBISCUS DR					
CITY: HALLANDALE BEACH					
PHONE: 7864872343		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: HEMJEN BUILDERS INC					
MAIL ADDRESS: 6085 NW 66 WAY					
CITY STATE ZIP: PARKLAND FL 33067					
PHONE: 5614411770		FAX:		EMAIL: HEMJEN@YAHOO.COM	
CERT. COMPETENCY: CGC1506661			STATE REGISTRATION: N/A		
LOT: 0	BLOCK: 0	PRESENT USE: warehouse		PROPOSED USE: warehouse	
FOLIO NUMBER: 514221280021			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
JOB COST: 1000		SQ.FT. / L.F.: 0			
DESCRIBE WORK: *** VIOLATION *** This permit is for removing the un-permitted racks.					
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.





10.26.2018 14:22





Town of Pembroke Park

INVOICE

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



DATE:
INVOICE #
FOR:

May 3, 2021
256

Bill To:

J & U V LLC
601 Hibiscus Drive
Hallandale Beach , FL 33009

Case # 4940/4941/4942
J & U V

1730 SW 30 AVE, Pembroke
Park, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Sec. 15-17; 5-2		
	Code Board Hearing on 04/20/2017		
1	Admin Fee	\$ 100.00	\$ 100.00
	Payment 03/09/2020		\$ (100.00)
532	Day(s) of Per Diem from (6/19/2017 to 12/03/2018)	\$ 50.00	\$ 26,600.00
Balance			\$26,600.00

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

INVOICE

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



DATE:
INVOICE #
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256

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1730 SW 30 AVE, Pembroke
Park, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Sec. 15-17; 5-2		
	Code Board Hearing on 04/20/2017		
1	Admin Fee	\$ 100.00	\$ 100.00
	Payment 03/09/2020		\$ (100.00)
532	Day(s) of Per Diem from (6/19/2017 to 12/03/2018)	\$ 50.00	\$ 26,600.00
	Town's Motion to Abate Fine by 90%		\$ (23,940.00)
Balance			\$2,660.00

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 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

**SALES RECEIPT****Bill To:**

Milano Kitchen USA
1790 SW 30th Avenue
Hallandale Beach, FL 33009

Date 3/6/2017 12:19:18 PM

Invoice # 10721

For Code Enforcement Case#
979

Site Address:

1730 SW 30 AVE, PEMBROKE PARK,
FL 33009

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	\$100.00
Total		\$100.00

Account Fine Detail

<u>Fine Type</u>	<u>Date Board Order Comply</u>	<u>Date Complied</u>	<u>Fine Amount</u>	<u>Nr Days</u>	<u>Total Fine</u>
Individual Violation	3/26/2017		\$50.00	0	\$0.00
Admin Fixed	2/2/2017		\$100.00	0	\$100.00
Total					\$100.00

Payments

<u>Date</u>	<u>Type</u>	<u>Amount</u>
3/6/2017	Cash	\$100.00
Total		\$100.00

Balance **\$0.00**

Case Overview 4947

6/14/2017 - Repeat NOV

6/22/2017 - Final Order - Hrg Date 6/22/2017

10/26/2017 - Lien

9/13/2021 - Compliance Date

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$

Total Postage and Fees
 \$

Sent To **J & UV, LLC**
 H.A.F. #4589,4590,4947,4940,4941,4942
 Street and Apt. No., 1730 SW 30 AVE,
 City, State, ZIP+4® PEMBROKE PARK, FL, 33009

PS Form 3800, Apr 2019

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$

Total Postage and Fees
 \$

Sent To **J & UV, LLC/ HERZEL MEAIR**
 H.A.F. #4589,4590,4947,4940,4941,4942
 Street and Apt. No., 601 HIBISCUS DRIVE,
 City, State, ZIP+4® HALLANDALE BEACH, FL, 33009

PS Form 3800, Apr 2019



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1730 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0021
Property Owner	J & U V LLC	Millage	0613
Mailing Address	601 HIBISCUS DR HALLANDALE BEACH FL 33009	Use	48
Abbr Legal Description	MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$492,260	\$1,919,100	\$2,411,360	\$2,411,360	
2020	\$492,260	\$1,921,130	\$2,413,390	\$2,413,390	\$52,085.32
2019	\$492,260	\$1,882,650	\$2,374,910	\$2,251,740	\$49,994.58

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,411,360	\$2,411,360	\$2,411,360	\$2,411,360
Portability	0	0	0	0
Assessed/SOH	\$2,411,360	\$2,411,360	\$2,411,360	\$2,411,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,411,360	\$2,411,360	\$2,411,360	\$2,411,360

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/24/2016	WD-T	\$100	113542346	\$9.00	54,296	SF
2/24/2016	QCD-T	\$100	113542345	\$9.00	400	OA
9/9/2002	WD*	\$100	33787 / 476			
7/31/2002	WD*	\$1,800,000	33620 / 212			
12/8/1998	WD*	\$100	29193 / 175			
				Adj. Bldg. S.F. (Card, Sketch)		37485
				Eff./Act. Year Built: 1966/1965		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company

J & U V, LLC

Filing Information

Document Number L14000124299

FEI/EIN Number 47-1542642

Date Filed 08/07/2014

Effective Date 08/07/2014

State FL

Status ACTIVE

Principal Address

601 HIBISCUS DRIVE
HALLANDALE, FL 33009

Changed: 04/01/2015

Mailing Address

601 HIBISCUS DRIVE
HALLANDALE, FL 33009

Changed: 04/01/2015

Registered Agent Name & Address

MEAIR, HERZEL
601 HIBISCUS DRIVE
HALLANDALE, FL 33009

Authorized Person(s) Detail

Name & Address

Title MGR

MEAIR, HERZEL
601 HIBISCUS DRIVE
HALLANDALE, FL 33009

Title MGR

MEAIR, JUDY
601 HIBISCUS DRIVE
HALLANDALE, FL 33009

Annual Reports

Report Year	Filed Date
2019	01/11/2019
2020	04/30/2020
2021	01/21/2021

Document Images

<u>01/21/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/30/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/12/2019 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>01/11/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/21/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/13/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/08/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/01/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/07/2014 -- Florida Limited Liability</u>	View image in PDF format

TOWN OF PEMBROKE PARK, FLORIDA)
)
 Petitioner)
)
 vs.)
)
 J & U V LLC) CASE NO. 4947
)
 Respondent)



CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	Case No. 4947
J & U V, LLC	)	DATE: September 30, 2021
Respondent	)	

NOTICE OF HEARING TO ABATE FINE

TO: J & U V LLC 1730 SW 30 AVE PEMBROKE PARK, FL 33009	J & U V LLC 601 HIBISCUS DRIVE HALLANDALE BEACH, 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 20TH DAY OF OCTOBER 2021 at 9:00 A.M. in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT 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-
(VOICE) OR 1-800-955-8771 (TDD).

/s/ Joseline Ramirez
Joseline Ramirez

10/04/2021 03:47

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

Case No. 4947

J & U V, LLC)

DATE: September 30, 2021

Respondent)

NOTICE OF HEARING TO ABATE FINE

TO: J & U V LLC
1730 SW 30 AVE
PEMBROKE PARK, FL 33009

J & U V LLC
601 HIBISCUS DRIVE
HALLANDALE BEACH, 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 20TH DAY OF OCTOBER 2021 at 9:00 A.M. in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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/s/ Joseline Ramirez

Joseline Ramirez
Code Enforcement Supervisor
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499
(954)966-4600 Ext. 215

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

Case No.: 4947

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,
vs.

J & U V, LLC
Respondent(s)

SUPPLEMENTAL ORDER/CLAIM OF LIEN

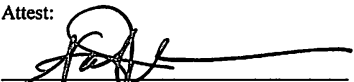
STREET ADDRESS: 1730 SW 30th AVENUE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: J & U V, LLC – 601 HIBISCUS DR, HALLANDALE BEACH, FL 33009

A Hearing to Confirm Fine was held before the Code Enforcement Board (Board) on October 26th, 2017, and based on the evidence presented at said hearing, the Board, pursuant to a unanimous vote; enter the following Findings of Fact and Order:

1. The Board issued a Final Order on June 22nd, 2017, determining the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-2(a)(1). The Board ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on June 22nd, 2017, or a levied fine of \$250.00 (TWO HUNDRED AND FIFTY 00/100 DOLLARS) and \$100.00 (ONE HUNDRED AND 00/100 DOLLARS) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance. In addition to the fines assessed by the Board, a mandatory \$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 June 22nd, 2017. The Board considered the circumstances relating to this case and confirmed fine of \$6,950.00 (SIX THOUSAND NINE HUNDRED FIFTY AND 00/100 DOLLARS).
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 SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF

Done and ordered this 26th day of October, 2017.

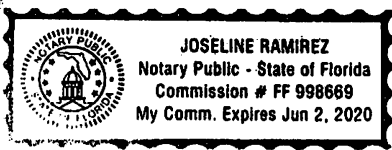
Attest:

MS. NATASHA JOSEPH, CLERK OF THE BOARD
Code Enforcement Board


MR. ROBERT JANZER, CHAIRPERSON
Code Enforcement Board

STATE OF FLORIDA
COUNTY OF BROWARD

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Mr. Robert Janzer and Ms. Natasha Joseph, Chairperson and Clerk of Board respectively of the Code Enforcement Board, to me known to be the persons described in and who executed the foregoing instrument and acknowledge before me that they executed the same. Witness my hand and official seal in the County and State as aforesaid the 26th day of October, 2017.


Notary Public, State of Florida at Large
My commission expires:



This instrument
Prepared by:
Christopher Ryan, Esq.
Code Enforcement Board
Town of Pembroke Park

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**CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 4947
Petitioner,)
Vs.) **FINAL ORDER**
J & U V LLC)
Respondent(s)

STREET ADDRESS: 1730 SW 30 AVENUE, PEMBROKE PARK FL 33009

PROPERTY OWNER: J & U V LLC - 2550 SW 30TH AVE LLC – 601 HIBISCUS DR HALLANDALE BEACH FL 33009

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

The Code Enforcement Board heard testimony at the Formal Hearing held the 22nd day of June 2017 and based on the evidence, the Board, pursuant to a unanimous vote, entered the following FINDINGS OF FACT, CONCLUSION OF LAW, AND ORDER.

FINDINGS OF FACT

THE BOARD ADOPTED AS ITS FINDINGS OF FACT THOSE FACTS AS SET FORTH BY THE CODE ENFORCEMENT OFFICER AND FOUND GUILT.

CONCLUSIONS OF LAW

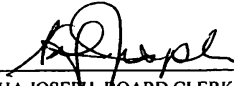
THE RESPONDENT(S) IS/ARE GUILTY OF VIOLATING THE TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-2(a)(1)

It is the Order of this Board that, based on the foregoing, the respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-2(a)(1), **WITHIN SIXTY (60) DAYS FROM THE DATE OF THIS FORMAL HEARING** held this 22nd day of June 2017. If the Respondent(s) does/do not comply, within the time specified, the Respondent(s) shall pay a levied fine of TWO HUNDRED FIFTY DOLLARS (\$250.00) AND ONE HUNDRED DOLLARS (\$100.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance. IN ADDITION TO THE FINES ASSESSED BY THE BOARD, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) MUST BE PAID IMMEDIATELY.**

Done and ordered this 22nd day of June 2017.

MR. ROBERT JANZER, CHAIRPERSON
CODE ENFORCEMENT BOARD

ATTEST:


NATASHA JOSEPH, BOARD CLERK
CODE ENFORCEMENT BOARD

**NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
TOWN OF PEMBROKE PARK**

TO: J & U V LLC
601 HIBISCUS DR
HALLANDALE BEACH, FL 33009

DATE: June 14, 2017

CASE: 4947

SITE ADDRESS: 1730 SW 30 AVENUE, PEMBROKE PARK FL 33009

Zoning: M-1

LEGAL DESCRIPTION: 514221280021

You are hereby notified that the following violations exist: You are in violation of the Town of Pembroke Park Code of Ordinances Section(s) # 5-2(a)(1)- The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such building, whether the work is being performed by or for the owner or by and for an entity other than an owner, including, but not limited to, lessees of the owner or sub-lessees.

By authority of Code of Ordinances Section 7-5, the following corrective action must be taken immediately. The owner must obtain and complete a Building Permit for the installation of overhead door at the rear middle bay of the property building.

AND

IN ALL EVENTS

There shall be a presentation of this matter to the Pembroke Park Code Enforcement Board (Board) for a hearing to be held on **Thursday, June 22, 2017** at the Pembroke Park Town Hall, Commission Room, 3150 S.W. 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case will be presented to the Board even if the violation has been corrected prior to the Board hearing. If the Board determines that any violation(s) exist(s), it is empowered to impose fines at the rate of up to \$500.00 per day for each day that any violation continues to exist beyond the date established for compliance. Pursuant to Florida Statutes, Chapter 162, such fine will become a lien upon the real property of the owner where the violation exists or will become a lien upon the personal property of the violator.

Should you fail to appear at the scheduled hearing to contest the violation(s), you will be deemed to have waived your right to contest the violation(s) and in such event, a judgment and/or lien may be entered against you and/or your real property for an amount up to the maximum penalty as provided by law.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the scheduled hearing. You may appeal a ruling or order of the Board to the Circuit Court of the Seventeenth Judicial Circuit. An appeal of the Final Order shall be filed within thirty (30) days of the execution of the Order to be appealed.

You are further advised that if you decide to appeal any decision made by the Board with respect to any matter considered at such hearing, you will need a record of the proceedings, and for such purpose, that you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

REMEMBER: YOU MUST CALL THE CODE ENFORCEMENT OFFICER FOR A RE-INSPECTION ON OR BEFORE THE COMPLIANCE DUE DATE IN ORDER TO COMPLY THIS NOTICE OF VIOLATION. (954) 966-4600 Ext 215

Code Enforcement Board
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954) 966-4600 ext. 215



Todd Larson, CODE ENFORCEMENT OFFICER 

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT (954)966-4600 EXT. 1235 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: 2111164-0

Job Address:

1730 SW 30 AVE

Job Name: J & U V LLC

Permit Status: Permit Complete

Permit Issued Date: 8/24/2021 2:31:02 PM

Submitted Into Plan Review Date: 8/10/2021 4:40:55 PM

Application Date: 8/10/2021 3:25:40 PM

Difference Between Application to Plan Review: 0 Day(s)

Difference Between Plan Review to Permit Issued: 14 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	8/20/2021 3:20:48 PM
ZONING	Approved	8/10/2021 4:39:25 PM



R203 Permit Messages For Permit (2111164-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
95383	Doors - Buck Attachments	8/31/2021	Pass
95428	Final Building Inspection	8/31/2021	Fail Without Penalty
	Missing the required zoning inspection		
95723	Final Building Inspection	9/13/2021	Pass
95426	Special Inspector Report CMU/ Weld/ Bolt/ Steel/ C	8/31/2021	Pass
	As per provided Special Inspector letter, and its approval by VLC One, Inc.		
Zoning Inspection			
95506	Final Zoning	9/9/2021	Pass



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-
954-966-4600 Fax

2111164

PERMIT NO.

B-93967

APPLICATION NO.



BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

AMT DUE

PERMIT TYPE: STRUCTURAL					
JOB NAME: J & U V LLC					
JOB ADDRESS: 1730 SW 30 AVE					
OWNER NAME: J & U V LLC					
OWNER ADDRESS: 601 HIBISCUS DR					
CITY: HALLANDALE BEACH					
PHONE: 3103104350		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: UNIQUE GARAGE DOOR SERVICES INC					
MAIL ADDRESS: 5624 PARK RD					
CITY STATE ZIP: FORT LAUDERDALE FL 33312					
PHONE: 9549992946		FAX:		EMAIL: UNIQUEGAGEDOORSERVICES@	
CERT. COMPETENCY: N/A			STATE REGISTRATION: 15-GD-19721-X		
LOT: 0	BLOCK: 0	PRESENT USE: COMMERCIAL		PROPOSED USE: COMMERCIAL	
FOLIO NUMBER: 514221280021			SUBDIVISION: 0		
NO. OF STORIES: 0		OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0
TYPE OF WORK:		N/A	N/A	N/A	REPAIR
JOB COST: 9480		SQ.FT. / L.F.: 0			
DESCRIBE WORK: VIOLATION: INSTALLATION ROLLUP DOOR 22X14					
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

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: September 17, 2021
INVOICE # 232
FOR: Code Enforcement Case # 4947

Bill To:

J & U V LLC
601 Hibiscus Dr.
Hallandale Beach, FL 33009

J & U V LLC
1730 SW 30th Avenue
Pembroke Park, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Sections 5-2 (a)(1)		
1484	Per Diem Fine (08/21/2017 to 09/13/2021)	\$ 100.00	\$ 148,400.00
1	Levied Fine	\$ 250.00	\$ 250.00
1	Administrative Fee	\$ 100.00	\$ 100.00
84	Town's Motion to Cancel Daily Fine Due to COVID-19 (3/18/20 - 6/10/20)	\$ (100.00)	\$ (8,400.00)
TOTAL			\$ 140,350.00

Make all checks payable to TOWN OF PEMBROKE PARK

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

Case Overview

Property/Incident Information

Owner	Address	Site Address
BROWN,CARLOS & MAUREEN	3475 SW 52 AVE UNIT 38 PEMBROKE PARK, FL 33023	3475 SW 52 AVE, PEMBROKE PARK, FL 33023 38

Legal Description

Case Status	Open	Case #	5468	Date Next Inspection	10/20/2021
--------------------	------	---------------	------	-----------------------------	------------

Notes

1. Stop Work Order.
2. Pouring concrete to form a slab on patio area without a permit. Obtain a permit and inspections.
3. Verify or obtain permit for shed.
4. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
12/2/2020		Notice of Violation	Hand Regular Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/21/2021	5/18/2021	Final Order	Certified Mail Hand
10/1/2021	10/20/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
10/1/2021	10/20/2021	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 10/20/2021

Case Overview

BUILDING AND BUILDING REGULATIONS

Sec. 5-2. - Nonresidential
commercial buildings,
owner's responsibilities
(b)

Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.

Not in Compliance -
Reinspection Date:
10/20/2021

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$4,550.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$4,650.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
5/21/2021	Credit	\$100.00
Total Payments		\$100.00
Fees Outstanding		\$4,550.00

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	
JENNINGS & VALENCY PA	
H.C.F. #5468	
Street and Apt. No., or	
311 SE 13 TH STREET,	
City, State, ZIP+4®	
FORT LAUDERDALE, FL, 33316	
PS Form 3800, April 2010	



7019 1120 0000 9007 6555

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	
CARLOS & MAUREN BROWN	
H.C.F. #5468	
Street and Apt. No., or	
3475 SW 52 AVE UNIT 38,	
City, State, ZIP+4®	
PEMBROKE PARK, FL, 33023	
PS Form 3800, April 2010	





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 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Page 1098 of 1128



[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.	)	
	)	
BROWN CARLOS & MAUREEN		CASE NO. 5468
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: BROWN CARLOS & MAUREEN

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM AND ABATE FINE

ADDRESS: 3475 SW 52 AVE UNIT 38, PEMBROKE PARK, FL. 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BROWN CARLOS & MAUREEN AT 11:07 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.

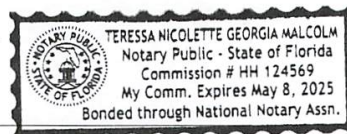

AFFIANT

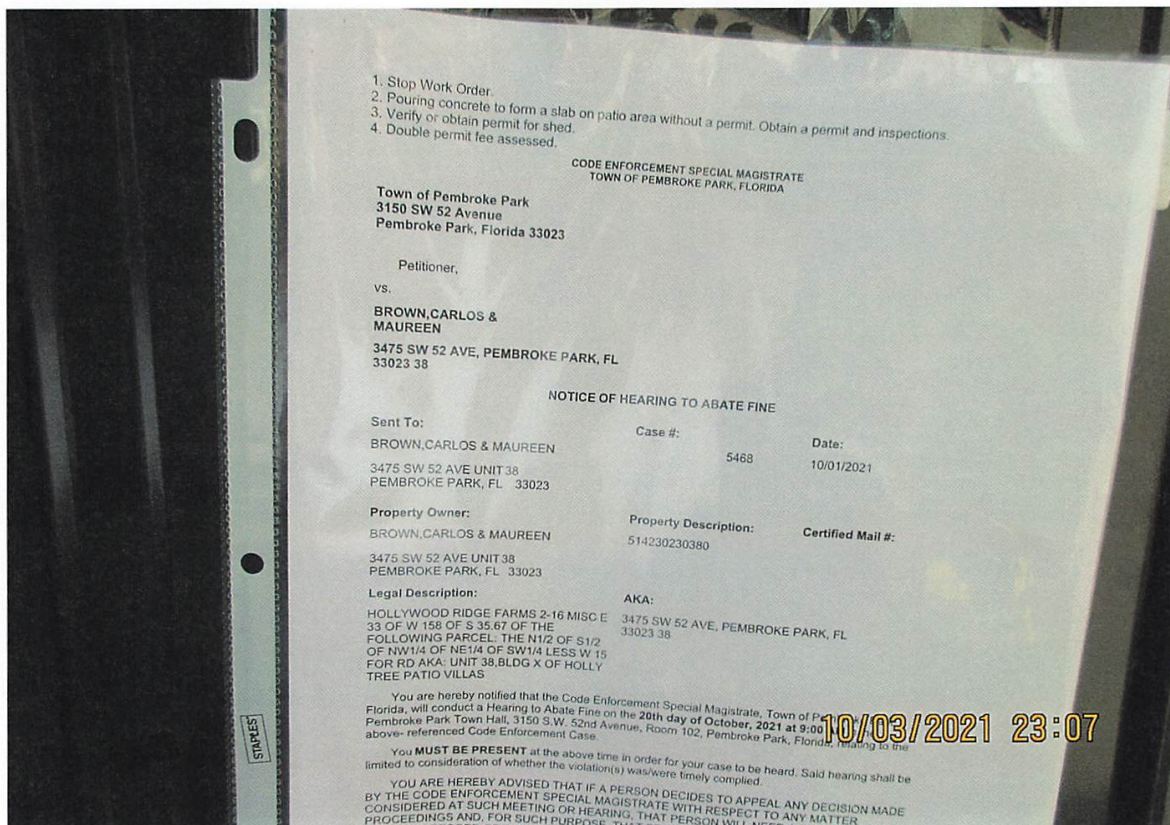
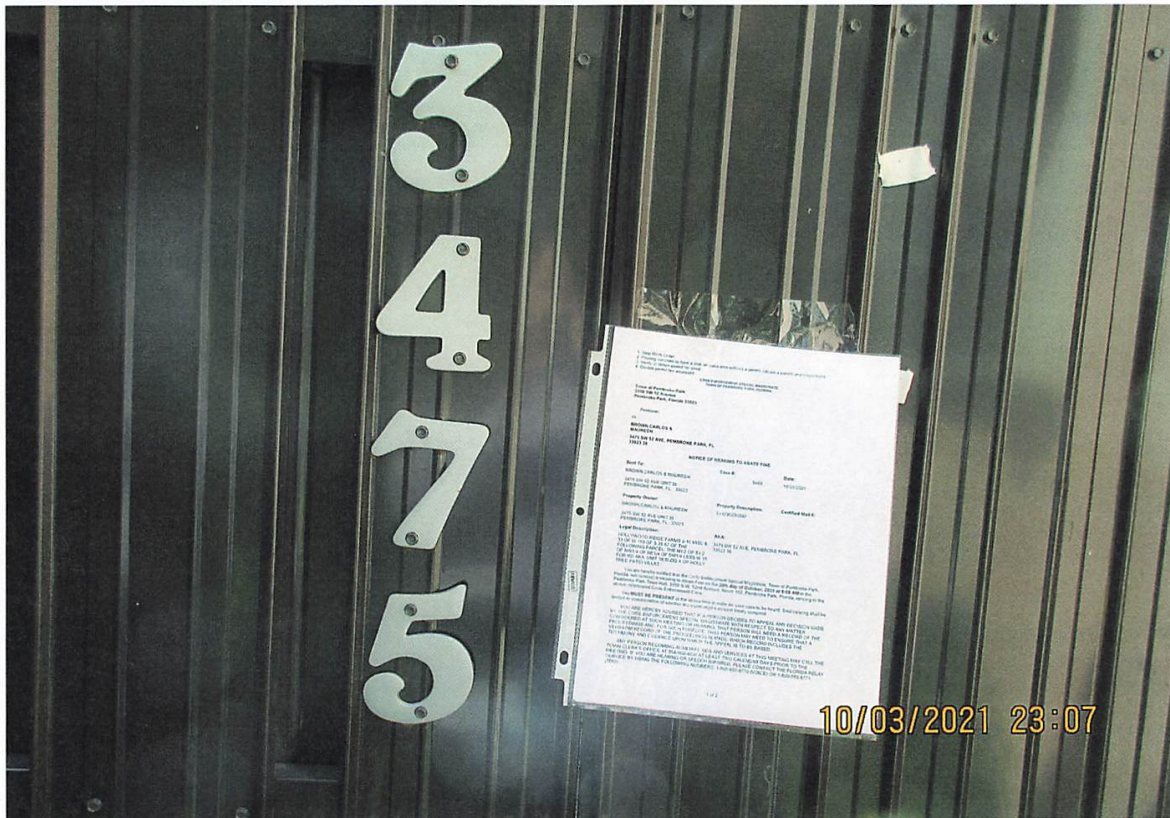
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 12 day of 10, 2021, by Teresa malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Josefine Ramirez


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.

BROWN, CARLOS &
MAUREEN

3475 SW 52 AVE, PEMBROKE PARK, FL
33023 38

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

BROWN, CARLOS & MAUREEN
3475 SW 52 AVE UNIT 38
PEMBROKE PARK, FL 33023

Case #:

5468

Date:

10/01/2021

Property Owner:

BROWN, CARLOS & MAUREEN
3475 SW 52 AVE UNIT 38
PEMBROKE PARK, FL 33023

Property Description:

514230230380

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC E
33 OF W 158 OF S 35.67 OF THE
FOLLOWING PARCEL: THE N1/2 OF S1/2
OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15
FOR RD AKA UNIT 38, BLDG X OF HOLLY
TREE PATIO VILLAS

AKA:

3475 SW 52 AVE, PEMBROKE PARK, FL
33023 38

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 20th day of October, 2021 at 9:00 AM in 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 SHALL BE RESPONSIBLE FOR THE COSTS OF SUCH SERVICES.

10/03/2021 23:07

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.

**BROWN,CARLOS &
MAUREEN**

**3475 SW 52 AVE, PEMBROKE PARK, FL
33023 38**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
BROWN,CARLOS & MAUREEN	5468	10/01/2021
3475 SW 52 AVE UNIT 38 PEMBROKE PARK, FL 33023		
Property Owner:	Property Description:	Certified Mail #:
BROWN,CARLOS & MAUREEN	514230230380	
3475 SW 52 AVE UNIT 38 PEMBROKE PARK, FL 33023		
Legal Description:	AKA:	
HOLLYWOOD RIDGE FARMS 2-16 MISC E 33 OF W 158 OF S 35.67 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 38,BLDG X OF HOLLY TREE PATIO VILLAS	3475 SW 52 AVE, PEMBROKE PARK, FL 33023 38	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of October, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

1. Stop Work Order.
2. Pouring concrete to form a slab on patio area without a permit. Obtain a permit and inspections.
3. Verify or obtain permit for shed.
4. Double permit fee assessed.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

**Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023**

Petitioner,

vs.

**BROWN,CARLOS &
MAUREEN**

**3475 SW 52 AVE, PEMBROKE PARK, FL
33023 38**

NOTICE OF HEARING TO ABATE FINE

Sent To:

BROWN,CARLOS & MAUREEN

3475 SW 52 AVE UNIT 38
PEMBROKE PARK, FL 33023

Case #:

5468

Date:

10/01/2021

Property Owner:

BROWN,CARLOS & MAUREEN

3475 SW 52 AVE UNIT 38
PEMBROKE PARK, FL 33023

Property Description:

514230230380

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC E
33 OF W 158 OF S 35.67 OF THE
FOLLOWING PARCEL: THE N1/2 OF S1/2
OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15
FOR RD AKA: UNIT 38,BLDG X OF HOLLY
TREE PATIO VILLAS

AKA:

3475 SW 52 AVE, PEMBROKE PARK, FL
33023 38

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **20th day of October, 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 **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

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5468
Petitioner,)
)
vs.)
)
CARLOS & MAUREEN BROWN)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3475 SW 52 Avenue, Unit #38, Pembroke Park, Fl 33023

PROPERTY OWNER: Carlos & Maureen Brown, 3475 SW 52 Avenue, Unit #38, Pembroke Park, Fl 33023

FOLIO NO.: 514230230380

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC E 33 OF W 158 OF S 35.67 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 38,BLDG X OF HOLLY TREE PATIO VILLAS

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

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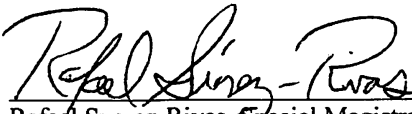
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a)(b) **WITHIN 45 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

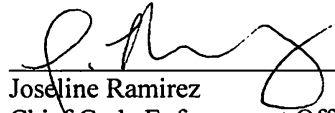

Rafael Suarez-Rivas, Special Magistrate

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 5468

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

Town of Pembroke Park

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



INVOICE

DATE: October 13, 2021
INVOICE # 320
FOR:

Case # 5468

Carlos & Maureen Brown
3475 SW 52 AVE
PEMBROKE PARK, FL, 33023

Bill To:

Carlos & Maureen Brown
3475 SW 52 AVE
PEMBROKE PARK, FL, 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105; 5-2(a)(b)		
	Final Order on 05/18/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
33	Day(s) of Per Diem from (07/02/21-08/04/21)	\$ 50.00	\$ 1,650.00
Balance			\$ 1,750.00

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!

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5006
Petitioner,)
)
vs.)
)
COLE FD PORTFOLIO III LLC % FAMILY)
DOLLAR STORES INC.)
Respondent(s)

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: 4100 W. HALLANDALE BEACH BLVD. PEMBROKE PARK, FL 33023

PROPERTY OWNER: COLE FD PORTFOLIO III LLC % FAMILY DOLLAR STORES INC, 500 VOLVO PKWY, CHESAPEAKE, VA 23320

FOLIO NO.: 514230090561

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B W 50 LOT 4 & ALL LOTS 5 THRU 7 TOGETHER WITH W 50 LOT 4A & ALL LOTS 5A THRU 7A.& LOT 8 E 65, LOT 8A E 65 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(i); 5-103(k); 5-103(h); 5-2(a); 13-2; 15-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

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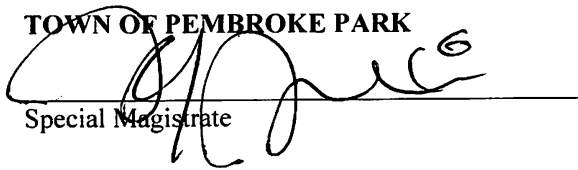
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(i); 5-103(k); 5-103(h); 5-2(a); 13-2; 15-17 **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 (\$100.00) 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

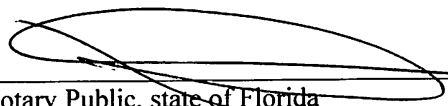
I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Jeffrey Louis, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

April 23rd, 2021.



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 SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 4949
)
)
Petitioner,)
)
)
vs.)

CONDADO REAL CONDOMINIUM
ASSOCIATION, INC.
Respondent(s)

ORDER OF ABATEMENT

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2021 after service and due notice was provided to Respondent as provided by law the Respondent(s), having filed a Motion to Abate the Code Enforcement Fine and Lien. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

VIOLATIONS

RESPONDENT WAS CHARGED WITH THE FOLLOWING VIOLATION(S) OF THE TOWN OF PEMBROKE PARK CODE OF ORDINANCE: SECTION(S) 11-32; 11-34; 11-46(c); 12-41; 12-46.

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5100 SW 41 STREET, PEMBROKE PARK, FL 33023

PROPERTY OWNER: CONDADO REAL CONDOMINIUM ASSOCIATION, INC., 14651 BISCAYNE BLVD #345, NORTH MIAMI BEACH, FL 33181

FOLIO NO.: 5142 30 AA 0000

LEGAL DESCRIPTION: Lots 20A and 20C, HOLLYWOOD RIDGE FARMS, according to the plat thereof, recorded in Miscellaneous Plat Book 2, Page 16, Public Records of BROWARD COUNTY, Florida, more particularly described as:

The South ½ of the South ½ of the Southwest ¼ of the Southeast ¼ of the Southwest ¼ of Section 30, Township 51 South, Range 42 East;
Less the West 15 feet and the South 15 feet for right of way.

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent's fine and lien shall be abated to \$850.00. The Special Magistrate finds and orders that in light of Respondent's Motion to Abate the fine and lien, this sum is reasonable

under these circumstances, subject to it being paid within 60 days of the date of this hearing.

CONCLUSIONS OF LAW

Florida law provides that local governments are not required to reduce fines and liens that have accrued no matter how large they grow, and if a local government provides for a possible reduction, there is still no requirement to reduce the fines and liens whatsoever, because any reduction is discretionary with the local government. See *Fla. Stat.* 162.09 (2)(c); *City of Miami v. Cortes*, 995 So.2d 604 (Fla. 3DCA 2008); *Jones v. City of Winter Haven*, 870 So.2d 52 (Fla. 2DCA 2003); *Fong v. town of Bay Harbor Is.*, 864 So.2d 76 (Fla. 3DCA 2003); *Co. Collection Servs., Inc v. Allen*, 650 So.2d 650 (Fla. 4DCA 1995); among others.

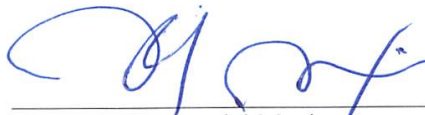
Based on the sworn to testimony of the Respondent(s), review of the file and papers and documents in the existing file, and as otherwise presented, the Special Magistrate finds that Respondent shall pay the total sum of \$850.00 within 60 days of the date of the hearing. However, if Respondent fails to do so, then the fines and liens shall revert back to the original amount due and owing of \$12, 900.00

ORDER

THEREFORE, BASED UPON THE ABOVE FINDINGS OF FACTS AND CONCLUSIONS OF LAW, THE SPECIAL MAGISTRATE FINDS THAT ABATEMENT IS IN ORDER AS PROVIDED FOR HEREIN, AND FURTHER FINDS THAT A REDUCTION TO \$850.00 IS APPROPRIATE UNDER THESE CIRCUMSTANCES AS STATED AND REQUESTED BY THE CODE ENFORCEMENT OFFICIALS. HOWEVER, IF RESPONDENT (S) FAILS TO PAY THE SUM OF \$850.00 WITHIN 60 DAYS OF THE DATE OF THE HEARING, THEN IN SUCH EVENTS, THE LIENS AND FINES SHALL REVERT BACK TO THE ORIGINAL AMOUNT OF \$12, 900.00 IN ALL OTHER RESPECTS, THE PREVIOUSLY ENTERED SPECIAL MAGISTRATE ORDERS ARE HEREBY REAFFIRMED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of July 2021.

TOWN OF PEMBROKE PARK, FLORIDA



Harry Hipler, 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.

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6186
Petitioner,)
vs.)
JEANETTE VERSTER)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15, 2021, after service and due notice was provided to Respondent(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: 2503 JOHN P LYONS LANE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: JEANETTE VERSTER 7220 SW 61 ST MIAMI, FL, 33143

FOLIO NO.: 5142 29 01 0010

LEGAL DESCRIPTION: R B INDUSTRIAL PLAT 104-38 B TRACT A

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); 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.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a); 5-207 **WITHIN 45 DAYS OF THE DATE OF THE FORMAL HEARING** held 15th day of September 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 15th day of September 2021.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17th day of September, 2021.



Nazly Cardona
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

CASE NUMBER: 6186

Petitioner

vs.

JEANETTE VERSTER

Respondent

_____ /

REQUEST FOR REHEARING AND RECONSIDERATION

Respondent JEANETTE VERSTER requests rehearing and reconsideration of the FINAL ORDER of Special Magistrate Harry Hipler dated September 15, 2021, and in support states:

DUE PROCESS VIOLATION AND INSUFFICIENT NOTICE OF HEARING DATE:

Petitioner violated Respondent's Due Process rights by failing to provide legally sufficient notice of the hearing date in this case. Petitioner represented that it sent the initial "CODE ENFORCEMENT NOTICE OF VIOLATION" on Friday August 27th, 2021. Notwithstanding this representation, the certified mail, return receipt envelope mailed to Respondent, USPS tracking number 7021 0350 0001 0297 8386 contains a USPS post mark dated four days later on Tuesday August 31, 2021. The USPS website indicates (exhibit 1) that the letter was in transit as of Monday September 6th, 2021 (Labor Day), with no further indication that the letter was delivered to Respondent. Respondent attaches her affidavit composite Exhibit 2 (all exhibits incorporated by reference), which shows that the envelope was delivered to her by the postal service on Thursday September 16th, 2021, after the hearing date.

MERITORIOUS DEFENSE: Respondent states that she has meritorious defenses including ESTOPPEL to the alleged violation. Specifically, this matter has been pending pre-Covid in early 2020, and when first brought to Respondent's attention, she attempted to resolve this matter immediately through direct, in person multiple communications with Chief Code Enforcement Officer JOSELINE RAMIREZ. Additionally, Respondent commenced the painting over the graffiti, a fact observed and acknowledged by Officer Ramirez during the same time period. Additional graffiti was painted on the structure within three calendar days after painting was commenced, fully obliterating the attempted re-painting. During subsequent communications with Officer Ramirez, Respondent advised Officer Ramirez that she was ready, willing, and able to repaint the graffiti, and Respondent did in fact enter into a painting contract (approximate cost \$17,000). Respondent and Officer Ramirez discussed the continuing graffiti problem, and Respondent provided Officer Ramirez a full-sized ALTA survey (scanned by Officer Ramirez) and requested a permit application to put a 6-foot fence on the east property line as a graffiti barrier. Officer Ramirez advised that she (Officer Ramirez) would attempt to obtain a required variance because the setback, as shown on the ALTA survey, might be insufficient, and for Respondent to wait for further information on the issue, because it would not be fair to require an expensive repainting job that would be immediately obliterated. Petitioner never contacted Respondent again regarding this issue until the present violation notice. It should be noted that Respondent's property manager Lizette Rapizza has frequent telephonic, text and email contact with Officer Ramirez regarding issues that arise about the property, but no notice was provided to her.

For the reasons stated Respondent requests that a rehearing and reconsideration be granted forthwith and in any event within sufficient time so that Respondent's appellate rights are not waived.

CERTIFICATE OF SERVICE

I hereby certify that a true copy hereof has been hand-delivered to Town of Pembroke Park, 3150 SW 52nd Avenue, Pembroke Park, Florida 33023 and sent via Fed Ex to Nazly Cardona, Town of Pembroke Park, 3150 SW 52nd Avenue, Pembroke Park, Florida 33023 this September 23rd, 2021

A handwritten signature in blue ink, appearing to read 'Martyn W.D. Verster', is written over a horizontal line.

MARTYN W.D. VERSTER, ESQ.
Attorney for Respondent
9425 Sunset Drive, Suite 124
Miami, Florida 33173
(305) 279-2713 Office
(305) 801-3464 Cell
Email: versterlaw@msn.com

USPS Tracking®[FAQs >](#)**Track Another Package +****Tracking Number:** 70210350000102978386[Remove X](#)

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

In Transit to Next Facility

September 6, 2021

Feedback

Text & Email Updates



Select what types of updates you'd like to receive and how. Send me a notification for:

Text**Email**☐☐ All Below Updates☐☐ Expected Delivery Updates ⓘ☐☐ Day of Delivery Updates ⓘ☐☐ Package Delivered ⓘ☐☐ Available for Pickup ⓘ

EXHIBIT 1

☐☐

Delivery Exception Updates ⓘ

☐☐

Package In-Transit Updates ⓘ

Tracking History



Product Information



See Less ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

Feedback

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK

CASE NUMBER: 6186

Petitioner

vs.

JEANETTE VERSTER

Respondent

STATE OF FLOIRIDA
COUNTY OF MIMAI-DADE

AFFIDAVIT OF JEANETTE VERSTER

Before me, the undersigned authority, personally appeared JEANETTE VERSTER, who states:

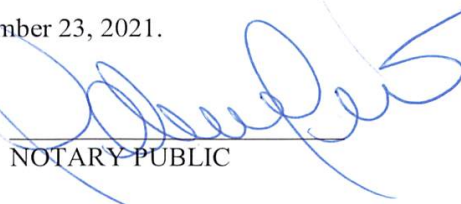
1. My name is Jeanette Verster and I am the respondent named above.
2. The attached envelope with USPS tracking number 7021 0350 0001 0297 8386 and the instruments contained therein were delivered to me by the postal service on Thursday September 16th, 2021.
3. Further Affiant Sayeth Naught.



JEANETTE VERSTER

SWORN AND SUBSRIBED before me, the undersigned notary public, by Jeanette Verster, to me personally known, this September 23, 2021.





NOTARY PUBLIC

EXHIBIT 2

TOWN OF PEMBROKE PARK

150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

CERTIFIED MAIL®



7021 0350 0001 0297 8386

Hasler

08/31/2021

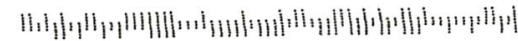
US POSTAGE \$007.53⁰



ZIP 33023
011D10656696

VERSTER, JEANETTE
N.O.V. & N.O.H. # 6186
7220 SW 61 ST,
MIAMI FL, 33143

3314331807 0036





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/27/2021

Sent To:

VERSTER,JEANETTE
7220 SW 61 ST
MIAMI, FL 33143

Case #:

6186

Property Owner:

VERSTER,JEANETTE
7220 SW 61 ST
MIAMI, FL 33143

Certified Mail #:

Property Description:

514229010010

Legal Description:

R B INDUSTRIAL PLAT 104-38 B TRACT A

AKA:

2503 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	19

(Ord. No. 99-3-1, 7, 3-9-99)

1. Exterior Maintenance - Graffiti on rear of building (facing SW 30th Avenue). Property owner will need to remove graffiti from building.
2. Exterior Maintenance - building paint color is faded and/or striped. Property owner will need to paint rear of building. Paint color will need to be approved by Town Planner prior to painting.
3. Exterior Maintenance - maintenance four walls of entire building (i.e. pressure wash, paint, treatment, repair, etc.).

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

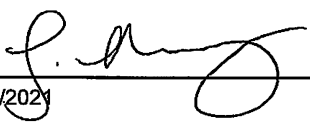
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppl.gov.

Joseline Ramirez

Chief Code Enforcement
Officer


8/27/2021



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: VERSTER,JEANETTE
7220 SW 61 ST
MIAMI, FL 33143

Case #: 6186

Date: 08/27/2021

Property Owner: VERSTER,JEANETTE
7220 SW 61 ST
MIAMI, FL 33143

Property Description: 514229010010

Certified Mail #:

Legal Description: R B INDUSTRIAL PLAT 104-38 B TRACT A

AKA: 2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	19
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	19

Notes/Mean of Correction:

1. Exterior Maintenance - Graffiti on rear of building (facing SW 30th Avenue). Property owner will need to remove graffiti from building.
2. Exterior Maintenance - building paint color is faded and/or striped. Property owner will need to paint rear of building. Paint color will need to be approved by Town Planner prior to painting.
3. Exterior Maintenance - maintenance four walls of entire building (i.e. pressure wash, paint, treatment, repair, 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