



AGENDA

CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, November 15, 2023

Council Chambers

3150 SW 52 AVE, Pembroke Park, FL 33023

Page

1. CALL TO ORDER

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

4. ADOPTION OF MINUTES

5 - 11

4.1. [CODE COMPLIANCE SPECIAL MAGISTRATE HEARING - Oct 18 2023 - 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 - CHIEF CODE OFFICER JOSELINE RAMIREZ

- 12 - 42 7.1. **CASE 6655** - JONATHAN ROGER SILVERIO - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #909 - FORMAL HEARING - SECTION(s) 5-103(i)(j) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 OUTDOOR STORAGE PROHIBITED; 12-61 - EXCESSIVE UNTENDED GROWTH DEEMED PUBLIC NUISANCE; 12-76(b) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT; 27-33 - MAINTENANCE - **FIRST OFFENSE**
[Case Overview 6655](#)
- 43 - 77 7.2. **CASE 7005** - ERNESTO REYES ROJAS - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #802 - FORMAL HEARING - SECTION(s) 5-103(a)(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
[Case Overview 7005](#)
- 78 - 103 7.3. **CASE 7273** - SOUTH PARK 33009 LLC - 2689-2699 S PARK ROAD, PEMBROKE PARK FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a)(k) - EXTERIOR MAINTENANCE OF STRUCTURE OF PREMISES; SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-177 - INITIAL CERTIFICATE OF USE - **FIRST OFFENSE**
[Case Overview 7273](#)
- 104 - 119 7.4. **CASE 8516** - DCT/CE LLC %PROLOGIS RE TAX - 2500 COMMERCE CENTER WAY, PEMBROKE PARK, FL 33023 #300 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**
[Case Overview 8516](#)
- 120 - 141 7.5. **CASE 8943** - SUNSHINE GASOLINE DISTRIBUTORS INC - 3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 22-27 - USE OF CERTAIN GRASS SPECIE; 22-28 - TO BE FREE FROM SHRUBS, HEDGES, ROCK SUBSTANCES, ETC.; 22-29 - RESPONSIBILITY FOR MAINTENANCE - **FIRST OFFENSE**
[Case Overview 8943](#)

142 - 163 7.6. **CASE 8969** - ELEANOR NYE - 213 W LAKE DRIVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(h) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 12-61 - EXCESSIVE UNTENDED GROWTH DEEMED PUBLIC NUISANCES; 12-76(a)(b) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT - **FIRST OFFENSE**
[Case Overview 8969](#)

164 - 186 7.7. **CASE 8977** - COLE FD PORTFOLIO III LLC %FAMILY DOLLAR STORE 26608 - 4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-207 - GRAFFITI ENFORCEMENT; 5-202 - PROHIBITED; 12-61 - EXCESSIVE UNTENDED GROWTH DEEMED PUBLIC NUISANCE; 22-27 - USE OF CERTAIN GRASS SPECIES; 22-28 - TO BE FREE OF SHRUBS, HEDGES, ROCK SUBSTANCE, ETC.; 22-29 - RESPONSIBILITY FOR MAINTENANCE; 27-33 - MAINTENANCE - **REPEAT OFFENSE**
[Case Overview 8977](#)

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

187 - 224 8.1. **CASE 5526** - DOYON, MAURICE - 4854 SW 25 CT, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 5526](#)

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

225 - 271 9.1. **CASE 7193** - RHAYCOM LLC - 5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-104 - DETERMINATION OF NEED FOR CORRECTION; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 7193](#)

- 272 - 310 9.2. **CASE 7284** - DCT/CE LLC %PROLOGIS RE TAX - 2500 COMMERCE CENTER WAY, PEMBROKE PARK, FL 33023 #800 - FORMAL HEARING SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-177 - INITIAL CERTIFICATE OF USE; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**
[Case Overview 7284](#)

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

- 311 - 345 10.1. **CASE 8980** - INFINITY AZURE LLC - 3214 SW 52 AVE, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-103(a)(b) EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
[Case Overview 8980](#)

11. ADJOURNMENT

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

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

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



MINUTES

CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, October 18, 2023

Council Chambers

3150 SW 52 AVE, PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER: 9:00 A.M.

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

SPECIAL MAGISTRATE: Harry Hipler.

CHIEF CODE COMPLIANCE OFFICER: Joseline Ramirez.

CODE COMPLIANCE OFFICER: Jean Gustin.

BUILDING CLERK: Marycari Paz.

CODE CLERK: Nazly Cardona.

INTERIM TOWN ATTORNEY: Brian Sherman.

4. ADOPTION OF MINUTES

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

- Case #8787 – Removed, complied.
- Case #8788 – Removed, complied.
- Case #8721 – Removed, complied
- Case #8535 for an extension of time.

6. PUBLIC HEARING

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

7. FORMAL HEARING - CODE OFFICER JEAN GUSTIN

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

Respondent or Representative	Final Order Issued	Date to Comply by
- Absent.	90 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	01/16/2024

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

Respondent or Representative	Final Order Issued	Date to Comply by
- Absent.	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	12/17/2023

- # - # 7.3. **CASE 8678** - IRENE DEL CARMEN MARTINEZ - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 # LOT 611, PEMBROKE PARK, FL 33009 - FORMAL HEARING - REPAIRS AND INSTALLATIONS; 5-17- PERMIT APPLICATION; 5-87 - PERMIT REQUIRED; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-76(a) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT; 12-76(b) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT - **FIRST OFFENSE** [Case Overview 8678](#)

Respondent or Representative	Final Order Issued	Date to Comply by
- Absent	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	12/17/2023

- # - # 7.4. **CASE 8711** - CHRISTIAN JOSE PENA PUJOIS - 127 JANIS BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 8711](#)

Respondent or Representative	Final Order Issued	Date to Comply by
- Paola Hernandez.	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	12/17/2023

- # - # 7.5. **CASE 8712**- ARNALDO E NAVAS - 106 DAVID DRIVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a)(I) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-17- PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 8712](#)

Respondent or Representative	Final Order Issued	Date to Comply by
- Alex Nova.	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	12/17/2023

- # - # 7.6. **CASE 8713** - GILDA GRACIELA NIEVA - 121 DAVID DRIVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(c) EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 8713](#)

Respondent or Representative	Final Order Issued	Date to Comply by
- Absent.	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	12/17/2023

- # - # 7.7. **CASE 8756** - PEMBROKE PARK WAREHOUSES HOLDING - 3120 SW 19 ST # 92 - # 1160, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 8756](#)

Respondent or Representative	Final Order Issued	Date to Comply by
- Absent.	30 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	11/17/2023

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

Respondent or Representative	Final Order Issued	Date to Comply by
- Absent.	30 Days to Comply \$500.00 Per Diem \$100.00 Admin Fee	11/17/2023

- # - # 7.9. **CASE 8774**- YULIAN LLERENA QUINTERO 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 # LOT 1423 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 8774](#)

Respondent or Representative	Final Order Issued	Date to Comply by
- Yulian Llerena.	90 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	01/16/2023

- # - # 7.10. **CASE 8787** - BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS - CAROLINA ST, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(h)(i) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 12-61 - EXCESSIVE UNTENDED GROWTH DEEMED PUBLIC NUISANCE; 22-29 - RESPONSIBILITY FOR MAINTENANCE - **FIRST OFFENSE** [Case Overview 8787](#)

Respondent or Representative	Final Order Issued
- Attorney Michael C. Owens.	Complied 10/18/2023.

- # - # 7.11. **CASE 8788** - FILMORE INVESTORS CORP - CAROLINA ST, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(h)(i) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 12-61 - EXCESSIVE UNTENDED GROWTH DEEMED PUBLIC NUISANCE; 22-29 - RESPONSIBILITY FOR MAINTENANCE - **FIRST OFFENSE** [Case Overview 8788](#)

Respondent or Representative	Final Order Issued
- Absent.	Complied 10/18/2023.

- 7.12. **CASE 8821**- BACKBONE HALLANDALE INVESTMENTS CORP - 2801 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 11-42(a) DISPOSAL OF SOLID WASTE RESTRICTED - **FIRST OFFENSE**

Respondent or Representative	Final Order Issued
- Absent.	Complied 10/18/2023.

- # - # 7.13. **CASE 8823**- 2250 WAREHOUSE LLC - 2250 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-177 - INITIAL CERTIFICATE - **FIRST OFFENSE** [Case Overview 8823](#)

Respondent or Representative	Final Order Issued	Date to Comply by
- Absent.	30 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	11/17/2023

8. HEARING TO CONFIRM FINE - CODE OFFICER JEAN GUSTIN

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

Respondent or Representative	Supplemental Order Code Compliance Lien Issued
- Absent.	Confirmed Fine of \$90,600.00

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

Respondent or Representative	Supplemental Order Code Compliance Lien Issued
- Absent.	Confirmed Fine of \$38,100.00

8.3. HEARING TO EXTEND TIME - CODE OFFICER JEAN GUSTIN

CASE 8535 -LEESY TAYPE - 2306 SW 31 AVE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17. - PERMIT APPLICATION; 5-105. - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
[Case Overview 8535](#)

Respondent or Representative	Amended Final Order Issued	Date to Comply by
- Leesy Taype.	120 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	02/15/2024

9. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

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

Respondent or Representative	Final Order Issued	Date to Comply by
- Absent.	60 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	12/17/2023

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

Respondent or Representative	Final Order Issued	Date to Comply by
- Tenant Rachel Simpson.	1 Day to Comply \$500.00 Per Diem \$100.00 Admin Fee	10/19/2023

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

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

Respondent or Representative	Order of Abatement Issued	Date to Comply by
- Linda Doiron.	Fine Abated to \$1,525.00 Payable in 60 Days or Reverts to \$14,500.00.	12/17/2023.

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

Respondent or Representative	Order of Abatement Issued	Date to Comply by

- Linda Doiron.	Fine Abated to \$9,000.00 Payable in 60 Days or Reverts to \$990.00.	12/17/2023
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- # 10.3. **CASE 6771** - 1730 PR LLC - 1730 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-17 - PERMIT APPLICATION; 15-17 -BUSINESS TAX RECEIPT REQUIRED; 21-19 - PROHIBITED SIGNS; 28-346(a)(f) - PORTABLE STORAGE UNITS - **FIRST OFFENSE** [Case Overview 6771](#)

Respondent or Representative	Order of Abatement Issued	Date to Comply by
- Sholmo Melloul.	Fine Abated to \$10,000.00 Payable in 30 Days or Reverts to \$129,907.00.	11/17/2023

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

Respondent or Representative	Order of Abatement Issued	Date to Comply by
- Sholmo Melloul.	Fine Abated to \$10,500.00 Payable in 30 Days or Reverts to \$209,657.00.	11/17/2023

11. ADJOURNMENT: 10:43 A.M.

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
JONATHAN ROGER SILVERIO	3140 W Hallandale Beach Blvd Lot 909 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #909

Folio

514229000300

Legal Description

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

Case Status	Open	Case #	6655	Date Next Inspection	11/15/2023
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Notes

1. Nuisances - Accumulation of items inside screen room. Reduce amount of items and keep area clean and organized.
 2. Installed door (within screen room) without a Building Permit. Obtain plans for an after the fact permit and inspections.
 3. Installed door and wooden steps on the right side of mobile home without Building permit. Obtain plans for an after the fact permit and inspections.
 4. Prohibited outdoor storage. Remove all miscellaneous items and construction materials.
 5. Installed a/c mini split without a building permit. Obtain an a/c contractor for after the fact permit and inspections.
 6. Installed shed with carport without a building permit. Obtain plans for an after the fact permit and inspections.
 7. Prune and trim trees away from mobile home roof.
- Double permit fee assessed for all unpermitted work
Contact the Building Dept. for permit questions at 954-966-4600, ext 182.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/27/2022		Notice of Violation	Regular Mail
11/1/2023		Affidavit of Non-Compliance	Certified Mail
11/1/2023	11/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 11/15/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 11/15/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/15/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/15/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 11/15/2023
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 11/15/2023
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 11/15/2023
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: 11/15/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

JONATHAN ROGER SILVERIO)

CASE NO. 6655

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JONATHAN ROGER SILVERIO

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD. LOT 802 PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JONATHAN ROGER SILVERIO AT 12:52 P.M.
ON THE 03 DAY OF NOVEMBER 2023.

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

TYPE OF SERVICE

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

J. Ramirez 11/8/23
AFFIANT

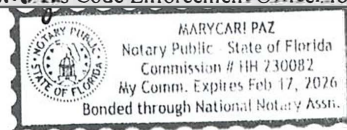
STATE OF FLORIDA
COUNTY OF BROWARD

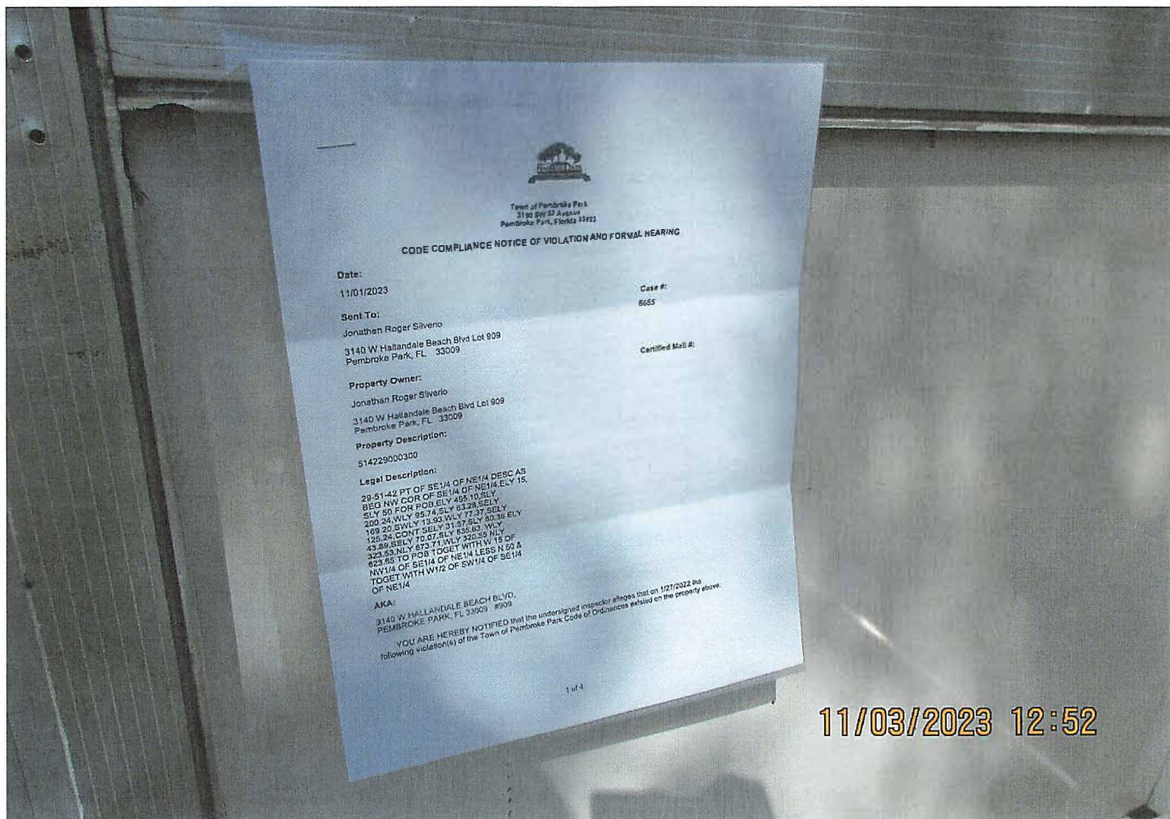
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of Nov, 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known J OR Produced Identification _____

Type of Identification Produced _____







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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/01/2023

Sent To:

Jonathan Roger Silverio

3140 W Hallandale Beach Blvd Lot 909
Pembroke Park, FL 33009

Case #:

6655

Property Owner:

Jonathan Roger Silverio

3140 W Hallandale Beach Blvd Lot 909
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 #909

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/27/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	30

HEALTH AND
SANITATION

Sec. 12-76. (b)
Nuisances: duty of
property owners and
tenants to prevent.

The emission or creation of:
(1) vibration
(2) light or glare;
(3) insects or vermin;
(4) disease vectors;
(5) noise;
(6) unsanitary conditions;
(7) traffic congestion; or
(8) other risks to public safety,
which is an annoyance or is injurious or is
offensive to occupants within any platted
subdivision (or block within a platted
subdivision), or within any residential
neighborhood or community of the Town (or
any portion thereof that is comprised of fifty
(50) residential structures), or within any area
comprising a zoning district of the Town, or
which otherwise affects rights common to the
public, is a nuisance and is a violation of this
Code.

30

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.

30

(Ord. No. 72-4-1, § 4b., 4-5-72)

1. Nuisances - Accumulation of items inside screen room. Reduce amount of items and keep area clean and organized.
 2. Installed door (within screen room) without a Building Permit. Obtain plans for an after the fact permit and inspections.
 3. Installed door and wooden steps on the right side of mobile home without Building permit. Obtain plans for an after the fact permit and inspections.
 4. Prohibited outdoor storage. Remove all miscellaneous items and construction materials.
 5. Installed a/c mini split without a building permit. Obtain an a/c contractor for after the fact permit and inspections.
 6. Installed shed with carport without a building permit. Obtain plans for an after the fact permit and inspections.
 7. Prune and trim trees away from mobile home roof.
- Double permit fee assessed for all unpermitted work
Contact the Building Dept. for permit questions at 954-966-4600, ext 182.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of November, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

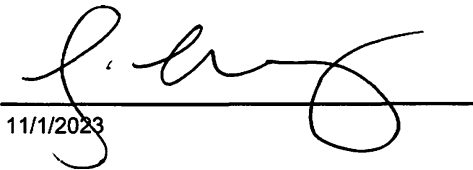
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



11/1/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
6655

Petitioner,

vs.

HOLIDAY HALLANDALE
MHC LLC/Jonathan Roger
Silverio

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #909

Respondent(s)

On 11/1/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	HOLIDAY HALLANDALE MHC LLC/Jonathan Roger Silverio
Address:	3140 W Hallandale Beach Blvd Lot 909 Pembroke Park, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #909
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 11/1/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 11/1/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/1/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/1/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 11/1/2023
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 11/1/2023
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances; duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 11/1/2023
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: 11/1/2023

Notes/Mean of Correction:

1. Nuisances - Accumulation of items inside screen room. Reduce amount of items and keep area clean and organized. Call for re-inspection.
2. Installed door (within screen room) without a Building Permit. Obtain plans for an after the fact permit and inspections. Not corrected.
3. Installed door and wooden steps on the right side of mobile home without Building permit. Obtain plans for an after the fact permit and inspections. Not corrected.
4. Prohibited outdoor storage. Remove all miscellaneous items and construction materials. Call for re-inspection.
5. Installed a/c mini split without a building permit. Obtain an a/c contractor for after the fact permit and inspections. Not corrected.
6. Installed shed with carport without a building permit. Obtain plans for an after the fact permit and inspections. Shed was existing and there is no evidential support of any modification.
7. Prune and trim trees away from mobile home roof. Call for re-inspection.

Further, Affiant sayeth naught

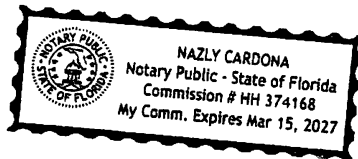
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 11/1/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

HOLIDAY HALLANDALE MHC
LLC/Jonathan Roger Silverio

3140 W Hallandale Beach Blvd Lot 909
Pembroke Park, FL 33009

Case #:

6655

Date:

01/27/2022

Property Owner:

HOLIDAY HALLANDALE MHC
LLC/Jonathan Roger Silverio

3140 W Hallandale Beach Blvd Lot 909
Pembroke Park, FL 33009

Property Description:

514229000300

Certified Mail #:**Legal Description:**

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #909

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/27/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - 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
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HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	Cross reference - Vegetation, Ch. 27. The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	30

Notes/Means of Correction:

1. Nuisances - Accumulation of items inside screen room. Reduce amount of items and keep area clean and organized.
 2. Installed door (within screen room) without a Building Permit. Obtain plans for an after the fact permit and inspections.
 3. Installed door and wooden steps on the right side of mobile home without Building permit. Obtain plans for an after the fact permit and inspections.
 4. Prohibited outdoor storage. Remove all miscellaneous items and construction materials.
 5. Installed a/c mini split without a building permit. Obtain an a/c contractor for after the fact permit and inspections.
 6. Installed shed with carport without a building permit. Obtain plans for an after the fact permit and inspections.
 7. Prune and trim trees away from mobile home roof.
- Double permit fee assessed for all unpermitted work
Contact the Building Dept. for permit questions at 954-966-4600, ext 182.

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

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



Joseline Ramirez
Chief Code Enforcement Officer



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\(8\)](#).

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments



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

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

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

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

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

Title SIGNATORY

BUELTMANN, TOM

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/22/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2014 -- Foreign Limited	View image in PDF format

7022 2410 0001 1497 2628

U.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
\$ 6.53

Total Postage and F
\$

Sent To
HOLIDAY HALLANDALE MHC LLC
NOV #6655
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

PS Form 3800, Apr 2012

WEST HOLLYWOOD HILLS
NOV - 1 2023
HOLLYWOOD FL 33023

7022 2410 0001 1497 2611

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

Postage
\$ 6.77

Total Postage and F
\$

Sent To
HOLIDAY HALLANDALE MHC LLC
NOV #6655
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

PS Form 3800, Apr 2012

WEST HOLLYWOOD HILLS
NOV - 1 2023
HOLLYWOOD FL 33023

7022 2410 0001 1497 2642

U.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
\$ 6.53

Total Postage and F
\$

Sent To
CORPORATION SERVICE COMPANY
NOV #6655
1201 HAYS STREET
TALLAHASSEE, FL 32301

PS Form 3800, Apr 2012

WEST HOLLYWOOD HILLS
NOV - 1 2023
HOLLYWOOD FL 33023

7022 2410 0001 1497 2635

U.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
\$ 6.77

Total Postage and F
\$

Sent To
JONATHAN ROGER SILVERIO
NOV #6655
3140 W HALLANDALE BEACH BLVD #909,
PEMBROKE PARK, FL 33009

PS Form 3800, Apr 2012

WEST HOLLYWOOD HILLS
NOV - 1 2023
HOLLYWOOD FL 33023

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

NOV 6655

Sent To:

HOLIDAY HALLANDALE MHC
LLC/Jonathan Roger Silverio
3140 W Hallandale Beach Blvd Lot 909
Pembroke Park, FL 33009

Case #:

6655

Hasler

01/28/2022

US POSTAGE

FIRST CLASS MAIL

\$000.53⁰



ZIP 33023
011D10656696

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

NOV # 6624, # 6619, # 6655
6658, # 6659, # 6661
6662, # 6663

Hasler FIRST-CLASS
01/28/2022
US POSTAGE \$001.



ZIP 33023
011D10656

Holiday Mobile Home Park
Holiday Hallandale MHC LLC
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

NOV # 6624, # 6619, # 6655
6658, # 6659, # 6661
6662, # 6663

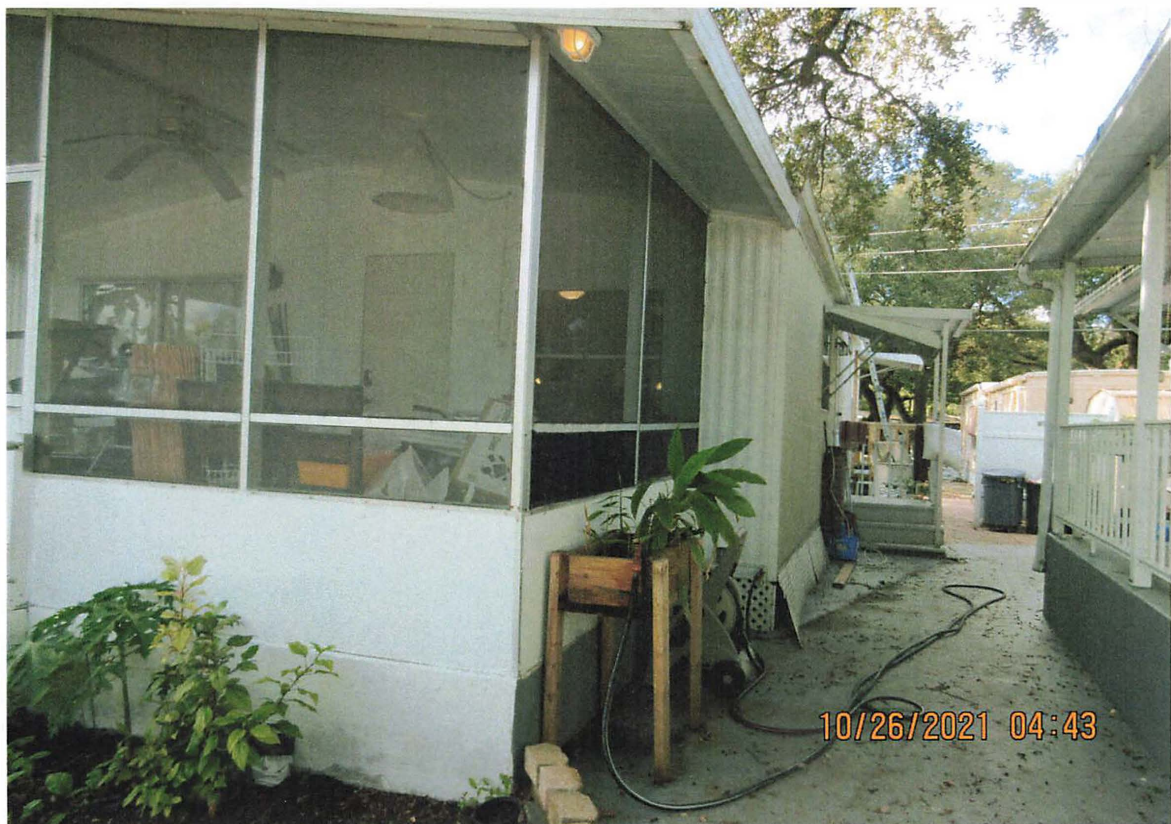
Hasler
01/28/2022
US POSTAGE \$001.1

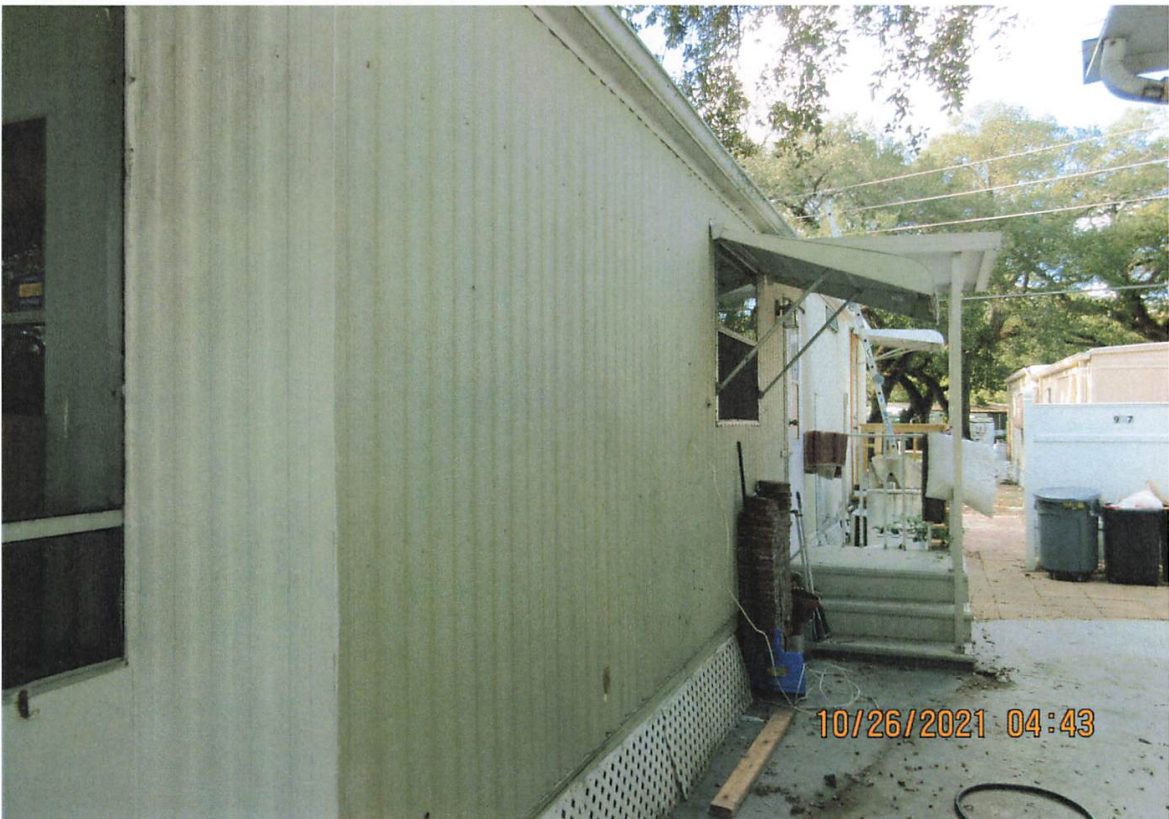


ZIP 33023
011D10656

Holiday Hallandale MHC LLC
8800 North Bronx Ave, 2nd FL
Skokie, IL 60077





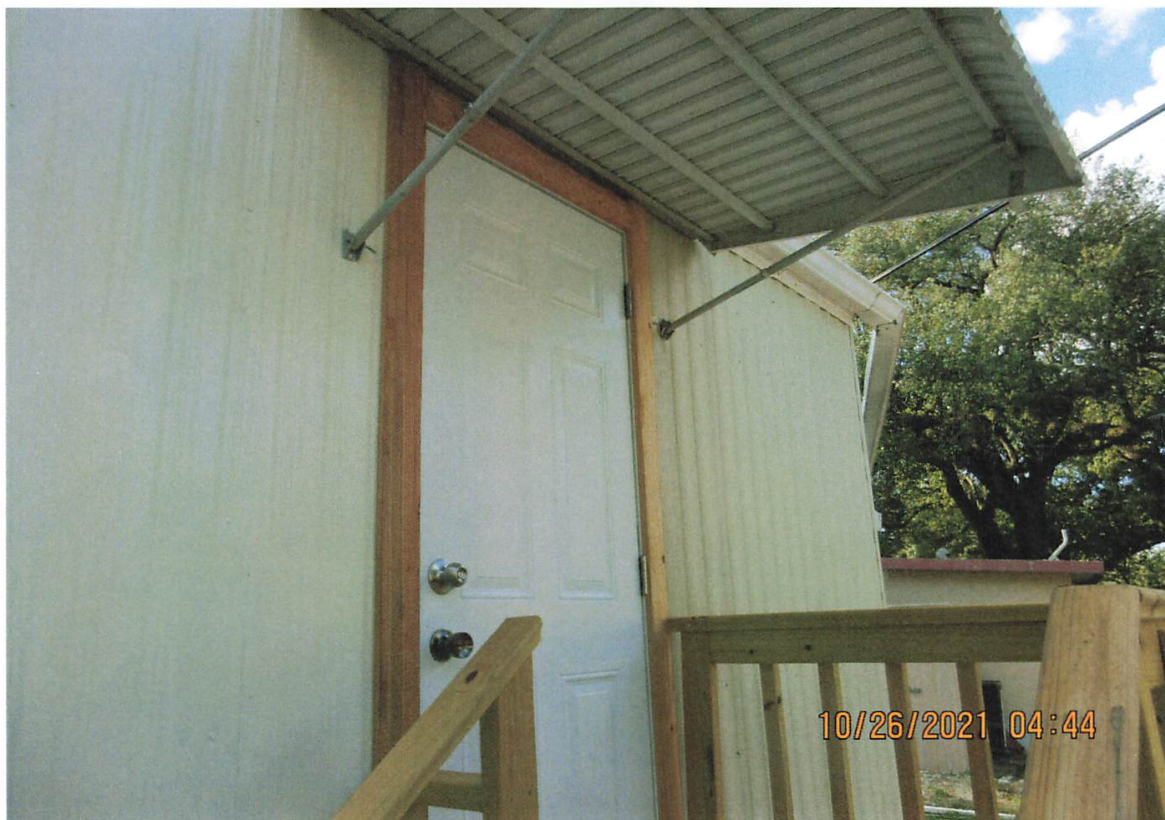
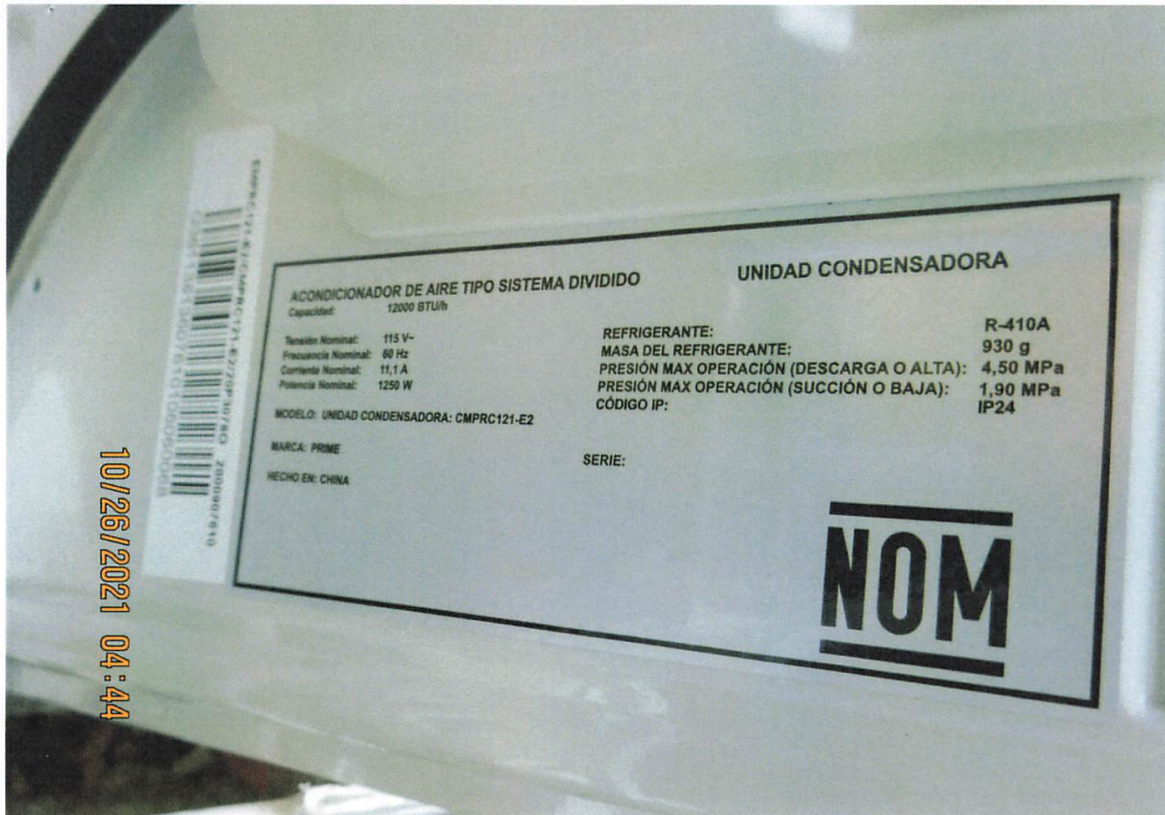




Door, Steps







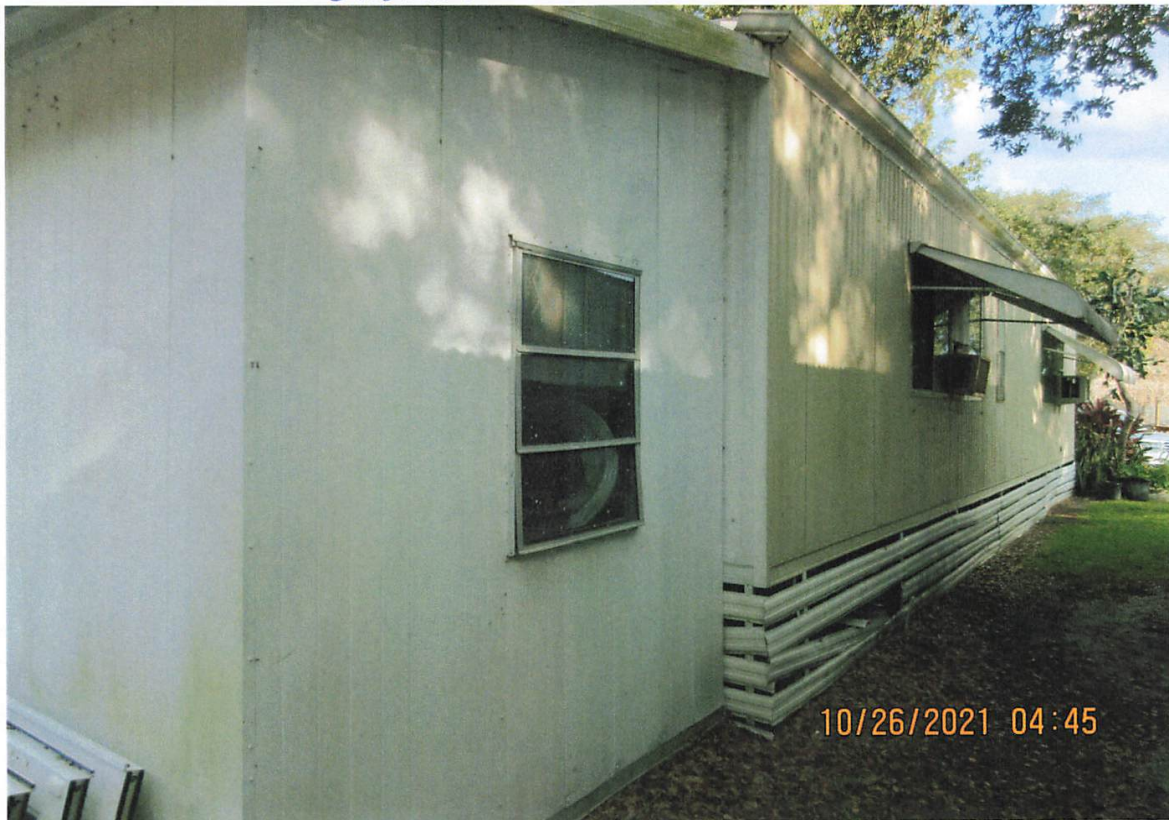


Prohibited Outdoor Storage





Installation of Shed





Case Overview

Property/Incident Information

Owner	Address	Site Address
ERNESTO REYES ROJAS/ANAISY REYES ROJAS	3140 W HALLANDALE BEACH BLVD, LOT 802 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #802

Folio

514229000300

Legal Description

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

Case Status	Open	Case #	7005	Date Next Inspection	11/15/2023
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Notes

1. Installed multiple additions (3) without a permit. Obtain plans for permit and inspections.
2. Installed shed without a permit. Obtain plans for permit and inspections.
3. Exterior maintenance required. Repair driveway with plans for permit and inspections.
4. Outdoor storage prohibited. Remove wood, pots and miscellaneous items

Double permit fee assessed
Contact the Building Dept. at 954-966-4600, ext 182 to obtain permits.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/29/2022		Notice of Violation	Posted to Property Regular Mail
10/30/2023		Affidavit of Non-Compliance	Certified Mail
10/30/2023	11/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 11/15/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 11/15/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/15/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/15/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 11/15/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

ERNESTO REYES ROJAS)

Respondent

CASE NO. 7005

AFFIDAVIT OF SERVICE

TO BE SERVED: ERNESTO REYES ROJAS

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

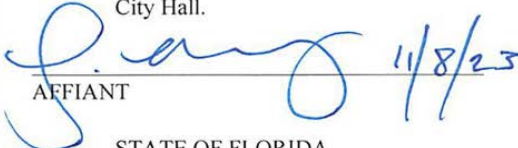
ADDRESS: 3140 W HALLANDALE BEACH BLVD. LOT 802 PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ERNESTO REYES ROJAS AT 12:50 P.M. ON
THE 03 DAY OF NOVEMBER 2023.

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

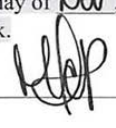
TYPE OF SERVICE

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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of Nov, 2023, 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 COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
10/30/2023

Sent To: ERNESTO REYES ROJAS
3140 W HALLANDALE BEACH BLVD, LOT 802
PEMBROKE PARK, FL 33009

Case #: 7005

Property Owner: ERNESTO REYES ROJAS
3140 W HALLANDALE BEACH BLVD, LOT 802
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, SELV
169.20, SWLY 13.93, WLY 77.37, SELV
125.24, CONT SELV 31.57, SLY 80.38, ELY
43.89, SELV 70.07, SLY 636.63, WLY
323.53, SELV 673.71, WLY 302.55, HLY
623.65 TO POB TOGETHER WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGETHER WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA:
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #802

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 4/28/2022 the
following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

11/03/2023 12:50

1 of 3



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/30/2023

Sent To:

ERNESTO REYES ROJAS

3140 W HALLANDALE BEACH BLVD, LOT 802
PEMBROKE PARK, FL 33009

Case #:

7005

Property Owner:

ERNESTO REYES ROJAS

3140 W HALLANDALE BEACH BLVD, LOT 802
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 #802

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/29/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

1. Installed multiple additions (3) without a permit. Obtain plans for permit and inspections.
 2. Installed shed without a permit. Obtain plans for permit and inspections.
 3. Exterior maintenance required. Repair driveway with plans for permit and inspections.
 4. Outdoor storage prohibited. Remove wood, pots and miscellaneous items
- Double permit fee assessed
Contact the Building Dept. at 954-966-4600, ext 182 to obtain permits.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of November, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

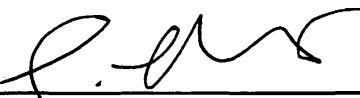
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


10/30/2023



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/30/2023

Sent To:

ERNESTO REYES ROJAS

3140 W HALLANDALE BEACH BLVD, LOT 802
PEMBROKE PARK, FL 33009

Case #:

7005

Property Owner:

ERNESTO REYES ROJAS

3140 W HALLANDALE BEACH BLVD, LOT 802
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
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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 #802

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/29/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

1. Installed multiple additions (3) without a permit. Obtain plans for permit and inspections.
 2. Installed shed without a permit. Obtain plans for permit and inspections.
 3. Exterior maintenance required. Repair driveway with plans for permit and inspections.
 4. Outdoor storage prohibited. Remove wood, pots and miscellaneous items
- Double permit fee assessed
Contact the Building Dept. at 954-966-4600, ext 182 to obtain permits.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 22nd day of November, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

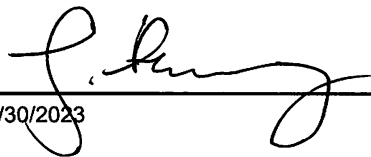
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



10/30/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
7005

Petitioner,

vs.

ERNESTO REYES ROJAS

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #802

Respondent(s)

On 10/30/2023 | 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: ERNESTO REYES ROJAS

Address: 3140 W HALLANDALE BEACH BLVD, LOT 802 PEMBROKE PARK, FL 33009

Folio: 514229000300

Site Address: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #802

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

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/30/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 10/30/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/30/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/30/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 10/30/2023

Notes/Mean of Correction:

1. Installed multiple additions (3) without a permit. Obtain plans for permit and inspections. Not corrected, not permit obtained.
2. Installed shed without a permit. Obtain plans for permit and inspections. Not corrected, not permit obtained.
3. Exterior maintenance required. Repair driveway with plans for permit and inspections. Call for re-inspection.
4. Outdoor storage prohibited. Remove wood, pots and miscellaneous items. Call for re-inspection.

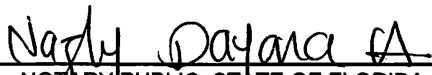
Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/30/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

HOLIDAY HALLANDALE MHC
LLC/ERNESTO REYES ROJAS

3140 W HALLANDALE BEACH BLVD, LOT 802
PEMBROKE PARK, FL 33009

Case #:

7005

Date:

04/29/2022

Property Owner:

HOLIDAY HALLANDALE MHC
LLC/ERNESTO REYES ROJAS

3140 W HALLANDALE BEACH BLVD, LOT 802
PEMBROKE PARK, FL 33009

Property Description:

514229000300

Certified Mail #:

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #802

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/29/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	(Ord. No. 13-09-01, § 2, 9-11-13) It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Notes/Mean of Correction:

1. Installed multiple additions (3) without a permit. Obtain plans for permit and inspections.
 2. Installed shed without a permit. Obtain plans for permit and inspections.
 3. Exterior maintenance required. Repair driveway with plans for permit and inspections.
 4. Outdoor storage prohibited. Remove wood, pots and miscellaneous items
- Double permit fee assessed
Contact the Building Dept. at 954-966-4600, ext 182 to obtain permits.

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

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



Joseline Ramirez
Chief Code Enforcement Officer



Town of Pembroke Park Notice of Violation Notice

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

Name Ernesto Reyes Rojas
Site Address 3140 W Hallandale
Beach Blvd Lot 802
Pembroke Park, FL 33009
Permit # _____

Date 4/29/22
Case # 7005
Sub/Park Holiday MHO

☒ ***STOP ALL WORK**

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105; 5-17; 5-103

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation(s)

Installed multiple additions to mobile
home & shed without a permit. Exterior
maintenance required. Outdoor Storage
Prohibited

Corrective Action(s)

Obtain plans, permit and inspections.
Repair driveway with permit.
Remove wood, pots and miscellaneous items.

☒ 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 ☒ Building Dept. Ext. 211/227
☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Received by _____

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator



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)

Eff./Act. Year Built: 1978/1969

Special Assessments

7022 2410 0001 1497 2567

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

Postage
 \$ 8.77

Total Postage and Fee
 \$

Sent To
 HOLIDAY HALLANDALE MHC LLC
 NOV #7005
 3140 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK FL 33009

City, State, ZIP+4®

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

7022 2410 0001 1497 2543

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

Postage
 \$ 8.77

Total Postage and Fee
 \$

Sent To
 CORPORATION SERVICE COMPANY
 NOV #7005
 1201 HAYS STREET
 TALLAHASSEE, FL 32301

City, State, ZIP+4®

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

7022 2410 0001 1497 2536

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

Postage
 \$ 8.77

Total Postage and Fee
 \$

Sent To
 ERNESTO REYES ROJAS
 NOH #7005
 3140 W HALLANDALE BEACH BLVD #802,
 PEMBROKE PARK, FL 33009

City, State, ZIP+4®

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

7022 2410 0001 1497 2550

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

Postage
 \$ 8.77

Total Postage and Fee
 \$

Sent To
 HOLIDAY HALLANDALE MHC LLC
 NOV #7005
 8800 NORTH BRONX AVE 2ND FLOOR
 SKOKIE IL 60077

City, State, ZIP+4®

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

7022 2410 0001 1497 2673

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

Postage
 \$ 8.53

Total Postage and Fee
 \$

Sent To
 HOLIDAY HALLANDALE MHC LLC
 NOV #7005
 8800 NORTH BRONX AVE 2ND FLOOR
 SKOKIE IL 60077

City, State, ZIP+4®

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

7022 2410 0001 1497 2680

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ 8.53

Total Postage and Fee
 \$

Sent To
 HOLIDAY HALLANDALE MHC LLC
 NOV #7005
 3140 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK FL 33009

City, State, ZIP+4®

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

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

05/03/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

N.O.V

Sent To:

Case #:

HOLIDAY HALLANDALE MHC
LLC/ERNESTO REYES ROJAS

7005

3140 W HALLANDALE BEACH BLVD, LOT 802
PEMBROKE PARK, FL 33009

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

05/03/2022

US POSTAGE \$000.00⁰



ZIP 33023
011D10656696

HOLIDAY HALLANDALE MHC LLC

N.O.V. #7005.

8800 NORTH BRONX AVE 2nd Floor,
SKOKIE, IL, 60077.

TOWN OF PEMBROKE PARK

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

N.O.V. #7005

HOLIDAY HALLANDALE MHC LLC
ERNESTO REYES ROJAS.
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009

Hasler

FIRST-CLASS MAIL

05/03/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

7022 2410 0001 1497 2659

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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
 \$ **0.53**

Total Postage and
 \$

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

PS Form 3800, Apr 2012

CORPORATION SERVICE COMPANY
NOV #7005
1201 HAYS STREET
TALLAHASSEE, FL 32301

WEST HOLLYWOOD HILLS
NOV - 6 2023
Postmark Here

7022 2410 0001 1497 2666

U.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
 \$ **0.53**

Total Postage and
 \$

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

PS Form 3800, Apr 2012

ERNESTO REYES ROJAS
NOH #7005
3140 W HALLANDALE BEACH BLVD #802,
PEMBROKE PARK, FL 33009

WEST HOLLYWOOD HILLS
NOV - 6 2023
Postmark Here

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

N.O.V. #7005

4 MAY 2022 PM 2 L

05/03/2022
US POSTAGE \$000.53⁰⁰



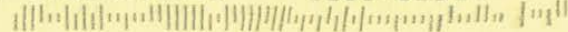
ZIP 33023
011D10656696

HOLIDAY HALLANDALE MHC LLC
ERNESTO REYES ROJAS.
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009

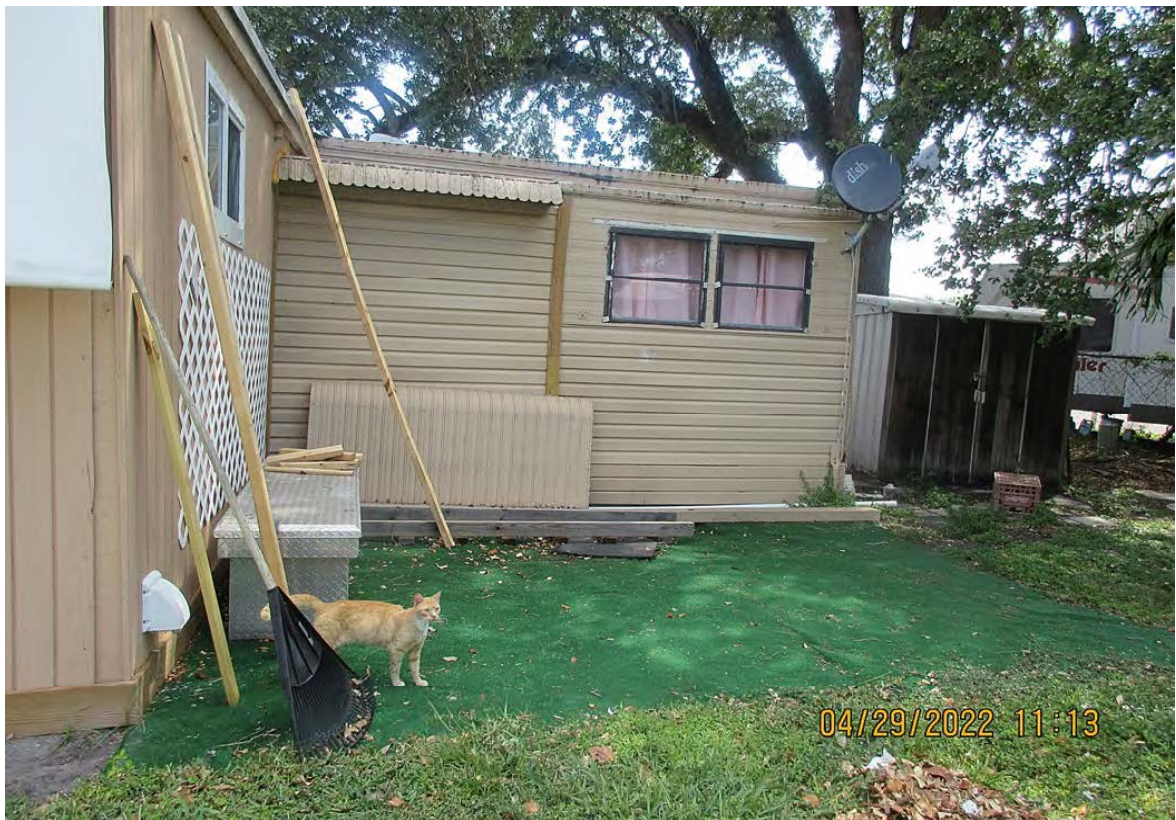
NIXIE 331 DE 1 0008/19/22

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350 *2106-02966-04-40



UTF
33009-519799
330235413











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

Name _____
 Site Address 3140 W Hawthorne
Beach Blvd Lot 200
 Permit # Pembroke Park, FL 33009
 Date 4/29/22
 Case # _____
 Sub-Permit Holiday #140

☐ *STOP ALL WORK

☐ No Building Permit
☐ Violation of Florida Building Code # _____
☒ Violation of Town Ordinance # 5-105, 5-17, 5-103
☐ NFPA # _____

Violation (s)
Installed multiple additions to mobile home & shed without a permit. Exterior maintenance required. Outdoor Storage
Corrective Actions:
Obtain plans, permit and inspect and
Repair driveway with perme
Remove wood, pots and miscellaneous items

☐ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical
☒ Code Enforcement ☐ Roofing ☐ Business Tax Receipt ☐ Other

☐ DOUBLE PERMIT FEE

IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CLEAR 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.

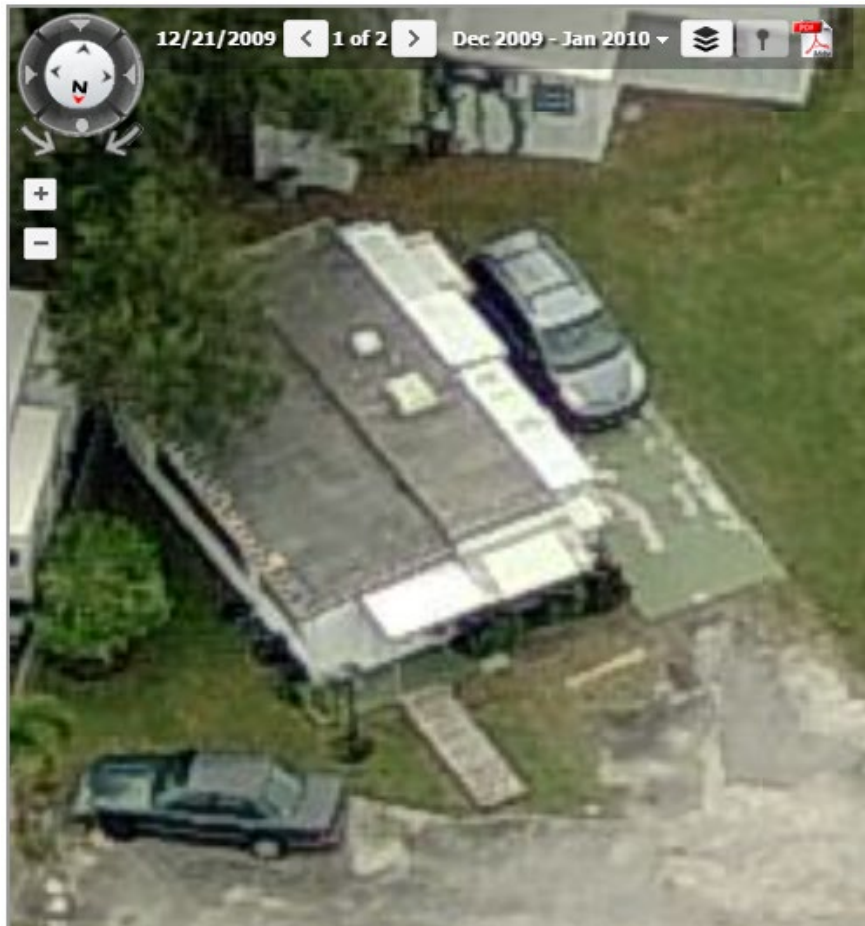
Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☐ Code Enforcement Ext. 215 ☐ Building Dept. Ext. 211-217 ☐ Public Works Ext. 238 ☐ Business Tax Receipt Ext. 214

Received by Josephine Ramirez Post Office Property
 Code Enforcement Officer

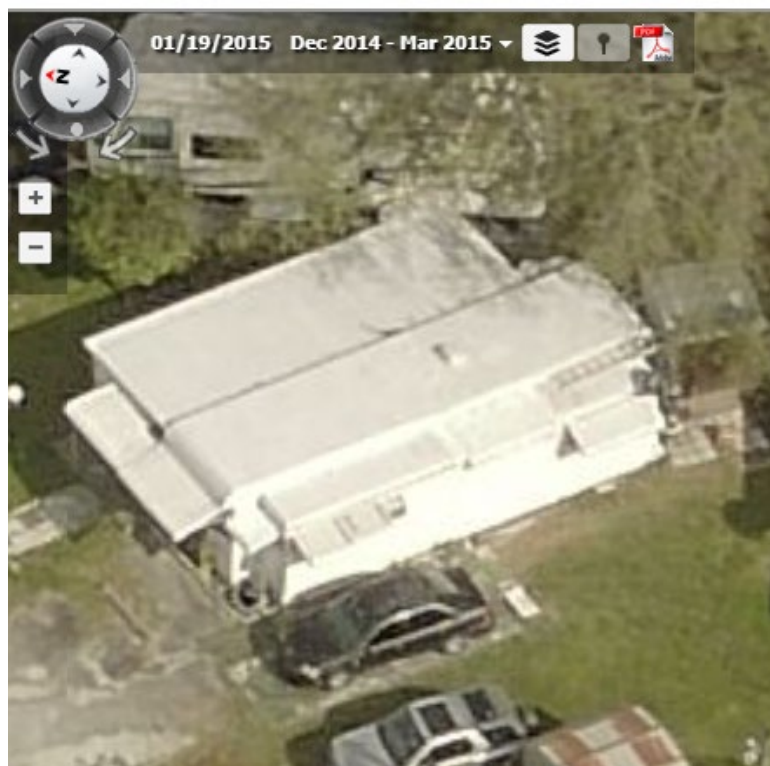
04/29/2022 11:22



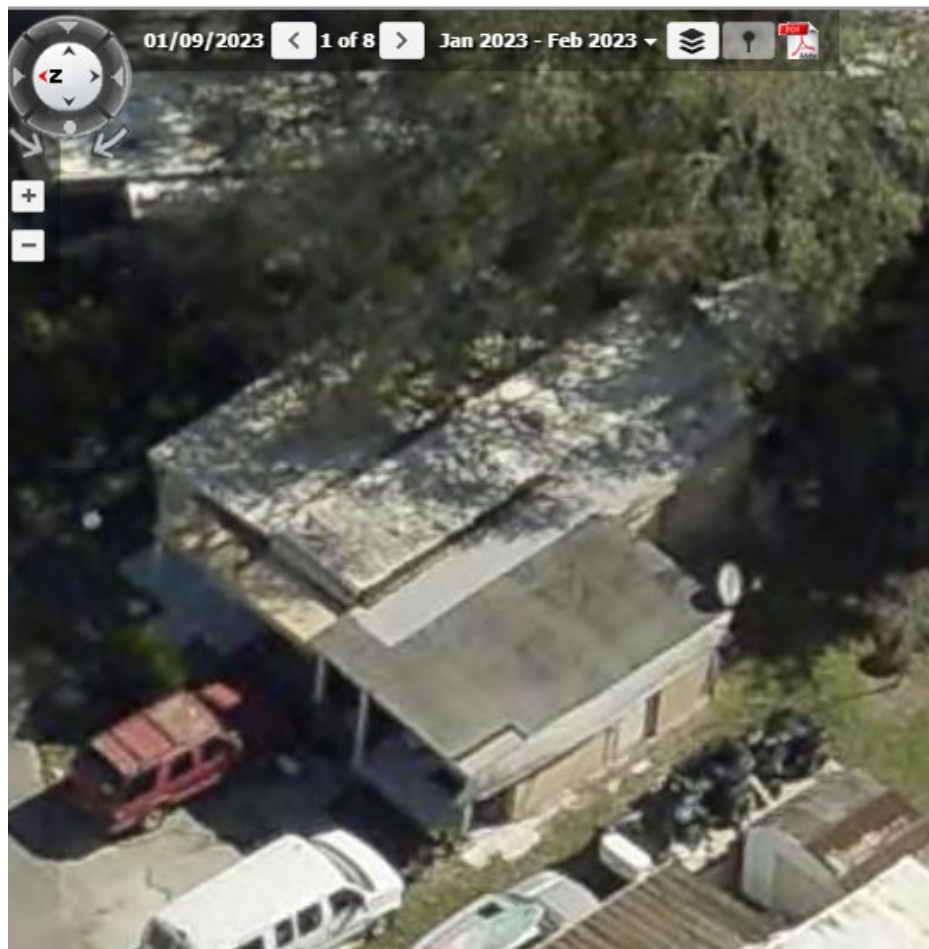












Case Overview

Property/Incident Information

Owner	Address	Site Address
SOUTH PARK 33009 LLC	4401 NW 167 ST MIAMI, FL 33055	2689 S PARK RD, PEMBROKE PARK, FL 33009 #2689-2699 S PARK ROAD, PEMBROKE PARK FL 33009

Folio

514229000066

Legal Description

29-51-42 W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4, LESS N 575, LESS W 25 & LESS S 25
AKA: LOT 1, PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Case Status	Open	Case #	7273	Date Next Inspection	11/15/2023
--------------------	------	---------------	------	-----------------------------	------------

Notes

1. Installed two garage doors without a permit on 2699 S Park Rd. Obtain plans for permit and inspections.
2. Installed cameras without a permit. Obtain plans for permit and inspections.
3. Parking lot requires maintenance. Pave and re-stripe with permit. Paint parking stumps.
4. No Business Tax Receipt or Certificate of Use. Obtain Business Tax Receipt and Certificate of Use. Speak with Lisa Cannon at Town Hall.
5. Outdoor Storage Prohibited. Remove racks and store inside warehouse. Double permit fee assessed.

Contact the Building Dept at 954-966-4600, ext. 182 for permit questions.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/13/2022		Notice of Violation	Regular Mail
9/27/2023		Affidavit of Non-Compliance	Certified Mail
10/26/2023	11/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 11/15/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 11/15/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/15/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/15/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	9/27/2023
LICENSES AND BUSINESS REGULATIONS	15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 11/15/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7). § 1, 2-4-58)	Not in Compliance - Reinspection Date: 11/15/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 11/15/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 11/15/2023

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

SOUTH PARK 33009 LLC)

CASE NO. 7273

Respondent

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

TO BE SERVED: SOUTH PARK 33009 LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2699 S PARK ROAD, PEMBROKE PARK FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SOUTH PARK 33009 LLC AT 1:00 P.M. ON
THE 03 DAY OF NOVEMBER 2023.

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

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

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

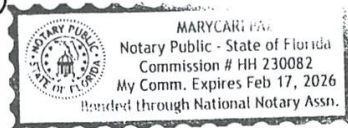

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of Nov, 2023, 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 COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
10/26/2023

Sent To:
SOUTH PARK 33009 LLC
4401 NW 167 ST
MIAMI, FL 33055

Case #:
7273

Property Owner:
SOUTH PARK 33009 LLC
4401 NW 167 ST
MIAMI, FL 33055

Certified Mail #:

Property Description:
514229000066

Legal Description:
29-51-42 W 181 OF W1/2 OF NW1/4 OF
NE1/4 OF NE1/4, LESS N 575, LESS W 25
& LESS S 25 AKA: LOT 1, PEMBROKE
PARK INDUSTRIAL CENTER (UNREC)

AKA:
2689 S PARK RD, PEMBROKE PARK, FL
33009 #2689-2699 S PARK ROAD,
PEMBROKE PARK FL 33009

11/03/2023 13:00

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/13/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:





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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/26/2023

Sent To:

SOUTH PARK 33009 LLC
4401 NW 167 ST
MIAMI, FL 33055

Case #:

7273

Property Owner:

SOUTH PARK 33009 LLC
4401 NW 167 ST
MIAMI, FL 33055

Certified Mail #:

Property Description:

514229000066

Legal Description:

29-51-42 W 181 OF W1/2 OF NW1/4 OF
NE1/4 OF NE1/4, LESS N 575, LESS W 25
& LESS S 25 AKA: LOT 1, PEMBROKE
PARK INDUSTRIAL CENTER (UNREC)

AKA:

2689 S PARK RD, PEMBROKE PARK, FL
33009 #2689-2699 S PARK ROAD,
PEMBROKE PARK FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/13/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

LICENSES AND BUSINESS REGULATIONS	15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	30

1. Installed two garage doors without a permit on 2699 S Park Rd. Obtain plans for permit and inspections.
 2. Installed cameras without a permit. Obtain plans for permit and inspections.
 3. Parking lot requires maintenance. Pave and re-stripe with permit. Paint parking stumps.
 4. No Business Tax Receipt or Certificate of Use. Obtain Business Tax Receipt and Certificate of Use. Speak with Lisa Cannon at Town Hall.
 5. Outdoor Storage Prohibited. Remove racks and store inside warehouse. Double permit fee assessed.
- Contact the Building Dept at 954-966-4600, ext. 182 for permit questions.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of November, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

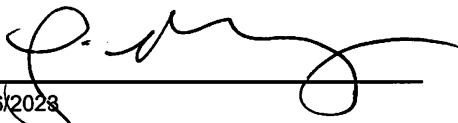
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


10/26/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
7273

Petitioner,

vs.

SOUTH PARK 33009 LLC
2689 S PARK RD, PEMBROKE PARK, FL
33009 #2689-2699 S PARK ROAD,
PEMBROKE PARK FL 33009

Respondent(s)

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

Owner Name:	SOUTH PARK 33009 LLC
Address:	4401 NW 167 ST MIAMI, FL 33055
Folio:	514229000066
Site Address:	2689 S PARK RD, PEMBROKE PARK, FL 33009 #2689-2699 S PARK ROAD, PEMBROKE PARK FL 33009
Legal Description:	29-51-42 W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4, LESS N 575, LESS W 25 & LESS S 25 AKA: LOT 1, PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 9/27/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 9/27/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/27/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/27/2023
HEALTH AND SANITATION	Sec. 12-48. - 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)	9/27/2023
LICENSES AND BUSINESS REGULATIONS	15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 9/27/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 9/27/2023

LICENSES AND
BUSINESS
REGULATIONS

Sec. 15-175. - Certificate
of use requirements.

(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...

Not in Compliance -
Reinspection Date:
9/27/2023

LICENSES AND
BUSINESS
REGULATIONS

Sec. 15-177. - Initial
certificate of use.

The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7 -1, § 3, 7-8-98)

Not in Compliance -
Reinspection Date:
9/27/2023

Notes/Mean of Correction:

1. Installed two garage doors without a permit on 2699 S Park Rd. Obtain plans for permit and inspections. Permit #2212086-0 completed. Application date 08/12/22.
2. Installed cameras without a permit. Obtain plans for permit and inspections. Not corrected.
3. Parking lot requires maintenance. Pave and re-stripe with permit. Paint parking stumps. Not corrected.
4. No Business Tax Receipt or Certificate of Use. Obtain Business Tax Receipt and Certificate of Use. Speak with Lisa Cannon at Town Hall. No current BTR on file.
5. Outdoor Storage Prohibited. Remove racks and store inside warehouse. Corrected.

Further, Affiant sayeth naught

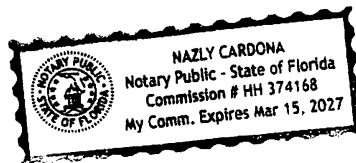
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/27/2023


NOTARY PUBLIC, STATE OF FLORIDA





Site Address	2689-2699 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0066
Property Owner	SOUTH PARK 33009 LLC	Millage	0613
Mailing Address	4401 NW 167 ST MIAMI FL 33055	Use	48-01
Abbr Legal Description	29-51-42 W 181 OF W 1/2 OF NW 1/4 OF NE 1/4 OF NE 1/4, LESS N 575, LESS W 25 & LESS S 25 AKA: LOT 1, PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

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

* 2024 values are considered "working values" and are subject to change.
--

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	\$81,310	\$737,840	\$819,150	\$819,150	
2023	\$81,310	\$737,840	\$819,150	\$793,590	
2022	\$81,310	\$640,140	\$721,450	\$721,450	\$15,237.31

2024 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$819,150	\$819,150	\$819,150	\$819,150
Portability	0	0	0	0
Assessed/SOH	\$819,150	\$819,150	\$819,150	\$819,150
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	\$819,150	\$819,150	\$819,150	\$819,150

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/31/2021	WD-Q	\$800,000	117560098	\$7.00	11,615	SF
9/19/2016	DR*-T	\$100	113939611			
8/2/2016	QC*-T		113853076			
9/13/2013	QC*-T	\$100	111825167			
10/26/2006	DRR		43009 / 544			
				Adj. Bldg. S.F. (Card, Sketch)		6000
				Eff./Act. Year Built: 1970/1969		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
6000								



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

SOUTH PARK 33009 LLC

4401 NW 167 ST
MIAMI, FL 33055

Case #:

7273

Date:

07/13/2022

Property Owner:

SOUTH PARK 33009 LLC

4401 NW 167 ST
MIAMI, FL 33055

Property Description:

514229000066

Certified Mail #:**Legal Description:**

29-51-42 W 181 OF W1/2 OF NW1/4 OF
NE1/4 OF NE1/4, LESS N 575, LESS W 25
& LESS S 25 AKA: LOT 1, PEMBROKE
PARK INDUSTRIAL CENTER (UNREC)

AKA:

2689 S PARK RD, PEMBROKE PARK, FL
33009 #2689-2699 S PARK ROAD,
PEMBROKE PARK FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/13/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	(Ord. No. 13-09-01, § 2, 9-11-13) It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
LICENSES AND BUSINESS REGULATIONS	15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	30

Notes/Mean of Correction:

1. Installed two garage doors without a permit on 2699 S Park Rd. Obtain plans for permit and inspections.
 2. Installed cameras without a permit. Obtain plans for permit and inspections.
 3. Parking lot requires maintenance. Pave and re-stripe with permit. Paint parking stumps.
 4. No Business Tax Receipt or Certificate of Use. Obtain Business Tax Receipt and Certificate of Use. Speak with Lisa Cannon at Town Hall.
 5. Outdoor Storage Prohibited. Remove racks and store inside warehouse.
- Double permit fee assessed.
Contact the Building Dept at 954-966-4600, ext. 182 for permit questions.

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

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


Joseline Ramirez
Chief Code Enforcement Officer



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

Detail by Entity Name

Florida Limited Liability Company
SOUTH PARK 33009, LLC

Filing Information

Document Number	L21000333057
FEI/EIN Number	NONE
Date Filed	07/21/2021
State	FL
Status	ACTIVE

Principal Address

4401 N.W. 167TH STREET
MIAMI, FL 33055

Mailing Address

4401 N.W. 167TH STREET
MIAMI, FL 33055

Registered Agent Name & Address

LEOPOLD KORN, P.A.
20801 BISCAYNE BLVD., SUITE 501
AVENTURA, FL 33180

Authorized Person(s) Detail

Name & Address

Title AMBR

LEVY, JACOB
4401 N.W. 167TH STREET
MIAMI, FL 33055

Annual Reports

No Annual Reports Filed

Document Images

[07/21/2021 - Florida Limited Liability](#) [View image in PDF format](#)



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2689-2699 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0066
Property Owner	SOUTH PARK 33009 LLC	Millage	0613
Mailing Address	4401 NW 167 ST MIAMI FL 33055	Use	48-01
Abbr Legal Description	29-51-42 W 181 OF W 1/2 OF NW 1/4 OF NE 1/4 OF NE 1/4, LESS N 575, LESS W 25 & LESS S 25 AKA: LOT 1, PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$81,310	\$640,140	\$721,450	\$721,450	
2021	\$81,310	\$519,640	\$600,950	\$600,950	\$12,923.20
2020	\$81,310	\$548,950	\$630,260	\$630,260	\$13,602.15

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$721,450	\$721,450	\$721,450	\$721,450
Portability	0	0	0	0
Assessed/SOH	\$721,450	\$721,450	\$721,450	\$721,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$721,450	\$721,450	\$721,450	\$721,450

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/31/2021	WD-Q	\$800,000	117560098	\$7.00	11,615	SF
9/19/2016	DR*-T	\$100	113939611			
8/2/2016	QC*-T		113853076			
9/13/2013	QC*-T	\$100	111825167			
10/26/2006	DRR		43009 / 544			
				Adj. Bldg. S.F. (Card, Sketch)		6000
				Eff./Act. Year Built: 1970/1969		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK

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

NOV 7273

South Park 33009 LLC
4401 NW 167th St
Miami, FL 33055

Hasler

FIRST-CLASS MAIL

07/13/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK

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

NOV 7273

Leopold Korn, P.A.
20801 Biscayne Blvd, Suite 501
Aventura, FL 33180

Hasler

FIRST-CLASS MAIL

07/13/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

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

NOV 7273

South Park 33009 LLC
2689-2699 S Park Road
Pembroke Park, FL 33009

Hasler

FIRST CLASS MAIL

07/14/2022

US POSTAGE \$000.57



ZIP 33023
011D10656696

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

\$ 8.77

Total Postage and Fee

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Apr

SOUTH PARK 33009 LLC

LEVY, JACOB

NOH #7273

4401 NW 167 ST

MIAMI FL 33055

Postmark
Here

OCT 30 2023

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy)

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Postage

\$ 8.77

Total Postage and Fee

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Apr

SOUTH PARK 33009 LLC

NOH #7273

2699 S PARK ROAD,

PEMBROKE PARK FL 33009

Postmark
Here

OCT 30 2023

U.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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Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, Apr

SOUTH PARK 33009 LLC

NOH #7273

2689 S PARK ROAD,

PEMBROKE PARK FL 33009

Postmark
Here

OCT 30 2023

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: SOUTH PARK 33009 LLC NOH #7273 2699 S PARK ROAD, PEMBROKE PARK FL 33009		B. Received by (<i>Printed Name</i>)	C. Date of Delivery
		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 7581 2098 7728 11		RECEIVED NOV 03 2023	
2. Article Number (<i>Transfer from service label</i>) 7022 2410 0001 1497 2451		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ Mail Restricted Delivery (0)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

LEOPOLD KORNIP.A.

ADNC # 7273.

20801 BISCAYNE BLVD, STE 501
AVENTURA, FL 33180.



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁰

10/02/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

SOUTH PARK 33009 LLC

ADNC # 7273.

2699 S PARK ROAD,
PEMBROKE PARK, FL 33009.



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁰

10/02/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

SOUTH PARK 33009 LLC
AONC #7273.

2689 S PARK RD,
PEMBROKE PARK, FL 33009



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁹

10/02/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

SOUTH PARK 33009 LLC
AONC #7273.

4401 NW 167 ST,
MIAMI, FL 33055



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁹

10/02/2023 ZIP 33023
043M30245597

US POSTAGE







Case Overview

Property/Incident Information

Owner	Address	Site Address
DCT/CE LLC %PROLOGIS RE TAX	1800 WAZEE ST DENVER, CO 80202	2500 COMMERCE CENTER WAY, PEMBROKE PARK, FL 33023 #300

Folio

514220200010

Legal Description

SENECA COMMERCE CENTER 182-11 B TR A

Case Status	Open	Case #	8516	Date Next Inspection	11/15/2023
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Notes Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/8/2023		Notice of Violation	Hand
10/27/2023		Affidavit of Non-Compliance	Certified Mail
10/27/2023	11/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 11/15/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 11/15/2023

Case Overview

LICENSES AND BUSINESS REGULATIONS

Sec. 15-40 - Delinquent
business tax receipt fees
and penalties.

(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...

Not in Compliance -
Reinspection Date:
11/15/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

DCT/CE LLC %PROLOGIS RE TAX)

CASE NO. 8516

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: DCT/CE LLC %PROLOGIS RE TAX

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2500 COMMERCE CENTER WAY, PEMBROKE PARK, FL 33023 #300

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: DCT/CE LLC %PROLOGIS RE TAX AT
1:11 P.M. ON THE 03 DAY OF NOVEMBER 2023.

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

TYPE OF SERVICE

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

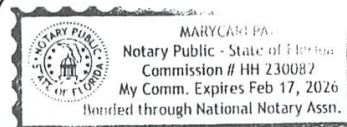
J. Ramirez 11/8/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of Nov, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature [Signature]

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






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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 10/27/2023

Sent To: DCT/CE LLC %PROLOGIS RE TAX
 1800 WAZEE ST
 DENVER, CO 80202

Case #: 8516

Property Owner: DCT/CE LLC %PROLOGIS RE TAX
 1800 WAZEE ST
 DENVER, CO 80202

Certified Mail #:

Property Description: 514220200010
 Legal Description: SENECA COMMERCE CENTER 182-11 B TR A
 AKA: 2500 COMMERCE CENTER WAY, PEMBROKE PARK, FL 33023 #300

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/8/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17 - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Each license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 1973, § 1, 2-4-55)	15

11/03/2023 13:11



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/27/2023

Sent To:

DCT/CE LLC %PROLOGIS RE TAX
1800 WAZEE ST
DENVER, CO 80202

Case #:

8516

Property Owner:

DCT/CE LLC %PROLOGIS RE TAX
1800 WAZEE ST
DENVER, CO 80202

Certified Mail #:

Property Description:

514220200010

Legal Description:

SENECA COMMERCE CENTER 182-11 B
TR A

AKA:

2500 COMMERCE CENTER WAY,
PEMBROKE PARK, FL 33023 #300

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/8/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	15

Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of November, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

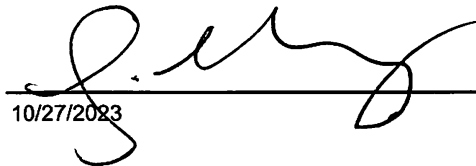
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



10/27/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

8516

Petitioner,

vs.

DCT/CE LLC %PROLOGIS
RE TAX
2500 COMMERCE CENTER WAY,
PEMBROKE PARK, FL 33023 #300

Respondent(s)

On 10/27/2023 | 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:	DCT/CE LLC %PROLOGIS RE TAX
Address:	1800 WAZEE ST DENVER, CO 80202
Folio:	514220200010
Site Address:	2500 COMMERCE CENTER WAY, PEMBROKE PARK, FL 33023 #300
Legal Description:	SENECA COMMERCE CENTER 182-11 B TR A



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: DCT/CE LLC %PROLOGIS RE TAX
1800 WAZEE ST
DENVER, CO 80202

Case #: 8516

Date: 05/08/2023

Property Owner: DCT/CE LLC %PROLOGIS RE TAX
1800 WAZEE ST
DENVER, CO 80202

Property Description: 514220200010

Certified Mail #:

Legal Description: SENECA COMMERCE CENTER 182-11 B TR A

AKA: 2500 COMMERCE CENTER WAY,
PEMBROKE PARK, FL 33023 #300

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/8/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	15

LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	15
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Notes/Mean of Correction:

Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.

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

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


 Joseline Ramirez
 Chief Code Compliance Officer



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

Page 114 of 345



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

Detail by Entity Name

Foreign Limited Liability Company
DCT/CE LLC

Filing Information

Document Number M13000007815
FEI/EIN Number 46-4280376
Date Filed 12/10/2013
State DE
Status ACTIVE

Principal Address

1800 Wazee Street
Suite 500
DENVER, CO 80202

Changed: 02/14/2019

Mailing Address

1800 Wazee Street
Suite 500
DENVER, CO 80202

Changed: 02/14/2019

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

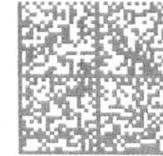
Title Member

CA-EA LLC
1800 Wazee Street
Suite 500
DENVER, CO 80202

Title Managing Director/Assistant Secretary

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁰
05/09/2023 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:

DCT/CE LLC %PROLOGIS RE TAX
1800 WAZEE ST
DENVER, CO 80202

Case #:

8516

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁰
05/09/2023 ZIP 33023
043M30245597

US POSTAGE

CORPORATION SERVICE COMPANY

NOV# 8516.

1201 HAYS STREET,
TALLAHASSEE, FL 32301

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **8.77**

Total Postage and Fees
 \$

Sent To
 CORPORATION SERVICE COMPANY
 NOV #8516 HCF #7284
 1201 HAYS STREET,
 TALLAHASSEE, FL 32301

City, State, ZIP+4®

PS Form 3800, Apr

U.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)
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Postage
 \$ **8.77**

Total Postage and Fees
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Sent To
 DCT/CE LLC %PROLOGIS RE TAX
 NOV #8516 HCF #7284
 1800 WAZEE ST
 DENVER CO 80202

City, State, ZIP+4®

PS Form 3800, Apr

U.S. Postal Service™
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 Domestic Mail Only

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OFFICIAL USE

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Postage
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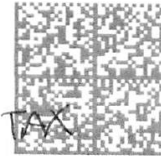
Total Postage and Fees
 \$

Sent To
 DCT/CE LLC %PROLOGIS RE TAX
 NOV #8516 HCF #7284
 2500 COMMERCE CENTER WAY #300,
 PEMBROKE PARK, FL 33023

City, State, ZIP+4®

PS Form 3800, Apr

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁹
05/09/2023 ZIP 33023
043M30245597

US POSTAGE

DCT/CE LLC %PROLOGIS RE TAX

NOV #8516.

2500 COMMERCE CENTER WAY,
#300,
PEMBROKE PARK, FL 33023.

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DCT/CE LLC %PROLOGIS RE TAX
 NOV #8516 HCF #7284
 2500 COMMERCE CENTER WAY #300,
 PEMBROKE PARK, FL 33023



9590 9402 7581 2098 7767 72

2. Article Number (Transfer from service label)

7022 2410 0001 1497 2369

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

RECEIVED NOV 06 2023

3. Service Type

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

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
SUNSHINE GASOLINE DISTRIBUTORS INC	1650 NW 87 AVE MIAMI, FL 33172	3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Folio

514230090250

Legal Description

LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 15,15A,16,16A,17 & 17A LESS ST R/W BLK 40

Case Status	Open	Case #	8943	Date Next Inspection	11/15/2023
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Notes

1. Swale area on backend of property is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation on backend of property.
2. Bare spots on swale area. Install new sod and cover bare spots.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/24/2023		Courtesy Notice	Regular Mail
9/26/2023		Notice of Violation	Regular Mail
10/30/2023		Affidavit of Non-Compliance	Certified Mail
10/30/2023	11/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	Not in Compliance - Reinspection Date: 11/15/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	Not in Compliance - Reinspection Date: 11/15/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 11/15/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

SUNSHINE GASOLINE DISTRIBUTORS INC)

CASE NO. 8943

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: SUNSHINE GASOLINE DISTRIBUTORS INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

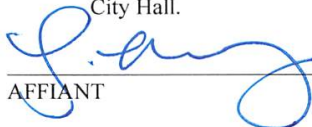
ADDRESS: 3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SUNSHINE GASOLINE DISTRIBUTORS INC
AT 12:28 P.M. ON THE 03 DAY OF NOVEMBER 2023.

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

TYPE OF SERVICE

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


AFFIANT

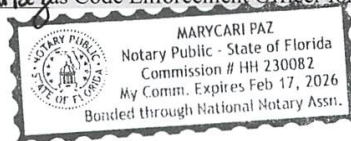
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of Nov, 2023, 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 COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
10/30/2023

Sent To:
SUNSHINE GASOLINE
DISTRIBUTORS INC
1650 NW 87 AVE
MIAMI, FL 33172

Case #:
8943

Property Owner:
SUNSHINE GASOLINE
DISTRIBUTORS INC
1650 NW 87 AVE
MIAMI, FL 33172

Property Description:
514230090250

Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B LOTS 15, 15A, 16, 16A, 17 & 17A LESS ST
R/W BLK 40

AKA:
3700 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Certified Mail #:

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 9/26/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass spaces.	Every owner or tenant who within the Town shall be prohibited from placing or erecting any structure, sign, or other object on the grass spaces or other areas within the Town which are not intended for such use.
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from obstructions, signs, etc.	Every owner or tenant who within the Town shall be prohibited from placing or erecting any structure, sign, or other object on the grass spaces or other areas within the Town which are not intended for such use.

Days to Comply From Date of this Notice:
11/03/2023 12:28



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/30/2023

Sent To:

SUNSHINE GASOLINE
DISTRIBUTORS INC

1650 NW 87 AVE
MIAMI, FL 33172

Case #:

8943

Property Owner:

SUNSHINE GASOLINE
DISTRIBUTORS INC

1650 NW 87 AVE
MIAMI, FL 33172

Certified Mail #:

Property Description:

514230090250

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOTS 15,15A,16,16A,17 & 17A LESS ST
R/W BLK 40

AKA:

3700 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/26/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	7
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	7

OBSTRUCTIONS OF
PUBLIC RIGHTS-OF-WAY

Sec. 22-29. -
Responsibility for
maintenance.

It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public.

7

(Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)

1. Swale area on backend of property is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation on backend of property.
2. Bare spots on swale area. Install new sod and cover bare spots.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of November, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

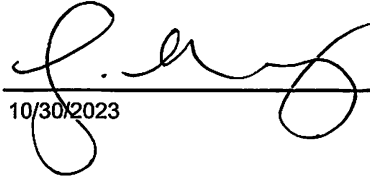
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer

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

10/30/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8943

Petitioner,

vs.

SUNSHINE GASOLINE
DISTRIBUTORS INC
3700 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Respondent(s)

On 10/30/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	SUNSHINE GASOLINE DISTRIBUTORS INC
Address:	1650 NW 87 AVE MIAMI, FL 33172
Folio:	514230090250
Site Address:	3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
Legal Description:	LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 15, 15A, 16, 16A, 17 & 17A LESS ST R/W BLK 40

Ordinance/Regulation	Section	Description	Date Complied
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	Not in Compliance - Reinspection Date: 10/30/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	Not in Compliance - Reinspection Date: 10/30/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 10/30/2023

Further, Affiant sayeth naught



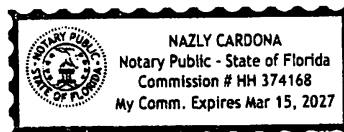
Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/30/2023



NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: SUNSHINE GASOLINE DISTRIBUTORS INC
1650 NW 87 AVE
MIAMI, FL 33172

Case #: 8943

Date: 09/26/2023

Property Owner: SUNSHINE GASOLINE DISTRIBUTORS INC
1650 NW 87 AVE
MIAMI, FL 33172

Property Description: 514230090250

Certified Mail #:

Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 15,15A,16,16A,17 & 17A LESS ST R/W BLK 40

AKA: 3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/26/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	7
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	7
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	7

Notes/Mean of Correction:

1. Swale area on backend of property is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation on backend of property.
2. Bare spots on swale area. Install new sod and cover bare spots.

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

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

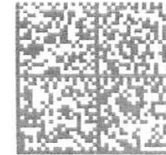


Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

SUNSHINE GASOLINE
DISTRIBUTORS INC



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁰
09/27/2023 ZIP 33023
043M30245597

US POSTAGE

NOV #8943

3700 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁰
09/27/2023 ZIP 33023
043M30245597

US POSTAGE

REUS, SANDRA M.

Sent to:

SUNSHINE GASOLINE
DISTRIBUTORS INC

1650 NW 87 AVE
MIAMI, FL 33172

NOV
Case #.

8943



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

WARNING NOTICE

Sent To: SUNSHINE GASOLINE DISTRIBUTORS INC
1650 NW 87 AVE
MIAMI, FL 33172

Case #: 8818

Date: 08/24/2023

Property Owner: SUNSHINE GASOLINE DISTRIBUTORS INC
1650 NW 87 AVE
MIAMI, FL 33172

Property Description: 514230090250

Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 15,15A,16,16A,17 & 17A LESS ST R/W BLK 40

AKA: 3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

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:

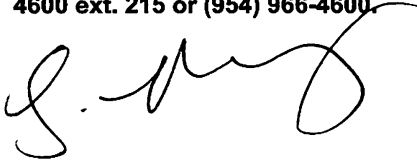
Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	7
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OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	7

Notes/Mean of Correction:

1. Swale area on backend of property is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation on backend of property.
2. Bare spots on swale area. Install new sod and cover bare spots.

The Town of Pembroke Park has adopted a Code Compliance 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 Compliance 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 Compliance Board.

***** You must call for an inspection of compliance to avoid further legal actions: (954) 966-4600 ext. 215 or (954) 966-4600.**

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

Joseline Ramirez

Chief Code Compliance Officer

Signature is not an admission of guilt but verification of receipt of this notice.



TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE · PEMBROKE PARK, FLORIDA 33023 · OFFICE (954) 966-4600 ·

August 24, 2023

Greetings Property Owner

The Town of Pembroke Park ("Town") takes great pride in the maintenance of the Town and its roadways. Over the years, the Town enjoyed a cooperative relationship with its property owners regarding the maintenance of the Town's swales. Recently, the Town has undertaken an increased role in the maintenance of the Town's swales due some contiguous property owners failing to maintain the swales adjacent to their properties.

The Town Code of Ordinances, specifically Sections 22-26 through 22-29, requires owners of property contiguous to all swale areas to maintain the swale by keeping it free from trash and debris, rocks and asphalt, shrubs and hedges, and any other obstruction which may be hazardous to the public welfare. Additionally, contiguous property owners are required to maintain the grass within these swale areas.

Please let this letter serve as a courtesy notice to all property owners within the Town that the Town intends to strictly enforce Sections 22-26 through 22-29 of the City code through its code compliance process. Please take all actions necessary to ensure that all swales surrounding your entire property are properly maintained as required by the Town code.

Please do not hesitate to contact Joseline Ramirez at 754-232-1624 if you have any questions or require additional information.

Respectfully,

Joseline Ramirez
Chief Code Compliance Officer
Code Compliance Dept.









Site Address	3700 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 30 09 0250
Property Owner	SUNSHINE GASOLINE DISTRIBUTORS INC	Millage	0613
Mailing Address	1650 NW 87 AVE MIAMI FL 33172	Use	26-02
Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 15,15A,16,16A,17 & 17A LESS ST R/W BLK 40		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$281,720	\$804,110	\$1,085,830	\$1,085,830	
2022	\$281,720	\$804,110	\$1,085,830	\$1,085,830	\$22,933.18
2021	\$270,680	\$804,110	\$1,074,790	\$1,074,790	\$23,112.94

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,085,830	\$1,085,830	\$1,085,830	\$1,085,830
Portability	0	0	0	0
Assessed/SOH	\$1,085,830	\$1,085,830	\$1,085,830	\$1,085,830
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,085,830	\$1,085,830	\$1,085,830	\$1,085,830

Sales History

Date	Type	Price	Book/Page or CIN
3/17/2015	SW*-D	\$4,100,000	112877404
11/30/2009	QCD-T	\$100	46718 / 1757
5/7/2001	WD	\$709,000	31596 / 699
5/28/1996	WD	\$340,000	25431 / 594
10/5/1994	WD	\$312,000	22951 / 447

Land Calculations

Price	Factor	Type
\$12.75	22,096	SF
Adj. Bldg. S.F. (Card, Sketch)		2064
Eff./Act. Year Built: 2002/2000		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
2064								



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

Detail by Entity Name

Florida Profit Corporation
SUNSHINE GASOLINE DISTRIBUTORS, INC.

Filing Information

Document Number	M46712
FEI/EIN Number	59-2785839
Date Filed	02/17/1987
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	12/21/2020
Event Effective Date	NONE

Principal Address

1650 NW 87 AVENUE
DORAL, FL 33172

Changed: 03/26/2010

Mailing Address

1650 NW 87 AVENUE
DORAL, FL 33172

Changed: 03/26/2010

Registered Agent Name & Address

REUS, SANDRA M
1650 NW 87 AVENUE
DORAL, FL 33172

Name Changed: 03/26/2010

Address Changed: 03/19/2009

Officer/Director Detail

Name & Address

Title PRES

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: SUNSHINE GASOLINE DISTRIBUTORS INC NOV #8943 3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 2505		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (00)		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 8.53
Total Postage and Fees	\$
Sent To	SUNSHINE GASOLINE DISTRIBUTORS INC
Street and Apt. No.	NOV #8943
City, State, ZIP+4®	1650 NW 87 AVE MIAMI FL 33172
PS Form 3800, April 2019	

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 8.53
Total Postage and Fees	\$
Sent To	REUS, SANDRA M
Street and Apt. No.	NOV #8943
City, State, ZIP+4®	1650 NW 87 AVENUE DORAL, FL 33172
PS Form 3800, April 2019	

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 8.77
Total Postage and Fees	\$
Sent To	SUNSHINE GASOLINE DISTRIBUTORS INC
Street and Apt. No.	NOV #8943
City, State, ZIP+4®	3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
PS Form 3800, April 2019	

TOWN OF PEMBROKE PARK

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



quadiënt

FIRST-CLASS MAIL
IMI

\$000.63⁹

08/25/2023 ZIP 33023
043M30245597

US POSTAGE

REWS SANDRA

NN

Sent To:

Case #:

SUNSHINE GASOLINE
DISTRIBUTORS INC

8818

1650 NW 87 AVE
MIAMI, FL 33172

TOWN OF PEMBROKE PARK

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



quadiënt

FIRST-CLASS MAIL
IMI

\$000.63⁹

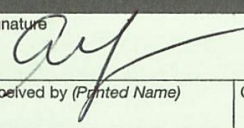
08/25/2023 ZIP 33023
043M30245597

US POSTAGE

SUNSHINE GASOLINE DISTRIBUTORS INC

NN # 8818.

3700 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023.

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to:		B. Received by (Printed Name)	C. Date of Delivery
REUS, SANDRA M NOV #8943 1650 NW 87 AVENUE DORAL, FL 33172			
2. Article Number (Transfer from service label)		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
9590 9402 7581 2098 7727 50		RECEIVED NOV 03 2023	
3. Service Type		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 (00)			
7022 2410 0001 1497 2512			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

Case Overview

Property/Incident Information

Owner	Address	Site Address
ELEANOR NYE	213 W Lake Drive Pembroke Park, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Folio

514229000223

Legal Description

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

Case Status	Open	Case #	8969	Date Next Inspection	11/15/2023
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Notes

1. Prohibited outdoor storage. Remove all miscellaneous items from the outside and store inside home or dispose of it.
2. Standing still water in two pails. This can harbor mosquitos and diseases. Remove pails of water.
3. Exterior maintenance of four walls required (pressure wash, paint, etc.)
4. Overgrown vegetation. Trim overgrown vegetation.
5. Foul order coming from mobile home. Sanitize mobile home in its entirety.
6. Rodents and bugs were found on property. Provide report of rodent control.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/28/2023		Notice of Violation	Regular Mail
10/26/2023	11/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/26/2023		Affidavit of Non-Compliance	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: 11/15/2023
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 11/15/2023

Case Overview

HEALTH AND SANITATION

Sec. 12-76. (a)
Nuisances: duty of
property owners and
tenants to prevent.

(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)

Not in Compliance -
Reinspection Date:
11/15/2023

HEALTH AND SANITATION

Sec. 12-76. (b)
Nuisances: duty of
property owners and
tenants to prevent.

The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.

Not in Compliance -
Reinspection Date:
11/15/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

ELEANOR NYE)

CASE NO. 8969

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ELEANOR NYE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 213 W LAKE DRIVE PEMBROKE PARK, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ELEANOR NYE AT 12:38 P.M. ON THE 03
DAY OF NOVEMBER 2023.

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

TYPE OF SERVICE

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

AFFIANT

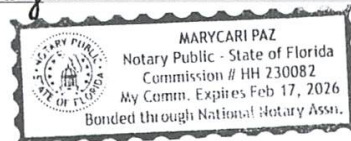
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of Nov, 2023, 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 33823

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
10/26/2023

Sent To:
Eleanor Nye
213 W Lake Drive
Pembroke Park, FL 33009

Case #:
8969

Property Owner:
Eleanor Nye
213 W Lake Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Description:
514229000223

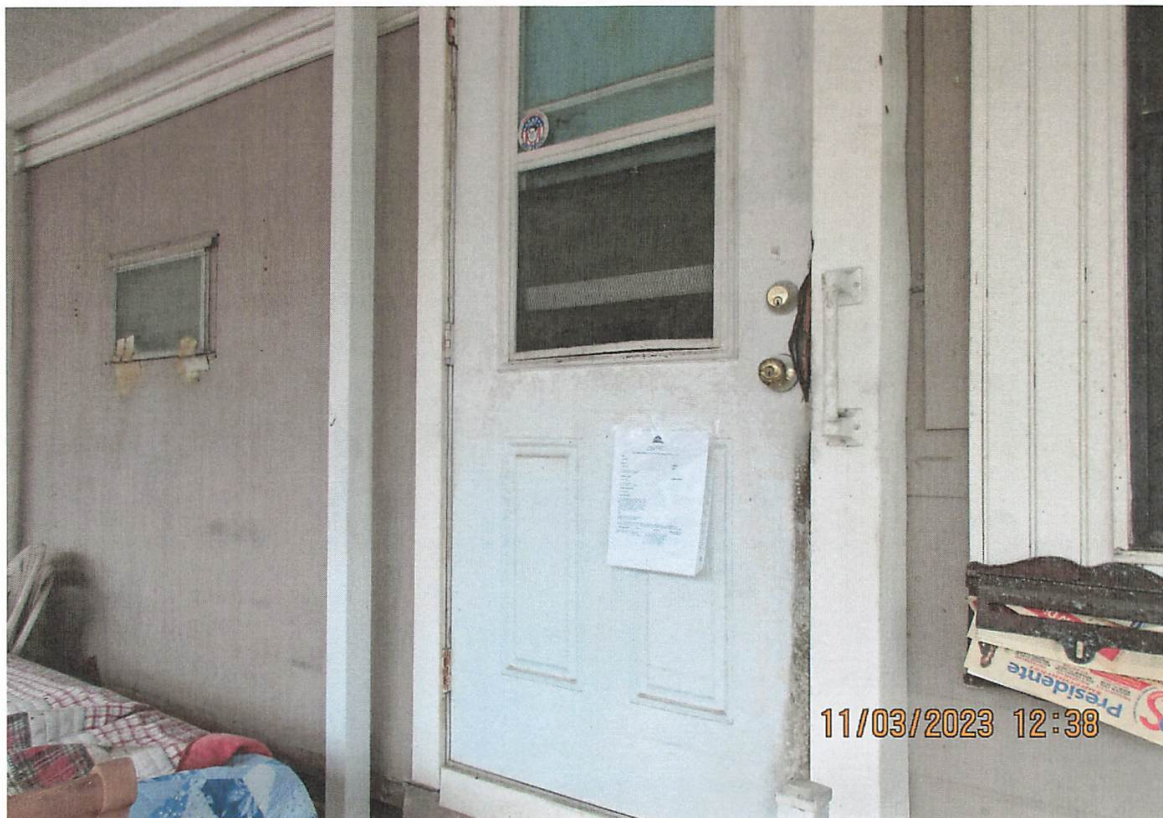
Legal Description:
29-51-42 BEG AT PT 180 N OF SW COR
OF SE1/4 FOR POB N ALG W LINE TO PT
50 S OF NW COR OF SW1/4 OF NE1/4 E
250 S 150 W 100 S 520 E 210 SE1/4 ALG
CURVE 188 S 60 SWLY ALG CURVE
188 S W 210 S 2839 MIL TO PT 180 N OF
S/L OF SEC W 150 TO POB

AKA:
3196 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33099

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/26/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-1202.1 Exterior maintenance of structures and grounds	Yardwork, brush, weeds, broken glass, stumps, roots, extraneous growths, trim, garbage, trash and debris shall not be present on any premises. This subsection shall not apply to garbage, trash and debris which is contained in approved enclosures for appropriate collection and removal.	7

11/03/2023 12:38





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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/26/2023

Sent To:

Eleanor Nye

213 W Lake Drive
Pembroke Park, FL 33009

Case #:

8969

Property Owner:

Eleanor Nye

213 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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/28/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	10

HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	10
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	10
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	10

1. Prohibited outdoor storage. Remove all miscellaneous items from the outside and store inside home or dispose of it.
2. Standing still water in two pails. This can harbor mosquitos and diseases. Remove pails of water.
3. Exterior maintenance of four walls required (pressure wash, paint, etc.)
4. Overgrown vegetation. Trim overgrown vegetation.
5. Foul order coming from mobile home. Sanitize mobile home in its entirety.
6. Rodents and bugs were found on property. Provide report of rodent control.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of November, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

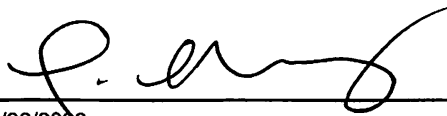
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


10/26/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8969

Petitioner,

vs.

Eleanor Nye
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
Respondent(s)

On 10/26/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Eleanor Nye
Address: 213 W Lake Drive Pembroke Park, FL 33009
Folio: 514229000223
Site Address: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009
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

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: 11/15/2023
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 11/15/2023
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 11/15/2023
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 11/15/2023

Notes/Mean of Correction:

1. Prohibited outdoor storage. Remove all miscellaneous items from the outside and store inside home or dispose of it. No corrected.
2. Standing still water in two pails. This can harbor mosquitos and diseases. Remove pails of water. No corrected.
3. Exterior maintenance of four walls required (pressure wash, paint, etc.). No corrected.
4. Overgrown vegetation. Trim overgrown vegetation. No corrected.
5. Foul order coming from mobile home. Sanitize mobile home in its entirety. No corrected.
6. Rodents and bugs were found on property. Provide report of rodent control. No corrected.

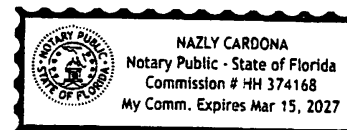
Further, Affiant sayeth naught


Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/26/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

Eleanor Nye
213 W Lake Drive
Pembroke Park, FL 33009

Case #:

8969

Date:

09/28/2023

Property Owner:

Eleanor Nye
213 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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/28/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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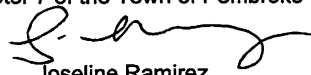
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81)	10
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	Cross reference - Vegetation, Ch. 27. (a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	10
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Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.


Joseline Ramirez
Chief Code Compliance Officer













TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

EESON, LEIGH

Nov #8969.

11201 SW 55 STREET, BOX 1
MIRAMAR, FL 33025



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁹

10/02/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

PEMBROKE PARK LAKES INC

NOV #8969.

PO BOX 260490
PEMBROKE PINES, FL 33026



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁹

10/02/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

PEMBROKE PARK LAKES
INC



NOV #8969

3196 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009.



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

10/02/2023 ZIP 33023
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US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

10/02/2023 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:

Eleanor Nye

213 W Lake Drive
Pembroke Park, FL 33009

Case #:

8969



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
2023*	\$6,120,460	\$74,990	\$6,195,450	\$5,317,950	
2022	\$6,800,510	\$74,990	\$6,875,500	\$4,834,500	\$114,634.84
2021	\$6,800,510	\$74,990	\$6,875,500	\$4,395,000	\$110,541.96

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$6,195,450	\$6,195,450	\$6,195,450	\$6,195,450
Portability	0	0	0	0
Assessed/SOH	\$5,317,950	\$6,195,450	\$5,317,950	\$5,317,950
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$5,317,950	\$6,195,450	\$5,317,950	\$5,317,950

Sales History

Date	Type	Price	Book/Page or CIN
6/1/1965	WD	\$270,000	

Land Calculations

Price	Factor	Type
\$9.00	680,051	SF
Adj. Bldg. S.F. (Card, Sketch)		303
Eff./Act. Year Built: 2021/2020		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
233								



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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

Document Number	267214
FEI/EIN Number	59-1038941
Date Filed	02/15/1963
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/27/2015

Principal Address

1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Changed: 02/09/2022

Mailing Address

1279 W Palmetto Park Road
3385
Boca Raton, FL 33427

Changed: 04/21/2023

Registered Agent Name & Address

Eeson, Leigh
11201 SW 55th Street
Box 1
Miramar, FL 33025

Name Changed: 04/21/2023

Address Changed: 04/21/2023

Officer/Director Detail

Name & Address

Title PSTD

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

MIAMI FL 330

3 OCT 2023 PM 1 L

PEMBROKE PARK LAKES
INC

NOV #3969

3196 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009.



quadiant

FIRST-CLASS MAIL
IMI

\$000.63

10/02/2023 ZIP 33023
043M30245597

US POSTAGE

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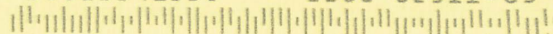
331 DE 1

0010/11/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350

*2206-02911-03-41



FWD
330235413

Case Overview

Property/Incident Information

Owner	Address	Site Address
COLE FD PORTFOLIO III LLC %FAMILY DOLLAR STORE 26608	500 VOLVO PKWY CHESAPEAKE, VA 23320	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Folio

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

Case Status	Open	Case #	8977	Date Next Inspection	11/15/2023
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Notes

1. Swale area is full of trash, debris, dead vegetation and overgrown weeds. Remove trash, debris, dead vegetation and overgrown weeds on all perimeters of property, predominately on the back-end area of the property.
2. Swale area on back-end of the property has bare spots. Cover all bare spots with new sod and maintain swale.
3. Overgrown trees. Trim all trees away from power line and swale are.
4. Graffiti on fence wall. Remove graffiti and paint fence wall.
5. Trash located near back end of parking lot. Remove all trash from all perimeters of the property predominantly in the back of parking lot.

Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town

Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). (Ord. No. 83-8-1, § 6, 8-17-83)

(4) That if the owner or owners shall fail to correct the condition within fifteen (15) days, the Town may enter upon the premises and remove the condition creating the nuisance, and the cost of same will be assessed against the property, and if not paid within thirty (30) days after the receipt of the statement for same by the owner or owners, a lien will be filed against the property; and

(5) An estimate of the cost of removing the nuisance if the Town does so upon the failure of the owner or owners to do so. The estimated clean up cost is \$4,000.00 dollars.
Repeat Violation.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/6/2023		Notice of Violation	Regular Mail
10/30/2023		Affidavit of Non-Compliance	Certified Mail
10/30/2023	11/15/2023	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 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	Not in Compliance - Reinspection Date: 11/15/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-202. - Prohibited.	It shall be unlawful for any person to deface, destroy, misuse, injure, or otherwise damage private or public property without the owner's consent by or through the application of what is commonly known as "graffiti." (Ord. No. 99-3-1, § 2, 3-9-99)	Not in Compliance - Reinspection Date: 11/15/2023
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 11/15/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	Not in Compliance - Reinspection Date: 11/15/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	Not in Compliance - Reinspection Date: 11/15/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 11/15/2023
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: 11/15/2023




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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 10/30/2023

Sent To: Case #: 8977

COLE FD PORTFOLIO III LLC
%FAMILY DOLLAR STORE 26608
500 VOLVO PKWY
CHESAPEAKE, VA 23320

Property Owner: Certified Mail #:

COLE FD PORTFOLIO III LLC
%FAMILY DOLLAR STORE 26608
500 VOLVO PKWY
CHESAPEAKE, VA 23320

Property Description:
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
AKA:
4100 W HALLDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/6/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-297 - 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, 3-8-99)	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-702 - Prohibited	It shall be unlawful for any person to deface, destroy, misuse, injure, or otherwise damage private or public property without the owner's consent by or through the application of what	15

11/03/2023 12:25



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/30/2023

Sent To:

COLE FD PORTFOLIO III LLC
%FAMILY DOLLAR STORE 26608

500 VOLVO PKWY
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COLE FD PORTFOLIO III LLC
%FAMILY DOLLAR STORE 26608

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LAKE FOREST SEC 4 RESUB POR 43-45
B W 50 LOT 4 & ALL LOTS 5 THRU 7
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LOTS 5A THRU 7A, & LOT 8 E 65, LOT 8A
E 65 BLK 50

AKA:

4100 W HALLANDALE BEACH BLVD,
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 5-207. - 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)	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-202. - Prohibited.	It shall be unlawful for any person to deface, destroy, misuse, injure, or otherwise damage private or public property without the owner's consent by or through the application of what is commonly known as "graffiti." (Ord. No. 99-3-1, § 2, 3-9-99)	15

HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	15
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	15
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	15
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7- 1, § 2, 7-14-82)	15
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)	15

1. Swale area is full of trash, debris, dead vegetation and overgrown weeds. Remove trash, debris, dead vegetation and overgrown weeds on all perimeters of property, predominately on the back-end area of the property.
2. Swale area on back-end of the property has bare spots. Cover all bare spots with new sod and maintain swale.
3. Overgrown trees. Trim all trees away from power line and swale are.
4. Graffiti on fence wall. Remove graffiti and paint fence wall.
5. Trash located near back end of parking lot. Remove all trash from all perimeters of the property predominantly in the back of parking lot.

Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town

Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00).
(Ord. No. 83-8-1, § 6, 8-17-83)

- (4) That if the owner or owners shall fail to correct the condition within fifteen (15) days, the Town may enter upon the premises and remove the condition creating the nuisance, and the cost of same will be assessed against the property, and if not paid within thirty (30) days after the receipt of the statement for same by the owner or owners, a lien will be filed against the property; and
 - (5) An estimate of the cost of removing the nuisance if the Town does so upon the failure of the owner or owners to do so. The estimated clean up cost is \$4,000.00 dollars.
- Repeat Violation.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of November, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



10/30/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

8977

Petitioner,

vs.

COLE FD PORTFOLIO III
LLC %FAMILY DOLLAR
STORE 26608
4100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Respondent(s)

On 10/30/2023 | 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 STORE 26608
Address:	500 VOLVO PKWY CHESAPEAKE, 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 5-207. - 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: 10/30/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-202. - Prohibited.	It shall be unlawful for any person to deface, destroy, misuse, injure, or otherwise damage private or public property without the owner's consent by or through the application of what is commonly known as "graffiti." (Ord. No. 99-3-1, § 2, 3-9-99)	Not in Compliance - Reinspection Date: 10/30/2023
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 10/30/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	Not in Compliance - Reinspection Date: 10/30/2023
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Notes/Mean of Correction:

1. Swale area is full of trash, debris, dead vegetation and overgrown weeds. Remove trash, debris, dead vegetation and overgrown weeds on all perimeters of property, predominately on the back-end area of the property. Not corrected.
2. Swale area on back-end of the property has bare spots. Cover all bare spots with new sod and maintain swale. Not corrected.
3. Overgrown trees. Trim all trees away from power line and swale are. Not corrected.
4. Graffiti on fence wall. Remove graffiti and paint fence wall. Not corrected.
5. Trash located near back end of parking lot. Remove all trash from all perimeters of the property predominantly in the back of parking lot. Not corrected.

Further, Affiant sayeth naught

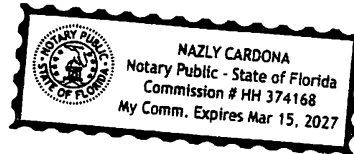
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/30/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
COLE FD PORTFOLIO III LLC %FAMILY DOLLAR STORE 26608 500 VOLVO PKWY CHESAPEAKE, VA 23320	8977	10/06/2023
Property Owner:	Property Description:	Certified Mail #:
COLE FD PORTFOLIO III LLC %FAMILY DOLLAR STORE 26608 500 VOLVO PKWY CHESAPEAKE, VA 23320	514230090561	
Legal Description:	AKA:	
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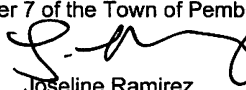
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- (4) That if the owner or owners shall fail to correct the condition within fifteen (15) days, the Town may enter upon the premises and remove the condition creating the nuisance, and the cost of same will be assessed against the property, and if not paid within thirty (30) days after the receipt of the statement for same by the owner or owners, a lien will be filed against the property; and
(5) An estimate of the cost of removing the nuisance if the Town does so upon the failure of the owner or owners to do so. The estimated clean up cost is \$4,000.00 dollars.
Repeat Violation.

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Joseline Ramirez
Chief Code Compliance Officer



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

Detail by Entity Name

Foreign Limited Liability Company
COLE FD PORTFOLIO III, LLC

Filing Information

Document Number	M12000002367
FEI/EIN Number	N/A
Date Filed	04/27/2012
State	DE
Status	INACTIVE
Last Event	LC WITHDRAWAL
Event Date Filed	08/12/2020
Event Effective Date	NONE

Principal Address

2325 E. Camelback Road, 9th Floor
Phoenix, AZ 85016

Changed: 05/12/2020

Mailing Address

2325 E. Camelback Road, 9th Floor
Phoenix, AZ 85016

Changed: 05/12/2020

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title Manager

Cole REIT Advisors III, LLC
2325 E. Camelback Road, 9th Floor
Phoenix, AZ 85016

Annual Reports

Report Year	Filed Date
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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	Millage	0613
Mailing Address	%FAMILY DOLLAR STORE 26608 500 VOLVO PKWY CHESAPEAKE VA 23320	Use	11-03
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\(8\)](#).

* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024	\$467,500	\$1,460,600	\$1,928,100	\$1,928,100				
2023	\$467,500	\$1,460,600	\$1,928,100	\$1,928,100				
2022	\$467,500	\$1,460,600	\$1,928,100	\$1,928,100	\$40,722.24			
2024 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$1,928,100	\$1,928,100	\$1,928,100	\$1,928,100				
Portability	0	0	0	0				
Assessed/SOH	\$1,928,100	\$1,928,100	\$1,928,100	\$1,928,100				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$1,928,100	\$1,928,100	\$1,928,100	\$1,928,100				
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		
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 2007/2006				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
9220								

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

CT CORPORATION SYSTEM
NOV #8977.



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁰
10/10/2023 ZIP 33023
043M30245597

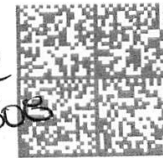
US POSTAGE

1200 S PINE ISLAND RD,
PLANTATION, FL 33324.

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

COLE FD PORTAFOLIO III LLC
%FAMILY DOLLAR STORE 26603
NOV #8977.



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁰
10/10/2023 ZIP 33023
043M30245597

US POSTAGE

4100 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023.

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

COLE FD PORTAFOLIO III LLC
%FAMILY DOLLAR STORE 26608

NOV #8977.

500 VOLVO PKWY
CHESAPEAKE, VA 23320.



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁹

10/10/2023 ZIP 33023
043M30245597

US POSTAGE



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Detail by Entity Name

Foreign Limited Liability Company
COLE FD PORTFOLIO III, LLC

Filing Information

Document Number M12000002367
FEI/EIN Number N/A
Date Filed 04/27/2012
State DE
Status INACTIVE
Last Event LC WITHDRAWAL
Event Date Filed 08/12/2020
Event Effective Date NONE

Principal Address

2325 E. Camelback Road, 9th Floor
Phoenix, AZ 85016

Changed: 05/12/2020

Mailing Address

2325 E. Camelback Road, 9th Floor
Phoenix, AZ 85016

Changed: 05/12/2020

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title Manager

Cole REIT Advisors III, LLC
2325 E. Camelback Road, 9th Floor
Phoenix, AZ 85016

Annual Reports

Report Year	Filed Date
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1. Article Addressed to: COLE FD PORTFOLIO III LLC % FAMILY DOLLAR STORE 26608 NOV #8977 4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023  9590 9402 7581 2098 7727 98	B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No RECEIVED NOV 06 2022
2. Article Number (Transfer from service label) 7022 2410 0001 1497 2475	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ Mail Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	

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1. Article Addressed to: CT CORPORATION SYSTEM NOV #8977 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL 33324  9590 9402 7581 2098 7727 81	B. Received by (Printed Name) NOV 01 2023 C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No CT CORPORATION RECEIVED NOV 06 2023
2. Article Number (Transfer from service label) 7022 2410 0001 1497 2482	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ Mail Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	

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☐ Return Receipt (electronic) \$
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☐ Adult Signature Restricted Delivery \$
 Postage \$ **8.77**
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FAMILY DOLLAR STORE 26608
NOV #8977
500 VOLVO PKWY
CHESAPEAKE VA 23320
 PS Form 3800, A

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☐ Return Receipt (electronic) \$
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 Postage \$ **6.53**
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PLANTATION, FL 33324
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$ **8.77**
 Total Postage and \$
 Sent To **COLE FD PORTFOLIO III LLC %**
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NOV #8977
4100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
 PS Form 3800, A

Postmark Here
OCT 30 2023
HOLLYWOOD FL 33024



10/02/2023 13:47



Case Overview

Property/Incident Information

Owner	Address	Site Address
DOYON, MAURICE	4854 SW 25 CT #31 2 PEMBROKE PARK, FL 33023	4854 SW 25 CT, PEMBROKE PARK, FL 33023 31-2

Folio

514230NP0800

Legal Description

DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 31 BLK 2

Case Status Closed **Case #** 5526

Notes

1. Installed new A/C without permit. Obtain plans, permit and inspections.
2. Installed metal roof and patio without permits. Obtain plans, permit and inspections.
3. Installed canopy without a permit. Obtain plans, permit and inspections.
4. Installed wooden fence without a permit. Obtain plans, permit and inspections.
5. Installed shower without a permit. Obtain plans, permit and inspections.
6. Verify or obtain permit for bathroom renovation/installation. Obtain plans, permit and inspections.
8. Electrical alterations done without a permit. Obtain plans, permit and inspections.
9. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/4/2021		Notice of Violation	Regular Mail
5/4/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/18/2022	5/18/2022	Final Order	Certified Mail
8/16/2023		Affidavit of Compliance	Regular Mail
10/24/2023	11/15/2023	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	8/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	8/16/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	8/16/2023	\$36,400.00

Case Overview

Admin Fixed	Admin Fixed	\$100.00
	Total Fines:	\$36,500.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$36,500.00

Town of Pembroke Park

INVOICE

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



DATE: November 13, 2023
INVOICE # 435
FOR:

Case # 5526
DOYON, MAURICE
4854 SW 25 CT #312,
PEMBROKE PARK, FL 33023

Bill To:

DOYON, MAURICE
4854 SW 25 CT #312,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; and 5-17		
	Final Order 05/18/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
364	Day(s) of Per Diem from (08/17/2022-8/16/2023)	\$ 100.00	\$ 36,400.00
	Recommend to Abate Per Diem Fine by 90%		\$ 3,640.00
	\$100.00 + \$5,460.00		\$ 3,740.00
	Balance	\$	36,500.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
DOYON, MAURICE) CASE NO. 5526
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: DOYON, MAURICE

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 4854 SW 25 CT, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: DOYON, MAURICE AT 1:22 P.M. ON THE 03
DAY OF NOVEMBER 2023.

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

TYPE OF SERVICE

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

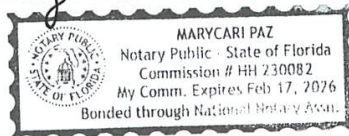
J. Ramirez 11/8/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of Nov, 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
DOYON, MAURICE
4854 SW 25 CT, PEMBROKE PARK, FL
33023 31-2

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
DOYON, MAURICE 4854 SW 25 CT #31 2 PEMBROKE PARK, FL 33023	5526	10/24/2023

Property Owner:	Property Description:	Certified Mail #:
DOYON, MAURICE 4854 SW 25 CT #31 2 PEMBROKE PARK, FL 33023	514230NP0800	

Legal Description:	AKA:
DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 31 BLK 2	4854 SW 25 CT, PEMBROKE PARK, FL 33023 31-2

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 15th day of November, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

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

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

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

11/03/2023 13:22

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

DOYON, MAURICE

**4854 SW 25 CT, PEMBROKE PARK, FL
33023 31-2**

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
DOYON, MAURICE	5526	10/24/2023
4854 SW 25 CT #31 2 PEMBROKE PARK, FL 33023		

Property Owner:	Property Description:	Certified Mail #:
DOYON, MAURICE	514230NP0800	
4854 SW 25 CT #31 2 PEMBROKE PARK, FL 33023		

Legal Description:	AKA:
DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 31 BLK 2	4854 SW 25 CT, PEMBROKE PARK, FL 33023 31-2

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Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 10.17.2023

Phone #: 305.240.8177

Case # 552C

E-mail: francois.maclellan@gmail.com

Address of Violation: 4884 S.W 25th Pembroke Park

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Maurice Doyon (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 552C to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the November 15 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 05/18/2022 imposing the fine of \$ 100.00 for violation(s) of the Town's Code of Ordinances: Sec 5-105, Sec 5-17

Brief summary for request: _____

Maurice Doyon
Petitioner's Name (Print)

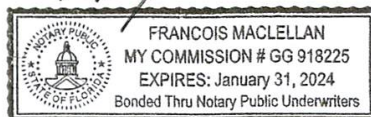
Maurice Doyon
Petitioner's Signature

State of Florida, County of Broward

Personally appeared before me the undersigned authority, Maurice Doyon and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 10-17-2023.

Notary Public State of Florida: Francis Maclellan

My Commission expires: 01-31-2024



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5526
Petitioner,)
)
vs.)
)
DOYON, MAURICE)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO ☒

SUBJECT REAL PROPERTY: 4854 SW 25 COURT LOT 31, BLK 2, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: DOYON, MAURICE

FOLIO NO.: 5142 30 NP 0800

LEGAL DESCRIPTION: DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 31 BLK 2

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

CONCLUSIONS OF LAW

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

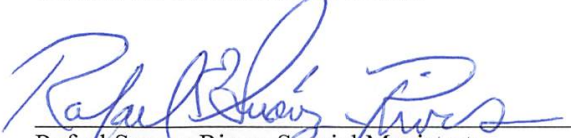
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING held on 18th day of May 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2022.

TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

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

Yes ☐ No ☒

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 20 day of May, 2022.


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

7021 1970 0000 4565 6391

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N.O.H #5526

Street and Apt. No.

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City, State, ZIP+4®

PEMBROKE PARK, FL, 33023

PS Form 3800, Apr

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Street and Apt.

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City, State, ZIP

PEMBROKE PARK, FL, 33023

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\$ OCT 30 2023

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Postage

\$ 8.53

Total Postage and

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MAURICE DOYON

NATHALIE POULIN

HAF #5526

Street and Apt. No.,

4854 SW 25 CT #31-2

City, State, ZIP+4®

PEMBROKE PARK, FL 33023

PS Form 3800, Apr

TOWN OF PEMBROKE PARK

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



FL 330

15 MAY 2022 PM 2 L

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DOYON, MAURICE
F.O #5526
4854 SW 25 COURT LOT 31 BLK 2,
PEMBROKE PARK, FL, 33023

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05/19/2022

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ZIP 33023
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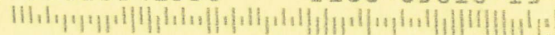
331 CE 1

2207/04/22

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33023-48054163

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DOYON, MAURICE

F.O #5526

4854 SW 25 COURT LOT 31 BLK 2,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 8089 61

2. Article Number (Transfer from service label)

7021 1970 0000 4565 5523

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

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☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

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Domestic Return Receipt

TOWN OF PEMBROKE PARK

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



PEMBROKE PARK, FL 330

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05/04/2022

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ZIP 33023

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DOYON, MAURICE

N.O.H #5526

4854 SW 25 COURT LOT 31 BLK 2,
PEMBROKE PARK, FL, 33023

9326010903306129

330230420VA6

33023>5413

NIXIE

331 CE 1

2205/11/22

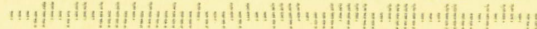
RETURN TO SENDER

VACANT

UNABLE TO FORWARD

BC: 33023541350

*2938-00681-05-40



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DOYON, MAURICE
 N.O.H #5526
 4854 SW 25 COURT LOT 31 BLK 2,
 PEMBROKE PARK, FL, 33023



9590 9402 6921 1104 8006 68

2. Article Number (Transfer from service label)

7021 1970 0000 4565 6391

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☐ Restricted Delivery

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
DOYON, MAURICE	4854 SW 25 CT #31 2 PEMBROKE PARK, FL 33023	4854 SW 25 CT, PEMBROKE PARK, FL 33023 31-2

Legal Description

Case Status	Open	Case #	5526	Date Next Inspection	5/18/2022
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Notes

1. Installed new A/C without permit. Obtain plans, permit and inspections.
2. Installed metal roof and patio without permits. Obtain plans, permit and inspections.
3. Installed canopy without a permit. Obtain plans, permit and inspections.
4. Installed wooden fence without a permit. Obtain plans, permit and inspections.
5. Installed shower without a permit. Obtain plans, permit and inspections.
6. Verify or obtain permit for bathroom renovation/installation. Obtain plans, permit and inspections.
8. Electrical alterations done without a permit. Obtain plans, permit and inspections.
9. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/4/2021		Notice of Violation	Regular Mail
5/4/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2022

7021 1970 0000 4565 6391

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

\$ 7.33

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

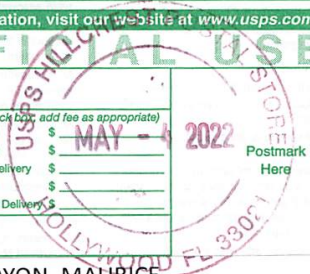
DOYON, MAURICE

N.O.H #5526

4854 SW 25 COURT LOT 31 BLK 2,

PEMBROKE PARK, FL, 33023

PS Form 3800, A



Postmark
Here

J OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5526

Hasler

FIRST CLASS MAIL

02/04/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Sent To:

DOYON, HELENE

4854 SW 25 CT #31 2
PEMBROKE PARK, FL 33023

Case #

5526

J OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

#5524, #5525, #5526

Hasler

FIRST CLASS MAIL

02/04/2021

US POSTAGE \$000.71⁰



ZIP 33023
011D10656696

Dale Village
4901 SW 27th Court
Pembroke Park, FL 33023

OF PEMBROKE PARK

RD AVENUE • PEMBROKE PARK, FLORIDA 33023

#5524, #5525, #5526

Hasler

FIRST-CLASS MAIL

02/04/2021

US POSTAGE \$000.71⁰



ZIP 33023
011D10656696

Dale Village
4901 SW 27th Court
Pembroke Park, FL 33023



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	4854 SW 25 COURT #31-2, PEMBROKE PARK FL 33023-4207	ID #	5142 30 NP 0800
Property Owner	DOYON, MAURICE	Millage	0613
Mailing Address	4854 SW 25 CT PEMBROKE PARK FL 33023-4207	Use	05
Abbr Legal Description	DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 31 BLK 2		

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

* 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*	\$45,000	\$30,920	\$75,920	\$75,920	
2021	\$45,000	\$30,760	\$75,760	\$75,760	\$1,629.20
2020	\$45,000	\$27,670	\$72,670	\$63,610	\$1,431.78

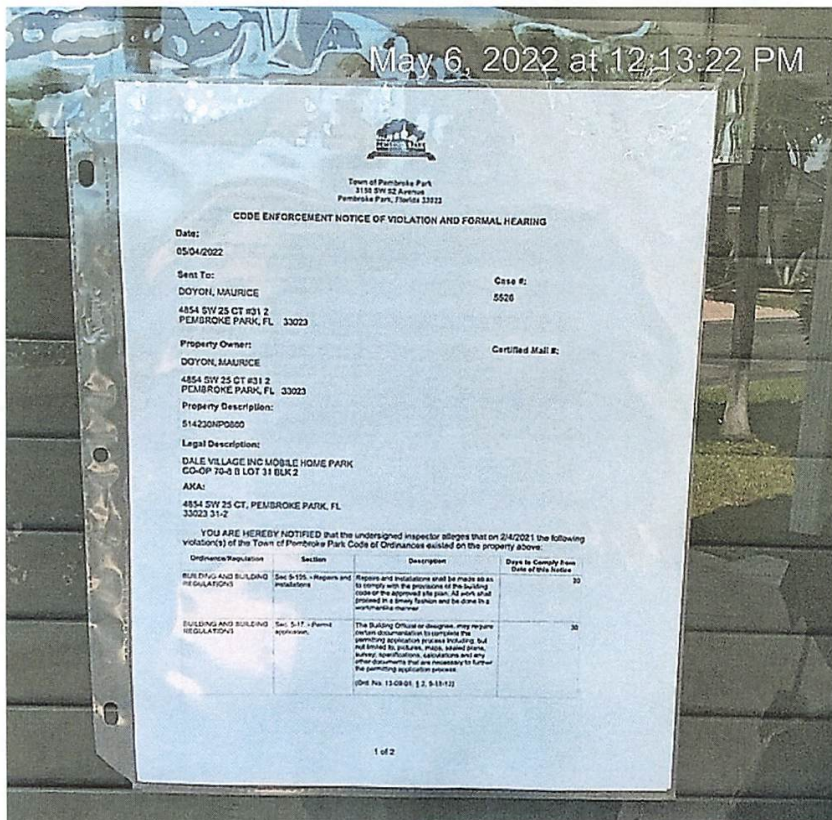
2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$75,920	\$75,920	\$75,920	\$75,920
Portability	0	0	0	0
Assessed/SOH	\$75,920	\$75,920	\$75,920	\$75,920
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$75,920	\$75,920	\$75,920	\$75,920

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/15/2020	CPT-T	\$100	117001359			
12/2/2013	CPT-T	\$100	111979505			
3/7/2012	CPT-T	\$100	48574 / 1079			
1/8/2010	CPT-O	\$50,000	46796 / 448			
12/22/2005	CPT	\$100	41342 / 322			
				Adj. Bldg. S.F.		672
				Units/Beds/Baths		1/1/1
				Eff./Act. Year Built: 1973/1972		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK, FLORIDA)
)
 Petitioner)
)
 vs.)
)
 DOYON, MAURICE)
)
 Respondent)

CASE NO. 5526





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/04/2022

Sent To:

DOYON, MAURICE

4854 SW 25 CT #31 2
PEMBROKE PARK, FL 33023

Case #:

5526

Property Owner:

DOYON, MAURICE

4854 SW 25 CT #31 2
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230NP0800

Legal Description:

DALE VILLAGE INC MOBILE HOME PARK
CO-OP 70-8 B LOT 31 BLK 2

AKA:

4854 SW 25 CT, PEMBROKE PARK, FL
33023 31-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/4/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Installed new A/C without permit. Obtain plans, permit and inspections.
2. Installed metal roof and patio without permits. Obtain plans, permit and inspections.
3. Installed canopy without a permit. Obtain plans, permit and inspections.
4. Installed wooden fence without a permit. Obtain plans, permit and inspections.
5. Installed shower without a permit. Obtain plans, permit and inspections.
6. Verify or obtain permit for bathroom renovation/installation. Obtain plans, permit and inspections.
8. Electrical alterations done without a permit. Obtain plans, permit and inspections.
9. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

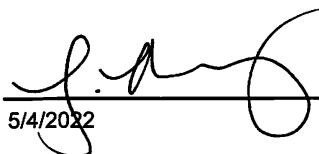
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


5/4/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: DOYON, HELENE
4854 SW 25 CT #31 2
PEMBROKE PARK, FL 33023

Case #: 5526

Date: 02/04/2021

Property Owner: DOYON, HELENE
4854 SW 25 CT #31 2
PEMBROKE PARK, FL 33023

Property Description: 514230NP0800

Certified Mail #:

Legal Description: DALE VILLAGE INC MOBILE HOME PARK
CO-OP 70-8 B LOT 31 BLK 2

AKA: 4854 SW 25 CT, PEMBROKE PARK, FL
33023 31-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/4/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

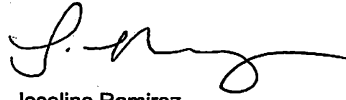
Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	30

Notes/Mean of Correction:

1. Installed new A/C without permit. Obtain plans, permit and inspections.
2. Installed metal roof and patio without permits. Obtain plans, permit and inspections.
3. Installed canopy without a permit. Obtain plans, permit and inspections.
4. Installed wooden fence without a permit. Obtain plans, permit and inspections.
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9. Double permit fee assessed.

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



Joseline Ramirez
Code Enforcement Officer















TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-
8811 FAX



BUILDING PERMIT APPLICATION

101982

PERMIT NO.

B-72671

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: Maurice Doyon					
JOB ADDRESS: 4854 SW 25 CT PEMBROKE PARK FL 33023-4207					
OWNER NAME: Maurice Doyon					
OWNER ADDRESS: 4854 SW 25 Court					
CITY: Pembroke Park					
PHONE: 9544047774		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: 31	BLOCK: 2	PRESENT USE: Residence		PROPOSED USE: Same	
FOLIO NUMBER: 514230NP0800			SUBDIVISION: Dale Village		
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1		BEDROOMS: 2	BATHS: 2
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 5000		SQ.FT. / L.F.: 0			
DESCRIBE WORK: neew Wooden Patio					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.



R203 Permit Messages For Permit (101982-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
14284	Final Building Inspection	4/23/2010	Pass
14176	Framing - Floor/Roof Trusses	4/16/2010	Pass
14192	Sheathing - Floor	4/19/2010	Pass
14197	Sign Footings	4/19/2010	Pass
Zoning Inspection			
14299	Final Zoning	4/27/2010	Pass



R203 Permit Messages For Permit (156133-0)

Event ID	Inspection	Inspection Date	Status
Mechanical Inspection			
42935	Condensate Lines	4/1/2015	Pass
42937	Final Mechanical	4/1/2015	Pass
42936	Rough Duct Insulation	4/1/2015	Pass



Application / Permit Data

[New Search](#)

Application/Permit Data

[Plan Review Status](#)

[Inspection Results](#)

[Back to the Previous Page](#)

Process #: 158	Permit #: B0000069	Master Permit: B0000069
Status: Closed		

Site Information

Address: 4854 SW 25 CT	Folio#: 514230NP0800
Sub-division: TOWN OF PEMBROKE PARK 03	Value: \$4,500.00
Lot:	Sq Ft: 0
Block:	

Permit Information

Application Type: EXTERIOR RENOVATIONS	Application Date: 12/12/00
Job Name: JACQUES	Permit Date: 12/15/00
	Permit Fee: \$89.25

Applicant / Contact Information

Name: DENIS BROUSSEAU CONSTR INC
Address: 2415 JOHNSON ST HOLLYWOOD, FL

Property Owner Information

Name: DUSSAULT, MICHEL
Address: 4854 SW 25 CT PEMBROKE PARK FL 33023-4207

[Back to the Previous Page](#)



Inspection Results

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

[Back to Application/Permit Data](#)

Process #: 158

Permit #: B0000069

Master Permit:
B0000069

Status: Closed

[Show Reference Numbers](#)

Floor	Insp. Date	Description	Results	Inspector	Comment
1	01/10/01	REINF STEEL-FOUNDATION	Pass	MERV LUNSFORD CHIEF BLDG OFFL	
1	01/24/01	FRAMING(EL,ME,PL APPROVED?)	Pass	MERV LUNSFORD CHIEF BLDG OFFL	
1	01/24/01	DRYWALL/ROCKLATH	Pass	MERV LUNSFORD CHIEF BLDG OFFL	
1	01/24/01	FINAL-STRUCTURAL	Pass	MERV LUNSFORD CHIEF BLDG OFFL	
1	06/28/01	DOOR/WINDOW BUCK ATTACHMENT	Pass	MERV LUNSFORD CHIEF BLDG OFFL	
1	07/23/01	WINDOW/DOOR ATTACHMENT/ENG/PROD APP REQD	Pass (Partial)	MERV LUNSFORD CHIEF BLDG OFFL	NO ENTRY
1	10/30/01	WINDOW/DOOR ATTACHMENT/ENG/PROD APP REQD	Pass	MERV LUNSFORD CHIEF BLDG OFFL	
1	12/31/01	FINAL-STRUCTURAL	Pass	BILL MC HATTON	

[Back to Application/Permit Data](#)



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-
5910 FAX

156133

PERMIT NO.

M-80196

APPLICATION NO.



BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

AMT DUE

PERMIT TYPE: MECHANICAL					
JOB NAME: DOYON, MAURICE					
JOB ADDRESS: 4854 SW 25 CT					
OWNER NAME: DOYON, MAURICE					
OWNER ADDRESS: 4854 SW 25 CT					
CITY: PEMBROKE PARK					
PHONE: 9545447845		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: SOLAR BEAR SERVICES					
MAIL ADDRESS: 2013 NW 84 AVE					
CITY STATE ZIP: DORAL FL 33122					
PHONE: 3058631830		FAX: 3058631885		EMAIL: MCDEENE@SOLARBEARFL.COM	
CERT. COMPETENCY: CAC1817134			STATE REGISTRATION: N/A		
LOT: 081	BLOCK: 000	PRESENT USE: MOBILE HOME PARK		PROPOSED USE: MOBILE HOME PARK	
FOLIO NUMBER: 514230NP0800			SUBDIVISION: DALE VILLAGE		
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 3949		SQ.FT. / L.F.: 0			
DESCRIBE WORK: LENNOX H/P 3 TON PACKAGE UNIT REPLACEMENT					
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.

Case Overview

Property/Incident Information

Owner	Address	Site Address
RHAYCOM LLC	PO BOX 1720 DANIA BEACH, FL 33004	5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

Folio
514230120030

Legal Description

LEE-MILL SUB 50-25 B LOT 3 BLK 1

Case Status	Open	Case #	7193	Date Next Inspection	11/15/2023
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Notes

The entire parking area is in disrepair and requires maintenance. Obtain plans and inspections for required building permits
 The parking area has no lines and stripes separating parking spots. Obtain plans and inspections for required zoning permits
 There are bare spots on the lawn of this property. Re-sod all bare spots
 There is a fence that has been installed without a permit. Obtain plans and inspections for required building permits
 There is a closed off section that has been added onto the fence that is not up to code. Remove the section of fence that is closing off a portion of the backyard

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/28/2022		Notice of Violation	Affidavit of Service/Posted to Property Posted to Property
10/3/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/19/2022	10/19/2022	Final Order	Certified Mail
1/9/2023		Affidavit of Non-Compliance	Hand
3/31/2023	4/19/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
3/31/2023		Affidavit of Non-Compliance	Certified Mail
4/19/2023	4/19/2023	Amended Final Order	Certified Mail Hand
11/1/2023		Affidavit of Non-Compliance	Certified Mail
11/1/2023	11/15/2023	Notice of Formal Hearing - Confirm Fine	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
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: 11/15/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/15/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 11/15/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/15/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$37,000.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$37,200.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$37,200.00

Town of Pembroke Park

INVOICE

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



DATE: November 14, 2023
INVOICE # 435
FOR:

Case # 7193
RHAYCOM LLC
5510 SW 32 ST #1-2,
PEMBROKE PARK, FL 33023

Bill To:
RHAYCOM LLC
5510 SW 32 ST #1-2,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(k); 5-105; 5-104 and 5-17		
	Amended Final Order 04/19/2023		
2	Admin Fee	\$ 100.00	\$ 200.00
150	Day(s) of Per Diem from (06/18/2023-11/15/2023)	\$ 250.00	\$ 37,500.00
Balance			\$ 37,700.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
RHAYCOM LLC) CASE NO. 7193
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: RHAYCOM LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5510 SW 32 ST, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: RHAYCOM LLC AT 12:20 P.M. ON THE 03
DAY OF NOVEMBER 2023.

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

TYPE OF SERVICE

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

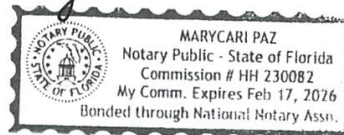
J. Ramirez 11/8/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of Nov, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

RHAYCOM LLC

**5510 SW 32 ST, PEMBROKE PARK, FL
33023 1-2**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

RHAYCOM LLC

PO BOX 1720
DANIA BEACH, FL 33004

Case #:

7193

Date:

11/01/2023

Property Owner:

RHAYCOM LLC

PO BOX 1720
DANIA BEACH, FL 33004

Property Description:

514230120030

Certified Mail #:

Legal Description:

LEE-MILL SUB 50-25 B LOT 3 BLK 1

AKA:

5510 SW 32 ST, PEMBROKE PARK, FL
33023 1-2

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of November, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



CODE COMPLIANCE SPECIAL MAGISTRATE TOWN OF PEMBROKE PARK, FLORIDA		
Town of Pembroke Park 3150 SW 52 Avenue Pembroke Park, Florida 33023		
Petitioner,		
vs.		
RHAYCOM LLC		
5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2		
NOTICE OF HEARING TO CONFIRM FINE		
Sent To:	Case #:	Date:
RHAYCOM LLC	7193	11/01/2023
PO BOX 1720 DANIA BEACH, FL 33004		
Property Owner:	Property Description:	Certified Mail #:
RHAYCOM LLC	514230120030	
PO BOX 1720 DANIA BEACH, FL 33004		
Legal Description:	AKA:	
LEE-MILL SUB 50-25 B LOT 3 BLK 1	5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2	
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Sincerely, Joseline Ramirez Code Compliance Supervisor 3150 S.W. 52 Avenue Pembroke Park, FL 33023 (954) 966-4620, Ext. 215		

11/03/2023 12:20



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 #:
7193

Petitioner,

vs.

RHAYCOM LLC

5510 SW 32 ST, PEMBROKE PARK, FL
33023 1-2

Respondent(s)

On 11/1/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: RHAYCOM LLC
Address: PO BOX 1720 DANIA BEACH, FL 33004
Folio: 514230120030
Site Address: 5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2
Legal Description: LEE-MILL SUB 50-25 B LOT 3 BLK 1

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 11/1/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/1/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6 -2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 11/1/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/1/2023

Notes/Mean of Correction:

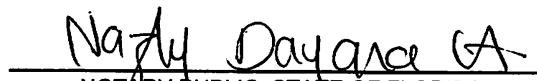
The entire parking area is in disrepair and requires maintenance. Obtain plans and inspections for required building permits . Permit #23360875 in progress, not corrected.
The parking area has no lines and stripes separating parking spots. Obtain plans and inspections for required zoning permits. Permit #23360875 in progress, not corrected.
There are bare spots on the lawn of this property. Re-sod all bare spots. Not corrected.
There is a fence that has been installed without a permit. Obtain plans and inspections for required building permits. Permit #23360875-0, incomplete. Not corrected.
There is a closed off section that has been added onto the fence that is not up to code. Remove the section of fence that is closing off a portion of the backyard. Not corrected.
Call for re-inspection.

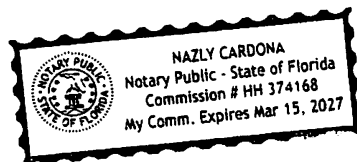
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 11/1/2023


NOTARY PUBLIC, STATE OF FLORIDA



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7193
Petitioner,)
)
vs.)
)
RHAYCOM LLC)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 19th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: RHAYCOM LLC

PROPERTY OWNER: 5510 SW 32 ST #1-2, PEMBROKE PARK, FL 33023

FOLIO NO.: 5142 30 12 0030

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 3 BLK 1

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(k); 5-105; 5-104 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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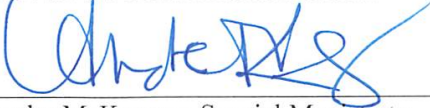
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(k); 5-105; 5-104 and 5-17 WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 19th day of April 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 19th day of April 2023.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes X No

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Amended Final Order on this 21 day of April, 2023.



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

7020 0640 0000 5922 2069

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GMAX MANAGEMENT LLC
 (FO-7193)
 5201 RAVENSWOOD RD STE 114
 FT LAUDERDALE, FL 33312

City

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Sent To

RHAYCOM LLC
 (FO-7193)
 5510 SW 32 ST #2
 PEMBROKE PARK, FL 33023

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 (FO-7193)
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 \$ 7.85

Total Postage and
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Sent To
 RHAYCOM LLC
 SOCL #7193
 5510 SW 32 ST #1,
 PEMBROKE PARK, FL 33023

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9053

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☐ Adult Signature Restricted Delivery \$

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Total Postage and
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 5510 SW 32 ST #2,
 PEMBROKE PARK, FL 33023

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9053

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City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9053

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

Postage
 \$ 7.85

Total Postage and
 \$

Sent To
 GMAX MANAGEMENT LLC
 SOCL #7193
 5201 RAVENSWOOD RD STE 114
 FT LAUDERDALE, FL 33312

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: GMAX MANAGEMENT LLC HCF #7193 5201 RAVENSWOOD RD STE 114 FT LAUDERDALE, FL 33312 9590 9402 7581 2098 7726 75	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail
2. Article Number (Transfer from service label) 7022 2410 0001 1497 2581	Domestic Return Receipt

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

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

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To

\$ RHAYCOM LLC
 (NOH-7193)
 5510 SW 32 ST #1
 PEMBROKE PARK, FL 33023

City

PS

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See reverse for instructions

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☐ Adult Signature Required \$
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Postage

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To

\$ RHAYCOM LLC
 (NOH-7193)
 5510 SW 32 ST #2
 PEMBROKE PARK, FL 33023

City

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

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To

\$ RHAYCOM LLC
 (NOH-7193)
 PO BOX 1720
 DANIA BEACH FL 33004

City

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☐ Adult Signature Restricted Delivery \$

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To

\$ GMAX MANAGEMENT LLC
 (NOH-7193)
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 FT LAUDERDALE, FL 33312

City

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GMAX MANAGEMENT LLC
 (NOH-7193)
 5201 RAVENSWOOD RD STE 114
 FT LAUDERDALE, FL 33312



9590 9402 6921 1104 9956 85

2. Article Number (Transfer from service label)

7020 0640 0000 5922 3080

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

[Signature]

C. Date of Delivery

10/6/22

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

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

Domestic Return Receipt

7022 2410 0001 1497 0099

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ 7.85

Total Postage and Fee
 \$

Sent To
 RHAYCOM LLC
 HCF #7193
 5510 SW 32 ST #1,
 PEBROKE PARK, FL 33023

City, State, ZIP+4®

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

7022 2410 0001 1497 0105

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ 7.85

Total Postage and Fee
 \$

Sent To
 GMAX MANAGEMENT LLC
 HCF #7193
 5201 RAVENSWOOD RD STE 114
 FT LAUDERDALE, FL 33312

City, State, ZIP+4®

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

7020 0640 0000 5918 8563

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ 7.85

Total Postage and Fee
 \$

Sent To
 RHAYCOM LLC
 HCF #7193
 5510 SW 32 ST #2,
 PEBROKE PARK, FL 33023

City, State, ZIP+4®

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

7020 0640 0000 5918 8556

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ 7.85

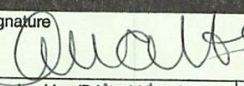
Total Postage and Fee
 \$

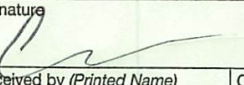
Sent To
 RHAYCOM LLC
 HCF #7193
 PO BOX 1720
 DANIA BEACH FL 33004

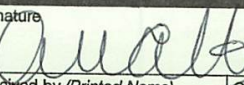
City, State, ZIP+4®

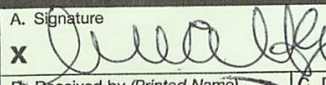
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: RHAYCOM LLC NOH-7193) PO BOX 1720 DANIA BEACH FL 33004 2. Article Number (Transfer from service label) 7020 0640 0000 5922 3073	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) DANIA C. Date of Delivery OCT 11 2022 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

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: GMAX MANAGEMENT LLC (FO-7193) 5201 RAVENSWOOD RD STE 114 FT LAUDERDALE, FL 33312 2. Article Number (Transfer from service label) 7020 0640 0000 5922 2069	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

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: RHAYCOM LLC (FO-7193) PO BOX 1720 DANIA BEACH FL 33004 2. Article Number (Transfer from service label) 7020 0640 0000 5922 2052	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature  ☐ Agent ☐ Addressee B. Received by (Printed Name) <u>DANIA FL 33004</u> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below	
1. Article Addressed to: RHAYCOM LLC SOCL #7193 PO BOX 1720 DANIA BEACH FL 33004		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	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 3069		all Restricted Delivery	
9590 9402 7912 2234 7846 50		APR 26 2023	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 8.53
Total Postage and Fee	\$
Sent To	RHAYCOM LLC
Street and Apt. No.	HCF #7193
City, State, ZIP+4®	PO BOX 1720 DANIA BEACH FL 33004
PS Form 3800, April 2019 PSN 7530-02-000-9053	

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 8.53
Total Postage and Fee	\$
Sent To	RHAYCOM LLC
Street and Apt. No.	HCF #7193
City, State, ZIP+4®	5510 SW 32 ST, #2 PEMBROKE PARK, FL 33023
PS Form 3800, April 2019 PSN 7530-02-000-9053	

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 8.53
Total Postage and Fee	\$
Sent To	GMAX MANAGEMENT LLC
Street and Apt. No.	HCF #7193
City, State, ZIP+4®	5201 RAVENSWOOD RD STE 114 FT LAUDERDALE, FL 33312
PS Form 3800, April 2019 PSN 7530-02-000-9053	

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 8.53
Total Postage and Fee	\$
Sent To	RHAYCOM LLC
Street and Apt. No.	HCF #7193
City, State, ZIP+4®	5510 SW 32 ST, #1 PEMBROKE PARK, FL 33023
PS Form 3800, April 2019 PSN 7530-02-000-9053	

OF PEMBROKE PARK

1 AVENUE • PEMBROKE PARK, FLORIDA 33023

3

Hasler

FIRST-CLASS MAIL

06/29/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Sent To:

Case #:

RHAYCOM LLC

7193

PO BOX 1720

DANIA BEACH, FL 33004

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: RHAYCOM LLC HCF #7193 PO BOX 1720 DANIA BEACH FL 33004	B. Received by (Printed Name) C. Date of Delivery
 9590 9402 7912 2234 7847 97	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
2. Article Number (Transfer from service label) 7020 0640 0000 5918 8556	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

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: GM MANAGEMENT LLC SOCL #7193 5201 RAVENSWOOD RD STE 114 FT LAUDERDALE, FL 33312	B. Received by (Printed Name) C. Date of Delivery
 9590 9402 7912 2234 7846 29	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
2. Article Number (Transfer from service label) 7022 2410 0001 1497 3144	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

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

TOWN OF PEMBROKE PARK

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

NOV 7193

GMAX MANAGEMENT LLC
5201 RAVENSWOOD RD STE 114
FT LAUDERDALE, FL 33312

Hasler

FIRST-CLASS MAIL

06/29/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK

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

NOV 7193

RHAYCOM LLC
5510 SW 32 STREET #1-2
PEMBROKE PARK, FL 33023

Hasler

FIRST-CLASS MAIL

06/29/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK

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



7020 0640 0000 5918 8563



quadiant

CORRECTION
IMI

\$007.85

03/31/2023 ZIP 33023
043M30245597

US POSTAGE

RHAYCOM LLC
HCF #7193
5510 SW 32 ST #2,
PEMBROKE PARK, FL 33023

[Handwritten signature]

NIXIE 331 DE 1 0004/09/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

9326010681382631

ANK

33023-0001-103

BC: 33023541350 *1787-01675-09-16

CERTIFIED MAIL

TOWN OF PEMBROKE PARK

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



7020 0640 0000 5922 2038

Hasler

10/21/2022

US POSTAGE \$007.82



ZIP 33023
011D10656696

[Handwritten signature]

RHAYCOM LLC
(FO-7193)
5510 SW 32 ST #1
PEMBROKE PARK, FL 33023

RHAYCOM 331 DE 1 N C2212/25/22
UNABLE TO FORWARD/FOR REVIEW **C013**

93269899168510026

33023-0001-103

BC: 33023531110 DU *1687-07962-06-11

TOWN OF PEMBROKE PARK

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



7022 2410 0001 1497 3083



quadiant

CORRECTION
IMI

\$007.85

04/20/2023 ZIP
043M30245597

33023

USPS

RHAYCOM LLC
SOCL #7193
5510 SW 32 ST #1,
PEMBROKE PARK, FL 33023

WIXIE 331 SE 1 2204/26/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 33023541350 *2206-06757-20-45

33023541350

CERTIFIED MAIL

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

RHAYCOM LLC
SOCL #7193
5510 SW 32 ST #1,
PEMBROKE PARK, FL 33023



9590 9402 7912 2234 7846 05

2. Article Number (Transfer from service label)

7022 2410 0001 1497 3083

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 | |

all
all Restricted Delivery
))

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
RHAYCOM LLC	PO BOX 1720 DANIA BEACH, FL 33004	5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

Folio

514230120030

Legal Description

Case Status	Open	Case #	7193	Date Next Inspection	3/31/2023
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Notes

The entire parking area is in disrepair and requires maintenance. Obtain plans and inspections for required building permits

The parking area has no lines and stripes separating parking spots. Obtain plans and inspections for required zoning permits

There are bare spots on the lawn of this property. Re-sod all bare spots

There is a fence that has been installed without a permit. Obtain plans and inspections for required building permits

There is a closed off section that has been added onto the fence that is not up to code. Remove the section of fence that is closing off a portion of the backyard

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/28/2022		Notice of Violation	Affidavit of Service/Posted to Property Posted to Property
10/3/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/19/2022	10/19/2022	Final Order	Certified Mail
1/9/2023		Affidavit of Non-Compliance	Hand
3/31/2023	4/19/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
3/31/2023		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(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: 3/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/31/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 3/31/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/31/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$29,000.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$29,100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$29,100.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
RHAYCOM LLC) CASE NO. 7193
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: RHAYCOM LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5510 SW 32 ST #1-2, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: RHAYCOM LLC AT 09:34 A.M. ON THE 07
DAY OF APRIL, 2023.

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

TYPE OF SERVICE

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

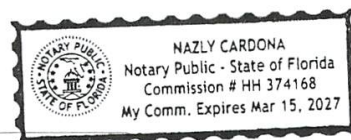
[Signature] 4/11/23
AFFIANT

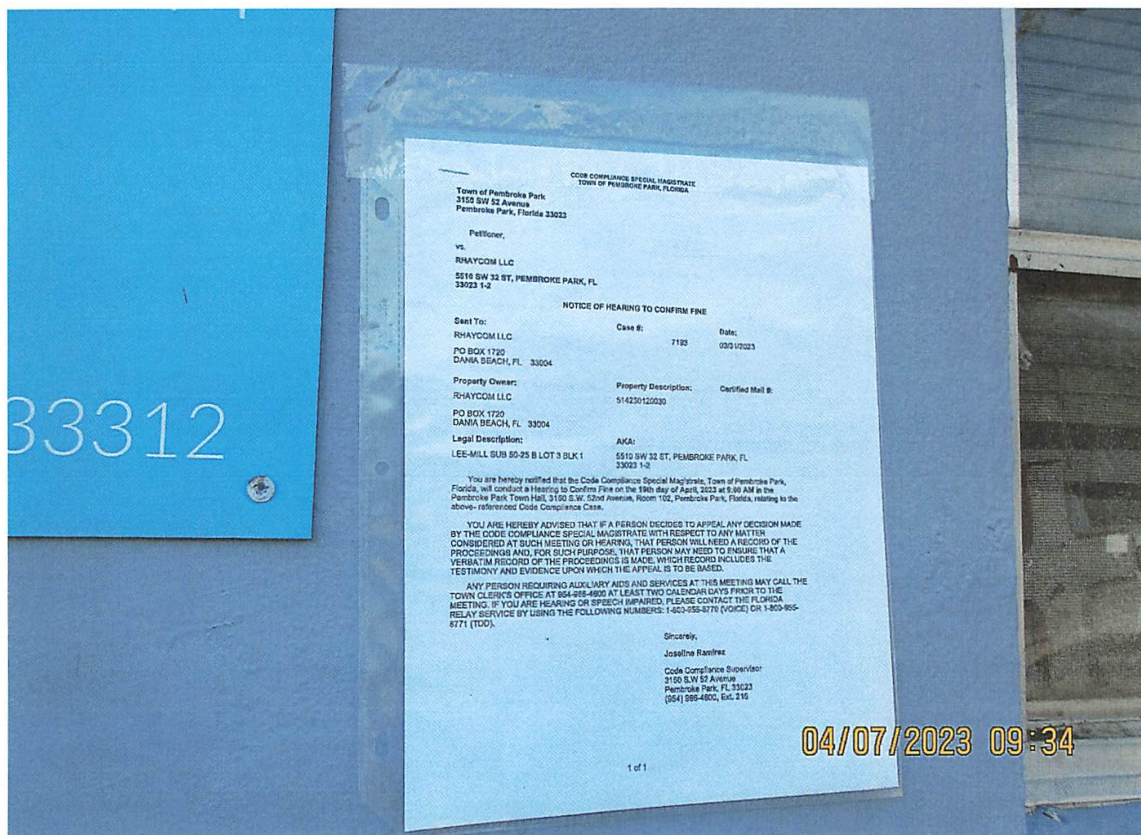
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of April, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana GA
Signature

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





Town of Pembroke Park

INVOICE

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



DATE: April 10, 2023
INVOICE # 435
FOR:

Case # 7193
RHAYCOM LLC
5510 SW 32 ST 1-2,
PEMBROKE PARK, FL 33023

Bill To:

RHAYCOM LLC
5510 SW 32 ST 1-2,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(k); 5-105; 5-104 and 5-17		
	Final Order 10/19/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
121	Day(s) of Per Diem from (12/19/2022-04/19/2023)	\$ 250.00	\$ 30,250.00
Balance			\$ 30,350.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

RHAYCOM LLC

5510 SW 32 ST, PEMBROKE PARK, FL
33023 1-2

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

RHAYCOM LLC

PO BOX 1720
DANIA BEACH, FL 33004

Case #:

7193

Date:

03/31/2023

Property Owner:

RHAYCOM LLC

PO BOX 1720
DANIA BEACH, FL 33004

Property Description:

514230120030

Certified Mail #:

Legal Description:

LEE-MILL SUB 50-25 B LOT 3 BLK 1

AKA:

5510 SW 32 ST, PEMBROKE PARK, FL
33023 1-2

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of April, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

7193

Petitioner,

vs.

RHAYCOM LLC

5510 SW 32 ST, PEMBROKE PARK, FL
33023 1-2

Respondent(s)

On 3/31/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: RHAYCOM LLC
Address: PO BOX 1720 DANIA BEACH, FL 33004
Folio: 514230120030
Site Address: 5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2
Legal Description: LEE-MILL SUB 50-25 B LOT 3 BLK 1

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 3/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/31/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 3/31/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/31/2023

Notes/Mean of Correction:

- 1.The entire parking area is in disrepair and requires maintenance. Obtain plans and inspections for required building permits
 - 2.The parking area has no lines and stripes separating parking spots. Obtain plans and inspections for required zoning permits
 - 3.There are bare spots on the lawn of this property. Re-sod all bare spots
 - 4.There is a fence that has been installed without a permit. Obtain plans and inspections for required building permits
 5. There is a closed off section that has been added onto the fence that is not up to code. Remove the section of fence that is closing off a portion of the backyard.
- Items 1-5 are not corrected.

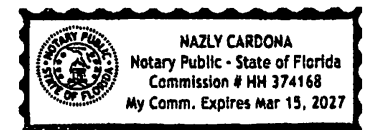
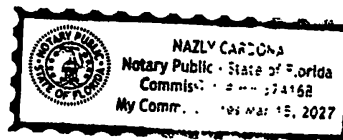
Further, Affiant sayeth naught


Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/31/2023


NOTARY PUBLIC, STATE OF FLORIDA





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 #:
7193

Petitioner,

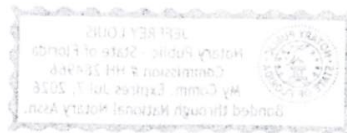
vs.

RHAYCOM LLC
5510 SW 32 ST, PEMBROKE PARK, FL
33023 1-2

Respondent(s)

On 1/9/2023 I LUCIE MANZEROLLE 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: RHAYCOM LLC
Address: PO BOX 1720 DANIA BEACH, FL 33004
Folio: 514230120030
Site Address: 5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2
Legal Description: LEE-MILL SUB 50-25 B LOT 3 BLK 1



Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 1/9/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/9/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	1/9/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/9/2023

Further, Affiant sayeth naught

STATE OF FLORIDA

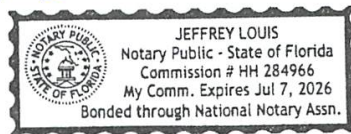
COUNTY OF BROWARD

Erik V. V. V.

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/9/2023

Jeffrey Louis
NOTARY PUBLIC, STATE OF FLORIDA



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7193
Petitioner,)
)
vs.)
)
RHAYCOM LLC)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 19, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

PROPERTY OWNER: RHAYCOM LLC

FOLIO NO.: 5142 30 12 0030

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 2 BLK 1

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(k); 5-104; 5-105; and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

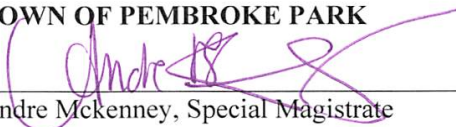
THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(k); 5-104; 5-105; and 5-17. **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 19th day of October 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A separate fine of 250.00 per day shall be assessed for each of the above listed violations

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
This 19th day of October 2022.

TOWN OF PEMBROKE PARK


Andre Mckenney, Special Magistrate

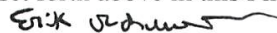
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

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

Yes _____ No X

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of October, 2022.


Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
RHAYCOM LLC	PO BOX 1720 DANIA BEACH, FL 33004	5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2

Legal Description

Case Status Open **Case #** 7193 **Date Next Inspection** 10/19/2022

Notes The entire parking area is in disrepair and requires maintenance. Obtain plans and inspections for required building permits
The parking area has no lines and stripes separating parking spots. Obtain plans and inspections for required zoning permits
There are bare spots on the lawn of this property. Re-sod all bare spots
There is a fence that has been installed without a permit. Obtain plans and inspections for required building permits
There is a closed off section that has been added onto the fence that is not up to code. Remove the section of fence that is closing off a portion of the backyard

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/28/2022		Notice of Violation	M-11 6/29/22 Affidavit of Service/Posted to Property Posted to Property
10/3/2022	10/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 10/15/22 Certified Mail 10/14/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 10/19/2022
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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

RHAYCOM LLC

CASE NO 7193

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5510 SW 32 ST, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 5510 SW 32 ST, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: RHAYCOM LLC AT 11:23 ON THE 5TH DAY OF OCTOBER 2022.

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

TYPE OF SERVICE

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



AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

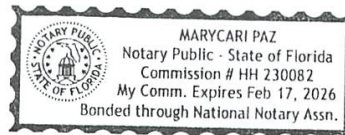
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 14 day of Oct, 2022, by Erik Richwagen as Code Enforcement Officer for the
Town of Pembroke Park.



Signature

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/03/2022

Sent To:

RHAYCOM LLC

PO BOX 1720
DANIA BEACH, FL 33004

Case #:

7193

Property Owner:

RHAYCOM LLC

PO BOX 1720
DANIA BEACH, FL 33004

Certified Mail #:

Property Description:

514230120030

Legal Description:

LEE-MILL SUB 50-25 B LOT 3 BLK 1

AKA:

5510 SW 32 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	29
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	29

BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	29
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	29

The entire parking area is in disrepair and requires maintenance. Obtain plans and inspections for required building permits

The parking area has no lines and stripes separating parking spots. Obtain plans and inspections for required zoning permits

There are bare spots on the lawn of this property. Re-sod all bare spots

There is a fence that has been installed without a permit. Obtain plans and inspections for required building permits

There is a closed off section that has been added onto the fence that is not up to code. Remove the section of fence that is closing off a portion of the backyard

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

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

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

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

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

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

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

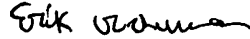
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Erik Richwagen

Code Enforcement Officer



10/3/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: RHAYCOM LLC
PO BOX 1720
DANIA BEACH, FL 33004

Case #: 7193

Date: 06/28/2022

Property Owner: RHAYCOM LLC
PO BOX 1720
DANIA BEACH, FL 33004

Property Description: 514230120030

Certified Mail #:

Legal Description: LEE-MILL SUB 50-25 B LOT 3 BLK 1

AKA: 5510 SW 32 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	29
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Notes/Mean of Correction:

The entire parking area is in disrepair and requires maintenance. Obtain plans and inspections for required building permits

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There are bare spots on the lawn of this property. Re-sod all bare spots

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There is a closed off section that has been added onto the fence that is not up to code. Remove the section of fence that is closing off a portion of the backyard

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

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



Erik Richwagen
Code Enforcement Officer









MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	5510 SW 32 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0030
Property Owner	RHAYCOM LLC	Millage	0613
Mailing Address	PO BOX 1720 DANIA BEACH FL 33004	Use	08-02
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 3 BLK 1		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$12,000	\$213,900	\$225,900	\$211,070	
2021	\$12,000	\$192,210	\$204,210	\$191,890	\$4,206.14
2020	\$12,000	\$162,450	\$174,450	\$174,450	\$3,764.95

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$225,900	\$225,900	\$225,900	\$225,900
Portability	0	0	0	0
Assessed/SOH	\$211,070	\$225,900	\$211,070	\$211,070
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$211,070	\$225,900	\$211,070	\$211,070

Sales History

Date	Type	Price	Book/Page or CIN
4/29/2019	QCD-D	\$145,000	115769099
7/1/2017	QCD-D	\$105,000	114917890
10/18/2016	QCD-D	\$103,000	113991710
3/18/2015	QCD-D	\$101,300	112874391
10/29/2014	CET-D	\$99,800	112823396

Land Calculations

Price	Factor	Type
\$2.00	6,000	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units		2
Eff./Act. Year Built: 1961/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company

RHAYCOM LLC

Filing Information

Document Number	L19000107009
FEI/EIN Number	32-0619931
Date Filed	04/18/2019
Effective Date	04/18/2019
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/26/2020
Event Effective Date	NONE

Principal Address

5201 RAVENSWOOD RD
Suite 114
DANIA BEACH, FL 33312

Changed: 09/10/2021

Mailing Address

PO BOX 1720
DANIA BEACH, FL 33004

Registered Agent Name & Address

GMAX MANAGEMENT LLC
5201 RAVENSWOOD RD STE 114
FT LAUDERDALE, FL 33312

Address Changed: 03/09/2022

Authorized Person(s) Detail

Name & Address

Title MGR

MOHADED, HUGO C
5201 RAVENSWOOD RD
SUITE 114
DANIA BEACH, FL 33312

Annual Reports

Report Year	Filed Date
2020	03/10/2020
2021	02/24/2021
2022	03/09/2022

Document Images

03/09/2022 -- ANNUAL REPORT	View image in PDF format
02/24/2021 -- ANNUAL REPORT	View image in PDF format
10/26/2020 -- LC Amendment	View image in PDF format
03/10/2020 -- ANNUAL REPORT	View image in PDF format
04/18/2019 -- Florida Limited Liability	View image in PDF format

Case Overview

Property/Incident Information

Owner	Address	Site Address
DCT/CE LLC %PROLOGIS RE TAX	1800 WAZEE ST DENVER, CO 80202	2500 COMMERCE CENTER WAY, PEMBROKE PARK, FL 33023 #800

Folio

514220200010

Legal Description

SENECA COMMERCE CENTER 182-11 B TR A

Case Status	Open	Case #	7284	Date Next Inspection	10/27/2023
--------------------	------	---------------	------	-----------------------------	------------

Notes

1. Installed racks without a permit. Obtain plans for permits and inspections.
 2. Altered electrical without a permit. Obtain plans for permits and inspections.
 3. Installed loading and unloading ramp without a permit. Obtain plans for permits and inspections.
 4. Operating without a Business Tax Receipt/Certificate of Use. Obtain BTR/CU and display inside unit. Contact Lisa at the Building Dept.
- Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext. 182 to obtain your permit.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/15/2022		Notice of Violation	Regular Mail
5/4/2023		Affidavit of Non-Compliance	Certified Mail
5/4/2023	5/17/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/17/2023	5/17/2023	Final Order	Certified Mail
10/27/2023		Affidavit of Non-Compliance	Certified Mail Regular Mail
10/27/2023	11/15/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/27/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/27/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 10/27/2023

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 10/27/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 10/27/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 10/27/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$30,000.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$30,100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$30,100.00

Town of Pembroke Park

INVOICE

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



DATE: November 14, 2023
INVOICE # 435
FOR:

Case # 7284
DCT/CE LLC %PROLOGIS RE
TAX
2500 COMMERCE CENTER
WAY #800,
PEMBROKE PARK, FL 33023

Bill To:
DCT/CE LLC %PROLOGIS RE
TAX
2500 COMMERCE CENTER
WAY #800,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 5-17; 15-17; 15-175; 15-177 and 15-40		
	Final Order 05/17/2023		
1	Admin Fee	\$ 100.00	\$ 100.00
122	Day(s) of Per Diem from (07/16/2023-11/15/2023)	\$ 250.00	\$ 30,500.00
Balance			\$ 30,600.00

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

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
DCT/CE LLC %PROLOGIS RE TAX		CASE NO. 7284
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: DCT/CE LLC %PROLOGIS RE TAX

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2500 COMMERCE CENTER WAY, PEMBROKE PARK, FL 33023 #800

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: DCT/CE LLC %PROLOGIS RE TAX AT 1:09 P.M. ON THE 03 DAY OF NOVEMBER 2023.

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

TYPE OF SERVICE

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

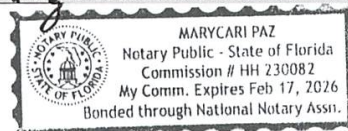
[Signature] 11/8/23
AFFIANT

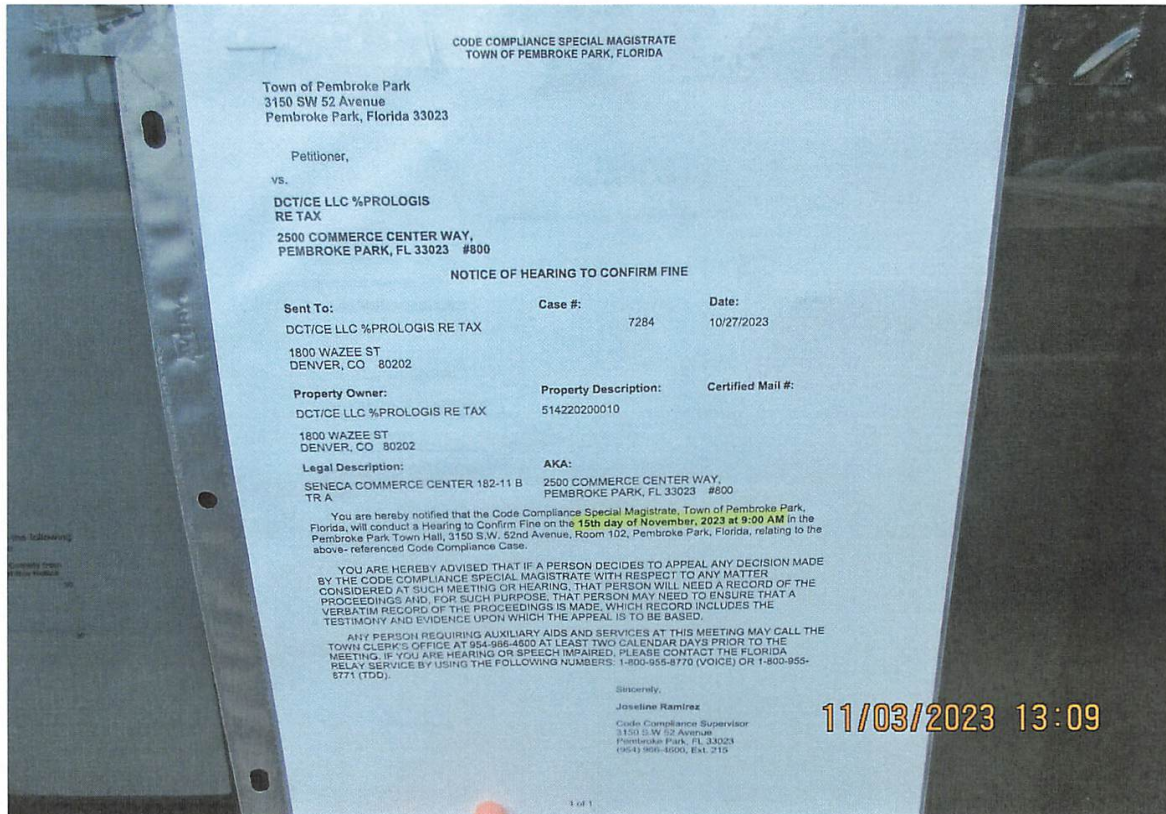
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of Nov, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

DCT/CE LLC %PROLOGIS
RE TAX

2500 COMMERCE CENTER WAY,
PEMBROKE PARK, FL 33023 #800

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

Case #:

Date:

DCT/CE LLC %PROLOGIS RE TAX

7284

10/27/2023

1800 WAZEE ST
DENVER, CO 80202

Property Owner:

Property Description:

Certified Mail #:

DCT/CE LLC %PROLOGIS RE TAX

514220200010

1800 WAZEE ST
DENVER, CO 80202

Legal Description:

AKA:

SENECA COMMERCE CENTER 182-11 B
TR A

2500 COMMERCE CENTER WAY,
PEMBROKE PARK, FL 33023 #800

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of November, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

7284

Petitioner,

vs.

DCT/CE LLC %PROLOGIS
RE TAX

2500 COMMERCE CENTER WAY,
PEMBROKE PARK, FL 33023 #800

Respondent(s)

On 10/27/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	DCT/CE LLC %PROLOGIS RE TAX
Address:	1800 WAZEE ST DENVER, CO 80202
Folio:	514220200010
Site Address:	2500 COMMERCE CENTER WAY, PEMBROKE PARK, FL 33023 #800
Legal Description:	SENECA COMMERCE CENTER 182-11 B TR A

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/27/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/27/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	10/27/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	10/27/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	10/27/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	10/27/2023

Notes/Mean of Correction:

1. Installed racks without a permit. Obtain plans for permits and inspections. Permit #22350537-0 complete.
2. Altered electrical without a permit. Obtain plans for permits and inspections. Permit #2211420-0 complete.
3. Installed loading and unloading ramp without a permit. Obtain plans for permits and inspections. Incomplete, provide permit #. Not corrected.
4. Operating without a Business Tax Receipt/Certificate of Use. Obtain BTR/CU and display inside unit. Call for re-inspection when BTR is in display within unit. Business Owner is up to date with BTR.

Further, Affiant sayeth naught

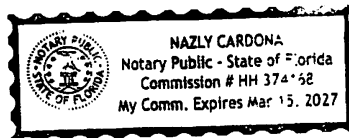
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/27/2023


NOTARY PUBLIC, STATE OF FLORIDA



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7284
Petitioner,)
vs.)
DCT/CE LLC %PROLOGIS RE TAX)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 17th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO ✓

SUBJECT REAL PROPERTY: 2500 COMMERCE CENTER WAY #800, PEMBROKE PARK, FL 33023 s

PROPERTY OWNER: DCT/CE LLC %PROLOGIS RE TAX

FOLIO NO.: 5142 20 20 0010

LEGAL DESCRIPTION: SENECA COMMERCE CENTER 182-11 B TRACT "A" LESS AND EXC THE POR'S DESC AS BUILDING AREA 1-3 AKA: COMMON AREA

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17- 15-17; 15-175; 15-177 and 15-40. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17- 15-17; 15-175; 15-177 and 15-40 WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 17th day of May 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 17th day of May 2023.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of May, 2023.



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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: DCT/CE LLC %PROLOGIS RE TAX NOV #8516 HCF #7284 2500 COMMERCE CENTER WAY #300, PEMBROKE PARK, FL 33023		B. Received by (<i>Printed Name</i>) C. Date of Delivery	
2. Article Number (<i>Transfer from service label</i>) 9590 9402 7581 2098 7767 72		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No RECEIVED NOV 06 2023	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

7022 2410 0001 1497 2369

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **8.77**

Total Postage and Fees
\$

Sent To
CORPORATION SERVICE COMPANY
NOV #8516 HCF #7284
1201 HAYS STREET,
TALLAHASSEE, FL 32301

City, State, ZIP+4®

PS Form 3800, Apr 2012

7022 2410 0001 1497 2369

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **8.77**

Total Postage and Fees
\$

Sent To
DCT/CE LLC %PROLOGIS RE TAX
NOV #8516 HCF #7284
2500 COMMERCE CENTER WAY #300,
PEMBROKE PARK, FL 33023

City, State, ZIP+4®

PS Form 3800, Apr 2012

7022 2410 0001 1497 2376

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **8.77**

Total Postage and Fees
\$

Sent To
DCT/CE LLC %PROLOGIS RE TAX
NOV #8516 HCF #7284
1800 WAZEE ST
DENVER CO 80202

City, State, ZIP+4®

PS Form 3800, Apr 2012

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

NOV 7284

Hasler

FIRST CLASS MAIL

07/15/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Sent To:

Case #:

DCT/CE LLC %PROLOGIS RE TAX

7284

1800 WAZEE ST
DENVER, CO 80202

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

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

OFFICIAL USE

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

Postage
\$ 7.85

Total Postage and Fees
\$

Sent To
DCT/CE LLC %PROLOGIS RE TAX
NOH #7284
2500 COMMERCE CENTER WAY, #800
PEMBROKE PARK, FL 33023

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

PS Form 3800, April 2019

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

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

OFFICIAL USE

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

Postage
\$ 7.85

Total Postage and Fees
\$

Sent To
DCT/CE LLC %PROLOGIS RE TAX
NOH #7284
1800 WAZEE ST
DENVER CO 80202

City, State, ZIP+4®
DENVER CO 80202

PS Form 3800, April 2019

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

Postage
\$ 7.85

Total Postage and Fees
\$

Sent To
CORPORATION SERVICE COMPANY
NOH #7284
1201 HAYS STREET,
TALLAHASSEE, FL 32301

City, State, ZIP+4®
TALLAHASSEE, FL 32301

PS Form 3800, April 2019

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Postage
\$

Total Postage and Fees
\$

Sent To
CORPORATION SERVICE COMPANY
FO #7284
1201 HAYS STREET,
TALLAHASSEE, FL 32301

City, State, ZIP+4®
TALLAHASSEE, FL 32301

PS Form 3800, April 2019

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Postage
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Total Postage and Fees
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Sent To
DCT/CE LLC %PROLOGIS RE TAX
FO #7284
2500 COMMERCE CENTER WAY, #800
PEMBROKE PARK, FL 33023

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

PS Form 3800, April 2019

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DCT/CE LLC %PROLOGIS RE TAX
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DENVER CO 80202

City, State, ZIP+4®
DENVER CO 80202

PS Form 3800, April 2019

TOWN OF PEMBROKE PARK

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

NOV 7284

Hasler

FIRST-CLASS MAIL

07/15/2022

US POSTAGE \$000.57⁹



ZIP 33023
011D10656696

DLT/CE LLC % Prologis RE TAX
2500 Commerce Ctr Way #800
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
DCT/CE LLC %PROLOGIS RE TAX	1800 WAZEE ST DENVER, CO 80202	2500 COMMERCE CENTER WAY, PEMBROKE PARK, FL 33023 #800

Folio

514220200010

Legal Description

Case Status	Open	Case #	7284	Date Next Inspection	5/17/2023
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Installed racks without a permit. Obtain plans for permits and inspections.
 2. Altered electrical without a permit. Obtain plans for permits and inspections.
 3. Installed loading and unloading ramp without a permit. Obtain plans for permits and inspections.
 4. Operating without a Business Tax Receipt/Certificate of Use. Obtain BTR/CU and display inside unit. Contact Lisa at the Building Dept.
- Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext. 182 to obtain your permit.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/15/2022		Notice of Violation	Regular Mail
5/4/2023		Affidavit of Non-Compliance	Certified Mail
5/4/2023	5/17/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/17/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/17/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 5/17/2023

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 5/17/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 5/17/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 5/17/2023




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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
05/04/2023

Sent To:
DCT/CE LLC %PROLOGIS RE TAX
1800 WAZEE ST
DENVER, CO 80202

Case #:
7284

Property Owner:
DCT/CE LLC %PROLOGIS RE TAX
1800 WAZEE ST
DENVER, CO 80202

Certified Mail #:

Property Description:
514220200010

Legal Description:
SENECA COMMERCE CENTER 182-11 B
TR A

AKA:
2500 COMMERCE CENTER WAY,
PEMBROKE PARK, FL 33023 #800

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/15/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105, - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	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, related plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30

05/05/2023 11:29



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/04/2023

Sent To:

DCT/CE LLC %PROLOGIS RE TAX

1800 WAZEE ST
DENVER, CO 80202

Property Owner:

DCT/CE LLC %PROLOGIS RE TAX

1800 WAZEE ST
DENVER, CO 80202

Property Description:

514220200010

Legal Description:

SENECA COMMERCE CENTER 182-11 B
TR A

AKA:

2500 COMMERCE CENTER WAY,
PEMBROKE PARK, FL 33023 #800

Case #:

7284

Certified Mail #:

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LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	30

1. Installed racks without a permit. Obtain plans for permits and inspections.
 2. Altered electrical without a permit. Obtain plans for permits and inspections.
 3. Installed loading and unloading ramp without a permit. Obtain plans for permits and inspections.
 4. Operating without a Business Tax Receipt/Certificate of Use. Obtain BTR/CU and display inside unit.
- Contact Lisa at the Building Dept.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext. 182 to obtain your permit.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of May, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

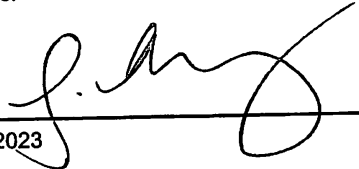
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


5/4/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

7284

Petitioner,

vs.

DCT/CE LLC %PROLOGIS
RE TAX

2500 COMMERCE CENTER WAY,
PEMBROKE PARK, FL 33023 #800

Respondent(s)

On 5/4/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

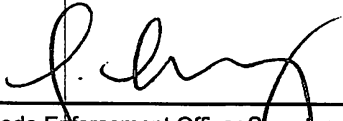
Owner Name:	DCT/CE LLC %PROLOGIS RE TAX
Address:	1800 WAZEE ST DENVER, CO 80202
Folio:	514220200010
Site Address:	2500 COMMERCE CENTER WAY, PEMBROKE PARK, FL 33023 #800
Legal Description:	SENECA COMMERCE CENTER 182-11 B TR A

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/4/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/4/2023
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LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a) No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b) Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c) Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d) One and two family residence...	Not in Compliance - Reinspection Date: 5/4/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7 -1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 5/4/2023
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Notes/Mean of Correction:

1. Installed racks without a permit. Obtain plans for permits and inspections. Permit #22350537-0 in process, in-complete.
2. Altered electrical without a permit. Obtain plans for permits and inspections. Permit #2211420-0 complete.
3. Installed loading and unloading ramp without a permit. Obtain plans for permits and inspections. In-complete, provide permit #.
4. Operating without a Business Tax Receipt/Certificate of Use. Obtain BTR/CU and display inside unit. Contact Lisa at the Building Dept. In-complete, no BTR on file, call for re-inspection when BTR is in display within unit.

Further, Affiant sayeth naught



Code Enforcement Officer Signature

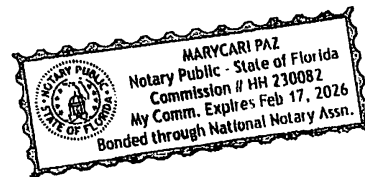
STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/4/2023



NOTARY PUBLIC, STATE OF FLORIDA





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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: DCT/CE LLC %PROLOGIS RE TAX
1800 WAZEE ST
DENVER, CO 80202

Case #: 7284

Date: 07/15/2022

Property Owner: DCT/CE LLC %PROLOGIS RE TAX
1800 WAZEE ST
DENVER, CO 80202

Property Description: 514220200010

Certified Mail #:

Legal Description: SENECA COMMERCE CENTER 182-11 B TR A

AKA: 2500 COMMERCE CENTER WAY,
PEMBROKE PARK, FL 33023 #800

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/15/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext. 182 to obtain your 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.



Joseline Ramirez
Chief Code Enforcement Officer



Site Address	2500 COMMERCE CENTER WAY, PEMBROKE PARK FL 33023	ID #	5142 20 20 0010
Property Owner	DCT/CE LLC %PROLOGIS RE TAX	Millage	0613
Mailing Address	1800 WAZEE ST DENVER CO 80202	Use	48-09
Abbr Legal Description	SENECA COMMERCE CENTER 182-11 B TR A		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$9,938,030	\$26,353,580	\$36,291,610	\$26,299,510	
2021	\$7,699,020	\$16,209,630	\$23,908,650	\$23,908,650	\$514,145.97
2020	\$7,699,020	\$16,209,630	\$23,908,650	\$23,908,650	\$515,991.70

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$36,291,610	\$36,291,610	\$36,291,610	\$36,291,610
Portability	0	0	0	0
Assessed/SOH	\$26,299,510	\$36,291,610	\$26,299,510	\$26,299,510
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	\$26,299,510	\$36,291,610	\$26,299,510	\$26,299,510

Sales History

Date	Type	Price	Book/Page or CIN

Land Calculations

Price	Factor	Type
\$7.00	1,410,000	SF
\$0.10	680,253	SF
Adj. Bldg. S.F. (Card, Sketch)		225021
Eff./Act. Year Built: 2020/2019		

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
DCT/CE LLC

Filing Information

Document Number M13000007815
FEI/EIN Number 46-4280376
Date Filed 12/10/2013
State DE
Status ACTIVE

Principal Address

1800 Wazee Street
Suite 500
DENVER, CO 80202

Changed: 02/14/2019

Mailing Address

1800 Wazee Street
Suite 500
DENVER, CO 80202

Changed: 02/14/2019

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title Member

CA-EA LLC
1800 Wazee Street
Suite 500
DENVER, CO 80202

Annual Reports

Report Year	Filed Date
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TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 7284

Hasler

FIRST CLASS MAIL

07/15/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Sent To:

Case #:

DCT/CE LLC %PROLOGIS RE TAX

7284

1800 WAZEE ST
DENVER, CO 80202

TOWN OF PEMBROKE PARK

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

NOV 7284

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

Hasler

FIRST CLASS MAIL

07/15/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK

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

NOV 7284

Hasler

FIRST CLASS MAIL

07/15/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

DLT/CE LLC % Prologis RE TAX
2500 Commerce Ctr Way #800
Pembroke Park, FL 33023

7022 2410 0001 1497 5247

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OFFICIAL USE

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

Postage
\$7.85

Total Postage and Fees
\$7.85

Sent To
 DCT/CE LLC %PROLOGIS RE TAX
 NOH #7284
 2500 COMMERCE CENTER WAY, #800
 PEMBROKE PARK, FL 33023

City, State, ZIP+4®
 PS Form 3800, April 2007

Postmark Here

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

Postage
\$7.85

Total Postage and Fees
\$7.85

Sent To
 DCT/CE LLC %PROLOGIS RE TAX
 NOH #7284
 1800 WAZEE ST
 DENVER CO 80202

City, State, ZIP+4®
 PS Form 3800, April 2007

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7022 2410 0001 1497 5223

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

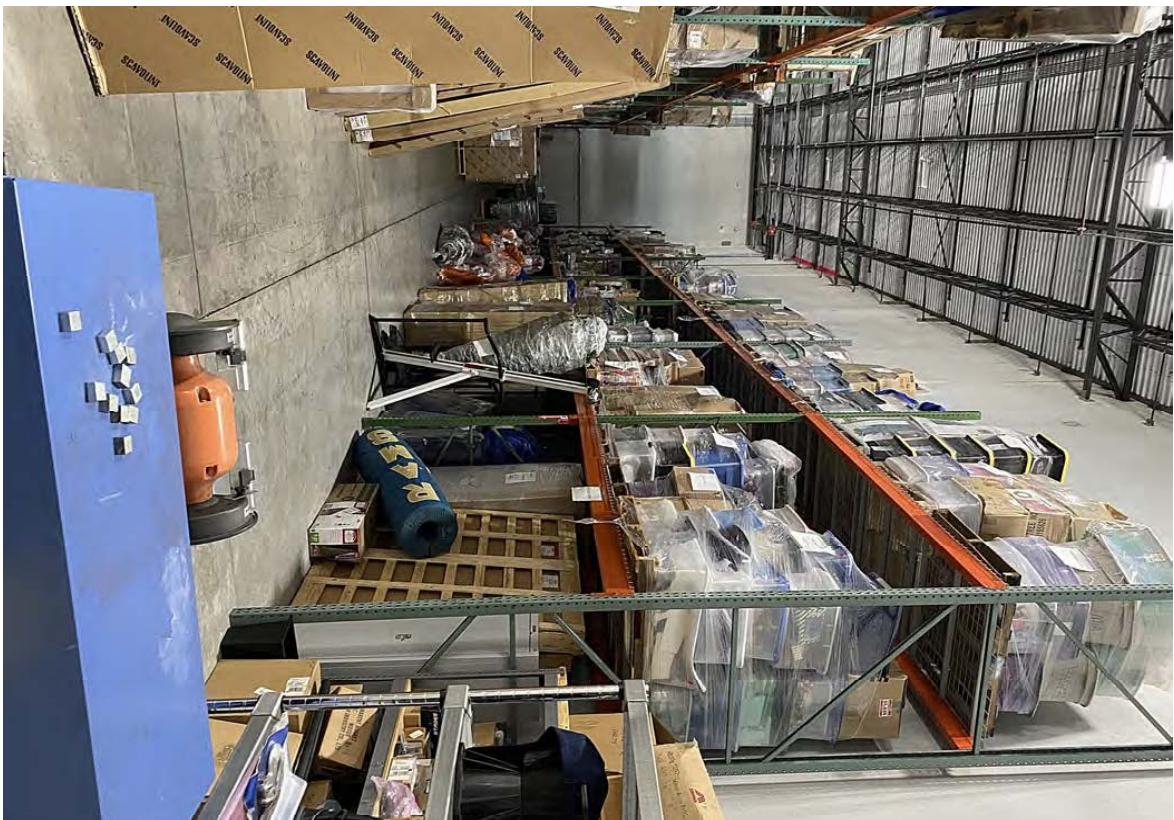
Postage
\$7.85

Total Postage and Fees
\$7.85

Sent To
 CORPORATION SERVICE COMPANY
 NOH #7284
 1201 HAYS STREET,
 TALLAHASSEE, FL 32301

City, State, ZIP+4®
 PS Form 3800, April 2007

Postmark Here









Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	3272 SW 52 AVE, PEMBROKE PARK, FL 33023 #3214 SW 52 AVE, Pembroke Park, FL 33023

Folio

514230180010

Legal Description

TOWN LAKE HOMES 68-16 B LOT 1 & 1/24 INT IN LAKE ABUTTING PROP,2 & 1/24 INT IN LAKE
ABUTTING PROP,3 BLK 1

Case Status	Open	Case #	8980	Date Next Inspection	11/15/2023
-------------	------	--------	------	----------------------	------------

Notes Property 3214 SW 52 AVE, Pembroke Park, FL 33023 is in violation of item 1-7.

1. Ceiling collapsed in bedroom area due to severe roof leaks. Obtain plans for permit and inspections to repair roof.
2. Ceiling leak detected in living room area. Repair ceiling leak.
3. A/C Unit from 2015 installed without permit. Obtain plans for permit and inspections.
4. Installed water heater without a permit. Obtain plans for permit and inspections
5. Bathroom vanity/cabinet is eroded from water damage. Replace with permit.
6. Bathroom vent is not working. Repair with permit.
7. Exterior and interior A/C unit have dirt build up. Clean and maintenance interior a/c unit and exterior a/c unit.

Double permit fee assessed for work done without permit.
Contact the Building Dept for permit inquiry at 954-966-4600, ext. 182.
Repeat offense ref case 8438.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/10/2023		Notice of Violation	Certified Mail
10/10/2023	10/18/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/19/2023	10/18/2023	Final Order	Certified Mail
10/24/2023	11/15/2023	Notice of Formal Hearing - Extension of Time	Certified Mail Hand Posted to Property

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: 11/15/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 11/15/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/15/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/15/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$12,500.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$12,600.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$12,600.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

INFINITY AZURE LLC)

CASE NO. 8980

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 3214 SW 52 AVE. PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 09:48AM. ON THE 13 DAY OF OCTOBER 2023.

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

TYPE OF SERVICE

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

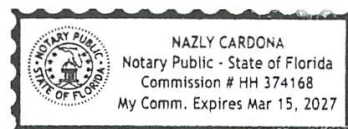
Josefine Ramirez 10/16/23
AFFIANT

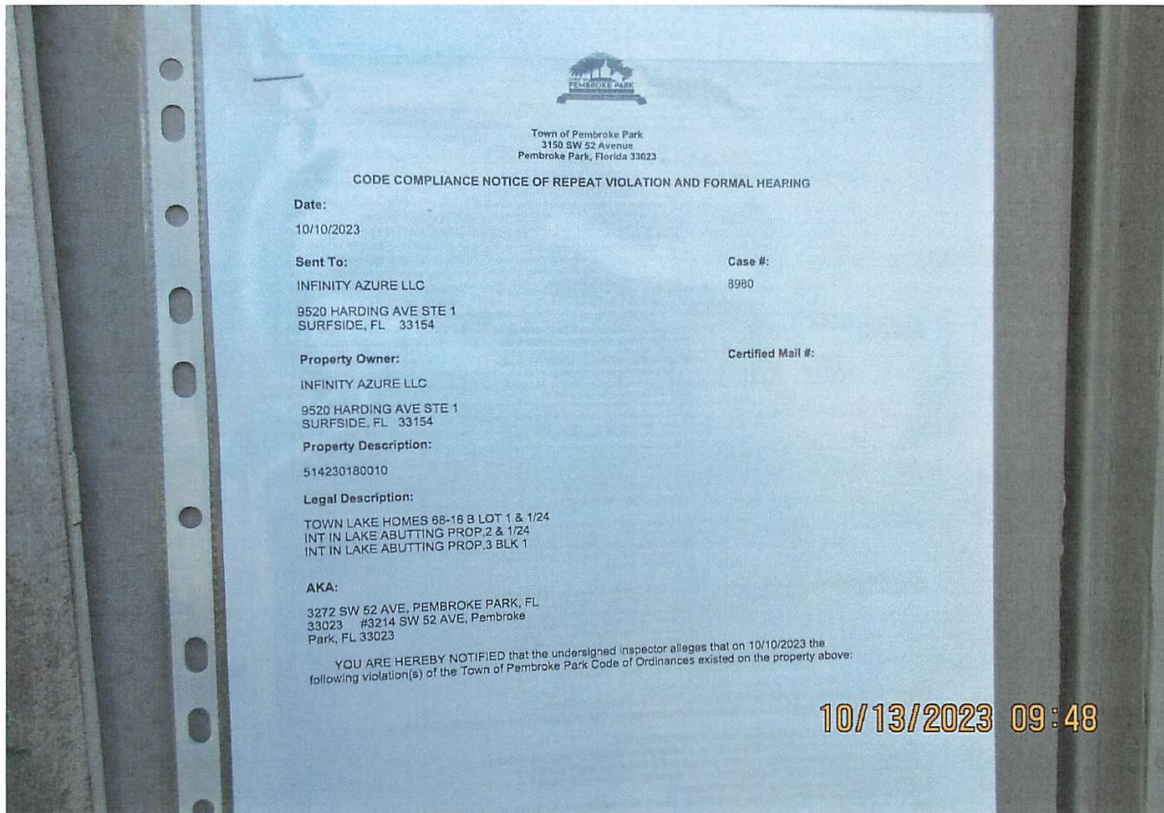
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16 day of oct, 2023, by Josefine Ramirez, as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

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







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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

10/10/2023

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

8980

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230180010

Legal Description:

TOWN LAKE HOMES 68-16 B LOT 1 & 1/24
INT IN LAKE ABUTTING PROP,2 & 1/24
INT IN LAKE ABUTTING PROP,3 BLK 1

AKA:

3272 SW 52 AVE, PEMBROKE PARK, FL
33023 #3214 SW 52 AVE, Pembroke
Park, FL 33023

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	8
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	8
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	8
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	8

Property 3214 SW 52 AVE, Pembroke Park, FL 33023 is in violation of item 1-7.

1. Ceiling collapsed in bedroom area due to severe roof leaks. Obtain plans for permit and inspections to repair roof.
 2. Ceiling leak detected in living room area. Repair ceiling leak.
 3. A/C Unit from 2015 installed without permit. Obtain plans for permit and inspections.
 4. Installed water heater without a permit. Obtain plans for permit and inspections
 5. Bathroom vanity/cabinet is eroded from water damage. Replace with permit.
 6. Bathroom vent is not working. Repair with permit.
 7. Exterior and interior A/C unit have dirt build up. Clean and maintenance interior a/c unit and exterior a/c unit.
- Double permit fee assessed for work done without permit.
Contact the Building Dept for permit inquiry at 954-966-4600, ext. 182.
Repeat offense ref case 8438.

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

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

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

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

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

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

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

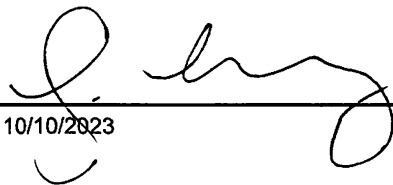
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


10/10/2023



Site Address	3272 SW 52 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 18 0010
Property Owner	INFINITY AZURE LLC	Millage	0613
Mailing Address	9520 HARDING AVE STE 1 SURFSIDE FL 33154	Use	03-01
Abbr Legal Description	TOWN LAKE HOMES 68-16 B LOT 1 & 1/24 INT IN LAKE ABUTTING PROP,2 & 1/24 INT IN LAKE ABUTTING PROP,3 BLK 1		

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

* 2024 values are considered "working values" and are subject to change.									
Property Assessment Values									
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax				
2024	\$85,180	\$2,017,200	\$2,102,380	\$2,102,380					
2023	\$85,180	\$2,017,200	\$2,102,380	\$2,102,380					
2022	\$85,180	\$1,832,430	\$1,917,610	\$1,917,610	\$40,500.69				
2024 Exemptions and Taxable Values by Taxing Authority									
	County	School Board	Municipal	Independent					
Just Value	\$2,102,380	\$2,102,380	\$2,102,380	\$2,102,380					
Portability	0	0	0	0					
Assessed/SOH	\$2,102,380	\$2,102,380	\$2,102,380	\$2,102,380					
Homestead	0	0	0	0					
Add. Homestead	0	0	0	0					
Wid/Vet/Dis	0	0	0	0					
Senior	0	0	0	0					
Exempt Type	0	0	0	0					
Taxable	\$2,102,380	\$2,102,380	\$2,102,380	\$2,102,380					
Sales History				Land Calculations					
Date	Type	Price	Book/Page or CIN	Price	Factor	Type			
5/24/2021	SW*-D	\$31,750,000	117307491	\$2.00	42,589	SF			
1/30/2018	QC*-T	\$100	114868624						
2/1/1974	WD*	\$3,350,000	5625 / 754						
				Adj. Bldg. S.F. (Card, Sketch)					12420
				Units					16
				Eff./Act. Year Built: 1973/1972					
Special Assessments									
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	
06									
R									
16									



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

Detail by Entity Name

Florida Limited Liability Company
INFINITY AZURE LLC

Filing Information

Document Number	L21000115852
FEI/EIN Number	86-3113914
Date Filed	03/19/2021
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	06/23/2023
Event Effective Date	NONE

Principal Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Mailing Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Registered Agent Name & Address

LAW OFFICES OF ISAAC BENMERGUI, P.A.
10800 BISCAYNE BLVD
SUITE 650
NORTH MIAMI, FL 33161

Name Changed: 06/23/2023

Address Changed: 06/23/2023

Authorized Person(s) Detail

Name & Address

Title MGR

INFINITY BH CORP
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Annual Reports

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OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **8.53**

Total Postage and Fee
 \$

Sent To
 INFINITY AZURE LLC
 NOH #8980
 3272 SW 52 AVE,
 PEMBROKE PARK, FL 33023

City, State, ZIP+4®

PS Form 3800, April 2019 PSN 7530-02-000-9053

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

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

Postage
 \$ **8.53**

Total Postage and Fee
 \$

Sent To
 LAW OFFICES OF ISAAC BENMERGUI, P.A.
 NOH #8980
 10800 BISCAYNE BLVD, SUITE 650
 NORTH MIAMI, FL 33161

City, State, ZIP+4®

PS Form 3800, April 2019 PSN 7530-02-000-9053

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☐ Adult Signature Restricted Delivery	\$

Postage
 \$ **8.53**

Total Postage and Fee
 \$

Sent To
 INFINITY AZURE LLC
 NOH #8980
 3214 SW 52 AVE,
 PEMBROKE PARK, FL 33023

City, State, ZIP+4®

PS Form 3800, April 2019 PSN 7530-02-000-9053

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OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **8.53**

Total Postage and Fee
 \$

Sent To
 INFINITY AZURE LLC
 NOH #8980
 9520 HARDING AVE STE 1
 SURFSIDE FL 33154

City, State, ZIP+4®

PS Form 3800, April 2019 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 ☒ Agent ☐ Addressee B. Received by (Printed Name) Rachel H. Smith C. Date of Delivery OCT 14 2023 D. Is delivery address different from item 1? ☒ Yes If YES, enter delivery address below: ☐ No												
1. Article Addressed to: INFINITY AZURE LLC NOH #8980 3214 SW 52 AVE, PEMBROKE PARK, FL 33023 9590 9402 7581 2098 7707 25	3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ 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													
2. Article Number (Transfer from service label) 7022 2410 0001 1497 2291	Domestic Return Receipt												

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

7022 2410 0001 1497 3595

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and
 \$

Sent To
 INFINITY AZURE LLC
 FO #8980
 Street and Apt. No.
 9520 HARDING AVE STE 1
 City, State, ZIP+4®
 SURFSIDE FL 33154

PS Form 3800, April 2013 PSN 7530-02-000-9057 See Reverse for Instructions

7022 2410 0001 1497 3618

U.S. Postal Service™
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OFFICIAL USE

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

Postage
 \$

Total Postage and
 \$

Sent To
 INFINITY AZURE LLC
 FO #8980
 Street and Apt. No.
 3214 SW 52 AVE,
 City, State, ZIP+4®
 PEMBROKE PARK, FL 33023

PS Form 3800, April 2013 PSN 7530-02-000-9057 See Reverse for Instructions

7022 2410 0001 1497 3601

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and
 \$

Sent To
 INFINITY AZURE LLC
 FO #8980
 Street and Apt. No.
 3272 SW 52 AVE,
 City, State, ZIP+4®
 PEMBROKE PARK, FL 33023

PS Form 3800, April 2013 PSN 7530-02-000-9057 See Reverse for Instructions

7022 2410 0001 1497 3588

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

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

OFFICIAL USE

Certified Mail Fee
 \$

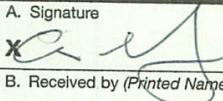
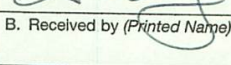
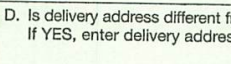
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage and
 \$

Sent To
 LAW OFFICES OF ISAAC BENMERGUI, P.A.
 FO #8980
 Street and Apt. No.
 10800 BISCAYNE BLVD, SUITE 650
 City, State, ZIP+4®
 NORTH MIAMI, FL 33161

PS Form 3800, April 2013 PSN 7530-02-000-9057 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  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: INFINITY AZURE LLC FO #8980 9520 HARDING AVE STE 1 SURFSIDE FL 33154 Barcode: 9590 9402 7581 2098 7768 71	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
2. Article Number (Transfer from service label) 7022 2410 0001 1497 3595	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:

LAW OFFICES OF ISAAC BENMERGUI, P.A.
NOH #8980
10800 BISCAYNE BLVD, SUITE 650
NORTH MIAMI, FL 33161



9590 9402 7581 2098 7707 18

2. Article Number (Transfer from service label)

7022 2410 0001 1497 2277

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail Restricted Delivery (00)
- ☐ 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:

LAW OFFICES OF ISAAC BENMERGUI, P.A.
FO #8980
10800 BISCAYNE BLVD, SUITE 650
NORTH MIAMI, FL 33161



9590 9402 7581 2098 7769 18

2. Article Number (Transfer from service label)

7022 2410 0001 1497 3588

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail Restricted Delivery (00)
- ☐ 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:

LAW OFFICES OF ISAAC BENMERGUI, P.A.
HET #8980
10800 BISCAYNE BLVD, SUITE 650
NORTH MIAMI, FL 33161



9590 9402 7581 2098 7728 66

2. Article Number (Transfer from service label)

7022 2410 0001 1497 2406

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

RECEIVED NOV 03 2023

3. Service Type

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

Domestic Return Receipt

7022 2410 0001 1497 2420

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **8.53**

Total Postage and Fees
 \$

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

INFINITY AZURE LLC
 HET #8980
 3272 SW 52 AVE,
 PEMBROKE PARK, FL 33023

Postmark Here

PS Form 3800, April 2010 PSN 7530-01-000-9000

7022 2410 0001 1497 2413

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **8.53**

Total Postage and Fees
 \$

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

INFINITY AZURE LLC
 HET #8980
 9520 HARDING AVE STE 1
 SURFSIDE FL 33154

Postmark Here

PS Form 3800, April 2010 PSN 7530-01-000-9000

7022 2410 0001 1497 2437

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **8.53**

Total Postage and Fees
 \$

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

INFINITY AZURE LLC
 HET #8980
 3214 SW 52 AVE,
 PEMBROKE PARK, FL 33023

Postmark Here

PS Form 3800, April 2010 PSN 7530-01-000-9000

7022 2410 0001 1497 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
 \$ **8.53**

Total Postage and Fees
 \$

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

LAW OFFICES OF ISAAC BENMERGOL, P.A.
 HET #8980
 10800 BISCAYNE BLVD, SUITE 650
 NORTH MIAMI, FL 33161

Postmark Here

PS Form 3800, April 2010 PSN 7530-01-000-9000

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	3272 SW 52 AVE, PEMBROKE PARK, FL 33023 #3214 SW 52 AVE, Pembroke Park, FL 33023

Folio

514230180010

Legal Description

TOWN LAKE HOMES 68-16 B LOT 1 & 1/24 INT IN LAKE ABUTTING PROP,2 & 1/24 INT IN LAKE
ABUTTING PROP,3 BLK 1

Case Status	Open	Case #	8980	Date Next Inspection	10/18/2023
--------------------	------	---------------	------	-----------------------------	------------

Notes

Property 3214 SW 52 AVE, Pembroke Park, FL 33023 is in violation of item 1-7.

1. Ceiling collapsed in bedroom area due to severe roof leaks. Obtain plans for permit and inspections to repair roof.
2. Ceiling leak detected in living room area. Repair ceiling leak.
3. A/C Unit from 2015 installed without permit. Obtain plans for permit and inspections.
4. Installed water heater without a permit. Obtain plans for permit and inspections
5. Bathroom vanity/cabinet is eroded from water damage. Replace with permit.
6. Bathroom vent is not working. Repair with permit.
7. Exterior and interior A/C unit have dirt build up. Clean and maintenance interior a/c unit and exterior a/c unit.

Double permit fee assessed for work done without permit.
Contact the Building Dept for permit inquiry at 954-966-4600, ext. 182.
Repeat offense ref case 8438.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/10/2023		Notice of Violation	Certified Mail
10/10/2023	10/18/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

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

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 10/18/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/18/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/18/2023

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

INFINITY AZURE LLC)

CASE NO. 8980

Respondent

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

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

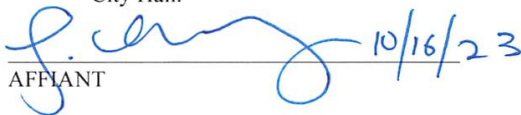
ADDRESS: 3214 SW 52 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 09:48AM. ON THE 13 DAY OF OCTOBER 2023.

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

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

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

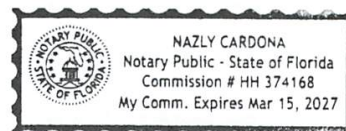

AFFIANT

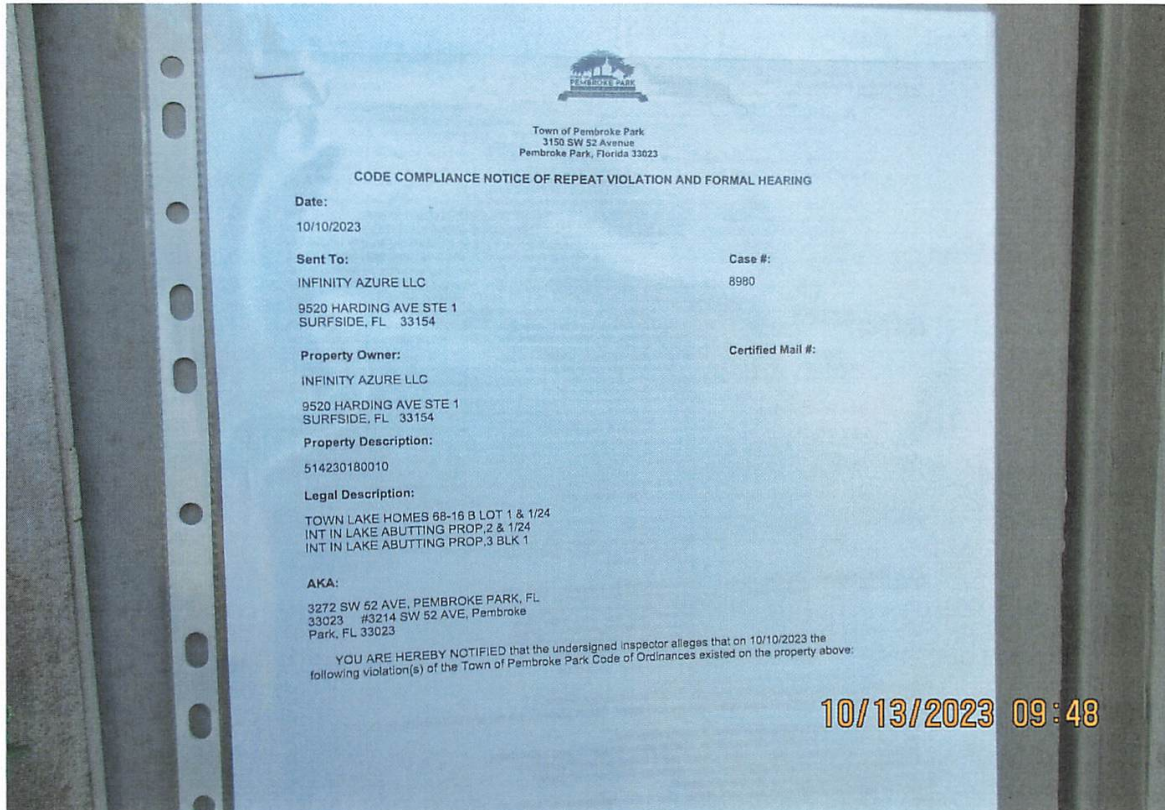
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16 day of oct, 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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







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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

10/10/2023

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

8980

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230180010

Legal Description:

TOWN LAKE HOMES 68-16 B LOT 1 & 1/24
INT IN LAKE ABUTTING PROP,2 & 1/24
INT IN LAKE ABUTTING PROP,3 BLK 1

AKA:

3272 SW 52 AVE, PEMBROKE PARK, FL
33023 #3214 SW 52 AVE, Pembroke
Park, FL 33023

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	8
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	8
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	8
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	8

Property 3214 SW 52 AVE, Pembroke Park, FL 33023 is in violation of item 1-7.

1. Ceiling collapsed in bedroom area due to severe roof leaks. Obtain plans for permit and inspections to repair roof.
 2. Ceiling leak detected in living room area. Repair ceiling leak.
 3. A/C Unit from 2015 installed without permit. Obtain plans for permit and inspections.
 4. Installed water heater without a permit. Obtain plans for permit and inspections
 5. Bathroom vanity/cabinet is eroded from water damage. Replace with permit.
 6. Bathroom vent is not working. Repair with permit.
 7. Exterior and interior A/C unit have dirt build up. Clean and maintenance interior a/c unit and exterior a/c unit.
- Double permit fee assessed for work done without permit.
Contact the Building Dept for permit inquiry at 954-966-4600, ext. 182.
Repeat offense ref case 8438.

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

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

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

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

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

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

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

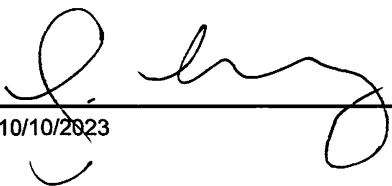
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



10/10/2023



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

Property Assessment Values

2024 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Page 331 of 345



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

Detail by Entity Name

Florida Limited Liability Company
INFINITY AZURE LLC

Filing Information

Document Number	L21000115852
FEI/EIN Number	86-3113914
Date Filed	03/19/2021
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	06/23/2023
Event Effective Date	NONE

Principal Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Mailing Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Registered Agent Name & Address

LAW OFFICES OF ISAAC BENMERGUI, P.A.
10800 BISCAYNE BLVD
SUITE 650
NORTH MIAMI, FL 33161

Name Changed: 06/23/2023

Address Changed: 06/23/2023

Authorized Person(s) Detail

Name & Address

Title MGR

INFINITY BH CORP
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Annual Reports

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

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8438
Petitioner,)
)
vs.)
)
INFINITY AZURE LLC)
Respondent(s) _____

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FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 21st, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 3294 SW 52 AVE, PEMBROKE PARK FL 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0010

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOT 1 & 1/24 INT IN LAKE ABUTTING PROP,2 & 1/24 INT IN LAKE ABUTTING PROP,3 BLK 1

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

CONCLUSIONS OF LAW

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

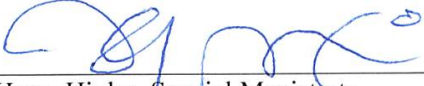
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 10 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of June 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 500 - PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 21st day of June 2023.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

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

Certificate of Service

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

Yes X No

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of June, 2023.



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



