AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING Meeting

9:00 AM - Wednesday, November 16, 2022
Council Chambers - 3150 SW 52 AVE, PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

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

5. PUBLIC HEARING

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

6. FORMAL HEARING - BUILDING OFFICIAL MIGUEL NUNEZ

12 - 24 6.1. **CASE 7823** - ROYER,ALAIN M AND THERRIEN,FRANCINE - 614 LAKE SHORE DR, PEMBROKE PARK, FL 33009 117 - FORMAL HEARING - FLORIDA BUILDING CODE SECTION(s) 105.1 - PERMIT REQUIRED - **FIRST OFFENSE**
Case Overview 7823

25 - 40 6.2. **CASE 7835** - EXCELENTE LLC - 4250 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4 - FORMAL HEARING - FLORIDA BUILDING CODE SECTION(s) 105.1 PERMIT REQUIRED; TOWN ORDINANCE SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **SECOND OFFENSE**
Case Overview 7835

7. HEARING TO ABATE FINE - BUILDING OFFICIAL MIGUEL NUNEZ

41 - 77 7.1. **CASE 6306** - PEMBROKE PARK WAREHOUSES HOLDING - 3121 SW 21 ST, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE**
Case Overview 6306

78 - 134 7.2. **CASE 6392** - ANO LLC - 1960 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE**
Case Overview 6392

8. HEARING TO CONFIRM FINE - BUILDING OFFICIAL MIGUEL NUNEZ

135 - 216 8.1. **CASE 4343** - SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP - 2501 SW 32 TER, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - FLORIDA BUILDING CODE SECTION(s) 109.4 WORK COMMENCING BEFORE PERMIT ISSUANCE - **FIRST OFFENSE**
Case Overview 4343

9. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

217 - 241 9.1. **CASE 6457** - OMAR OLAGUIBEL - 27 TRACI TERRACE EAST PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(i) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISE; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 6457

242 - 267 9.2. **CASE 6537** - I-95 REALTY INC - 2830 S PARK RD UNIT C, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 6537

268 - 298 9.3. **CASE 6548** - FIVE BY FIVE LLC - 3500 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(a)(c)(e)(d)(h)(i)(k) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISE; 5-105 - REPAIRS AND INSTALLATIONS; 5-104 - DETERMINATION OF NEED FOR CORRECTION; 5-17 - PERMIT APPLICATION; 27-33 - MAINTENANCE - **FIRST OFFENSE**
Case Overview 6548

299 - 323 9.4. **CASE 7390** - CAROLINA 31ST CORP - 2035 SW 31 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 OF USE; 15-28 - DISPLAY; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**
Case Overview 7390

324 - 341 9.5. **CASE 7433** - CARLOS GUERRERA CHAVEZ - 129 LONE PINE TERRACE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
Case Overview 7433

342 - 361 9.6. **CASE 7745** - INFINITY AZURE LLC - 3302 SW 54TH AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(a)(b)(d)(g) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISE; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **THIRD OFFENSE**
Case Overview 7745

362 - 387 9.7. **CASE 7750** - INFINITY AZURE LLC - 5410, 12 14 16 SW 32 STREET, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(b) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISE; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED; 28-215 - RESTRICTED AREA OF USE - **FOURTH OFFENSE**
Case Overview 7750

388 - 402 9.8. **CASE 7761** - PATRICIA MEYER - 2405 SUSAN LANE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a)(b)(c)(d)(h)(i)(j)(k) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISE; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 7761

403 - 425 9.9. **CASE 7832** - MEDINA LAND HOLDINGS 12 LLC - 2570 S PARK RD, PEMBROKE PARK, FL 33009 - 5-103(h)(k)(m) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 11-42(a) DISPOSAL OF SOLID WASTE RESTRICTED; 12-48 - OUTDOOR STORAGE PROHIBITED - **THIRD OFFENSE**
Case Overview 7832

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

426 - 486 10.1. **CASE 4504** - PEMBROKE PARK WAREHOUSES HOLDING - 3154 PEMBROKE RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE IN BUSINESS - **FIRST OFFENSE**
Case Overview 4504

487 - 554 10.2. **CASE 5202** - PEMBROKE VILLAS APARTMENTS LTD - 4803 SW 41 ST, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(b)(c)(g)(h)(i) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-207 - GRAFFITI ENFORCEMENT - **FIRST OFFENSE**
Case Overview 5202

555 - 605 10.3. **CASE 5364** - TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ - 3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 #LOT 449 - HEARING TO ABATE FINE - 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 5364

606 - 638 10.4. **CASE 5829** - VALUE STORE IT PEMBROKE PARK LLC - 2801 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS - **FIRST OFFENSE**
Case Overview 5829

639 - 726 10.5. **CASE 5902** - ARDEVCO LLC - 3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **THIRD OFFENSE**
Case Overview 5902

727 - 797 10.6. **CASE 6010** - XEXE INC - 2311 - 2315 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(k) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISE; 5-105 - REPAIRS AND INSTALLATIONS; 5-207 - GRAFFITI ENFORCEMENT; 5-17 - PERMIT APPLICATION; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 12-48 - OUTDOOR STORAGE PROHIBITED; 13-1 - DEFINITIONS; 13-2 - STORAGE OF ABANDON PROPERTY IN THE OPEN PROHIBITED; 15-28 - DISPLAY; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES; 28-307(a) MARKING OF SPACES; 28-346(f) - PORTABLE STORAGE UNITS - **FIRST OFFENSE**
Case Overview 6010

798 - 861 10.7. **CASE 6184** - O'TOOLE,EDWIN D & JEAN MARIE - 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(b)(c)(e)(f)(g)(h)(i)(k); 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILTIES; 21-23(a) PERMIT - **FIRST OFFENSE**
Case Overview 6184

862 - 907 10.8. **CASE 6546** - O'TOOLE,EDWIN D & JEAN MARIE - 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT - **SECOND OFFENSE**
Case Overview 6546

908 - 954 10.9. **CASE 6832** - DREWBOY INC - W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(c)(e)(h)(i)(j)(k)(m) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISE; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 27-33 - MAINTENANCE; 28-262 - LOCATING MOBILE HOMES OUTSIDE PARKS - **FIRST OFFENSE**
Case Overview 6832

955 - 1009 10.10. **CASE 6941** - TRINITY BROADCASTING OF FL INC - 3300 PEMBROKE RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a) NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE**
Case Overview 6941

1010 - 1064 10.11. **CASE 6944** - TRINITY BROADCASTING OF FL INC - 3200 PEMBROKE RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a) NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE** - **FIRST OFFENSE**
Case Overview 6944

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

1065 - 1085 11.1. **CASE 746** - BKI-95 LLC - 2000 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-2(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**
Case Overview 746

1086 - 1140 11.2. **CASE 1238** - CHARTRAND, DENIS AND BOURGUIGNON, JOSEE - 124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 1238

1141 - 1182 11.3. **CASE 4443** - BLANCA HOPKINS - 41 PEYTON PLACE PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 4443

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

1183 - 1227 12.1. **CASE 5471** - BNUMO INC - 4444 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-22 - APPLICATION; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE IN BUSINESS - **FIRST OFFENSE**
Case Overview 5471

1228 - 1262 12.2. **CASE 5716** - FIRST G R D PROPERTY INC - 5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 11-43(d) - FREQUENCY AND PREPARATION GENERALLY - **FIRST OFFENSE**
Case Overview 5716

1263 - 1290 12.3. **CASE 6504** - SENECA SECURITY HOLDINGS L L C - 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-103(a)(h)(i)(k) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 6504

1291 - 1316 12.4. **CASE 6998** - MEHMET CAVKAS - 2306 CHARLES RD, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-103(a) EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 6998

1317 - 1337 12.5. **CASE 7330** - FIRST G R D PROPERTY INC - 5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION- **SECOND OFFENSE**
Case Overview 7330

13. HEARING TO ABATE FINE - CODE OFFICER ERIK RICHWAGEN

1338 - 1377 13.1. **CASE 5710** - REAL MARIER. - 2412 CHERI LANE PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-87 - PERMIT REQUIRED; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case 5710 REAL MARIER_001

1378 - 1420

13.2. **CASE 6066** - PEMBROKE VILLAS APARTMENTS LTD. - 4803 SW 41 ST, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
CASE 6066 PEMBROKE VILLAS APARTMENTS LTD

1421 - 1451

13.3. **CASE 7128** - COTE, CLAUDE J. - 154 MARINE CIR #588, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
CASE 7128 COTE,CLAUDE J

14. HEARING TO EXTEND TIME - CODE OFFICER ERIK RICHWAGEN

1452 - 1499

14.1. **CASE 7068** - ROBERT GRANGER. - 2320 CHARLES RD PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-103(a) EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
CASE 7068 Robert Granger

15. FORMAL HEARING - CODE OFFICER ERIK RICHWAGEN

1500 - 1530

15.1. **CASE 5550** - INFINITY AZURE LLC. - 3201 SW 55 AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-87 - PERMIT REQUIRED; 5-105 - REPAIRS AND INSTALLATIONS - **SECOND OFFENSE**
Case 5550 INFINITY AZURE LLC

1531 - 1568

15.2. **CASE 5703** - ANZAK INVESTMENTS I LLC. - 3615 SW 52 AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-87 - PERMIT REQUIRED; 5-103(a)(c)(e)(g)(h) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 13-2 - STORAGE OF ABANDONED PROPERTY IN THE OPEN PROHIBITED - **FIRST OFFENSE**
CASE 5703 ANZAK INVESTMENTS I LLC

15.3. **CASE 6131** - HAZEL MCCUMBER. - 3140 W HALLANDALE BEACH BLVD LOT 813, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**

1569 - 1600 15.4. **CASE 6132** - JORGE BORAU. - 3140 W HALLANDALE BEACH BLVD LOT 518 PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS; 28-260(8) - PROHIBITED USES - **FIRST OFFENSE**
Case 6132 JORGE BORAU

1601 - 1624 15.5. **CASE 6167** - LIZI ENTERPRISES LLC. - 5521 SW 32 CT, PEMBROKE PARK, FL 33023 1-2 - FORMAL HEARING - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-103(h)(i)(j) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
CASE 6167 LIZI ENTERPRISES LLC

15.6. **CASE 6169** - THOMPSON, VERALYN. - 5501 SW 32 CT, PEMBROKE PARK, FL 33023 1-2 - FORMAL HEARING - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-103(c)(h)(i) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**

1625 - 1642 15.7. **CASE 7204** - PF RENTAL DEVELOPMENT 2019 LLC. - 5510 SW 32 CT, PEMBROKE PARK, FL 33023 1-2 - FORMAL HEARING - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-103(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 11-43(d) - FREQUENCY AND PREPARATION GENERALLY - **FIRST OFFENSE**
CASE 7204 PF RENTAL DEVELOPMENT 2019 LLC

1643 - 1664 15.8. **CASE 7225** - MURRAY FAMILY ASSOCIATES LLP. - 3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
CASE 7225 MURRAY FAMILY ASSOCIATES LLP

15.9. **CASE 7229** - BARNFAIR INC % KELSEY, CHARLES M LESSER. - 3146 JOHN P CURCI DR BAY 3, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS; 15-17 BUSINESS TAX RECEIPT REQUIRED - **SECOND OFFENSE**

1665 - 1705 15.10. **CASE 7444** - 3200 REALTY CORP. - 3200 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-103(a)(c)(h)(i)(j)(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-104 - DETERMINATION OF NEED FOR CORRECTION; 5-105 - REPAIRS AND INSTALLATIONS; 11-42(a) - DISPOSAL OF SOLID WASTE RESTRICTED; 13-2 - STORAGE OF ABANDONED PROPERTY IN OPEN PROHIBITED; 13-3 - DECLARATION OF NUISANCE; 21-21.(7) - TEMPORARY SIGNS - **FIRST OFFENSE**
CASE 7444 3200 REALTY CORP

1706 - 1723 15.11. **CASE 7439** - DONALD COTE LIV TR. - 608 MARINE DR # 419, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
CASE 7439 DONALD COTE LIV TR

1724 - 1740 15.12. **CASE 7524** - PELLETIER, MICHEL BARBEAU, SOLANGE. - 5050 SW 28 ST, PEMBROKE PARK, FL 33023 6-11 - FORMAL HEARING - SECTION(s) 5-17 - REPAIRS AND INSTALLATIONS; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
CASE 7524 PELLETIER,MICHEL BARBEAU,SOLANGE

16. FORMAL HEARING - BTR CODE OFFICER LISA CANNON

1741 - 1760 16.1. **CASE 5830** - DREWBOY INC - 5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(h) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-16 - ENFORCEMENT AUTHORITY; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE IN BUSINESS; 15-375 - PERMIT REQUIRED(b) - **FIRST OFFENSE**
CASE 5830

1761 - 1778 16.2. **CASE 7445** - DREWBOY INC. - 5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 15-28 - DISPLAY; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**
CASE 7445

1779 - 1793

16.3. **CASE 7726** - KOINONIA WORSHIP CENTER & VILLAGE INC. - 4900 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-17 - PERMIT APPLICATION; 5-105 - REPAIRS AND INSTALLATIONS; 15-376 - APPLICATION(a); 15-377 - CONDITIONS FOR PERMIT APPROVAL(a); 15-378 - APPROVAL OF PERMIT - **FIRST OFFENSE**
CASE 7726 OVERVIEW

17. ADJOURNMENT

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

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
ROYER,ALAIN M THERRIEN,FRANCINE	2121 LOUIS JOBIN *LONGUEVIL QC, CA J4N 1T9	614 LAKE SHORE DR, PEMBROKE PARK, FL 33009 117

Legal Description

Case Status Open **Case #** 7823 **Date Next Inspection** 11/16/2022

Notes 1. Installed shutters without a permit. Obtain plans for permit and inspections. Contact the building Dept. for permit inquiries at 954-966-4600, ext 182.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/27/2022		Notice of Violation	Posted to the property
11/3/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 11/4/22 Certified Mail 11/3/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	105.1 Permit Required	Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish or to change the occupancy any building, structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Code, or to cause any such work to be done; shall first make application to the Building Official and/or Fire Code Official as indicated in FFPC or a duly authorized representative and obtain the required permits.	Not in Compliance - Reinspection Date: 11/16/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ROYER,ALAIN M CASE NO. 7823
THERRIEN,FRANCINE

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 614 LAKE SHORE DR LOT 117, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 614 LAKE SHORE DR LOT 117, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ROYER,ALAIN M & THERRIEN,FRANCINE AT 09:56 A.M. ON THE 4 DAY OF NOVEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

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

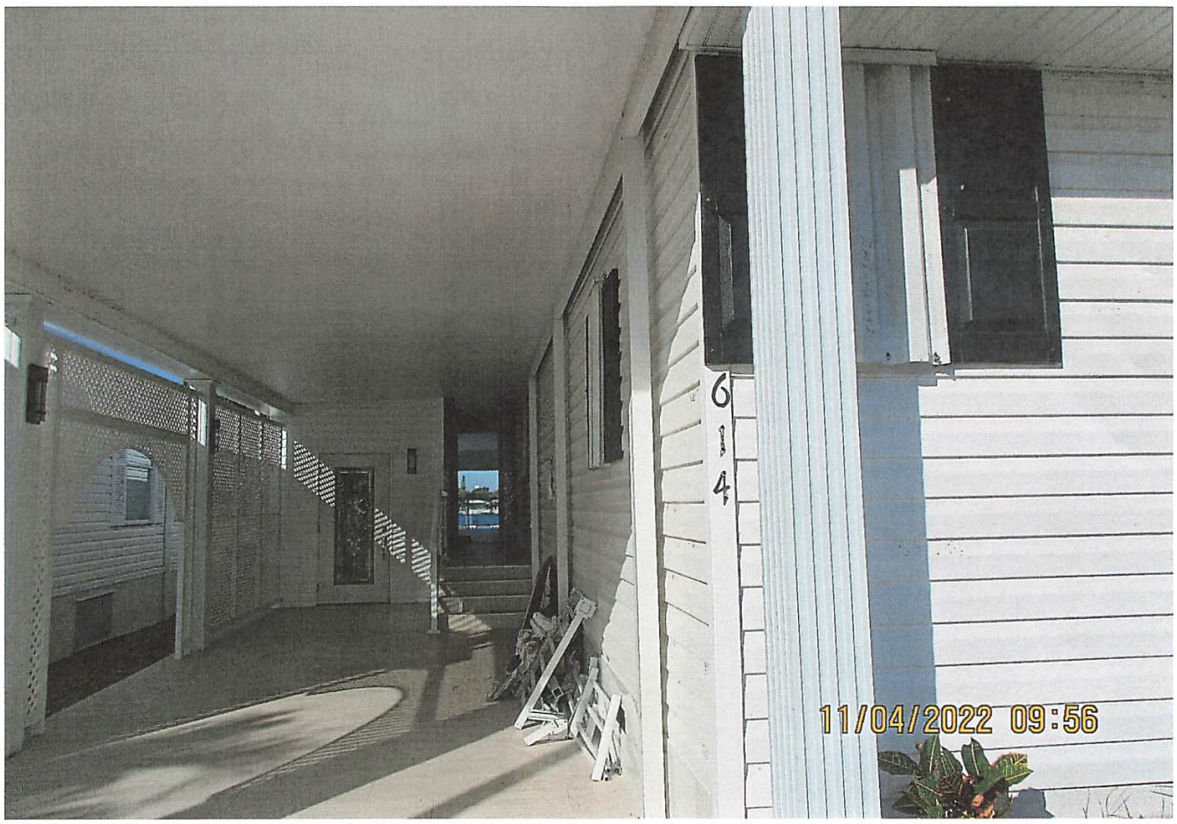
AFFIANT

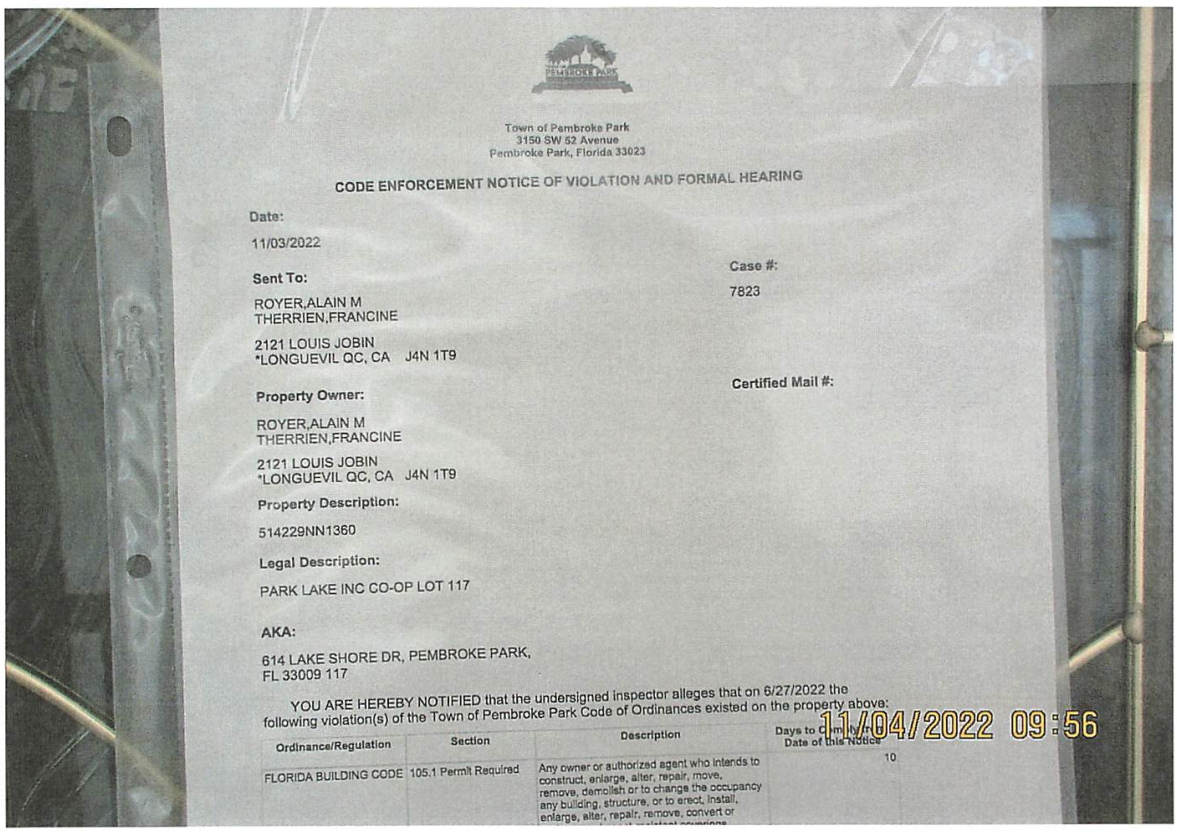
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 08 day of Nov, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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

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:

11/03/2022

Case #:

7823

Sent To:

ROYER,ALAIN M
THERRIEN,FRANCINE

2121 LOUIS JOBIN
*LONGUEVIL QC, CA J4N 1T9

Certified Mail #:

Property Owner:

ROYER,ALAIN M
THERRIEN,FRANCINE

2121 LOUIS JOBIN
*LONGUEVIL QC, CA J4N 1T9

Property Description:

514229NN1360

Legal Description:

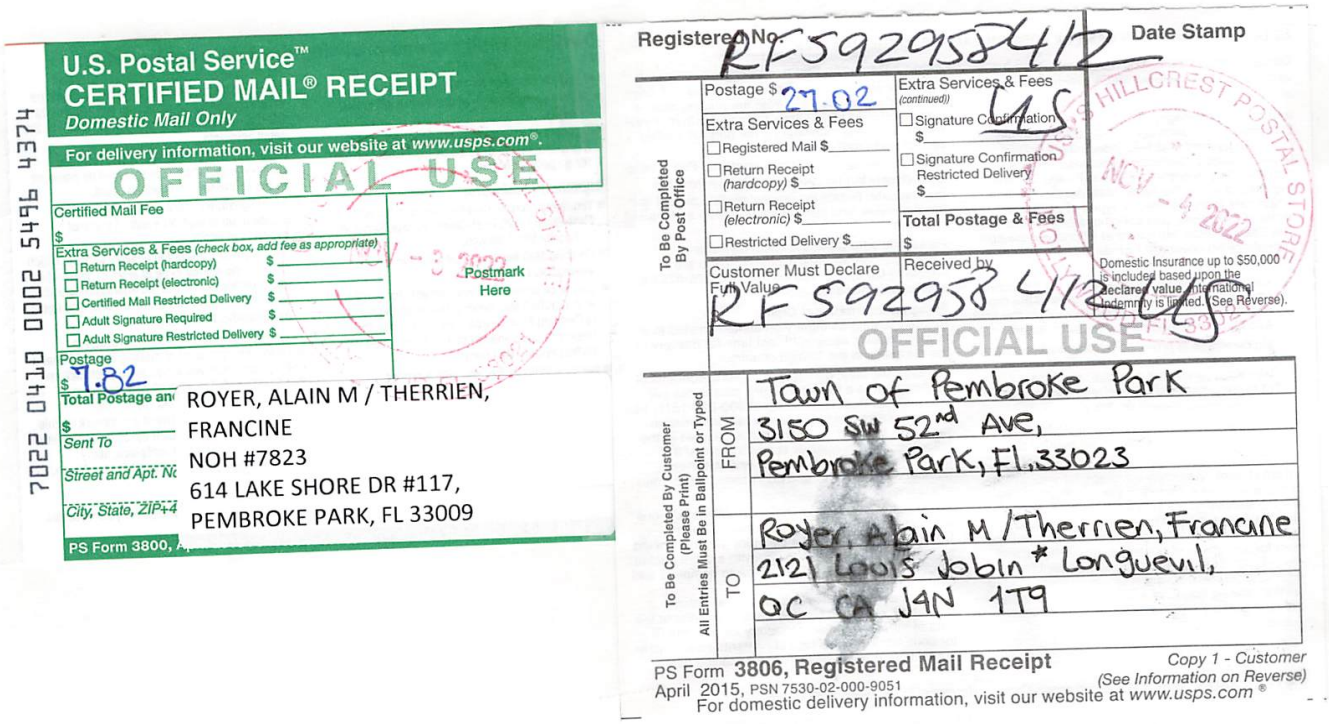
PARK LAKE INC CO-OP LOT 117

AKA:

614 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 117

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/27/2022 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
FLORIDA BUILDING CODE	105.1 Permit Required	Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish or to change the occupancy any building, structure, or to erect, install, enlarge, alter, repair, remove, convert or	10



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and
$

Sent To ROYER, ALAIN M / THERRIEN, FRANCINE

Street and Apt. No. NOH #7823, 614 LAKE SHORE DR #117,

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

PS Form 3800, A

Postmark Here

NOV - 3 2022

7022 0410 0002 5496 4374

Registered No. RF592958412

Date Stamp

NOV - 4 2022

To Be Completed By Post Office

Postage $ 27.02

Extra Services & Fees
- Registered Mail $
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Restricted Delivery $

Extra Services & Fees (continued)
- Signature Confirmation $ LS
- Signature Confirmation Restricted Delivery $

Total Postage & Fees
$

Customer Must Declare Full Value

Received by RF592958412CA

Domestic Insurance up to $50,000 is included based upon the declared value. International indemnity is limited. (See Reverse).

OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be In Ballpoint or Typed

FROM: Town of Pembroke Park
3150 SW 52nd Ave,
Pembroke Park, Fl. 33023

TO: Royer, Alain M / Therrien, Francine
2121 Louis Jobin * Longueuil,
QC CA J4N 1T9

PS Form 3806, Registered Mail Receipt
April 2015, PSN 7530-02-000-9051
For domestic delivery information, visit our website at www.usps.com®

Copy 1 - Customer
(See Information on Reverse)

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/03/2022

Sent To:

ROYER,ALAIN M
THERRIEN,FRANCINE

2121 LOUIS JOBIN
*LONGUEVIL QC, CA J4N 1T9

Case #:

7823

Property Owner:

ROYER,ALAIN M
THERRIEN,FRANCINE

2121 LOUIS JOBIN
*LONGUEVIL QC, CA J4N 1T9

Certified Mail #:

Property Description:

514229NN1360

Legal Description:

PARK LAKE INC CO-OP LOT 117

AKA:

614 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 117

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1. Installed shutters without a permit. Obtain plans for permit and inspections.
Contact the building Dept. for permit inquiries at 954-966-4600, ext 182.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m..

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

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

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

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

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

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

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

Miguel A Nunez

Chief Building Official

11/3/2022



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	614 LAKE SHORE DRIVE #117, PEMBROKE PARK FL 33009-6019
Property Owner	ROYER, ALAIN M THERRIEN, FRANCINE
Mailing Address	2121 LOUIS JOBIN *LONGUEVIL QC CA J4N 1T9

ID #	5142 29 NN 1360
Millage	0613
Use	05

Abbr Legal Description	PARK LAKE INC CO-OP LOT 117

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$60,000	$198,180	$258,180	$258,180	
2022	$60,000	$198,180	$258,180	$258,180	$5,452.87
2021	$60,000	$244,500	$304,500	$304,500	$6,548.15

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$258,180	$258,180	$258,180	$258,180
Portability	0	0	0	0
Assessed/SOH	$258,180	$258,180	$258,180	$258,180
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	$258,180	$258,180	$258,180	$258,180

Sales History

Date	Type	Price	Book/Page or CIN
1/30/2020	CPT-Q	$350,000	116324988
2/12/2007	CPT-D	$30,000	43629 / 253
3/29/2006	CPT	$30,000	41732 / 701
3/12/1996	CPT		24731 / 47

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		1344
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 2008/2007		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME _____ DATE 6/27 20 22

SITE ADDRESS 614 LAKE SHORE DR

PERMIT # _____ SUB/PARK BULK LAKE

- [x] STOP ALL WORK
- [x] NO BUILDING PERMIT
- [x] VIOLATION OF FLORIDA BUILDING CODE # 105.1
- [x] VIOLATION OF TOWN ORDINANCE
- [ ] NFPA
- [ ] CODE REF.
- [ ] APPROVED PLAN NOT BEING FOLLOWED
- [ ] PERMIT NOT ON JOB
- [ ] APPROVED PLAN NOT ON JOB
- [ ] RE-INSPECTION FEE*

COMMENTS WORK (SHUTTERS) STARTED / PERFORMED WITHOUT PERMITS FBC-RMP 105.1

- [x] 2 X FEE
- [x] FINE _____ DAYS TO COMPLY 10

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- [x] STRUCTURAL
- [ ] CODE ENF.
- [ ] PLUMBING
- [ ] SEWER
- [ ] MECHANICAL
- [ ] ZONING
- [ ] ELECTRICAL
- [ ] ENGINEERING

TOWN HALL
966-4600

MIGUEL NUNEZ EXT. # 954 966 4600

INSPECTOR

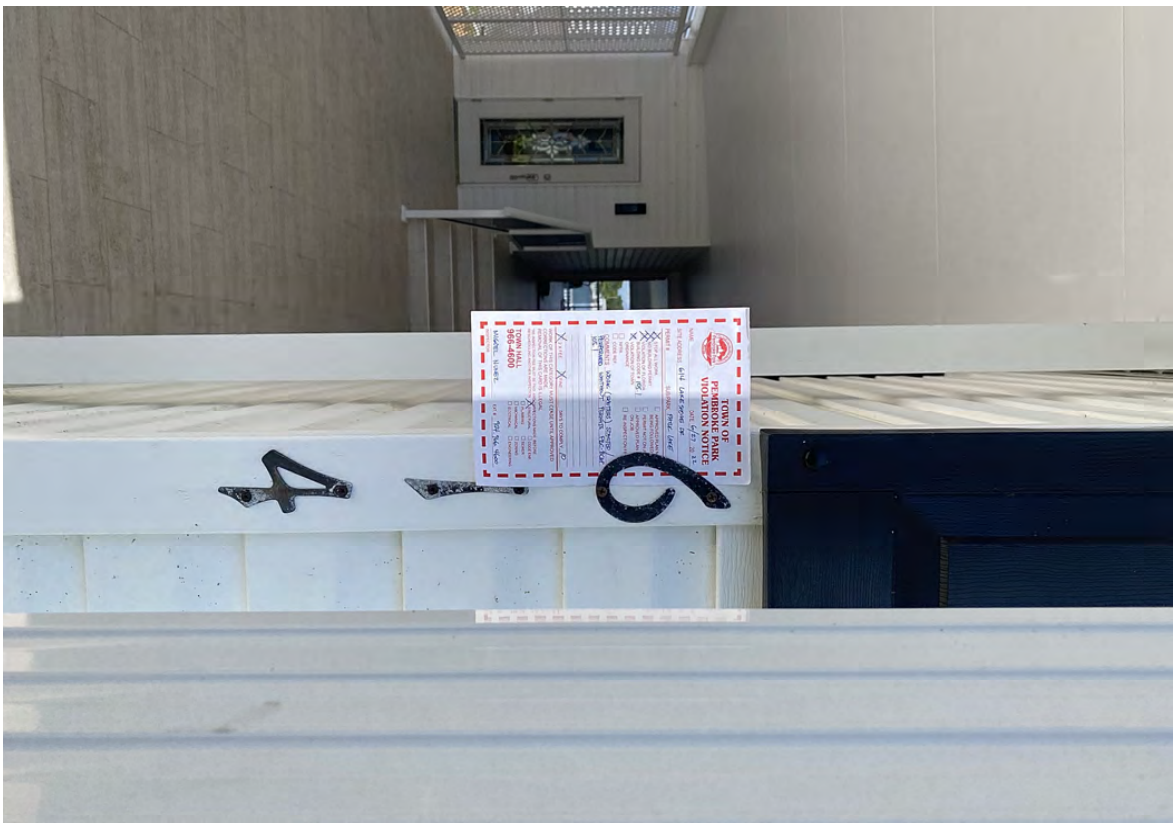









CHEVROLET
FLORIDA
KL61K


TOWN OF
PEMBROKE PARK
VIOLATION NOTICE
TOWN HALL
954-966-4600









Case Overview

Property/Incident Information

Owner	Address	Site Address
EXCELENTE LLC	2125 BISCAYNE BLVD STE 301 MIAMI, FL 33137	4250 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4

Legal Description

Case Status Open **Case #** 7835 **Date Next Inspection** 11/16/2022

Notes 1. Started tenant buildout without a permit. Obtain plans for permit and inspections. Contact the Building Dept for permit inquires at 954-966-4600, ext. 182.
Repeat violation ref Case 6999

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/11/2022		Notice of Violation	Certified Mail
11/3/2022	11/16/2022	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: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/16/2022
FLORIDA BUILDING CODE	105.1 Permit Required	Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish or to change the occupancy any building, structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Code, or to cause any such work to be done; shall first make application to the Building Official and/or Fire Code Official as indicated in FFPC or a duly authorized representative and obtain the required permits.	Not in Compliance - Reinspection Date: 11/16/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

EXCELENTE LLC CASE NO. 7835

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4250 W HALLANDALE BEACH BLVD #4, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4250 W HALLANDALE BEACH BLVD #4, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: EXCELENTE LLC AT 09:45 A.M. ON THE 4 DAY OF NOVEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

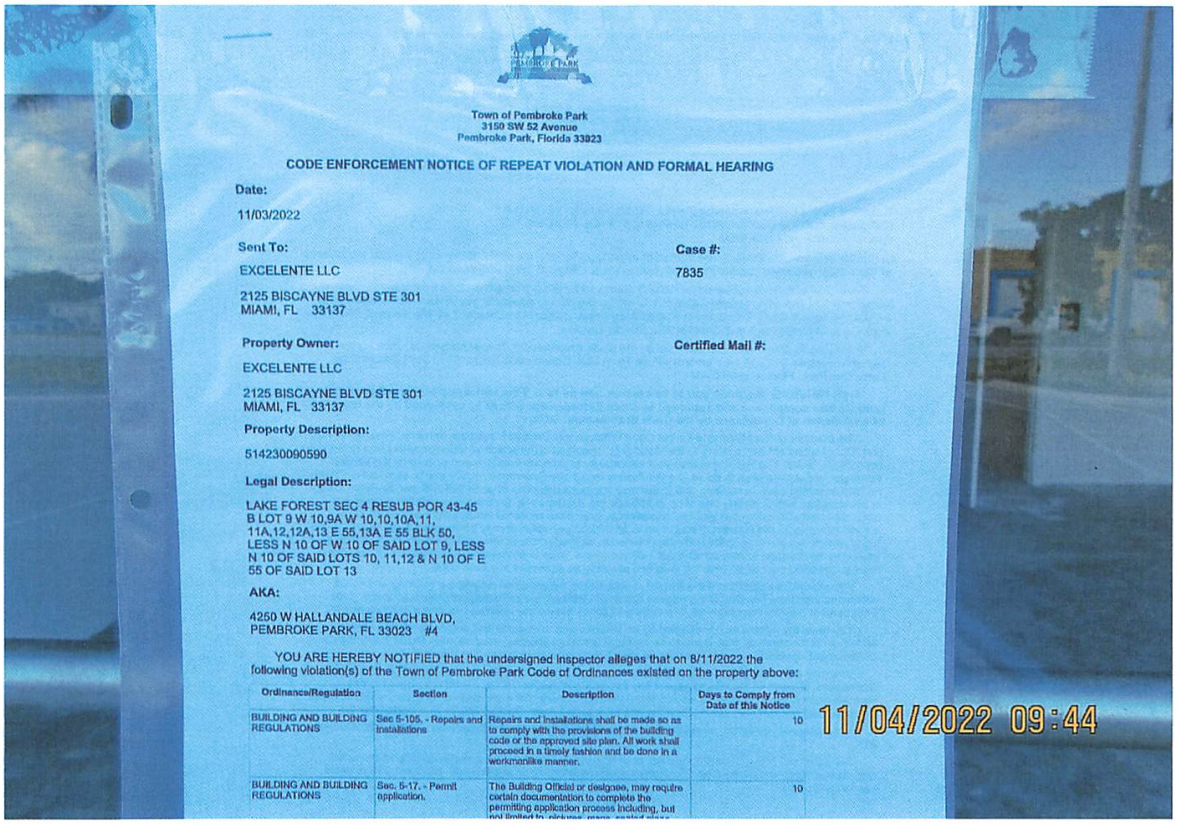
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

11/03/2022

Sent To:

EXCELENTE LLC

2125 BISCAYNE BLVD STE 301
MIAMI, FL 33137

Case #:

7835

Property Owner:

EXCELENTE LLC

2125 BISCAYNE BLVD STE 301
MIAMI, FL 33137

Certified Mail #:

Property Description:

514230090590

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 9 W 10,9A W 10,10,10A,11,
11A,12,12A,13 E 55,13A E 55 BLK 50,
LESS N 10 OF W 10 OF SAID LOT 9, LESS
N 10 OF SAID LOTS 10, 11,12 & N 10 OF E
55 OF SAID LOT 13

AKA:

4250 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/11/2022 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.	10
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but	10

11/04/2022 09:44





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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and Fees
$

Sent To: EXCELENTE LLC
Street and Apt. No.: NOH #7835
City, State, ZIP+4: 4250 W HALLANDALE BEACH BLVD #4, PEMBROKE PARK, FL 33023

PS Form 3800

Postmark Here

NOV - 3 2022

7022 0410 0002 5496 4367



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and Fees
$

Sent To: EXCELENTE LLC
Street and Apt. No.: GLOBAL GROUP CONSULTANTS
City, State, ZIP+4: NOH #7835
2125 BISCAYNE BLVD STE 301, MIAMI, FL 33137

PS Form 3800,

Postmark Here

NOV - 3 2022

7022 0410 0002 5496 4350



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:

EXCELENTE LLC
GLOBAL GROUP CONSULTANTS
NOH #7835
2125 BISCAYNE BLVD STE 301,
MIAMI, FL 33137

9590 9402 6921 1104 9970 85

2. Article Number (Transfer from service label)
7022 0410 0002 5496 4350

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☑ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
11-5-22

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
- ☐ 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 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

11/03/2022

Sent To:

EXCELENTE LLC

2125 BISCAYNE BLVD STE 301
MIAMI, FL 33137

Case #:

7835

Property Owner:

EXCELENTE LLC

2125 BISCAYNE BLVD STE 301
MIAMI, FL 33137

Certified Mail #:

Property Description:

514230090590

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 9 W 10,9A W 10,10,10A,11, 11A,12,12A,13 E 55,13A E 55 BLK 50, LESS N 10 OF W 10 OF SAID LOT 9, LESS N 10 OF SAID LOTS 10, 11,12 & N 10 OF E 55 OF SAID LOT 13

AKA:

4250 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

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FLORIDA BUILDING CODE	105.1 Permit Required	Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish or to change the occupancy any building, structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Code, or to cause any such work to be done; shall first make application to the Building Official and/or Fire Code Official as indicated in FFPC or a duly authorized representative and obtain the required permits.	10

1. Started tenant buildout without a permit. Obtain plans for permit and inspections. Contact the Building Dept for permit inquires at 954-966-4600, ext. 182.
Repeat violation ref Case 6999

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Miguel A Nunez

Chief Building Official

11/3/2022



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4250 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	EXCELENTE LLC
Mailing Address	2125 BISCAYNE BLVD STE 301 MIAMI FL 33137

ID #	5142 30 09 0590
Millage	0613
Use	10

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 9 W 10,9A W 10,10,10A,11, 11A,12,12A,13 E 55,13A E 55 BLK 50, LESS N 10 OF W 10 OF SAID LOT 9, LESS N 10 OF SAID LOTS 10, 11,12 & N 10 OF E 55 OF SAID LOT 13

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$667,000		$667,000	$585,920	
2022	$667,000		$667,000	$532,660	$12,074.63
2021	$550,280		$550,280	$484,240	$10,840.15

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$667,000	$667,000	$667,000	$667,000
Portability	0	0	0	0
Assessed/SOH	$585,920	$667,000	$585,920	$585,920
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	$585,920	$667,000	$585,920	$585,920

Sales History

Date	Type	Price	Book/Page or CIN
11/23/2015	WD*-E	$700,000	113421067
3/8/2006	WD*	$560,000	41879 / 131
11/8/1996	WD*	$100	25705 / 202
7/27/1992	WD*	$100	19784 / 850

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$20.00	33,350	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Limited Liability Company
EXCELENTE, LLC

Filing Information

Document Number	L15000188534
FEI/EIN Number	30-0935344
Date Filed	11/06/2015
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/24/2016

Principal Address

2125 Biscayne Blvd
suite 301
MIAMI, FL 33137

Changed: 02/24/2021

Mailing Address

2125 Biscayne Blvd suite 301
SUITE 301
Miami, FL 33137

Changed: 02/24/2021

Registered Agent Name & Address

Global Group Consultants
2125 Biscayne Blvd
suite 301
Miami, FL 33137

Name Changed: 02/21/2020

Address Changed: 02/24/2021

Authorized Person(s) Detail

Name & Address

Title MGR

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. EXCELENTE LLC Respondent(s)	Case No.: 6999

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 15, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 4250 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: EXCELENTE LLC

FOLIO NO.: 5142 30 09 0590

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 9 W 10,9A W 10,10,10A,11, 11A,12,12A,13 E 55,13A E 55 BLK 50, LESS N 10 OF W 10 OF SAID LOT 9, LESS N 10 OF SAID LOTS 10, 11,12 & N 10 OF E 55 OF SAID LOT 13

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. 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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of June 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250 — PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of June 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

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

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of June, 2022.

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

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME EXCELENTE, LLC. DATE 8/11 20 22

SITE ADDRESS 4250 WHBB #4

PERMIT # _____ SUB/PARK _____

- [X] STOP ALL WORK
- [X] NO BUILDING PERMIT
- [X] VIOLATION OF FLORIDA BUILDING CODE # 105.1
- [ ] VIOLATION OF TOWN ORDINANCE
- [ ] NFPA
- [ ] CODE REF.
- [ ] APPROVED PLAN NOT BEING FOLLOWED
- [ ] PERMIT NOT ON JOB
- [ ] APPROVED PLAN NOT ON JOB
- [ ] RE-INSPECTION FEE*

COMMENTS WORK STARTED WITHOT PERMITS FBC-BCAP 105.1

- [X] 2 X FEE
- [ ] FINE _____
- DAYS TO COMPLY 10

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- [X] STRUCTURAL
- [X] PLUMBING
- [X] MECHANICAL
- [X] ELECTRICAL
- [ ] CODE ENF.
- [ ] SEWER
- [ ] ZONING
- [ ] ENGINEERING

TOWN HALL
966-4600

MIGUEL NUNEZ EXT. # 954.966.4600

INSPECTOR


250
PARKING BY DISABLED
PERMIT ONLY
TOW-AWAY ZONE
& FINE UP TO $250.
4
August 11, 2022 10:03 AM

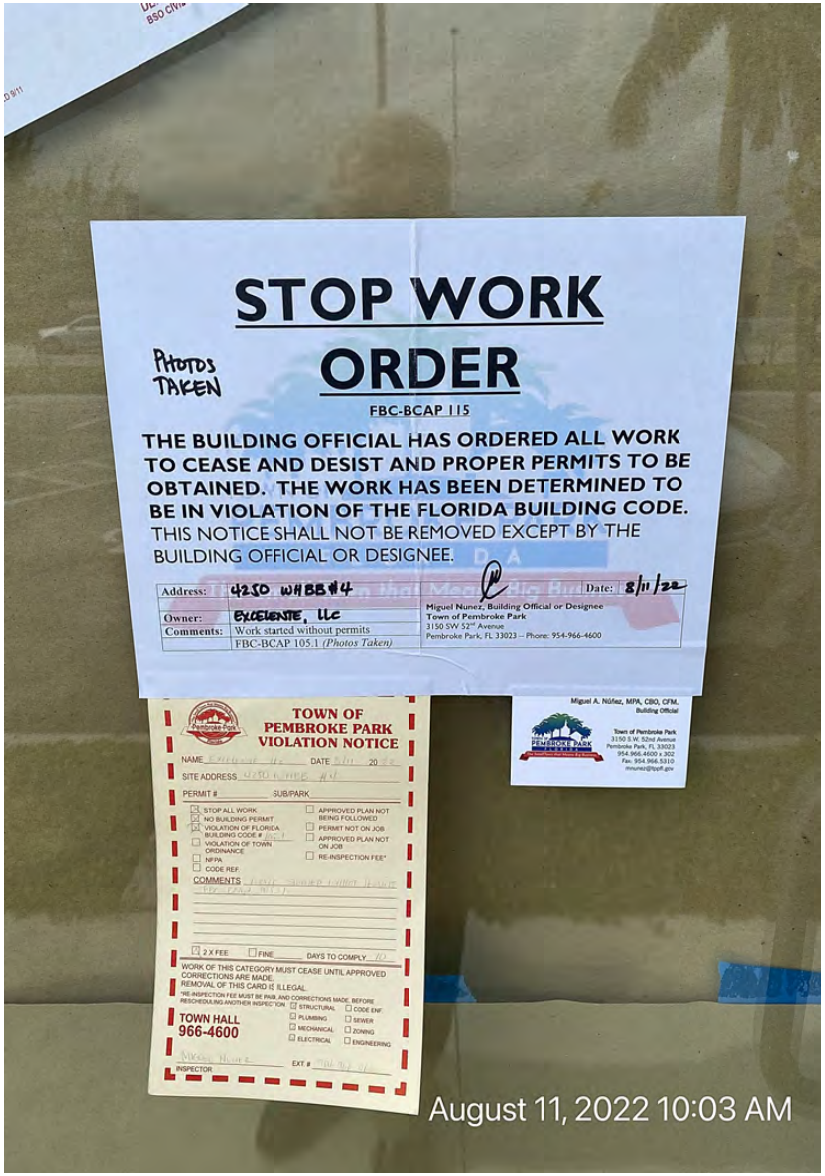

August 11, 2022 9:55 AM


August 11, 2022 9:56 AM


August 11, 2022 9:56 AM


August 11, 2022 9:56 AM


4
4
August 11, 2022 9:56 AM


STOP WORK
ORDER
PHOTOS TAKEN
FBC-BCAP 115
THE BUILDING OFFICIAL HAS ORDERED ALL WORK TO CEASE AND DESIST AND PROPER PERMITS TO BE OBTAINED. THE WORK HAS BEEN DETERMINED TO BE IN VIOLATION OF THE FLORIDA BUILDING CODE.
THIS NOTICE SHALL NOT BE REMOVED EXCEPT BY THE BUILDING OFFICIAL OR DESIGNEE.
Address: 4250 W#BB#4
Date: 8/11/22
Owner: EXCELENTE, LLC
Comments: Work started without permits
FBC-BCAP 105.1 (Photos Taken)
Miguel Nunez, Building Official or Designee
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023 – Phone: 954-966-4600
TOWN OF PEMBROKE PARK
VIOLATION NOTICE
NAME
DATE
SITE ADDRESS
PERMIT #
SUB/PARK
STOP ALL WORK
NO BUILDING PERMIT
VIOLATION OF FLORIDA BUILDING CODE #
VIOLATION OF TOWN ORDINANCE
NFPA
CODE REF:
APPROVED PLAN NOT BEING FOLLOWED
PERMIT NOT ON JOB
APPROVED PLAN NOT ON JOB
RE-INSPECTION FEE*
COMMENTS
2 X FEE
FINE
DAYS TO COMPLY
WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.
*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION
TOWN HALL
966-4600
STRUCTURAL
PLUMBING
MECHANICAL
ELECTRICAL
CODE ENF.
SEWER
ZONING
ENGINEERING
INSPECTOR
EXT #
Miguel A. Núñez, MPA, CBO, CFM.
Building Official
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023
954.966.4600 x 302
Fax: 954.966.5310
mnunez@tppfl.gov
August 11, 2022 10:03 AM

Case Overview

Property/Incident Information

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

Legal Description

Case Status Closed **Case #** 6306

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

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/22/2021		Notice of Violation	Certified Mail
10/5/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
10/21/2021	10/20/2021	Final Order	Certified Mail Hand
12/4/2021		Affidavit of Compliance	Regular Mail
10/6/2022	10/19/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
10/19/2022	10/19/2022	Supplemental Order/Claim of Lien	Certified Mail
10/24/2022	11/16/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property 11/4/22 Certified Mail 10/27/22

Violations

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

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	12/4/2021	$3,750.00

Case Overview

Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$3,850.00**

Payments

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK WAREHOUSES HOLDING CASE NO. 6306

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3121 SW 21 ST, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

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

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING AT 10:46 A.M. ON THE 4 DAY OF NOVEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

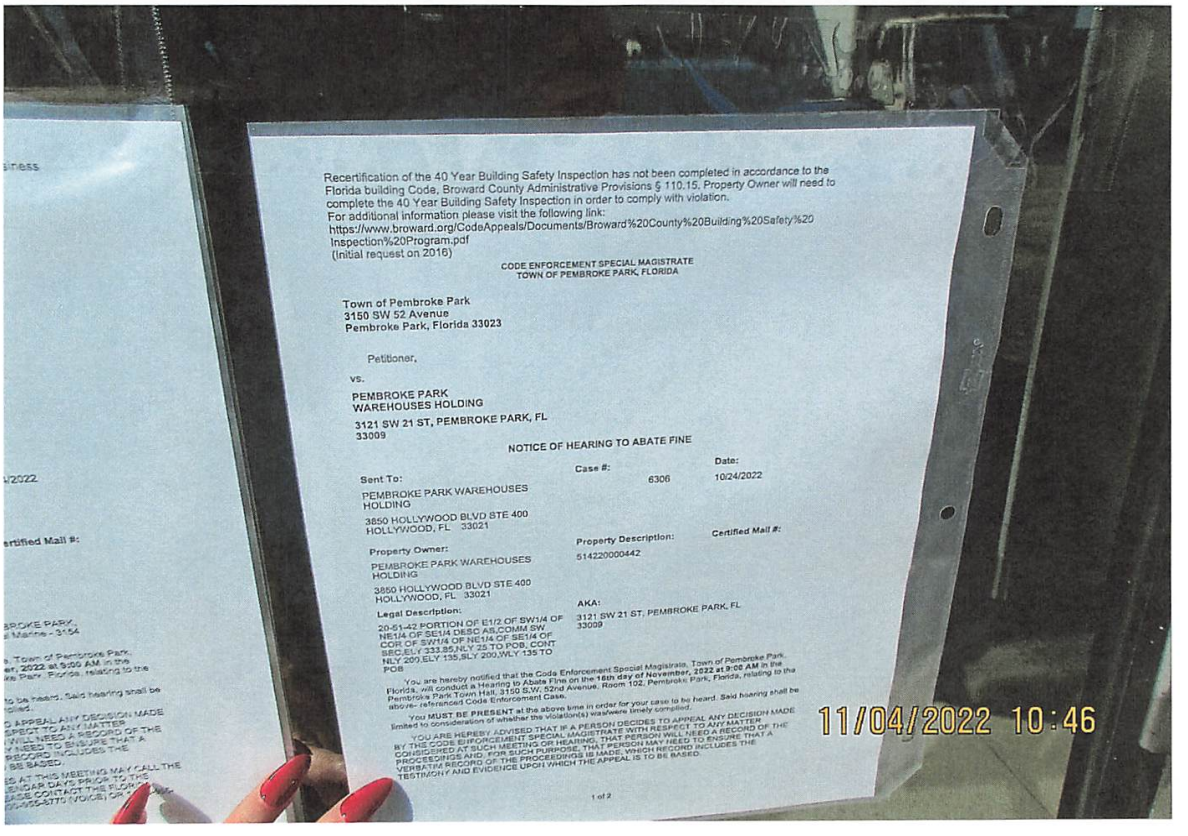
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known N/A OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.


RENTAL
OFFICE
DOOR
BELL
3150
OFFICE HOURS
MON - THUR
9AM - 5: 0 PM
FRIDAY
9AM - 5:00 PM
SATURDAY
9AM - 12:00 PM
11/04/2022 10:46


Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15, Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf
(Initial request on 2016)
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
PEMBROKE PARK WAREHOUSES HOLDING
3121 SW 21 ST, PEMBROKE PARK, FL 33009
NOTICE OF HEARING TO ABATE FINE
Case #:
6306
Date:
10/24/2022
Sent To:
PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021
Property Owner:
PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021
Property Description:
514220000442
Certified Mail #:
Legal Description:
20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 DESC AS,COMM SW COR OF SW1/4 OF NE1/4 OF SE1/4 OF SEC,ELY 333.85,NLY 25 TO POB, CONT NLY 200,ELY 135,SLY 200,WLY 135 TO POB
AKA:
3121 SW 21 ST, PEMBROKE PARK, FL 33009
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 16th day of November, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
1 of 2
11/04/2022 10:46

Town of Pembroke Park

INVOICE

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

DATE: November 14, 2022
INVOICE # 320
FOR:

Case # 6306
PEMBROKE PARK
WAREHOUSES HOLDING
3121 SW 21 ST,
PEMBROKE PARK, FL 33009

Bill To:

PEMBROKE PARK
WAREHOUSES HOLDING
3121 SW 21 ST,
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.110.15.		
	Final Order on 10/20/2021		
1	Admin Fee	$ 100.00	$ 100.00
15	Day(s) of Per Diem from (11/19/21-12/04/2021)	$ 250.00	$ 3,750.00
	Recommend to Abate Per Diem Fine by 85%		$ 562.50
	563.00 + 100 =		**$ 663**
		Balance	$ 3,850.00

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

THANK YOU FOR YOUR BUSINESS!

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PEMBROKE PARK WAREHOUSES HOLDING

3121 SW 21 ST, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	6306	10/24/2022

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

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

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

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

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

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

Sincerely,

Joseline Ramirez

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

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 10/21/22

Phone #: 954.989.2208

Case # 6306

E-mail: nancy.romero@absoluteenvmt.com

Address of Violation: 3121 SW 21 St.

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Nancy V. Romero (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6306 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the Town of Pembroke Park 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 _____ imposing the fine of $3850.00 for violation(s)of the Town's Code of Ordinances: 40 year Re-certification inspection was delayed.

Brief summary for request: 40 year Re Cert has been completed

Nancy V. Romero
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Nancy V. Romero and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 10/21/22.

Notary Public State of Florida: _____ My Commission expires: 6/21/26

EMANUEL NEGRON
Notary Public - State of Florida
Commission # HH 278758
My Comm. Expires Jun 21, 2026
Bonded through National Notary Assn.

Delete Archive Report Reply Reply all Forward

Case 6306

The message sender has requested a read receipt. To send a receipt, click here.

JR Joseline Ramirez <jramirez@tppfl.gov>
To: Nancy Romero
Cc: Pembroke Park

Thu 10/6/2022 9:34 AM

MITIGATION REQUEST FORM...
650 KB

Good morning Nancy,

Please be advised that there is an outstanding fine for Case 6306 in the amount of $3,850.00, please submit a payment to close the case out or submit a mitigation request form at your discretion.

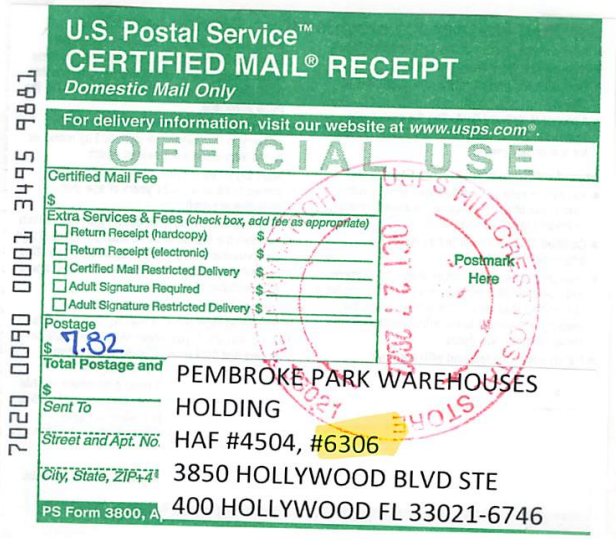
caseoverview (inkforce.net) <- click here for more info.

Regards,

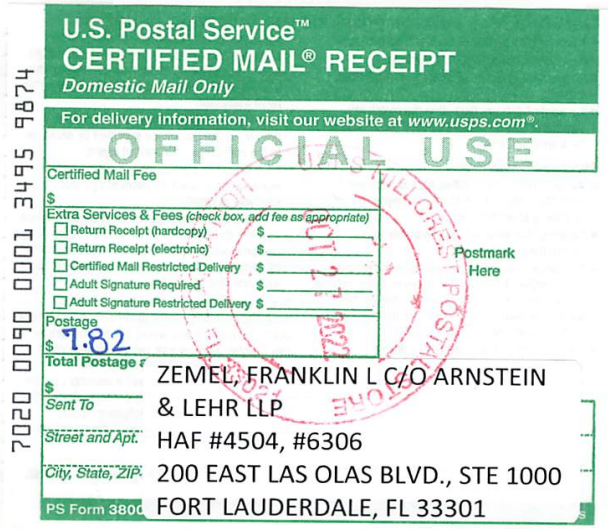
Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

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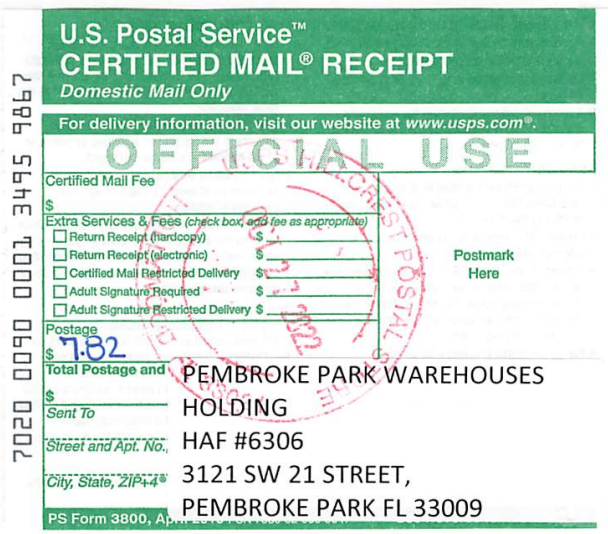
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Street and Apt. No. HAF #4504, #6306
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Street and Apt. HAF #4504, #6306
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Street and Apt. No. HAF #6306
City, State, ZIP+4® 3121 SW 21 STREET, PEMBROKE PARK FL 33009
PS Form 3800, Ap
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7020 0090 0001 3495 9867

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

PEMBROKE PARK WAREHOUSES HOLDING
Respondent(s)

Case No.: **6306**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 19, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on October 20, 2021. Based upon the evidence presented [and there being full compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ____ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3150 PEMBROKE ROAD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING

FOLIO NO.: 5142 20 00 0442

1. The Special Magistrate entered a Final Order on October 20, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION(S) 110.15 WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on October 20, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED AND FIFTY 00/100 DOLLARS. If the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on October 20, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$3,850.00** (THREE THOUSAND EIGHT HUNDRED AND FIFTY 00/100 DOLLARS) as of the date of this hearing

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

R B INDUSTRIAL PLAT 104-38 B TRACT A

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

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

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 19th day of October 2022.

TOWN OF PEMBROKE PARK

Andre Mckenney, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

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

WITNESS my hand and official in the County and State aforesaid this date:

October 19, 2022.

Notary Public, state of Florida

LISA CANNON
Notary Public - State of Florida
Commission # HH 84492
My Comm. Expires Jan 25, 2025
Bonded through National Notary Assn.

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

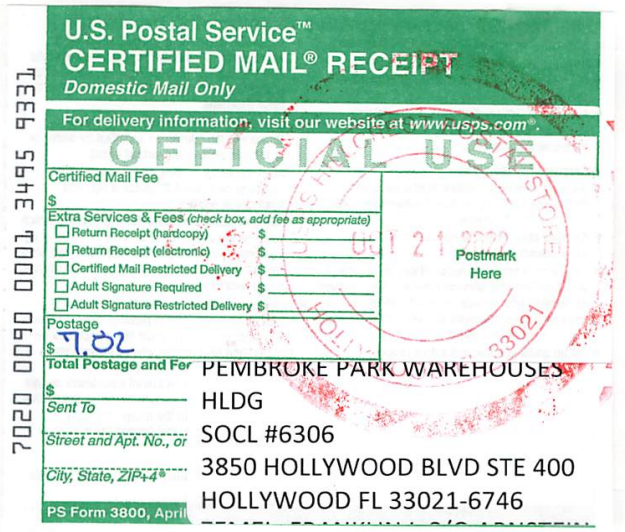
Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No 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 21 day of Oct., 2022.

Nazly Dayana A.

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



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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fee
$

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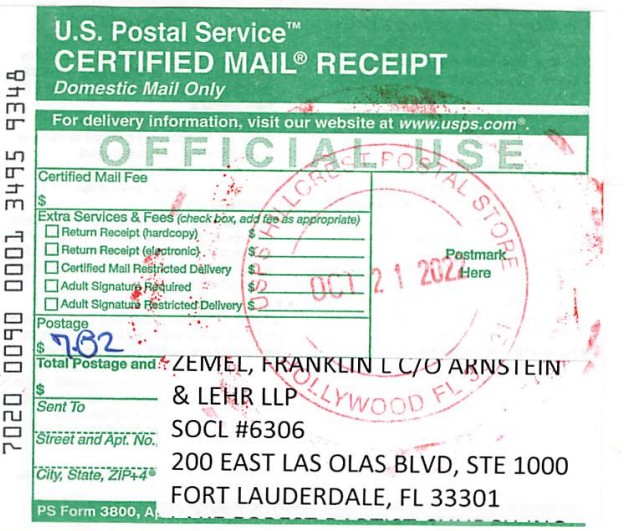
Street and Apt. No., or — SOCL #6306

City, State, ZIP+4® — 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746

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Postage
$ 7.02

Total Postage and Fees
$

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Street and Apt. No. — SOCL #6306

City, State, ZIP+4® — 200 EAST LAS OLAS BLVD, STE 1000 FORT LAUDERDALE, FL 33301

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PS Form 3800, A

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SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE PARK WAREHOUSES
HLDG
HCF #6306
3121 SW 21 STREET,
PEMBROKE PARK FL 33009

9590 9402 6921 1104 9673 16

2. Article Number (Transfer from service label)

7020 0090 0001 3495 9201

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™
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CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK WAREHOUSES HOLDING CASE NO. 6306

Respondent

AFFIDAVIT OF SERVICE

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

TYPE OF PROCESS: NOTICE HEARING TO CONFIRM FINE

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

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

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

TYPE OF SERVICE

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

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

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

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

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

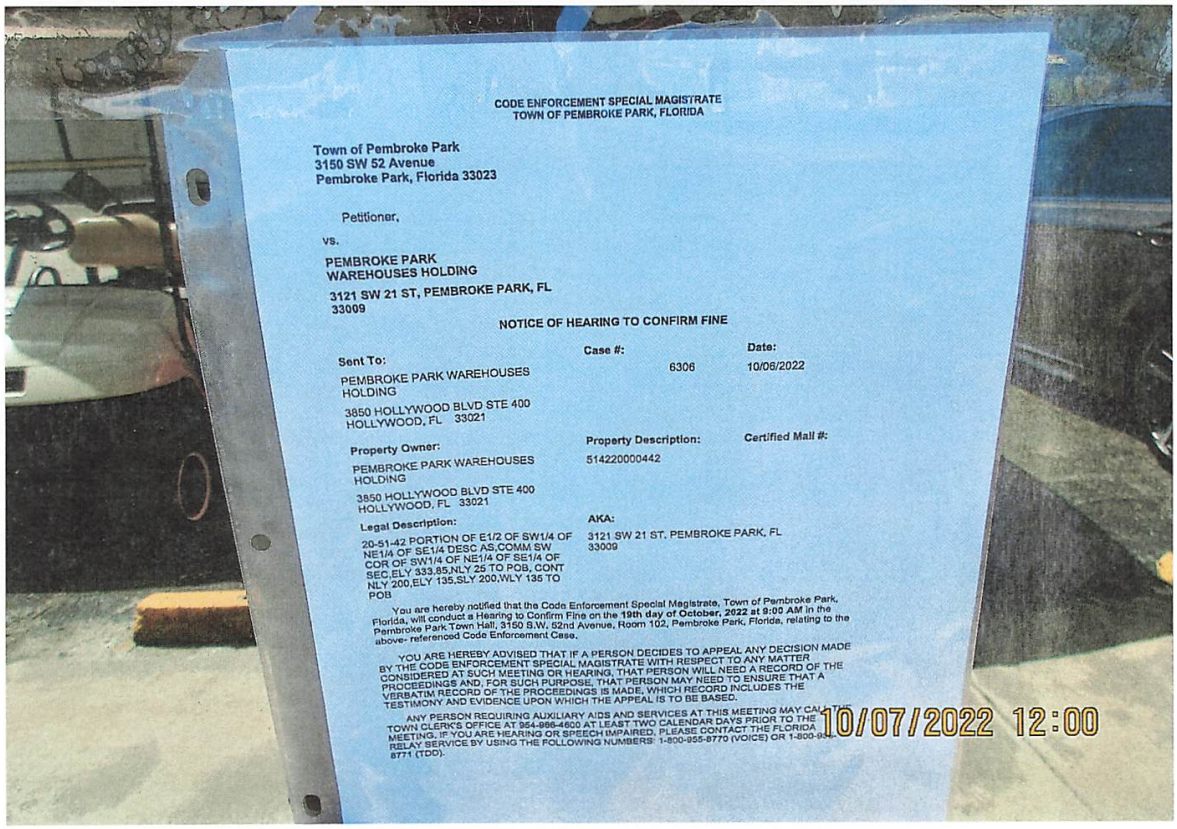
AFFIANT

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

Signature

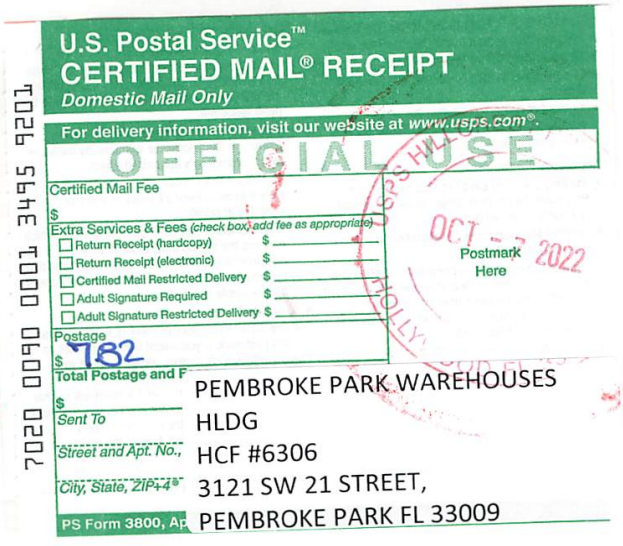
Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____


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RING
DOOR
BELL
3150
OFFICE HOURS
MON - THUR
9AM - 5: 0 PM
FRIDAY
9AM - 5:00 PM
SATURDAY
9AM - 12:00 PM
10/07/2022 12:00


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
PEMBROKE PARK
WAREHOUSES HOLDING
3121 SW 21 ST, PEMBROKE PARK, FL
33009
NOTICE OF HEARING TO CONFIRM FINE
Case #:
6306
Date:
10/06/2022
Sent To:
PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021
Property Owner:
PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021
Property Description:
514220000442
Certified Mail #:
Legal Description:
20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 DESC AS:COMM SW COR OF SW1/4 OF NE1/4 OF SE1/4 OF SEC,ELY 333.85,NLY 25 TO POB, CONT NLY 200,ELY 135,SLY 200,WLY 135 TO POB
AKA:
3121 SW 21 ST, PEMBROKE PARK, FL
33009
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 19th day of October, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
10/07/2022 12:00



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HLDG
HCF #6306
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021-6746

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING

3121 SW 21 ST, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

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

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

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

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Sincerely,

Joseline Ramirez

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

ID #	5142 20 00 0442
Millage	0613
Use	48

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

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

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

Property Assessment Values

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

2021* Exemptions and Taxable Values by Taxing Authority

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

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

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

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK WAREHOUSES HOLDING COMPANY

Filing Information

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

Principal Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Mailing Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Registered Agent Name & Address

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

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title PSD

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

Annual Reports

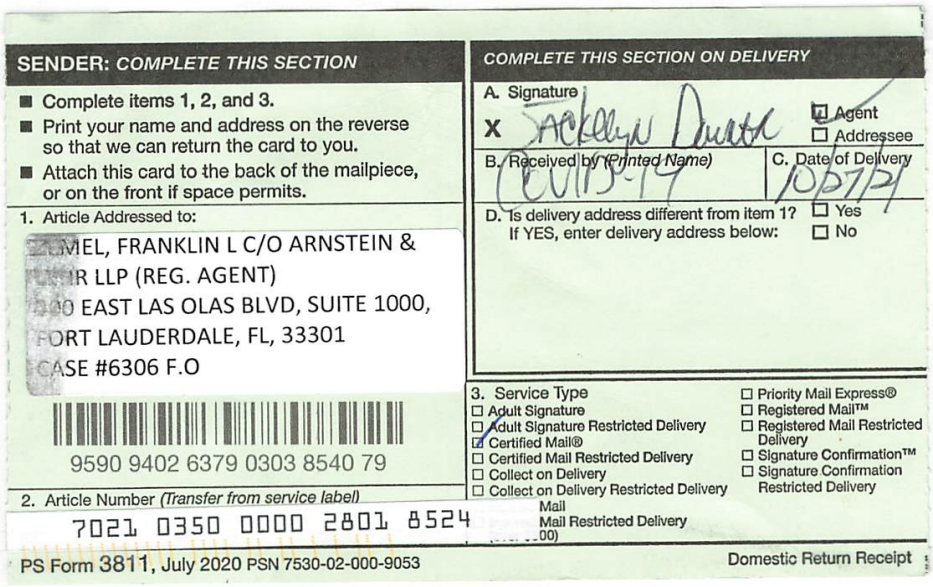
Report Year	Filed Date
2019	03/18/2019

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

Document Images

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

Florida Department of State, Division of Corporations



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- 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:

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

9590 9402 6379 0303 8540 79

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Ackelyn Durant ☑ Agent ☐ Addressee

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

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

FINAL ORDER

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

FINDINGS OF FACT

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

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

FOLIO NO.: 5142 20 00 0442

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

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

CONCLUSIONS OF LAW

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

ORDER

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

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

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

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of OCT., 2021.

Nazly Cardona CA

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/19/2021

Sent To:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

6306

Property Owner:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000442

Legal Description:

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

AKA:

3121 SW 21 ST, PEMBROKE PARK, FL 33009

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

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

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

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

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

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

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

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

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

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

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

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

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

Miguel A Nunez

Chief Building Official



10/19/2021

7021 0350 0000 2801 8517

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

Postage
$ 7.33

Total Postage and F
$

Sent To
CORNFELD, ROBERT M (PSD)

Street and Apt. No.,
3850 HOLLYWOOD BLVD SUITE 400,

City, State, ZIP+4®
HOLLYWOOD, FL, 33021
CASE #6306 F.O

PS Form 3800, Ap

Postmark Here
OCT 22 2021

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- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and
$

Sent To
PEMBROKE PARK WAREHOUSES HOLDING

Street and Apt. No.
3850 HOLLYWOOD BLVD SUITE 400,

City, State, ZIP+4®
HOLLYWOOD, FL, 33021
CASE #6306 F.O

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OCT 22 2021

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

Postage
$ 7.33

Total Postage and
$

Sent To
PEMBROKE PARK WAREHOUSES HOLDING

Street and Apt. No.
3121 SW 21 STREET,

City, State, ZIP+4®
PEMBROKE PARK, FL, 33009
CASE #6306 F.O

PS Form 3800, A

Postmark Here
OCT 22 2021

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

Postage
$ 7.33

Total Postage and F
$

Sent To
ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP (REG. AGENT)

Street and Apt. No.,
200 EAST LAS OLAS BLVD, SUITE 1000,

City, State, ZIP+4®
FORT LAUDERDALE, FL, 33301
CASE #6306 F.O

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OCT 22 2021

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1. Article Addressed to:

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

9590 9402 6379 0303 8540 86

2. Article Number (Transfer from service label)
7021 0350 0000 2801 8500

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

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

Case Overview

Property/Incident Information

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

Legal Description

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

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

Documents Issued

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

Violations

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

Notice of formal hearing.

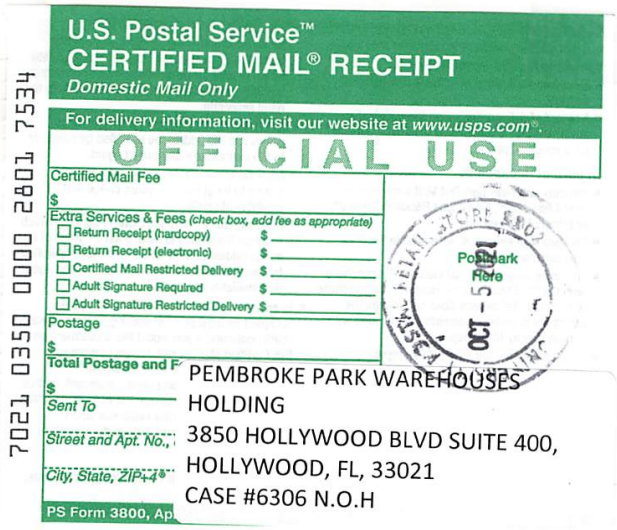


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Return Receipt (electronic)
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Adult Signature Required
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OCT - 5 2021
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3121 SW 21 STREET,
PEMBROKE PARK, FL, 33009
CASE #6306 N.O.H



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Return Receipt (electronic)
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Adult Signature Required
Adult Signature Restricted Delivery
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Total Postage and Fees
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Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap

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OCT - 5 2021
Postmark Here

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

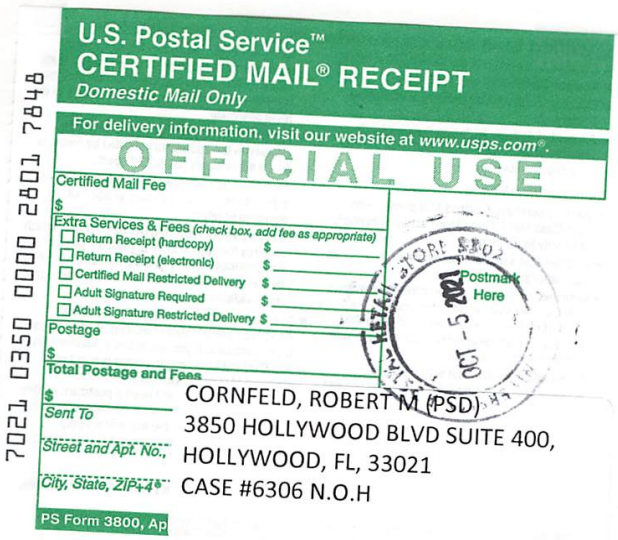


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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap

7021 0350 0000 2801 7558

OCT - 5 2021
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ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP (REG. AGENT)
200 EAST LAS OLAS BLVD, SUITE 1000,
FORT LAUDERDALE, FL, 33301
CASE #6306 N.O.H



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Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
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Postage
Total Postage and Fees
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Street and Apt. No.,
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PS Form 3800, Ap

7021 0350 0000 2801 7848

OCT - 5 2021
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CORNFELD, ROBERT M (PSD)
3850 HOLLYWOOD BLVD SUITE 400,
HOLLYWOOD, FL, 33021
CASE #6306 N.O.H



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1. Article Addressed to:

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

9590 9402 6610 1028 7080 16

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

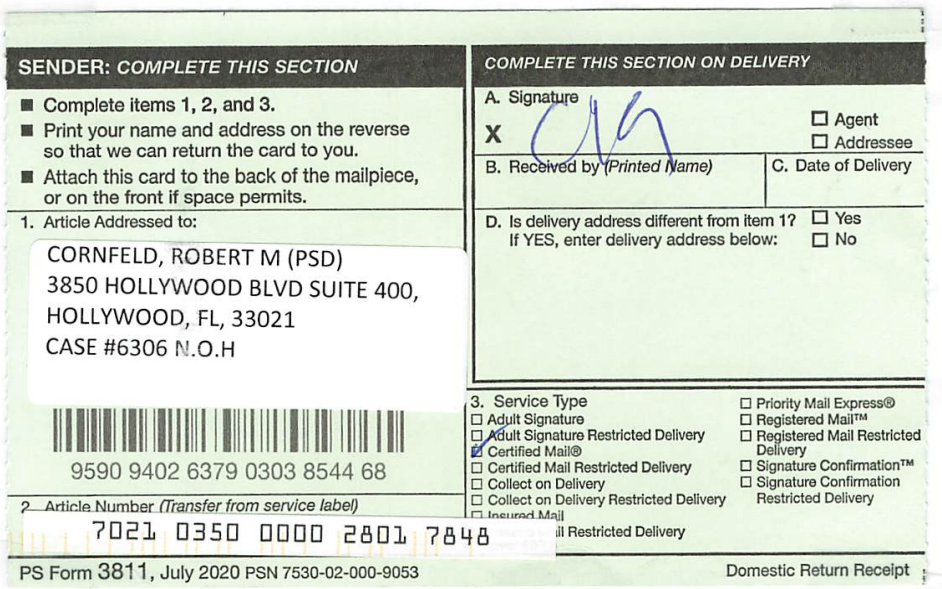
B. Received by *(Printed Name)* | C. Date of Delivery

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

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



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1. Article Addressed to:

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

9590 9402 6379 0303 8544 68

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

Restricted Delivery

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK WAREHOUSES HOLDING CASE NO. 6306

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

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

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

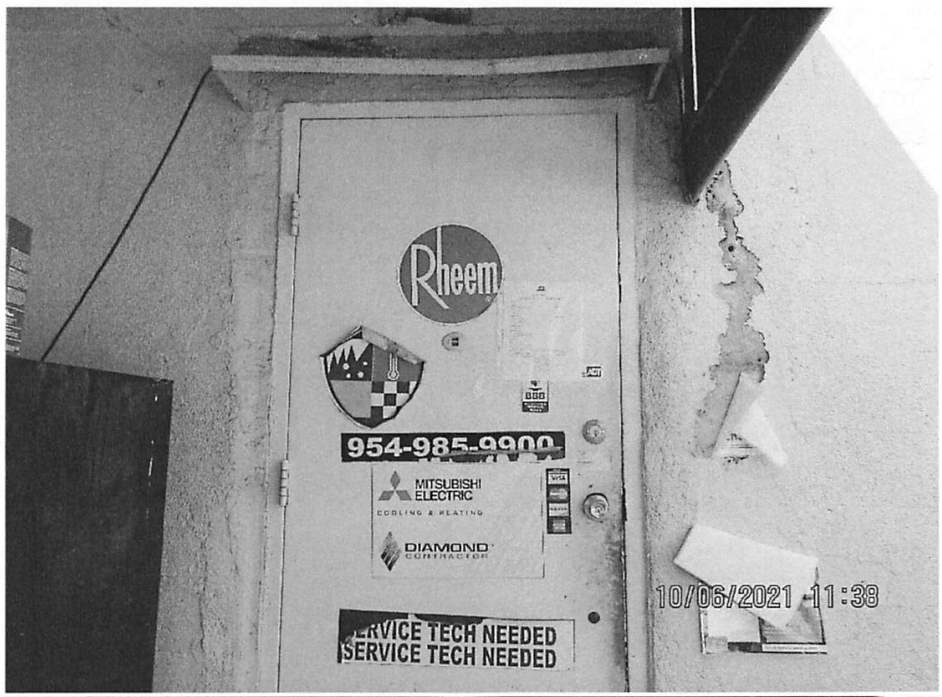
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6 day of Oct, 2021, by Miguel Nunez as Code Enforcement Officer for the Town of Pembroke Park.

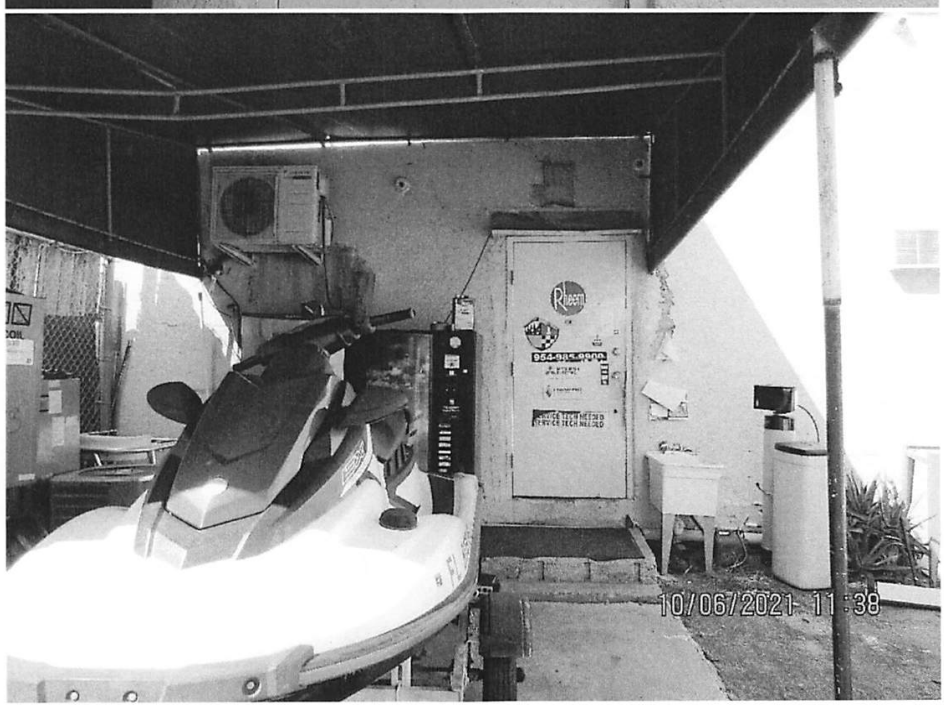
Signature

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

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

6306


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


Rheem
10/06/2021 11:38

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/05/2021

Sent To:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

6306

Property Owner:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000442

Legal Description:

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

AKA:

3121 SW 21 ST, PEMBROKE PARK, FL 33009

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

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

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

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

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

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

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

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

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

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

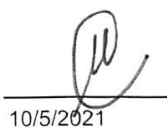
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Miguel A Nunez

Chief Building Official



10/5/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

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

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

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

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

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

Notes/Means of Correction:

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

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

Miguel A Nunez
Chief Building Official

Case Overview

Property/Incident Information

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

Legal Description

Case Status Closed **Case #** 6392

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

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/7/2021		Notice of Violation	Hand
10/7/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
11/17/2021	11/17/2021	Final Order	Certified Mail Hand
2/3/2022	2/16/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
2/3/2022		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
2/18/2022	2/16/2022	Supplemental Order/Claim of Lien	Certified Mail
8/18/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
9/21/2022		Affidavit of Compliance	Hand
10/6/2022	10/19/2022	Notice of Formal Hearing - Abate Fine	Hand
11/1/2022	11/16/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property 11/4/22 Certified Mail 11/3/22

Violations

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

Case Overview

Fines

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

Payments

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

Town of Pembroke Park

INVOICE

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

Bill To:

DATE: November 14, 2022
INVOICE # 428
FOR:

Case # 6392
ANO LLC

1960 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

ANO LLC
1960 SW 30 AVE,
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 110.15		
	Final Order 11/17/2021		
1	Admin Fee	$ 100.00	$ 100.00
293	Day(s) of Per Diem from (12/02/21-09/21/2022)	$ 250.00	$ 73,250.00
	Recorded Lien Fee		$ 48.50
	Town's motion to abate by 85%		**$ 10,987.50**
	10,987.50+48.50+100		**$ 11,136.00**
		Balance	$ 73,398.50

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

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ANO LLC CASE NO. 6392

Respondent

AFFIDAVIT OF SERVICE

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

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

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

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ANO LLC AT 10:52 A.M. ON THE 4 DAY OF NOVEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

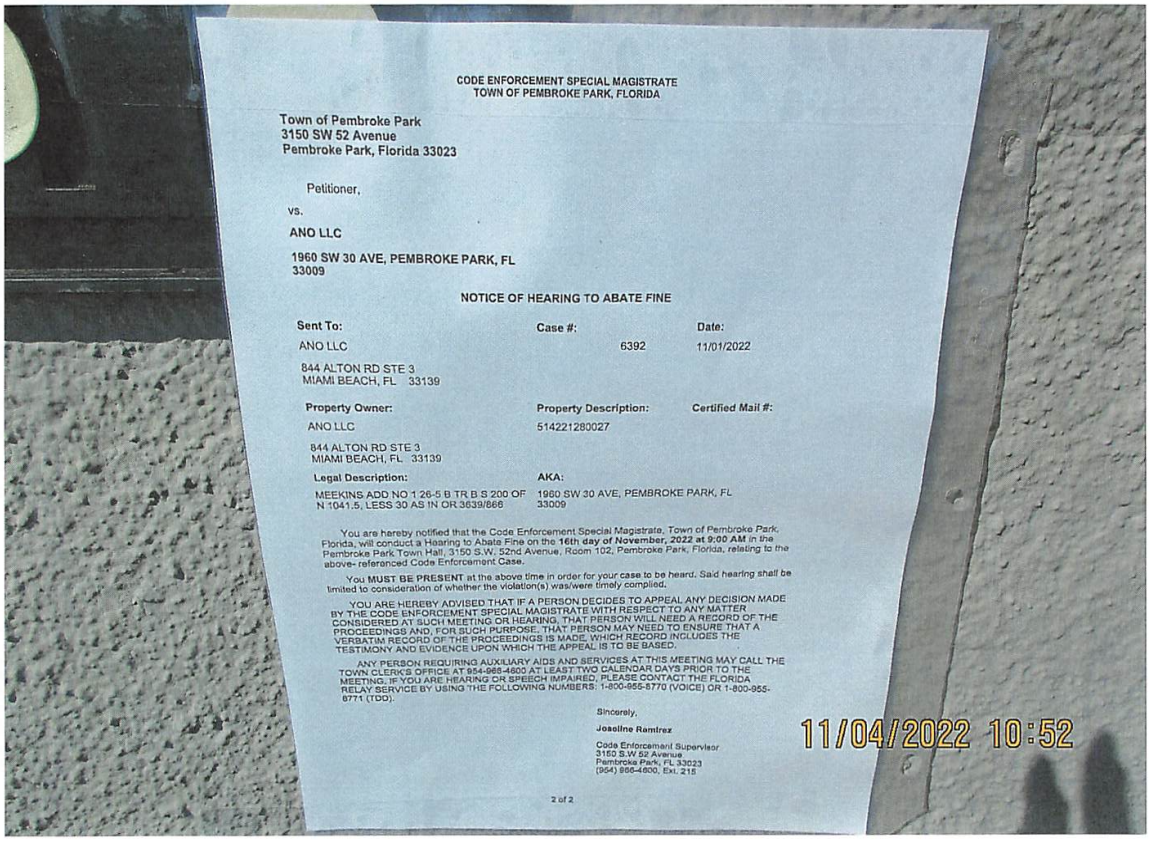
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 08 day of NOV 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANO LLC

1960 SW 30 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
ANO LLC	6392	11/01/2022
844 ALTON RD STE 3 MIAMI BEACH, FL 33139		

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

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

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

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

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

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

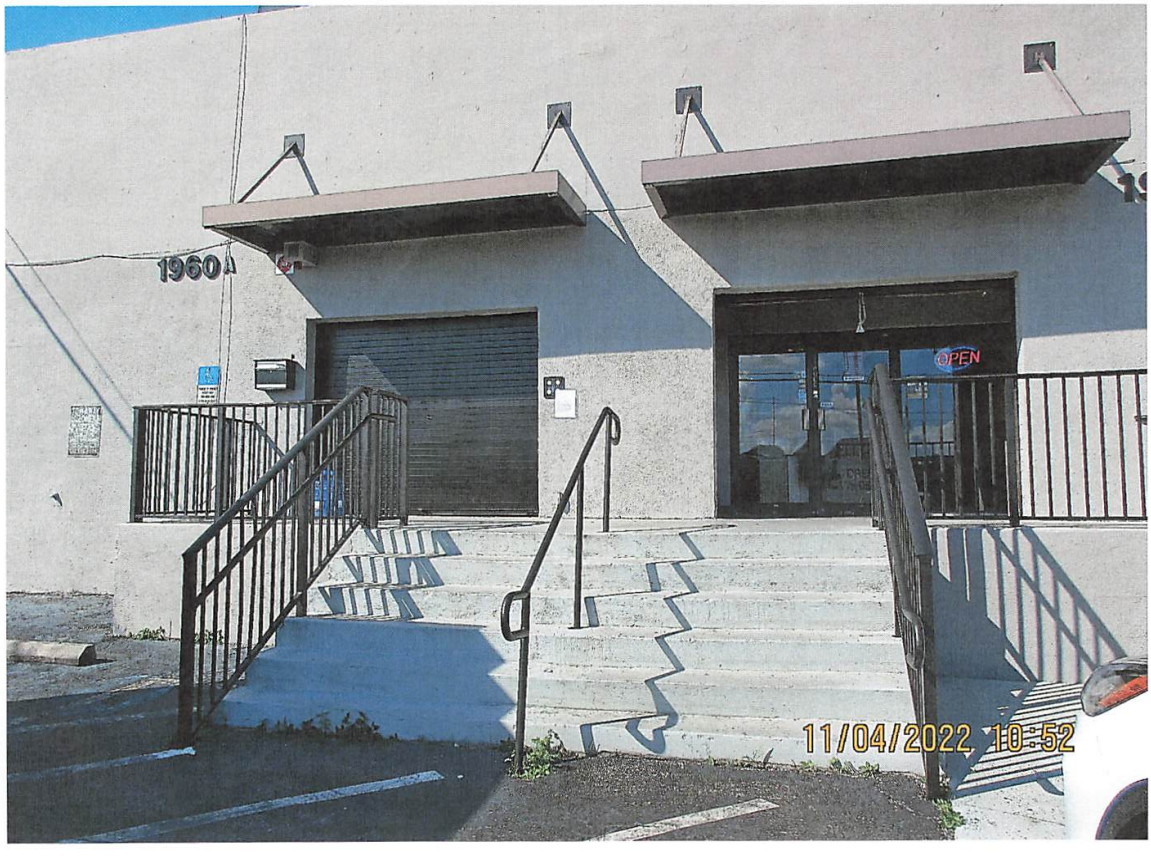
Sincerely,

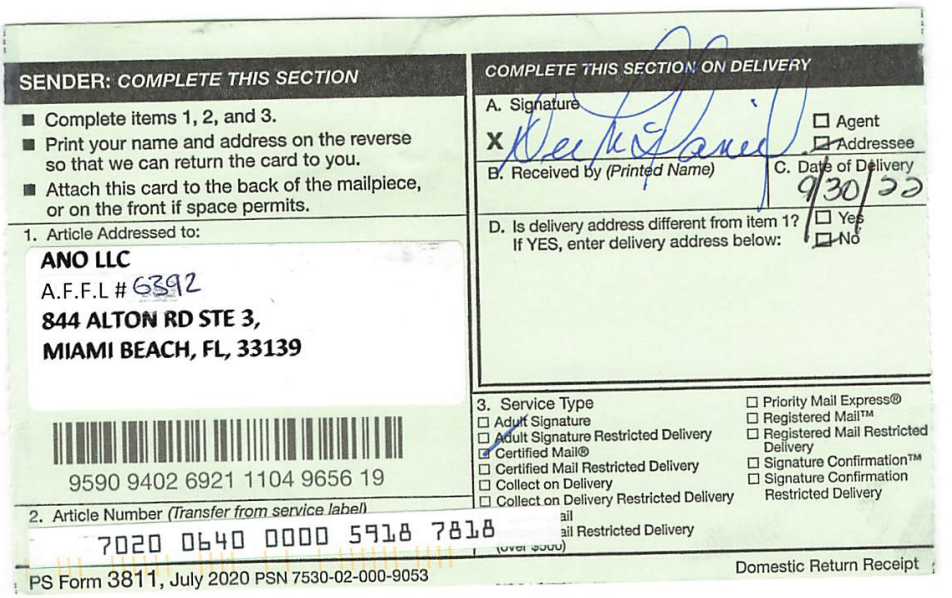
Joseline Ramirez

Code Enforcement Supervisor
3150 S.W.52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 218

2 of 2

11/04/2022 10:52





SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

9590 9402 6921 1104 9656 19

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 7818

COMPLETE THIS SECTION ON DELIVERY

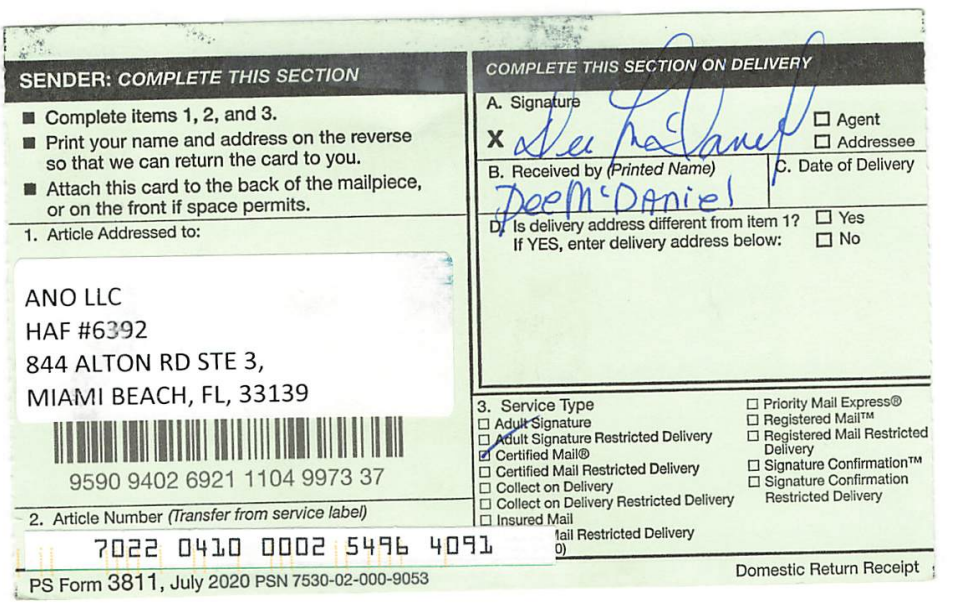
A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 9/30/22

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
☐ ail Restricted Delivery
(over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

9590 9402 6921 1104 9973 37

2. Article Number *(Transfer from service label)*
7022 0410 0002 5496 4091

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

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

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ ail Restricted Delivery
0)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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



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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and
$
Sent To
CORPORATION SERVICE COMPANY
Street and Apt. No.
A.F.F.L #6392
1201 HAYS STREET,
City, State, ZIP+4
TALLAHASSEE, FL, 32301

PS Form 3800,

Postmark Here
SEP 28 2022
WEST HOLLYWOOD HILLS STATION
HOLLYWOOD FL 33023

7020 0640 0000 5918 7832



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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and
$
Sent To
ANO LLC
Street and Apt. No.
A.F.F.L #6392
844 ALTON RD STE 3,
City, State, ZIP+4
MIAMI BEACH, FL, 33139

PS Form 3800,

Postmark Here
SEP 28 2022
WEST HOLLYWOOD HILLS STATION
HOLLYWOOD FL 33023

7020 0640 0000 5918 7818



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
A.F.F.L #6392
1201 HAYS STREET,
TALLAHASSEE, FL, 32301

9590 9402 6921 1104 9655 96

2. Article Number (Transfer from service label)
7020 0640 0000 5918 7832

COMPLETE THIS SECTION ON DELIVERY

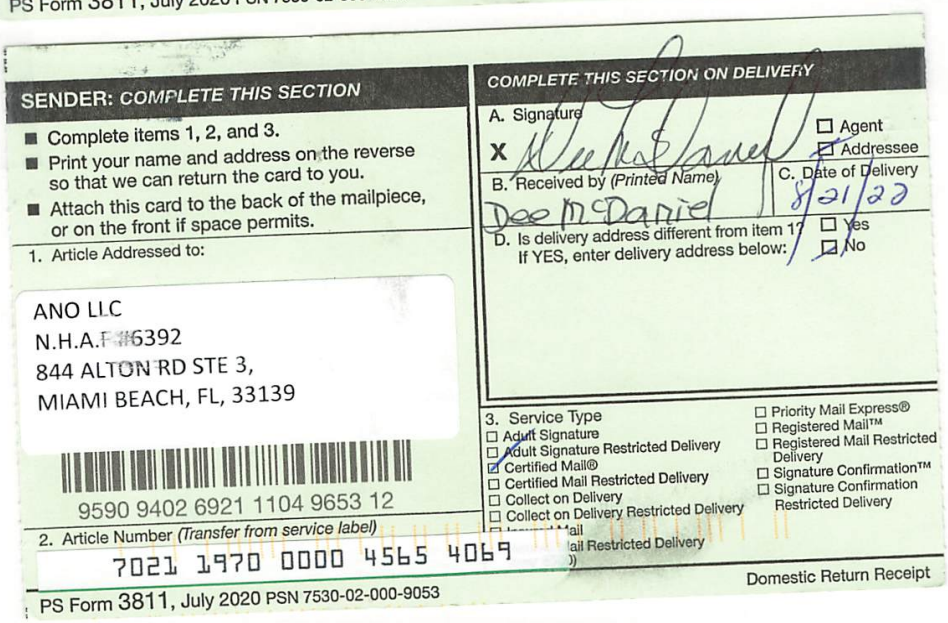
A. Signature
X Kaitlyn Mannix ☐ Agent ☐ Addressee

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

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

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

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



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

1. Article Addressed to:

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

9590 9402 6921 1104 9653 12

2. Article Number (Transfer from service label)
7021 1970 0000 4565 4069

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☑ Addressee

B. Received by (Printed Name) Dee M. Daniel C. Date of Delivery 8/21/22

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

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

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and
$

Sent To ANO LLC
HAF #6392

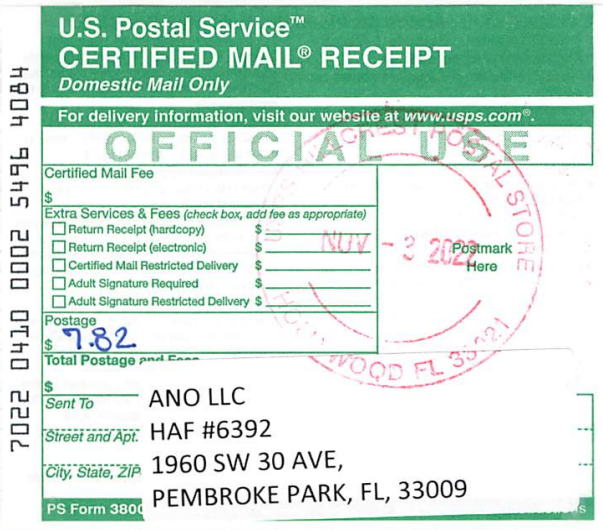
Street and Apt. No. 844 ALTON RD STE 3,

City, State, ZIP+4® MIAMI BEACH, FL, 33139

PS Form 3800, April

NOV - 3 2022
Postmark Here

7022 0410 0002 5496 4091



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and
$

Sent To ANO LLC
HAF #6392

Street and Apt. 1960 SW 30 AVE,

City, State, ZIP PEMBROKE PARK, FL, 33009

PS Form 3800

NOV - 3 2022
Postmark Here

7022 0410 0002 5496 4084



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and
$

Sent To CORPORATION SERVICE COMPANY
HAF #6392

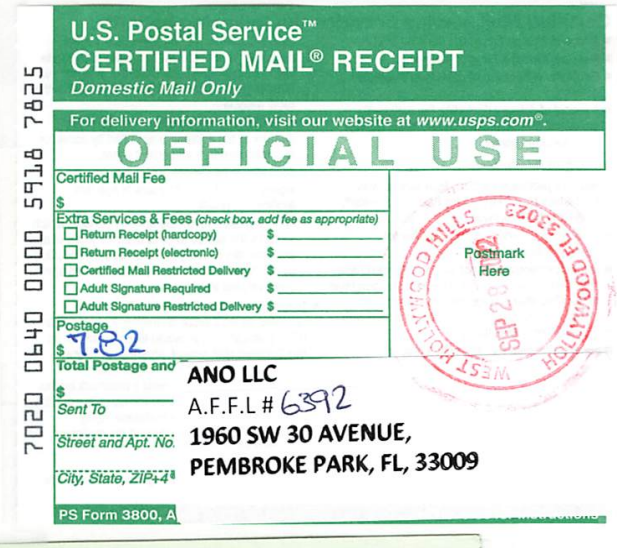
Street and Apt. No. 1201 HAYS STREET,

City, State, ZIP+4® TALLAHASSEE, FL, 32301

PS Form 3800, A

NOV - 3 2022
Postmark Here

7022 0410 0002 5496 4077



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
$ 7.82

Total Postage and
$

Sent To ANO LLC
A.F.F.L # 6392

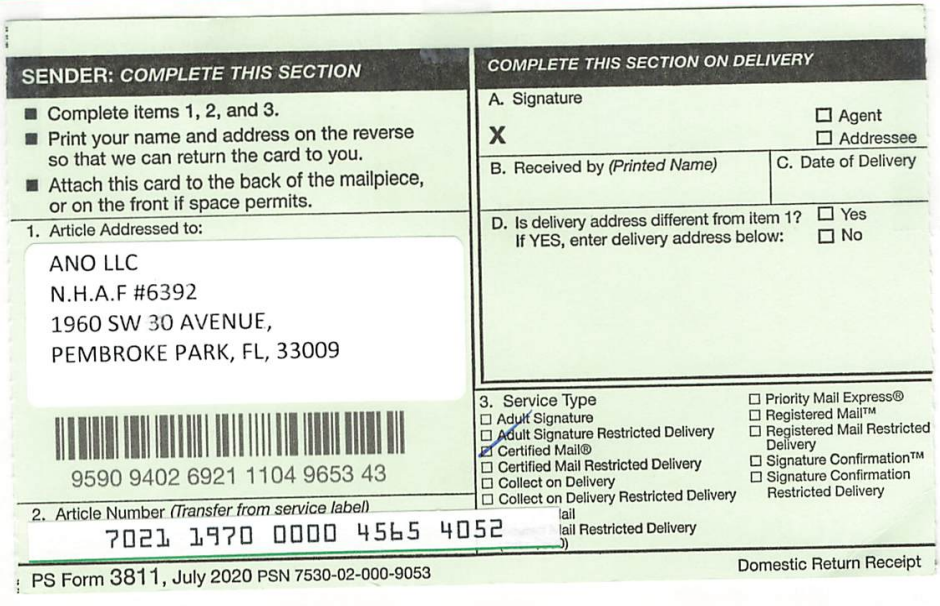
Street and Apt. No. 1960 SW 30 AVENUE,

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

PS Form 3800, A

Postmark Here

7020 0640 0000 5918 7825



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

9590 9402 6921 1104 9653 43

2. Article Number (Transfer from service label)
7021 1970 0000 4565 4052

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ail
- ☐ ail Restricted Delivery

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANO LLC

1960 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
ANO LLC	6392	11/01/2022
844 ALTON RD STE 3 MIAMI BEACH, FL 33139		

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

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

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

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

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

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

Sincerely,

Joseline Ramirez

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

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

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

Property Assessment Values

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

2022 Exemptions and Taxable Values by Taxing Authority

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

Sales History

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

Land Calculations

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

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park

INVOICE

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

Bill To:

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

DATE: October 14, 2022
INVOICE # 428
FOR:

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

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

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

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

RESPONDENTS NAMED AND LISTED ON EXIBIT A
Respondent(s)

ORDER OF SPECIAL MAGISTRATE AUTHORIZING FORECLOSURE OF FINE AND LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21st, 2022 to authorize the Town of Pembroke Park to file a Foreclosure of a Fine and Lien pursuant to the Special Magistrate's Final Order entered previously, a copy of which is attached hereto, and the Special Magistrate's Confirmation of the Fine and Lien [and there being and/or no compliance], a copy of which is attached hereto. The Special Magistrate finds and orders:

1. The Town of Pembroke Park is hereby authorized to file a Foreclosure of Fine and Lien.
2. The Special Magistrate reserves jurisdiction to enter such further orders as are necessary and proper.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21 day of September, 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

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

WITNESS my hand and official in the County and State aforesaid this date: Sep 21, 2022.

Notary Public, state of Florida

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

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

EXIBIT A	NO.	CASE #	NAME	ADDRESS	HOMESTEAD EXEMPTION
	1	4469	PEMBROKE PARK WAREHOUSES HOLDING	3120 SW 19th Street Bay 153, PEMBROKE PARK, FL 33009	NO
	2	4471	PEMBROKE PARK WAREHOUSES HOLDING	3120 Pembroke Rd. #234, PEMBROKE PARK, FL 33009	NO
	3	5699	ORKIN INC / ROLLINS CONTINELTAL INC	1820 SW 30 AVE, PEMBROKE PARK, FL 33009	NO
	4	4725	2727 PARK RD LLC	2727 S PARK RD, PEMBROKE PARK, FL 33009	NO
	5	4420	PEMBROKE CROWN LLC	2565 S PARK LN, PEMBROKE PARK, FL 33009	NO
	6	4504	PEMBROKE PARK WAREHOUSES HOLDING	3154 Pembroke Road, PEMBROKE PARK, FL 33009	NO
	7	4746	PEMBROKE PARK WAREHOUSES HOLDING	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #154 - #155	NO
	8	4475	PEMBROKE PARK WAREHOUSES HOLDING	3130 Pembroke Rd Bay 658, PEMBROKE PARK, FL 33009	NO
	9	6159	LAKE VILLA ASSOCIATES LTD	2300 S PARK RD, PEMBROKE PARK, FL 33009	NO
	10	6297	2400 SW30 LLC	2400 SW 30 AVE, PEMBROKE PARK, FL 33009	NO
	11	6392	ANO LLC	1960 SW 30 AVE, PEMBROKE PARK, FL 33009	NO
	12	6308	HALLANDALE RETAIL LLC	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009	NO

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No ✓

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 29 day of September, 2022.

Nazly Cardona CA.

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

Case Overview

Property/Incident Information

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

Legal Description

Case Status Closed **Case #** 6392

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

Documents Issued

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

Violations

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

Fines

Case Overview

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

Payments

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



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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4

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

Postmark Here
OCT - 7 2022
USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021

PS Form 3800,

7020 0090 0001 3495 9157



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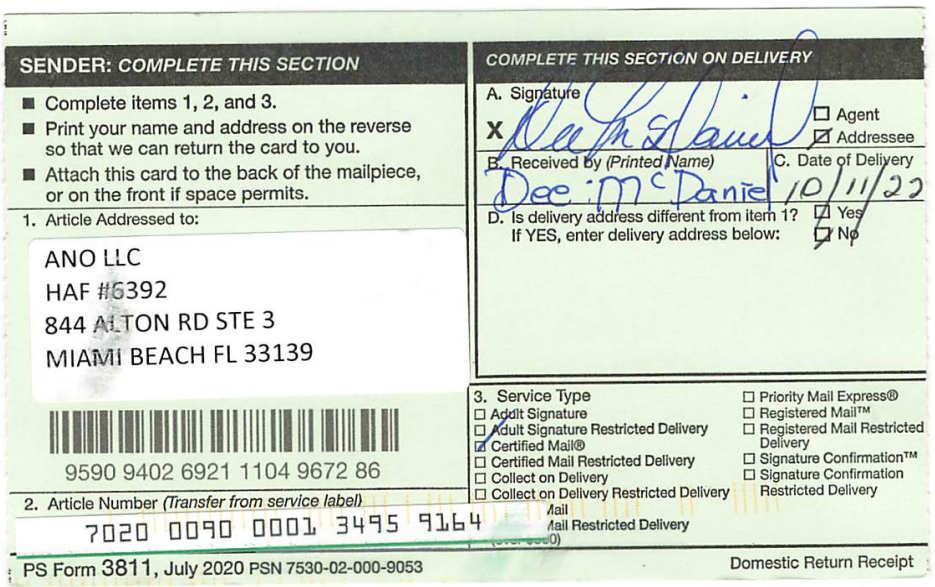
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and Fees
$
Sent To
Street and Apt. N
City, State, ZIP+4

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

Postmark Here
OCT - 7 2022
USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021

PS Form 3800,

7020 0090 0001 3495 9164



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

9590 9402 6921 1104 9672 86

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

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☑ Addressee

B. Received by (Printed Name) Dee McDaniel
C. Date of Delivery 10/11/22

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

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

Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ANO LLC CASE NO. 6392

Respondent

AFFIDAVIT OF SERVICE

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

TYPE OF PROCESS: NOTICE HEARING TO ABATE FINE

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

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

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

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

Signature

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



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANO LLC

1960 SW 30 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
ANO LLC	6392	10/06/2022
844 ALTON RD STE 3 MIAMI BEACH, FL 33139		
Property Owner:	**Property Description:**	**Certified Mail #:**
ANO LLC	514221280027	
844 ALTON RD STE 3 MIAMI BEACH, FL 33139		
Legal Description:	**AKA:**	
MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 1041.5, LESS 30 AS IN OR 3639/866	1960 SW 30 AVE, PEMBROKE PARK, FL 33009	

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

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

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

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, USE THE FLORIDA RELAY SERVICE BY USING THE 711 [illegible]

10/07/2022 12:08

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANO LLC

1960 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

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

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

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

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

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

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Sincerely,

Joseline Ramirez

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

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

AFFIDAVIT OF COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

ANO LLC

1960 SW 30 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #: 6392

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

Owner Name: ANO LLC

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

Folio: 514221280027

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

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

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

Notes/Means of Correction:

Case is in compliance under Building Permit B-94678

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

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

NOTARY PUBLIC, STATE OF FLORIDA

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

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 10/4/2022

Phone #: 786.200.7300

Case # 6392

E-mail: RyanA@FGProperties.com

Address of Violation: 1960 SW 30th Ave

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

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

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

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

Thomas Sullivan
Petitioner's Name (Print)

Petitioner's Signature

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

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

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



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OFFICIAL USE

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

Postage
$ 7.82

Total Postage and F
$

Sent To ANO LLC
Street and Apt. No., N.H.A.F #6392
City, State, ZIP+4® 1960 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

PS Form 3800, Apr

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
AUG 18 2022
Postmark Here
BOYNTON BEACH FL
33437-USPS

7021 1970 0000 4565 4052



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OFFICIAL USE

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

Postage
$ 7.82

Total Postage and Fees
$

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

PS Form 3800, Ap

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
Postmark Here
AUG 18 2022
BOYNTON BEACH FL
33437-USPS

7021 1970 0000 4565 4069

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANO LLC

1960 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

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

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

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

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

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

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

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

Sincerely,

Joseline Ramirez

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

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

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

Property Assessment Values

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

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,789,550	$2,789,550	$2,789,550	$2,789,550
Portability	0	0	0	0
Assessed/SOH	$2,786,300	$2,789,550	$2,786,300	$2,786,300
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,786,300	$2,789,550	$2,786,300	$2,786,300

Sales History

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

Land Calculations

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

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

FINAL ORDER

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

FINDINGS OF FACT

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

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

FOLIO NO.: 5142 21 28 0027

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

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

CONCLUSIONS OF LAW

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

ORDER

Certificate of Service

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

ANO LLC
Respondent(s)

Case No.: **6392**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

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

FINDINGS OF FACT

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

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

FOLIO NO.: 5142 21 28 0027

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

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

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

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

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

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

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

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

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

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

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

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

Notary Public, state of Florida

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

ORDER

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

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

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

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

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

Nazly Cardona CA

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

ANO LLC
Respondent(s)

Case No.: **6392**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

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

FINDINGS OF FACT

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

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

FOLIO NO.: 5142 21 28 0027

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

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

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

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

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

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

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

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

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

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

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

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

Notary Public, state of Florida

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

Certificate of Service

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

FINAL ORDER

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

FINDINGS OF FACT

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

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

FOLIO NO.: 5142 21 28 0027

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

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

CONCLUSIONS OF LAW

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

ORDER

ORDER

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

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

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

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

9590 9402 6379 0303 8546 97

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

7021 0350 0000 2801 8050

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ 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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

9590 9402 6379 0303 8547 10

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

7021 0350 0000 2801 8074

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Kaitlyn Mannix ☐ Agent ☐ Addressee

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

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

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ 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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

9590 9402 6379 0303 8534 47

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

7021 0350 0000 2801 9484

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

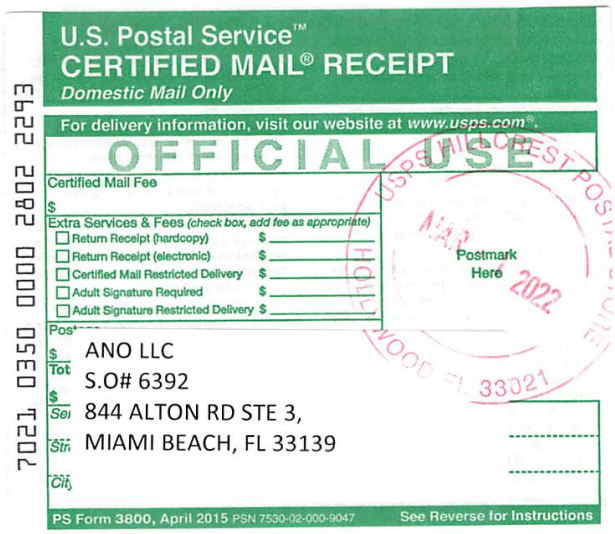
3. Service Type

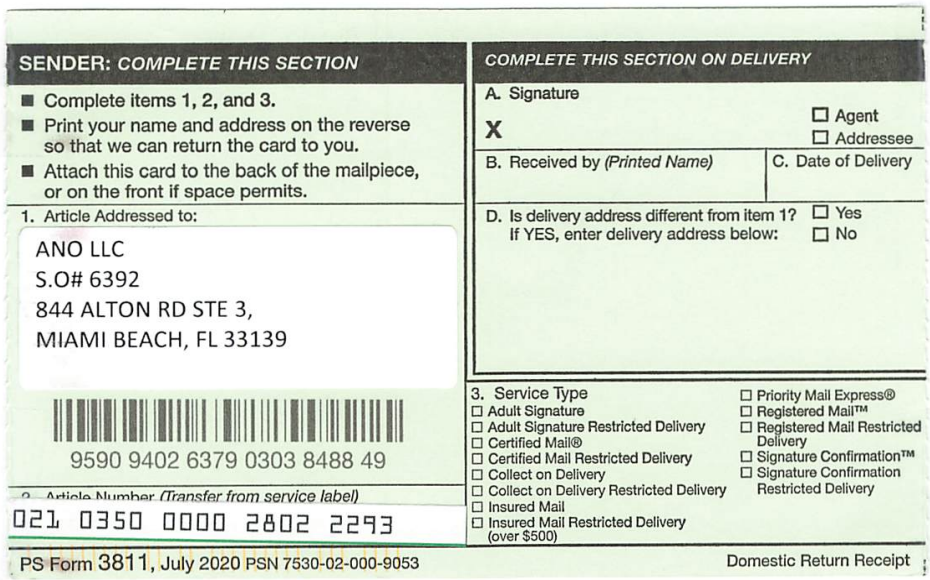
☐ Adult Signature
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☐ Collect on Delivery Restricted Delivery
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☐ Signature Confirmation Restricted Delivery

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


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For delivery information, visit our website at www.usps.com®.
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Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total P
$
Sent To
Street
City, S
Postmark Here
MAR 2022
HOLLYWOOD FL
ANO LLC
S.O# 6392
1960 SW 30 AVE,
PEMBROKE PARK, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


7021 0350 0000 2802 2293
U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.
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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
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$
Sen
Str
Cit
Postmark Here
MAR 2022
HOLLYWOOD FL 33021
ANO LLC
S.O# 6392
844 ALTON RD STE 3,
MIAMI BEACH, FL 33139
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

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

9590 9402 6379 0303 8488 49

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

021 0350 0000 2802 2293

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

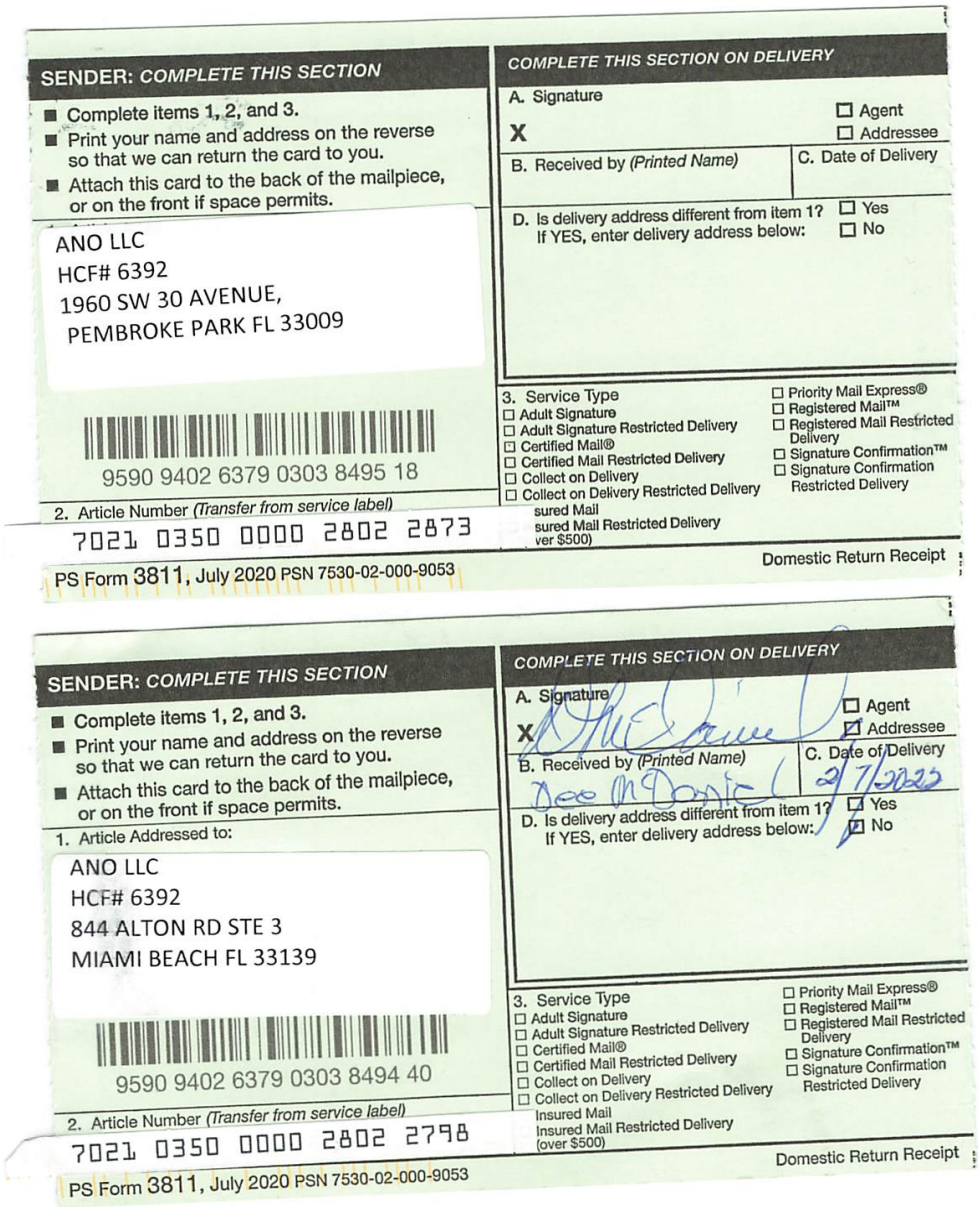
B. Received by *(Printed Name)* | C. Date of Delivery

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

3. Service Type

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

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



SENDER: COMPLETE THIS SECTION

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

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

9590 9402 6379 0303 8495 18

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
sured Mail
sured Mail Restricted Delivery
ver $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

9590 9402 6379 0303 8494 40

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

COMPLETE THIS SECTION ON DELIVERY

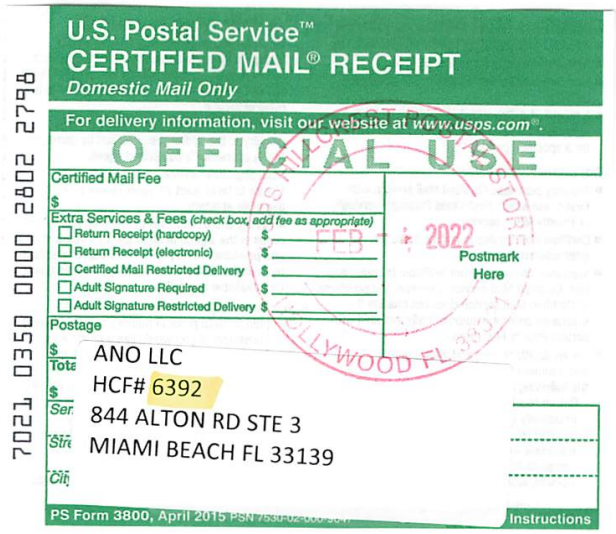
A. Signature
X
☐ Agent
☑ Addressee

B. Received by (Printed Name)
Dee McDonic
C. Date of Delivery
2/7/2023

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

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

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



7021 0350 0000 2802 2798

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total
$

Sent
Street
City,

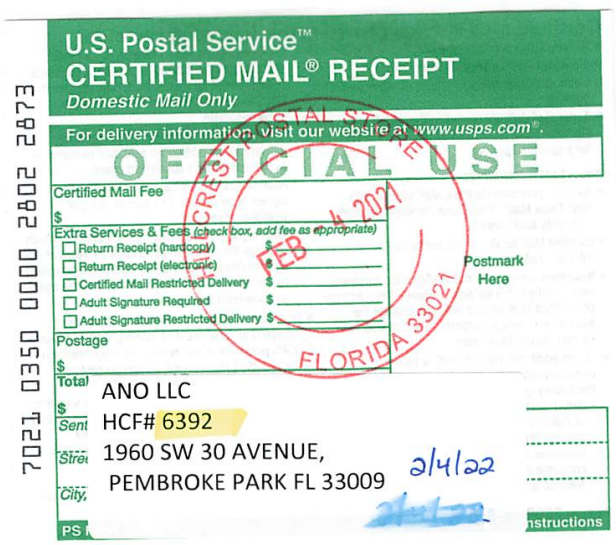
ANO LLC
HCF# 6392
844 ALTON RD STE 3
MIAMI BEACH FL 33139

FEB 2022
HOLLYWOOD FL 33021

Postmark Here

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

Instructions



7021 0350 0000 2802 2873

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total
$

Sent
Street
City,

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

2/4/22

FEB 2021
FLORIDA 33021

Postmark Here

PS

Instructions

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

Detail by Entity Name

Foreign Limited Liability Company
F9 PROPERTIES, LLC

Filing Information

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

Principal Address

844 Alton Road
Suite 3
Miami Beach, FL 33139

Changed: 04/18/2019

Mailing Address

844 Alton Road
Suite 3
Miami Beach, FL 33139

Changed: 04/18/2019

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title Manager

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

Title Authorized Representative

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

Annual Reports

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

Document Images

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

ANO LLC CASE NO. 6392

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ANO LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

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

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

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

TYPE OF SERVICE

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

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

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

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

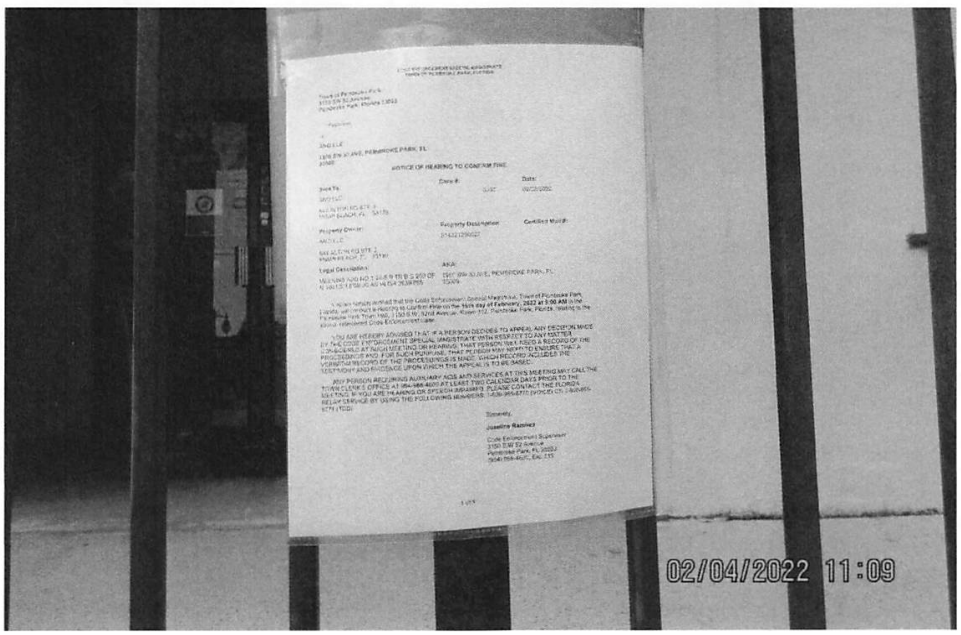
AFFIANT

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

Signature

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

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


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


1960B
02/04/2022 11:09

Case Overview

Property/Incident Information

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

Legal Description

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

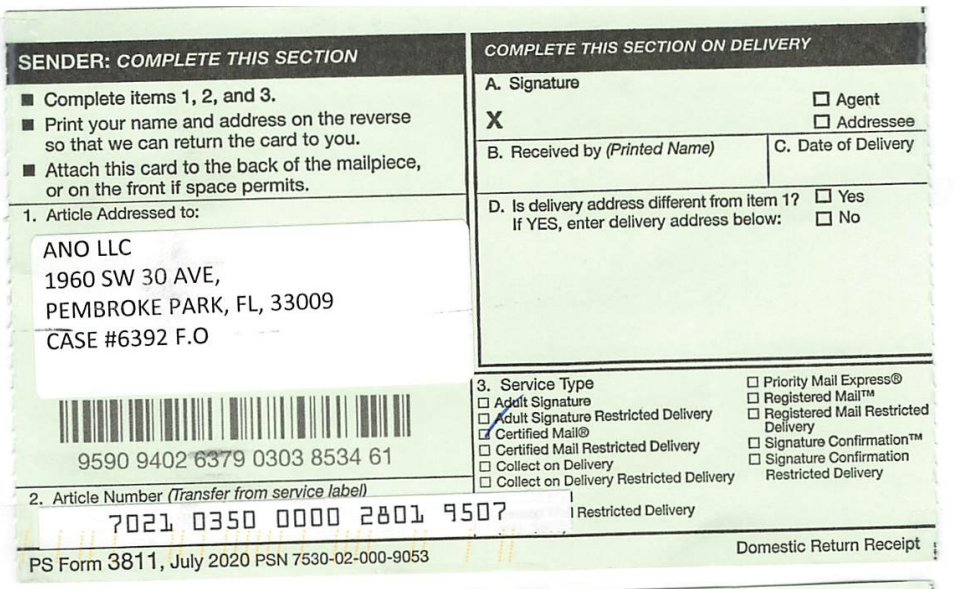
Notes Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional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

Documents Issued

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

Violations

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

9590 9402 6379 0303 8534 61

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

9590 9402 6379 0303 8534 78

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

COMPLETE THIS SECTION ON DELIVERY

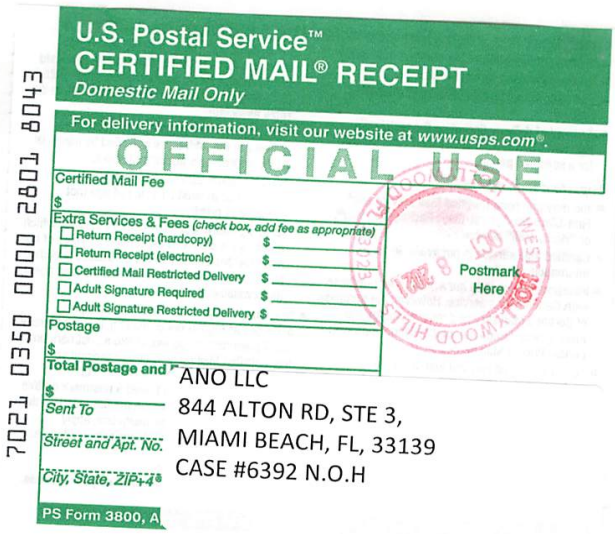
A. Signature
X Kaitlyn Mannix ☑ Agent ☑ Addressee

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

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

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

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



7021 0350 0000 2801 8043

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

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

OFFICIAL USE

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

PS Form 3800, A

Postmark Here
OCT 8 2021
HOLLYWOOD FL 33023 WEST HOLLYWOOD HILLS

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



7021 0350 0000 2801 8074

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

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

OFFICIAL USE

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

PS Form 3800, A

Postmark Here
OCT 8 2021
HOLLYWOOD FL 33023 WEST HOLLYWOOD HILLS

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



7021 0350 0000 2801 8067

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

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

OFFICIAL USE

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

PS Form 3800, Apr

Postmark Here
OCT 8 2021
HOLLYWOOD FL 33023 WEST HOLLYWOOD HILLS

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



7021 0350 0000 2801 8050

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

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

OFFICIAL USE

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

PS Form 3800, A

Postmark Here
OCT 8 2021
HOLLYWOOD FL 33023 WEST HOLLYWOOD HILLS

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

7021 0350 0000 2801 9491

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and Fees
$

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

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

Postmark Here

PS Form 3800, A

7021 0350 0000 2801 9484

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and Fees
$

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

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

Postmark Here

PS Form 3800, A

7021 0350 0000 2801 9514

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and Fees
$

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

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

Postmark Here

PS Form 3800, A

7021 0350 0000 2801 9507

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and Fees
$

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

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

Postmark Here

PS Form 3800, Ap

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

9590 9402 6379 0303 8534 54

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ANO LLC CASE NO. 6392

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ANO LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

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

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

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

TYPE OF SERVICE

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

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

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

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

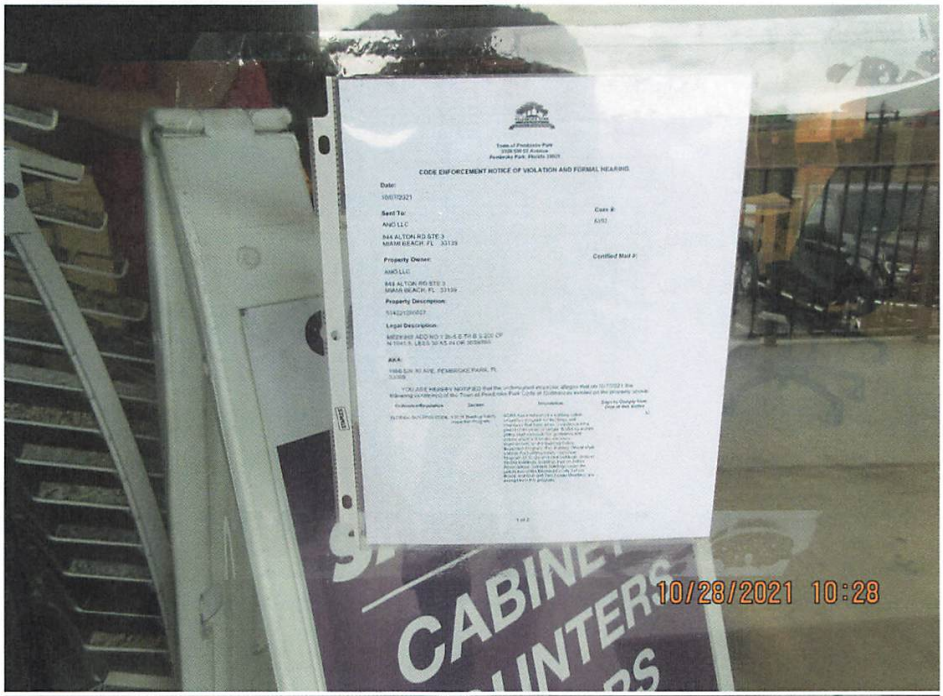
AFFIANT

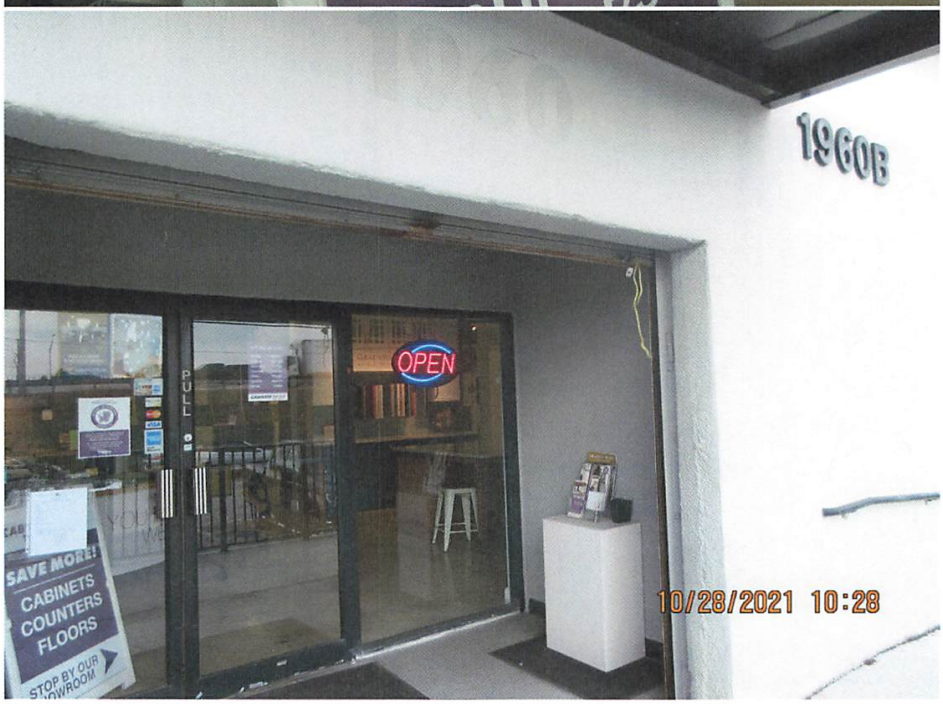
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 5 day of NOV, 2021, by Miguel Nunez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


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


1960B
OPEN
SAVE MORE!
CABINETS
COUNTERS
FLOORS
10/28/2021 10:28

6392

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/07/2021

Sent To:

ANO LLC

844 ALTON RD STE 3
MIAMI BEACH, FL 33139

Case #:

6392

Property Owner:

ANO LLC

844 ALTON RD STE 3
MIAMI BEACH, FL 33139

Certified Mail #:

Property Description:

514221280027

Legal Description:

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

AKA:

1960 SW 30 AVE, PEMBROKE PARK, FL 33009

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

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

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

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

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

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

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

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

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

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

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

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

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

Miguel A Nunez

Chief Building Official



10/7/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANO LLC

1960 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

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

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

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

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

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

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

Sincerely,

Joseline Ramirez

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

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

ANO LLC

1960 SW 30 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #: 6392

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

Owner Name: ANO LLC

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

Folio: 514221280027

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

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

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

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

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

NOTARY PUBLIC, STATE OF FLORIDA

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP	P.O. BOX 30428 CHARLOTTE, NC 28230	2501 SW 32 TER, PEMBROKE PARK, FL 33023 #Feeding South Florida - 2701 SW 32nd Ter

Legal Description

Case Status Open **Case #** 4343 **Date Next Inspection** 11/16/2022

Notes Performing Interior alteration without approved plans or permit. Violation under the Florida Building Code 109.4
Property owner and/or tenant will need a building Permit from the Building Department for interior alterations.
Double Permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/8/2018		Notice of Violation	Certified Mail Regular Mail
6/30/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/21/2021	7/20/2021	Final Order	Certified Mail
8/31/2021	9/15/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
9/17/2021	9/15/2021	Amended Final Order	Certified Mail
11/3/2022	11/16/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property 11/4/22 Certified Mail 11/3/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	109.4 Work commencing before permit issuance.	Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the building official's approval or the necessary permits shall be subject to a penalty of 100 percent of the usual permit fee in addition to the required permit fees.	Not in Compliance - Reinspection Date: 11/16/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$66,000.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$66,200.00**

Case Overview

Payments

Date	Payment Type Name	Amount
8/12/2021	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$66,100.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

SENECA INDUSTRIAL HOLDINGS LLC CASE NO. 4343
ERNST & YOUNG LLP

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2501 SW 32 TER, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2501 SW 32 TER, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP AT 11:33 A.M. ON THE 4 DAY OF NOVEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

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

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 9 day of Nov, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP

2501 SW 32 TER, PEMBROKE PARK, FL 33023 #Feeding South Florida - 2701 SW 32nd Ter

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP P.O. BOX 30428 CHARLOTTE, NC 28230	4343	11/03/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP P.O. BOX 30428 CHARLOTTE, NC 28230	514220170090	

Legal Description:	**AKA:**
SENECA PLAT 165-9 B POR OF PARCEL A & B DESC AS:BEG AT INTERSECTION OF S/R/W/L SW 25 ST & E/L OF SAID PLAT & W/L OF JUNHALLA PLAT,W 351.70,S 941.81 E 351.21,N 941.82 TO POB (PARCEL LYING NE1/4 SEC 29)	2501 SW 32 TER, PEMBROKE PARK, FL 33023 #Feeding South Florida - 2701 SW 32nd Ter

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

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

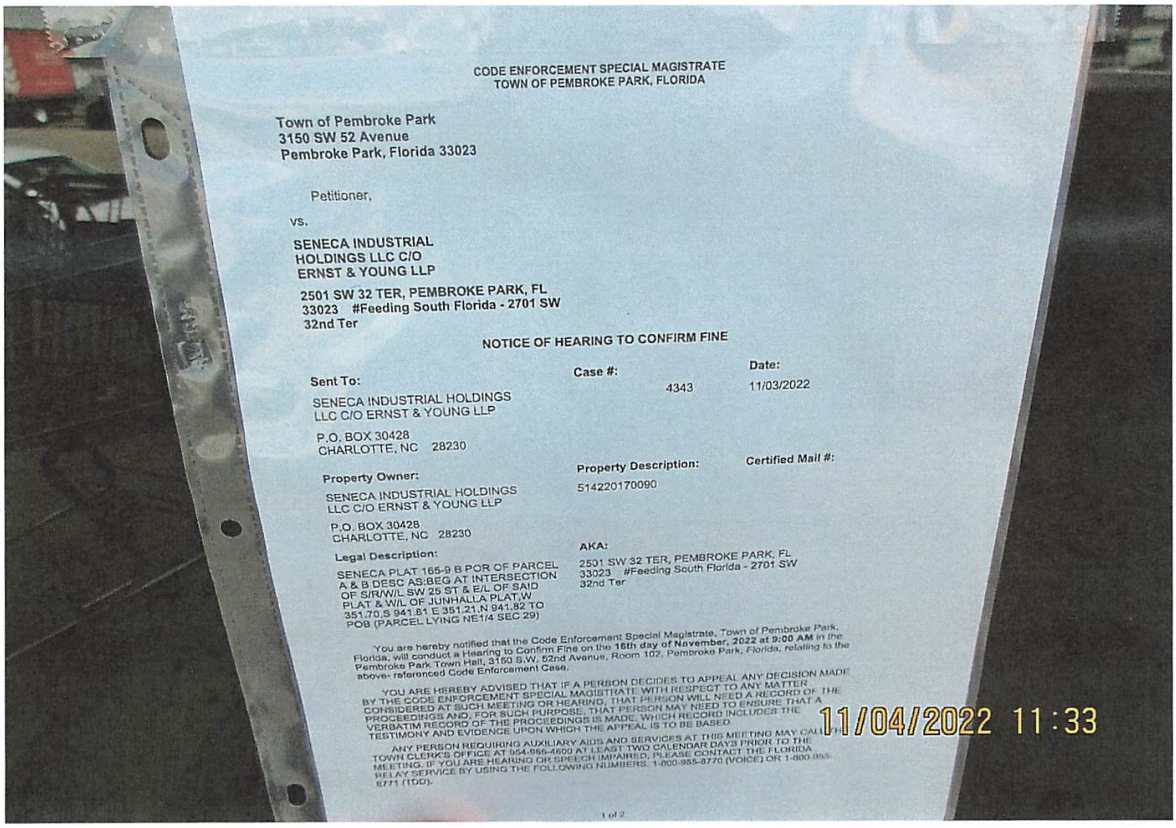
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR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

Sincerely,

Joseline Ramirez

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





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

SENECA INDUSTRIAL
HOLDINGS LLC C/O
ERNST & YOUNG LLP

2501 SW 32 TER, PEMBROKE PARK, FL
33023 #Feeding South Florida - 2701 SW
32nd Ter

NOTICE OF HEARING TO CONFIRM FINE

Sent To:
SENECA INDUSTRIAL HOLDINGS
LLC C/O ERNST & YOUNG LLP

P.O. BOX 30428
CHARLOTTE, NC 28230

Case #: 4343

Date: 11/03/2022

Property Owner:
SENECA INDUSTRIAL HOLDINGS
LLC C/O ERNST & YOUNG LLP

P.O. BOX 30428
CHARLOTTE, NC 28230

Property Description: 514220170090

Certified Mail #:

Legal Description:
SENECA PLAT 165-9 B POR OF PARCEL A & B DESC AS:BEG AT INTERSECTION OF S/R/W/L SW 25 ST & E/L OF SAID PLAT & W/L OF JUNHALLA PLAT,W 351.70,S 941.81 E 351.21,N 941.82 TO POB (PARCEL LYING NE1/4 SEC 29)

AKA:
2501 SW 32 TER, PEMBROKE PARK, FL
33023 #Feeding South Florida - 2701 SW
32nd Ter

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **16th day of November, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 107, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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11/04/2022 11:33

1 of 2



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- ☐ Adult Signature Restricted Delivery $

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Total Postage an
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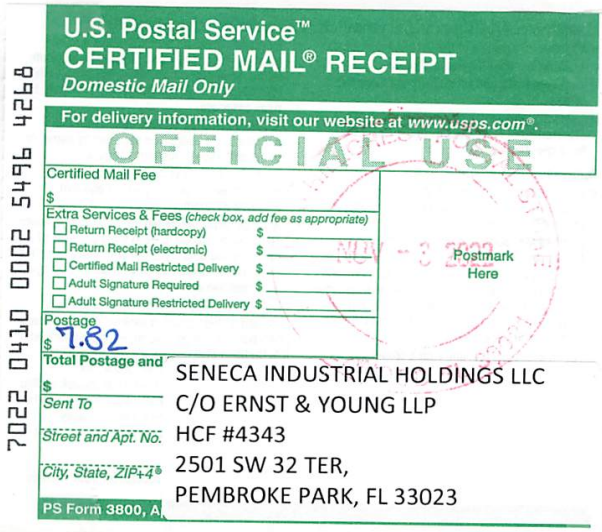
SENECA INDUSTRIAL HOLDINGS LLC
C/O ERNST & YOUNG LLP
HCF #4343
2701 SW 32ND TERR,
PEMBROKE PARK, FL 33023

PS Form 3800,

NOV - 3 2022

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

Postage
$ 7.82

Total Postage and
$

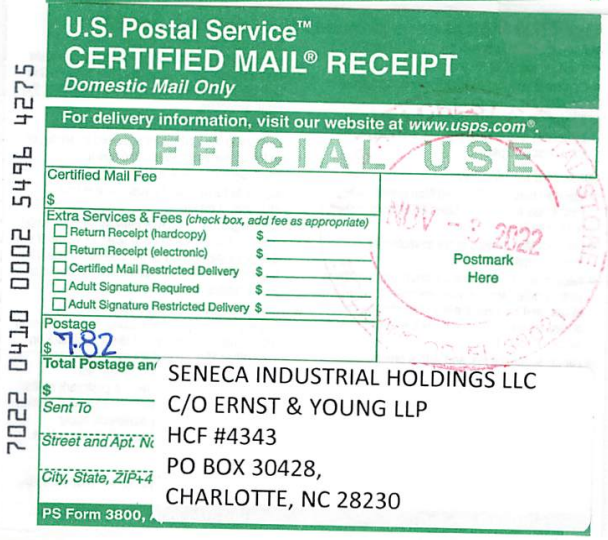
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Street and Apt. No.
City, State, ZIP+4®

SENECA INDUSTRIAL HOLDINGS LLC
C/O ERNST & YOUNG LLP
HCF #4343
2501 SW 32 TER,
PEMBROKE PARK, FL 33023

PS Form 3800, A

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Total Postage an
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Sent To
Street and Apt. No
City, State, ZIP+4

SENECA INDUSTRIAL HOLDINGS LLC
C/O ERNST & YOUNG LLP
HCF #4343
PO BOX 30428,
CHARLOTTE, NC 28230

PS Form 3800,

NOV - 3 2022

Postmark Here

7022 0410 0002 5496 4275



Detail by Entity Name

Foreign Limited Liability Company
SENECA INDUSTRIAL HOLDINGS, LLC

Filing Information

Document Number	M07000003911
FEI/EIN Number	26-1582997
Date Filed	06/25/2007
State	DE
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	07/14/2009

Principal Address

730 THIRD AVENUE
MS: 730/12/02
NEW YORK, NY 10017

Changed: 05/01/2017

Mailing Address

730 THIRD AVENUE
MS: 730/12/02
NEW YORK, NY 10017

Changed: 05/01/2017

Registered Agent Name & Address

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

Name Changed: 07/13/2009

Address Changed: 07/13/2009

Authorized Person(s) Detail

Name & Address

Title Secretary

BENEDETTO, MARY CATHERINE



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	**2501-2775 SW 32 TERRACE, PEMBROKE PARK FL 33023**
Property Owner	SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP
Mailing Address	PO BOX 30428 CHARLOTTE NC 28230

ID #	5142 20 17 0090
Millage	0613
Use	48

Abbr Legal Description	SENECA PLAT 165-9 B POR OF PARCEL A & B DESC AS:BEG AT INTERSECTION OF S/R/W/L SW 25 ST & E/L OF SAID PLAT & W/L OF JUNHALLA PLAT,W 351.70,S 941.81 E 351.21,N 941.82 TO POB (PARCEL LYING NE1/4 SEC 29)

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$1,985,730	$13,577,020	$15,562,750	$15,457,800	
2020	$1,985,730	$12,066,820	$14,052,550	$14,052,550	$303,279.33
2019	$1,985,730	$11,524,250	$13,509,980	$13,413,320	$293,517.85

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$15,562,750	$15,562,750	$15,562,750	$15,562,750
Portability	0	0	0	0
Assessed/SOH	$15,457,800	$15,562,750	$15,457,800	$15,457,800
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$15,457,800	$15,562,750	$15,457,800	$15,457,800

Sales History

Date	Type	Price	Book/Page or CIN
12/11/2007	SW*-T	$100	**44911 / 14**
4/24/2002	SWD	$1,237,900	**33082 / 954**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.00	330,955	SF
Adj. Bldg. S.F. (Card, Sketch)		153269
Eff./Act. Year Built: 2004/2002		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Feeding South Florida
2501 SW 32 Terrace
Pembroke Park, FL 33023

Site Address:

2501 SW 32 TER, PEMBROKE PARK, FL 33023 #Feeding South Florida - 2701 SW 32nd Ter

Date 3/22/2022 9:18:12 AM
Invoice # 24814
For Code Enforcement Case# 4343

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
Total		**$100.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	12/14/2021		$200.00	98	$19,600.00
Admin Fixed	8/19/2021		$100.00	0	$100.00
Admin Fixed	9/17/2021		$100.00	0	$100.00
Total					$19,800.00

Payments

Date	Type		Amount
8/12/2021	Credit		$100.00
3/22/2022	Credit	Remove #100.00	$100.00
Total			$200.00

Balance **($100.00)**

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Feeding South Florida
2501 SW 32 Terrace
Pembroke Park, FL 33023

Site Address:

2501 SW 32 TER, PEMBROKE PARK, FL 33023 #Feeding South Florida - 2701 SW 32nd Ter

Date 3/22/2022 9:18:12 AM
Invoice # 24814
For Code Enforcement Case# 4343

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
Total		**$100.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	12/14/2021		$200.00	98	$19,600.00
Admin Fixed	8/19/2021		$100.00	0	$100.00
Admin Fixed	9/17/2021		$100.00	0	$100.00
Total					$19,800.00

Payments

Date	Type	Amount
8/12/2021	Credit	$100.00
3/22/2022	Credit	$100.00
Total		$200.00

Balance **($100.00)**

THIS CHECK CONTAINS MANY SECURITY FEATURES INCLUDING A DIGITAL SECURITY PANTOGRAPH, VERIFICATION GRID, MICROPRINT TEXT, AND VDOT TECHNOLOGY - SEE DETAILS ON BACK

airbase

FEEDING SOUTH FLORIDA
2501 SW 32 TERRACE
PEMBROKE PARK, FL 33023

SILICON VALLEY BANK
PITTSBURGH, PA 15262

0000013667

60-160/433

DATE 01/22/2022

PAY One Hundred and 0/100 Dollars $ ****100.00

TO THE ORDER OF

TOWN OF PEMBROKE PARK
3150 SW 52ND AVE 3150 SW 52ND AVE
PEMBROKE PARK, FL 33023-5413

010235-2 T32 P4

Memo: For Invoice Case4343

PADLOCK ICON MUST BE VISIBLE

⑈00000136671⑈ ⑆043301601⑆908267 1⑈

PAYEE: TOWN OF PEMBROKE PARK

AMOUNT: $100.00

01/22/2022

Valid for 90 days

0010235-01



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 $ JUN 30 2021
Postage
$ 0.51
Total Postage
$ 6.96
Sent To
Street and Apt.
City, State, ZIP+4

Postmark Here
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

FEEDING SOUTH FLORIDA
2501 SW 32 TER
PEMBROKE PARK, FL 33023
NOH # 4343

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

7021 0350 0001 0297 7204



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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 $ JUN 30 2021
Postage
$ 0.51
Total Postage and
$ 6.96
Sent To
Street and Apt. No
City, State, ZIP+4

Postmark Here
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

SENECA INDUSTRIAL HOLDINGS LLC
C/O ERNST & YOUNG LLP
PO BOX 30428
CHARLOTTE, NC 28230
NOH # 4343

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

7021 0350 0001 0297 7211



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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 $ JUN 30 2021
Postage
$ 0.91
Total Postage an
$ 7.36
Sent To
Street and Apt. No
City, State, ZIP+4

Postmark Here
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
NOH # 4343, 5554, & 5705

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

7021 0350 0001 0297 7419



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OFFICIAL USE

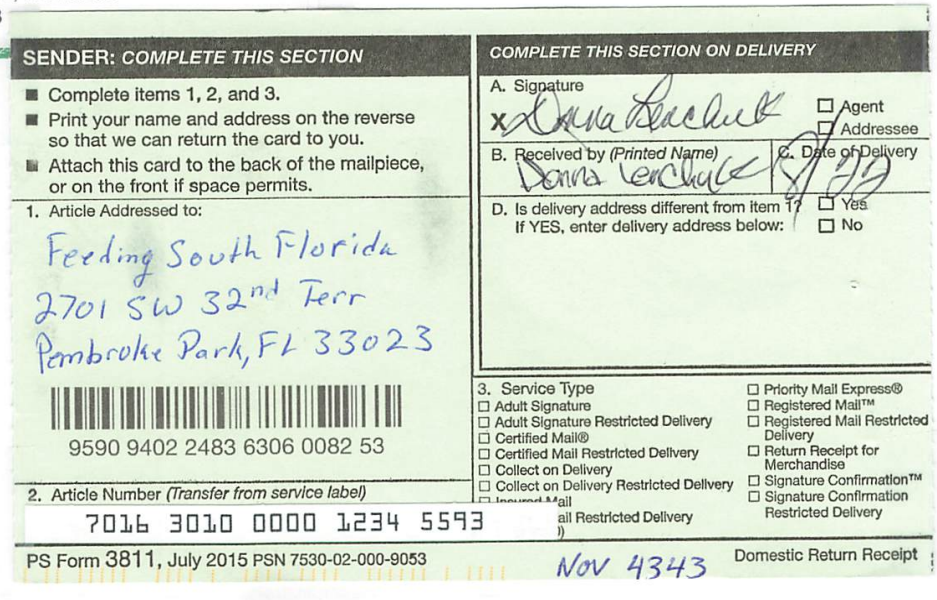
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $ JUN 30 2021
Postage
$ 0.51
Total Postage and
$ 6.96
Sent To
Street and Apt. No
City, State, ZIP+4

Postmark Here
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

SENECA INDUSTRIAL HOLDINGS LLC
C/O ERNST & YOUNG LLP
PO BOX 30428
CHARLOTTE, NC 28230
NOH # 4343

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

7021 0350 0001 0297 7211



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:

Feeding South Florida
2701 SW 32nd Terr
Pembroke Park, FL 33023

9590 9402 2483 6306 0082 53

2. Article Number (Transfer from service label)

7016 3010 0000 1234 5593

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Donna Leschuk ☐ Agent ☐ Addressee

B. Received by (Printed Name) Donna LeChuk C. Date of Delivery 8/9/19

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Nov 4343 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:

FEEDING SOUTH FLORIDA
2501 SW 32 TER
PEMBROKE PARK, FL 33023
FO # 4343

9590 9402 6610 1028 6964 74

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 6573

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

FEEDING SOUTH FLORIDA
2501 SW 32 TER
PEMBROKE PARK, FL 33023
NOH # 4343

9590 9402 6610 1028 6971 43

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 7204

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
NOH # 4343, 5554, & 5705

9590 9402 6610 1028 6973 65

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 7419

COMPLETE THIS SECTION ON DELIVERY

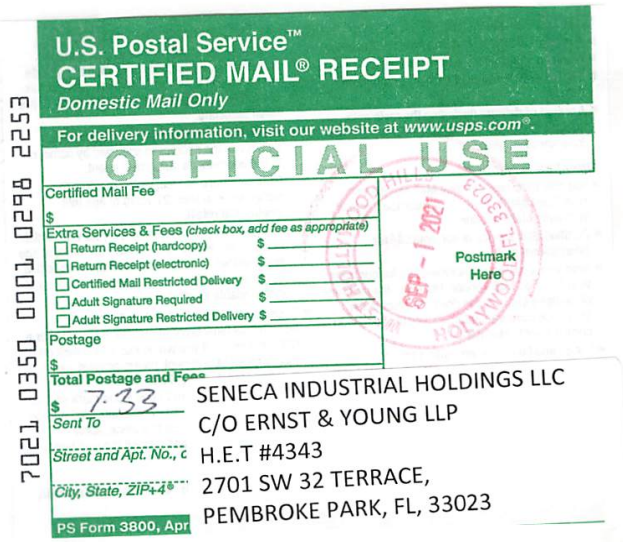
A. Signature
Joshua Trickey ☐ Agent ☐ Addressee

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

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery
00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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



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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 7.33

Sent To
SENECA INDUSTRIAL HOLDINGS LLC

Street and Apt. No., or PO Box No.
C/O ERNST & YOUNG LLP
H.E.T #4343

City, State, ZIP+4®
2701 SW 32 TERRACE,
PEMBROKE PARK, FL, 33023

PS Form 3800, Apr

SEP - 1 2021
Postmark Here

7021 0350 0001 0298 2253



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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 7.33

Sent To
CORPORATION SERVICE COMPANY

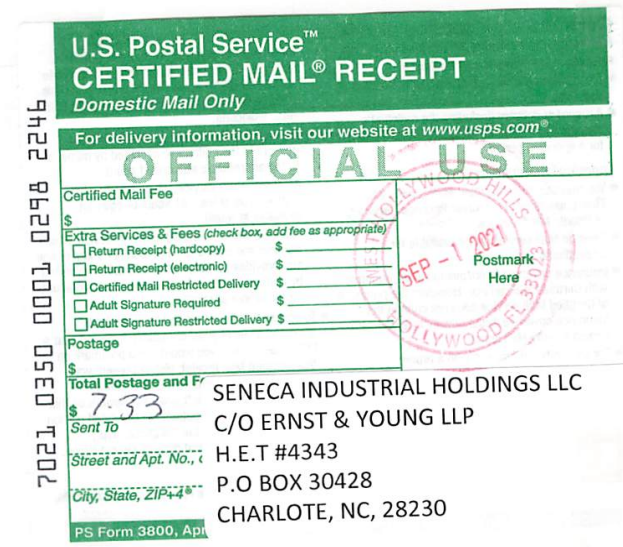
Street and Apt. No.,
H.E.T #4343
1201 HAYS STREET,

City, State, ZIP+4®
TALLAHASE, FL, 32301.2525

PS Form 3800, Ap

SEP - 1 2021
Postmark Here

7021 0350 0001 0298 2260



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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 7.33

Sent To
SENECA INDUSTRIAL HOLDINGS LLC

Street and Apt. No.,
C/O ERNST & YOUNG LLP
H.E.T #4343

City, State, ZIP+4®
P.O BOX 30428
CHARLOTTE, NC, 28230

PS Form 3800, Apr

SEP - 1 2021
Postmark Here

7021 0350 0001 0298 2246



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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
$ 0.51

Total Postage
$ 6.96

Sent To
FEEDING SOUTH FLORIDA

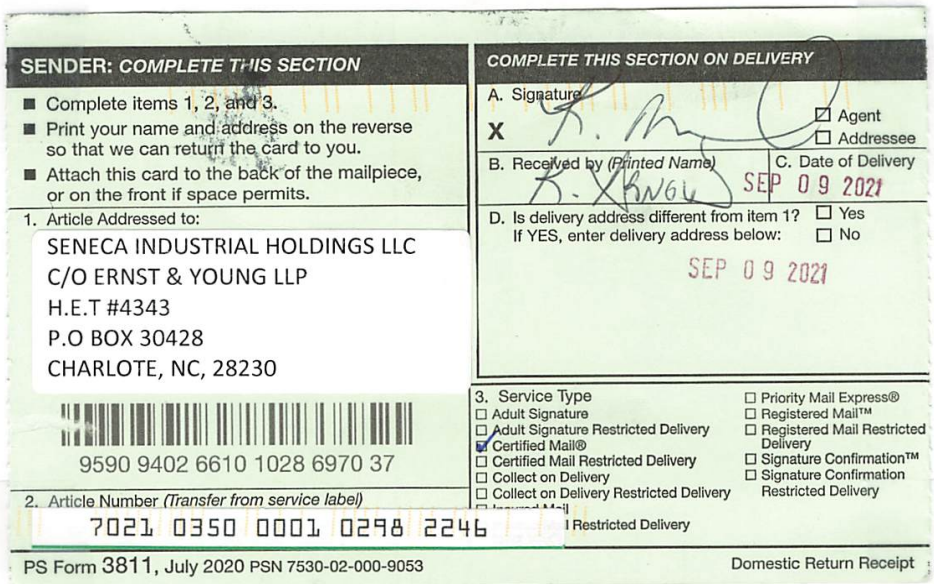
Street and Apt.
2501 SW 32 TER
PEMBROKE PARK FL 33023

City, State, ZIP
FO # 4343

PS Form 3800,

WEST HOLLYWOOD HILLS FL 33023
JUL 21 2021
Postmark Here

7021 0350 0001 0297 6573



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

SENECA INDUSTRIAL HOLDINGS LLC
C/O ERNST & YOUNG LLP
H.E.T #4343
P.O BOX 30428
CHARLOTTE, NC, 28230

9590 9402 6610 1028 6970 37

2. Article Number (Transfer from service label)
7021 0350 0001 0298 2246

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☑ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
SEP 09 2021

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

SEP 09 2021

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

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



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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$

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

SENECA INDUSTRIAL HOLDINGS LLC
C/O ERNST & YOUNG LLP
F.O. 4343
P.O BOX 30428
CHARLOTE, NC, 28230

PS Form 3800, Ap

Postmark Here

SEP 1 - 2021

7021 0350 0001 0297 7624



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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$

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

CORPORATION SERVICE COMPANY
F.O. #4343
1201 HAYS STREET,
TALLAHASE, FL, 3301.2525

PS Form 3800, Ap

Postmark Here

7021 0350 0001 0297 7631



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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and F
$

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

SENECA INDUSTRIAL HOLDINGS LLC
C/O ERNST & YOUNG LLP
F.O. 4343
2701 SW 32 TERRACE,
PEMBROKE PARK, FL, 33023

PS Form 3800, Ap

Postmark Here

SEP 1 - 2021

7021 0350 0001 0297 7648



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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
$ 0.51

Total Postage
$ 6.96

Sent To
Street and Apt.
City, State, ZIP:

FEEDING SOUTH FLORIDA
2501 SW 32 TER
PEMBROKE PARK, FL 33023
NOH # 4343

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

WEST HOLLYWOOD
HOLLYWOOD
JUN 30 2021
Postmark Here

7021 0350 0001 0297 7204



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

For delivery information, visit our website at www.usps.com®.
CHARLOTTE, NC 28262

OFFICIAL USE

Certified Mail Fee $3.45
$ $2.75
Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50
$
Total Postage and Fees $6.70
$

Sent To Seneca Industrial Holdings % Kimberly Owens
Street and Apt. No., or PO Box No. 8500 Andrew Carnegie Blvd
City, State, ZIP+4® Charlotte, NC 28262

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

0120 39
Postmark Here
AUG 10 2018
08/10/2018
NOV 4343

7016 3010 0000 1234 5609



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

For delivery information, visit our website at www.usps.com®.
HOLLYWOOD, FL 33023

OFFICIAL USE

Certified Mail Fee $3.45
$ $2.75
Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.50
$
Total Postage and Fees $6.70
$

Sent To Feeding South Florida
Street and Apt. No., or PO Box No. 2701 SW 32nd Terr
City, State, ZIP+4® Pembroke Park, FL 33023

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

0120 39
Postmark Here
AUG 10 2018
08/10/2018
NOV 4343

7016 3010 0000 1234 5593

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
H.E.T #4343
1201 HAYS STREET,
TALLAHASE, FL, 32301.2525

9590 9402 6610 1028 6994 06

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 2260

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Kaitlyn Mannix ☐ Agent ☐ Addressee

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

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

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

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

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SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Seneca Industrial Holdings
c/o Kimberly Owens
8500 Andrew Carnegie Blvd
Charlotte, NC 28262

9590 9402 2483 6306 0082 46

2. Article Number *(Transfer from service label)*
7016 3010 0000 1234 5609

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Louis Terrell ☑ Agent ☐ Addressee

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

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

AUG 13 2021

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 NOV 4343 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:

SENECA INDUSTRIAL HOLDINGS LLC
C/O ERNST & YOUNG LLP
PO BOX 30428
CHARLOTTE, NC 28230
NOH # 4343

9590 9402 6610 1028 6971 50

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 7211

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) Kristal Yarn C. Date of Delivery 7/6/21

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. SENECA INDUSTRIAL HOLDING LLC C/O KIMBERLY S OWENS Respondent(s)	Case No.: 4343

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15th, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2701 SW 32 TER, PEMBROKE PARK, FL 33023

PROPERTY OWNER: SENECA INDUSTRIAL HOLDING LLC % KIMBERLY S OWENS, PO BOX 30428, CHARLOTTE, NC 28230

FOLIO NO.: 5142 20 17 0090

LEGAL DESCRIPTION: SENECA PLAT 165-9 B POR OF PARCEL A & B DESC AS:BEG AT INTERSECTION OF S/R/W/L SW 25 ST & E/L OF SAID PLAT & W/L OF JUNHALLA PLAT,W 351.70,S 941.81 E 351.21,N 941.82 TO POB (PARCEL LYING NE1/4 SEC 29)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) FBC 109.4. 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) FBC 109.4. (**WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of September 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $200.00 PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of September 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Building Official, Miguel Nunez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of SEPT, 2021.

Miguel Nunez
Building Official
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



Property owner and/or tenant will need a building Permit from the Building Department for interior alterations.
Double Permit fee has been assessed.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP

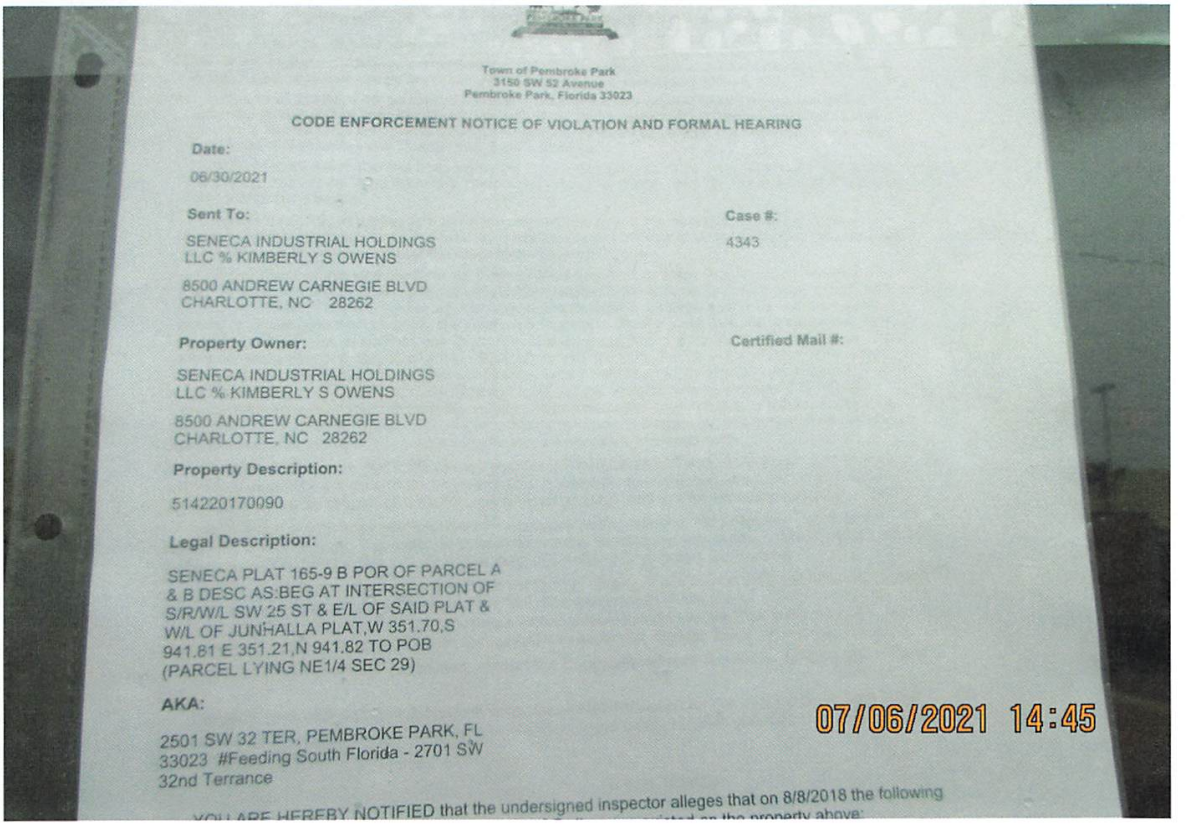
2501 SW 32 TER, PEMBROKE PARK, FL 33023 #Feeding South Florida - 2701 SW 32nd Ter

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP P.O. BOX 30428 CHARLOTTE, NC 28230	4343	08/31/2021

Property Owner:	Property Description:	Certified Mail #:
SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP P.O. BOX 30428 CHARLOTTE, NC 28230	514220170090	09/07/2021 04:29

Legal Description: AKA:



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2021

Sent To:

SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS

8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

Case #:

4343

Property Owner:

SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS

8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

Certified Mail #:

Property Description:

514220170090

Legal Description:

SENECA PLAT 165-9 B POR OF PARCEL A
& B DESC AS:BEG AT INTERSECTION OF
S/R/W/L SW 25 ST & E/L OF SAID PLAT &
W/L OF JUNHALLA PLAT,W 351.70,S
941.81 E 351.21,N 941.82 TO POB
(PARCEL LYING NE1/4 SEC 29)

AKA:

2501 SW 32 TER, PEMBROKE PARK, FL
33023 #Feeding South Florida - 2701 SW
32nd Terrance

07/06/2021 14:45

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/8/2018 the following




FEEDING
SOUTH FLORIDA
07/06/2021 14:56


FEEDING
SOUTH FLORIDA
07/06/2021 14:43


07/06/2021 14:53


07/06/2021 14:53


07/06/2021 14:54


07/06/2021 14:54


RESTROOMS
07/06/2021 14:54

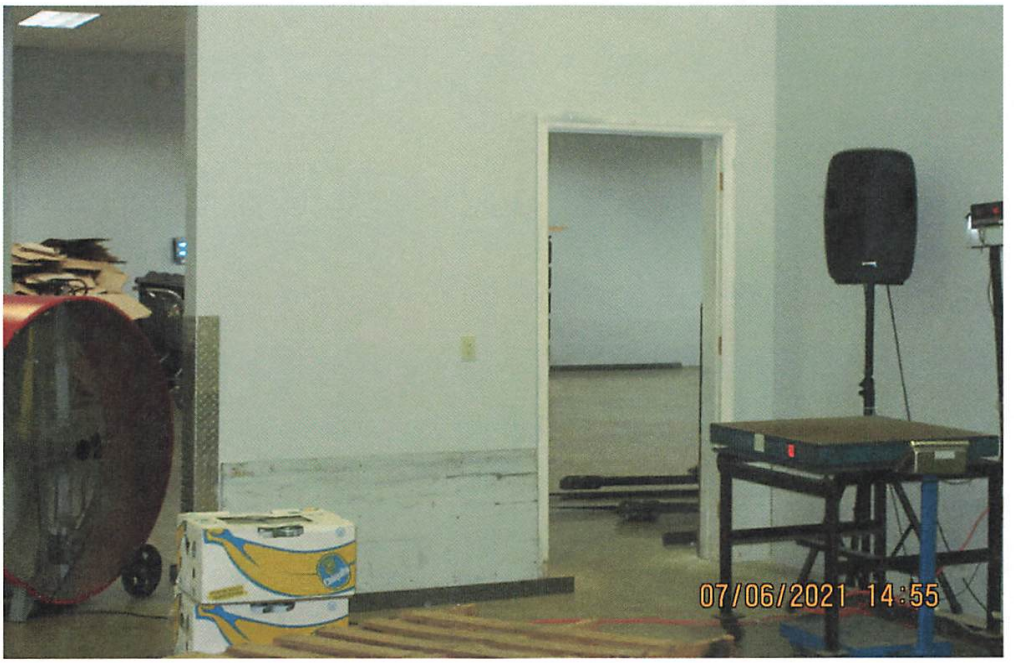

07/06/2021 14:54


07/06/2021 14:54


07/06/2021 14:55


WATERMELONS
07/06/2021 14:55


07/06/2021 14:55


07/06/2021 14:55


07/06/2021 14:55


CUIDADO
PISO

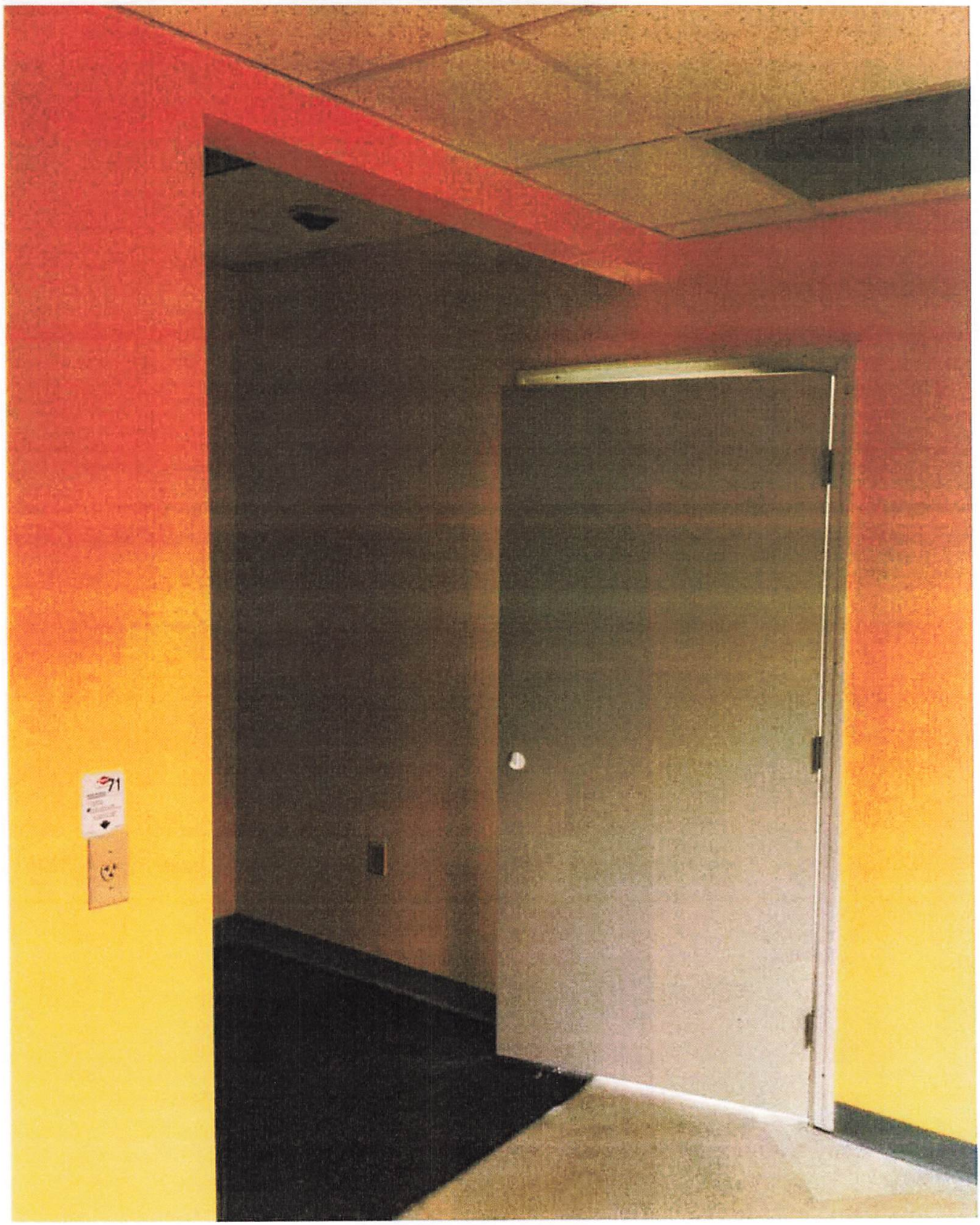

EXIT
EMERGENCY EXIT
ONLY
ALARM WILL SOUND

WATERMELONS
WATERMELONS

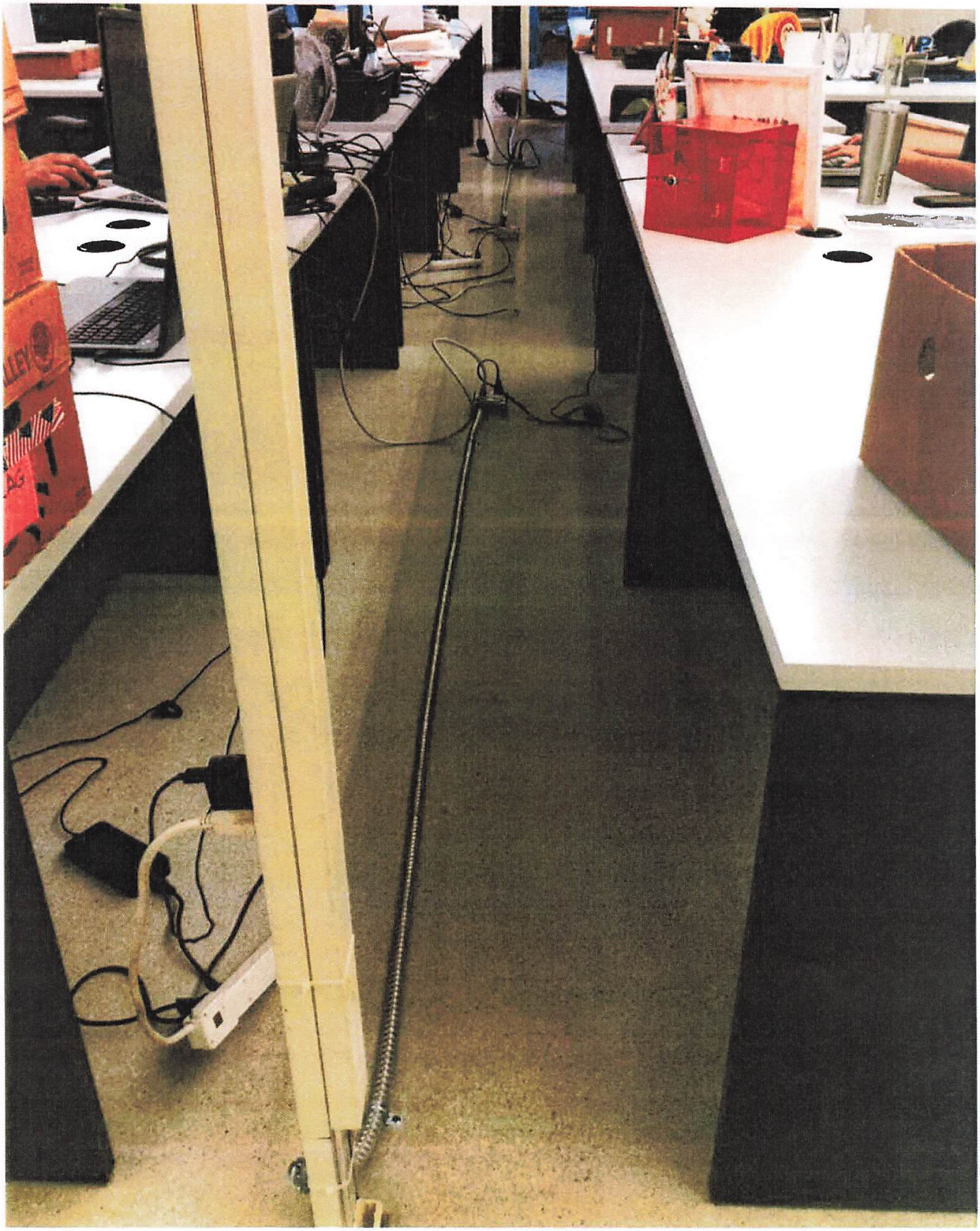

EXIT

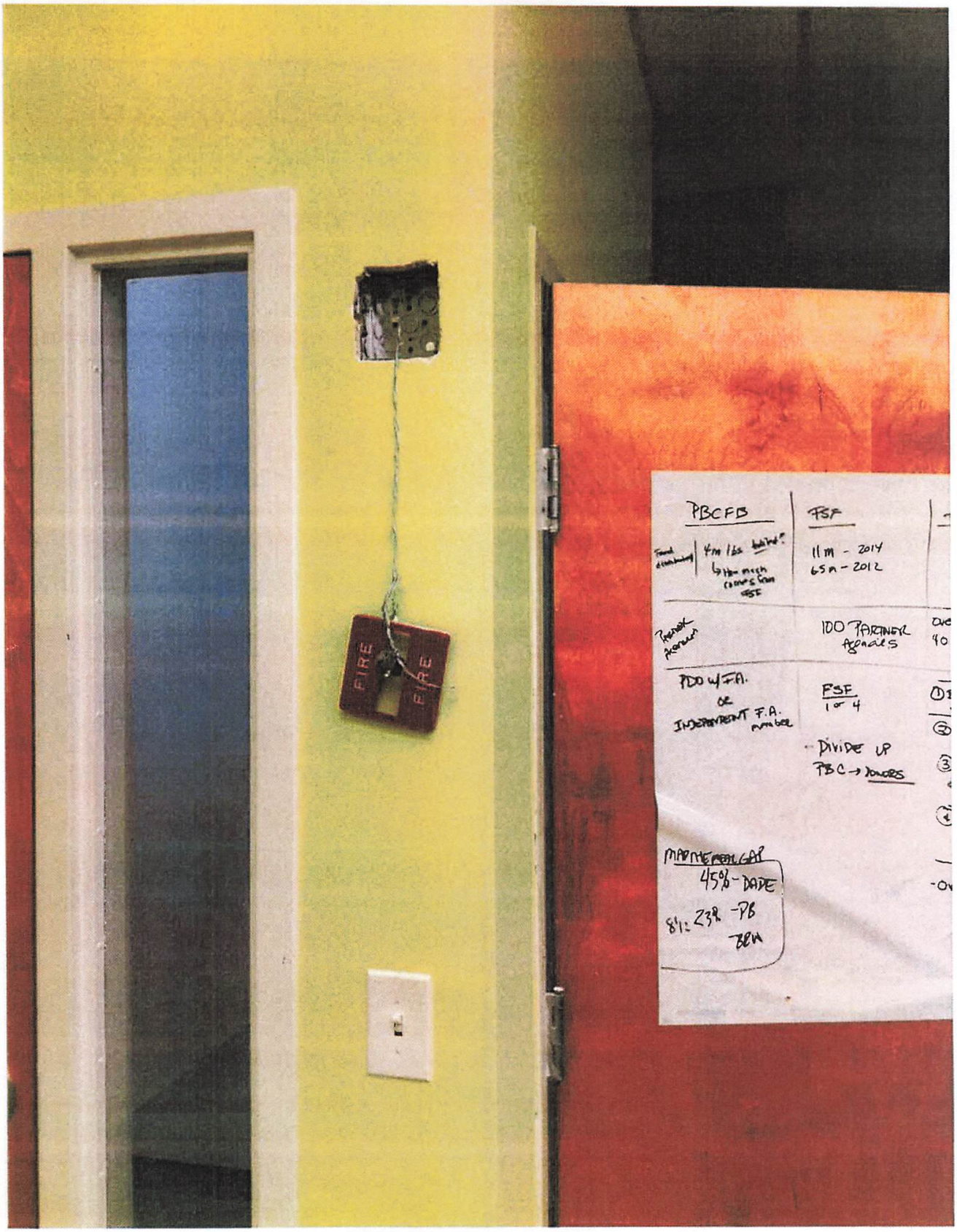

EXIT


SORT


71






PBCFD
FSF
11m - 2014
65m - 2012
100 PARTNER
FDD w/FA.
OR
INDEPENDENT F.A.
FSF
1 or 4
DIVIDE UP
PBC → DONORS
45% - DADE
FIRE
FIRE

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 4343
vs.	)	
SENECA INDUSTRIAL HOLDING LLC C/O KIMBERLY S OWENS Respondent(s)	)	

FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2701 SW 32 TER, PEMBROKE PARK FL 33023

PROPERTY OWNER: SENECA INDUSTRIAL HOLDING LLC % KIMBERLY S OWENS, PO BOX 30428 CHARLOTTE, NC 28230

FOLIO NO.: 514220170090

LEGAL DESCRIPTION: SENECA PLAT 165-9 B POR OF PARCEL A & B DESC AS:BEG AT INTERSECTION OF S/R/W/L SW 25 ST & E/L OF SAID PLAT & W/L OF JUNHALLA PLAT,W 351.70,S 941.81 E 351.21,N 941.82 TO POB (PARCEL LYING NE1/4 SEC 29)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) FBC 109.4. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the mentioned ordinances.

CONCLUSIONS OF LAW

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

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) FBC 109.4 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of July 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay #200— PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Building Official, Miguel Nunez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of JULY, 2021.

Miguel Nunez
Building Official
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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

Hasler FIRST-CLASS MAIL
09/11/2018
US POSTAGE $000.47⁰

ZIP 33023
011D10656696

FEEDING SOUTH FLORIDA
2701 SW 32 TERRACE
PEMBROKE PARK, FL 33023
CASE #4343

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

Hasler FIRST-CLASS MAIL
09/11/2018
US POSTAGE $000.47⁰

ZIP 33023
011D10656696

SENECA INDUSTRIAL HOLDINGS LLC
C/O KIMBERLEY OWENS
8500 ANDREW CARNEGIE
CHARLOTTE, NC 28262
CASE # 4343

730 THIRD AVENUE
NEW YORK, NY 10017

Title Secretary, Authorized Representative

DAVIS, MARTINA
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Signatory

STEFFENS, GABRIEL
4675 MACARTHUR CT
STE 1100
NEWPORT BEACH, CA 92660

Title Authorized Representative

RAMOS, JANET
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Member

Teachers Insurance and Annuity Association of America
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

BAIR, SHARON
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

COHEN, DONNA
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

CORNUKE, JOHN
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

FISK, MICHAEL
730 THIRD AVENUE
NEW YORK, NY 10017

Title AUTH. PERSON

GIRALDO, RANDY
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

JOSPEH, JILLIAN
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

MARTIN, MANUEL
501 BRICKELL KEY DRIVE
MIAMI, FL 33131

Title Authorized Representative

MILLER, NANCY
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

MILLER, WILLIAM
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

ROLLINS, TODD
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

SWINK, MICHAEL
730 THIRD AVENUE
MS: 730/12/02
NEW YORK, NY 10017

Title Authorized Representative

WEINDLING, FRANCESCA
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

HERTER, W. BEH
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

GRIMALDI, ANTHONY
730 THIRD AVENUE
MS: 730/12/02
NEW YORK, NY 10017

Title Authorized Representative

DE ALCANTARA, ADRIANA
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

Boan, Ryan
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

Chaperon, Julien
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

Swink, Michael A.
6 CONCOURSE PKWY
ATLANTA, GA 30328

Title Authorized Representative

BENEDETTO, MARY CATHERINE
730 THIRD AVENUE
12TH FL
NEW YORK, NY 10017

Title Authorized Representative

NEGRON, PATRICIA
730 THIRD AVENUE
12TH FL
NEW YORK, NY 10017

Annual Reports

Report Year	Filed Date
2019	02/09/2019
2020	05/05/2020
2021	04/26/2021

Document Images

04/26/2021 -- ANNUAL REPORT	View image in PDF format
05/05/2020 -- ANNUAL REPORT	View image in PDF format
08/07/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/09/2019 -- ANNUAL REPORT	View image in PDF format
04/26/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
08/10/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
04/25/2015 -- ANNUAL REPORT	View image in PDF format
04/29/2014 -- ANNUAL REPORT	View image in PDF format
04/26/2013 -- ANNUAL REPORT	View image in PDF format
04/26/2012 -- ANNUAL REPORT	View image in PDF format
04/23/2011 -- ANNUAL REPORT	View image in PDF format
04/22/2010 -- ANNUAL REPORT	View image in PDF format
07/13/2009 -- Reinstatement	View image in PDF format
06/27/2007 -- Foreign Limited	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

SENECA INDUSTRIAL HOLDING LLC)

C/O KIMBERLY S OWENS / FEEDING) CASE NO. 4343

SOUTH FLORIDA

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: SENECA INDUSTRIAL HOLDING LLC C/O KIMBERLY S OWENS / FEEDING SOUTH FLORIDA

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2501 SW 32 TER, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: SENECA INDUSTRIAL HOLDING LLC C/O KIMBERLY S OWENS / FEEDING SOUTH FLORIDA AT **04:29** A.M./**P.M.** ON THE 7 DAY OF **SEPTEMEBER** 2021.

TYPE OF SERVICE

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

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [√] physical presence or [ ] online notarization this 11th day of 9, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

Performing Interior alteration without approved plans or permit. Violation under the Florida Building Code 109.4
Property owner and/or tenant will need a building Permit from the Building Department for interior alterations.
Double Permit fee has been assessed.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP

2501 SW 32 TER, PEMBROKE PARK, FL 33023 #Feeding South Florida - 2701 SW 32nd Ter

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP P.O. BOX 30428 CHARLOTTE, NC 28230	4343	08/31/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
SENECA INDUSTRIAL HOLDINGS LLC C/O ERNST & YOUNG LLP P.O. BOX 30428 CHARLOTTE, NC 28230	514220170090	

Legal Description:	**AKA:**
SENECA PLAT 165-9 B POR OF PARCEL A & B DESC AS:BEG AT INTERSECTION OF S/R/W/L SW 25 ST & E/L OF SAID PLAT & W/L OF JUNHALLA PLAT,W 351.70,S 941.81 E 351.21,N 941.82 TO POB (PARCEL LYING NE1/4 SEC 29)	2501 SW 32 TER, PEMBROKE PARK, FL 33023 #Feeding South Florida - 2701 SW 32nd Ter

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **15th day of September, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

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

Sincerely,

Joseline Ramirez

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

FEEDING SOUTH FLORIDA

TOWN OF PEMBROKE PARK
Building Department
AUG 20 2021
RECEIVED

August 20, 2021

PERMIT EXTENSION REQUEST

Case No.: 4343
Folio No.: 414220170090
Address: 2701 SW 32 Terrace, Pembroke Park FL 33023

Dear Town of Pembroke Park:

Feeding South Florida (FSF) is the leading domestic hunger relief organization serving Palm Beach, Broward, Miami-Dade and Monroe Counties. As the second largest food bank in the Feeding America network, having distributed over 176 million pounds in 2020, FSF is responsible for serving 25 percent of the state's food insecure population, providing food and services for nearly 1 million people. A four-star rated organization by Charity Navigator, FSF is one of the most efficient nonprofits nationally; over 98 percent of all donations are put back into the community and every $1 = 9 meals.

The purpose of this letter is to respectfully request an extension on the order received on July 23, 2021. We have been working on completing this process and we have made progress, but we need to request more time.

We contacted our previous architect who shared the work he did a few years back (please see the Blueprints attached). The pending fees were paid on July 29. We are in the process of bringing on a new general contractor which may require us to start over.

Although we have made much progress, there are many items that we need to address. According to the general contractors we have been talking to, it could take more than 150 days because they need to start the process from the beginning and they are short-staffed.

We are proud to call Pembroke Park our home, and it is important to us that we are in compliance and would appreciate an extension.

Thank you for your consideration.

Sincerely,

Paco Vélez
President and CEO

TOWN OF PEMBROKE PARK
BUILDING DEPARTMENT
3150 SW 52ND Avenue
Pembroke Park, FL 33023
Office 754-232-1627
Fax 954-966-5310

Electronic Signature Affidavit

The undersigned hereby certifies that he will act only for himself or that he is legally qualified to act on behalf of the business organization sought to be certified in all matters connected with its engineering / architect / contracting / land surveying business as stated in Florida Statute 481.221 and 472.025.

Authorization. The Undersigned architect, engineer, lands surveyor or contractor ("Undersigned") understands that (s)he is authorizing Town of Pembroke Park through its Building Department to accept documents electronically using the seal and signature appearing below. Upon receiving any documents authorized by the seal and signature below, Pembroke Park will assume that the documents were sent by the Undersigned. It is the Undersigned's obligation to maintain its information in a secure environment to ensure that all documents electronically submitted are in fact submitted by the Undersigned.

Suspension/Termination. If the Undersigned believes the security of the digital signature has been compromised or simply wishes to terminate the use of the electronic signature, (s)he must file a written notice of suspension/termination with the Digital Records Custodian, Building Department, 3150 SW 52nd Avenue, Pembroke Park, FL 33023. Within 15 days after the receipt of the notice of suspension/termination, Pembroke Park will suspend and/or terminate this authorization for the electronic submission of documents based upon the Undersigned's written notice. If the Undersigned believes the digital signature has been compromised, Pembroke Park Building Department will take the necessary steps to help the Undersigned determine which documents were submitted improperly and may attempt to stop work authorized by a security compromise. Pembroke Park does not have an obligation to stop any work completed in the Undersigned's name pursuant to a security compromise or to take any action against the person/entity that improperly used the Undersigned's electronic seal and signature. The Undersigned, not Pembroke Park, will ultimately be responsible for protecting its interests if a security compromise occurs. If Pembroke Park takes any action to force a third party who has improperly used the Undersigned's electronic signature and seal to stop work associated with the improper use of the seal/signature, then the Undersigned agrees to indemnify Pembroke Park for all expenses, costs, and fees associated with that action including court costs and attorney's fees.

With good cause and without notice, Pembroke Park, at its discretion may temporarily suspend or terminate the Undersigned's authorization to electronically submit documents. Liability Resulting from Use. The Undersigned understands and agrees that Pembroke Park, it's officers, agents, and employees will not be liable for any damages, harm, or injury that result from the use of the electronic seal or signature regardless of how the harm, damage, or injury occurred. If any dispute arises from the use of

an electronic seal or signature, that matter may be resolved by a court of law. Nothing within this provision is intended to waive or enlarge the provisions of F.S. 768.28.

Governing Law. The Undersigned understands that the electronic signing and sealing of documents is governed by Florida law, specifically but not limited to Florida Statute Section 481.221 and 472.025, The Electronic Signature Act of 1996 (F.S. 668.01-668.006) and Florida Administrative Code sections 61G1-16.005 and 61G15-23.003. Pembroke Park has attempted to create an electronic signature process in compliance with Florida law but shall not be liable in any manner for any violations of professional licensure regulations. It is the Undersigned's responsibility to ensure compliance with all laws, regulations, and ordinances that govern his/her professional license. By signing this document, you are not only agreeing to the foregoing but certifying that: Any willful falsification of any information contained herein is grounds for disqualification.

Roberto A. Smith, AIA

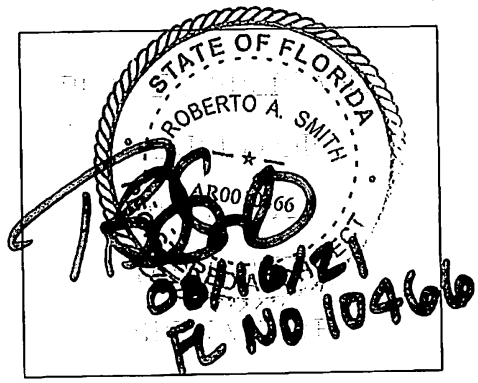
APPLICANT NAME (please print)

NELCO ARCHITECTURE, INC

COMPANY NAME

Roberto A Smith:A01410D0000017826DD689B00003BDF

Digitally signed by Roberto A Smith:A01410D0000017826DD689B00003BDF
Date: 2021.08.11 15:27:21 -04'00'



ELECTRONIC SIGNATURE WITH CERTIFICATION NUMBER VISABLE (PE / AA / RA / ETC.)

A01410D0000017826DD689B00003BDF

ELECTRONIC SIGNATURE SERIAL NUMBER

89316

TOWN OF PEMBROKE PARK APPLICATION NUMBER

LIGHT FIXTURE LEGEND

SYMBOL	DESCRIPTION
	2 x 2' AND 2 x 4' FIXTURE SERVED FROM THE NORMAL SYSTEM
	2 x 2' AND 2 x 4' FIXTURE W/ BATTERY BACKUP
	2 x 2' AND 2 x 4' FIXTURE. THE INBOARD LAMPS HAVE BATTERY BACKUP. THE OUTBOARD LAMPS ARE SERVED FROM THE NORMAL SYSTEM
	2 x 2' AND 2 x 4' FIXTURE. THE INBOARD LAMPS ARE SERVED FROM THE NORMAL SYSTEM. THE OUTBOARD LAMPS HAVE BATTERY BACKUP AS INDICATED ON THE FLOOR PLANS
	WALL MOUNTED FIXTURE SERVED FROM THE NORMAL SYSTEM. PROVIDE OUTLET BOX.
	WALL MOUNTED FIXTURE SERVED FROM THE BATTERY BACKUP VIA INVERTER. PROVIDE OUTLET BOX.
	DOWNLIGHT FIXTURE SERVED FROM THE NORMAL SYSTEM
	DOWNLIGHT FIXTURE W/ BATTERY BACKUP VIA INVERTER
	SUSPENDED FIXTURE SERVED FROM THE NORMAL SYSTEM
	SUSPENDED FIXTURE W/ BATTERY BACKUP
	EXIT LIGHT WITH BATTERY BACKUP. PROVIDE DIRECTIONAL ARROWS AND FACES AND INDICATED ON THE LIGHTING FLOOR PLANS
	EMERGENCY BATTERY LIGHT FIXTURE
	x — INDICATES THE LIGHT FIXTURE TYPE. REFER TO LIGHT FIXTURE SCHEDULE x x — INDICATES THE PANEL AND CIRCUIT SERVING THIS FIXTURE x — INDICATES THE CORRESPONDING SWITCH LEG

LIGHT SWITCH LEGEND

SYMBOL	DESCRIPTION
$	SINGLE-POLE SWITCH
$3	3-WAY SWITCH
$4	4-WAY SWITCH
$D	DIMMER SWITCH
$K	SINGLE-POLE KEY SWITCH
$T	TIMER CONTROL SWITCH
$R	SINGLE RELAY WALL OCCUPANCY SENSOR SWITCH
$RR	DUAL RELAY WALL OCCUPANCY SENSOR SWITCH

GENERAL NOTE: ALL LIGHT SWITCHES TO TO BE MOUNTED AT 48" AFF, MIN.

WIRING DEVICES & POWER LEGEND

SYMBOL	DESCRIPTION
	SIMPLEX RECEPTACLE (NEMA 5-20R). MOUNT AT 18" AFF U.N.O.
	DUPLEX RECEPTACLE (NEMA 5-20R). MOUNT AT 18" AFF U.N.O.
	DUPLEX RECEPTACLE (NEMA 5-20R). MOUNT 6" ABOVE COUNTERTOP OR CUSTOM MOUNTING HEIGHT AS INDICATED ON FLOOR PLAN.
	GFI DUPLEX RECEPTACLE (NEMA 5-20R). MOUNT AT 18" AFF U.N.O.
	GFI DUPLEX RECEPTACLE (NEMA 5-20R). MOUNT 6" ABOVE COUNTERTOP OR CUSTOM MOUNTING HEIGHT AS INDICATED ON FLOOR PLAN.
	TWO DUPLEX RECEPTACLES (NEMA 5-20R) USING A COMMON WALL PLATE. MOUNT AT 18" AFF U.N.O.
	TWO DUPLEX RECEPTACLES (NEMA 5-20R) USING A COMMON WALL PLATE. MOUNT AT 6" ABOVE COUNTERTOP OR CUSTOM MOUNTING HEIGHT AS INDICATED ON FLOOR PLANS
x	RECEPTACLE DESIGNATIONS: "IG" = ISOLATED GROUND RED WALL PLATE "WR" = WEATHER RESIST "WP" = WEATHERPROOF "SP" = SURGE PROTECTIVE "IG" = ISOLATED GROUND "x" = CIRCUIT NUMBER
	DUPLEX RECEPTACLE (NEMA 5-20R). FLUSH FLOOR MOUNTED U.N.O.
	DUPLEX RECEPTACLE (NEMA 5-20R). FLOOR POKE THROUGH TYPE U.N.O.
	DUPLEX RECEPTACLE (NEMA 5-20R). CEILING FLUSH MOUNTED U.N.O.
	SPECIAL PURPOSE RECEPTACLE (NEMA # AS INDICATED ON FLOOR PLANS). MOUNT AT 18" AFF U.N.O.
J	JUNCTION BOX
	480/277V PANELBOARD
	208/120V PANELBOARD
	ENCLOSED CIRCUIT BREAKER. MOUNT AT 84" AFF U.N.O.
DS	NON-FUSED DISCONNECT SWITCH. TAG INDICATES AMPERE RATING OF SWITCH. MOUNT AT 84" AFF U.N.O.
DS	FUSED DISCONNECT SWITCH. TAG INDICATES AMPERE RATING OF SWITCH/AMPERE RATING OF FUSE. MOUNT AT 84" AFF U.N.O.
	COMBINATION MOTOR STARTER/DISCONNECT
	MANUAL MOTOR SWITCH WITH THERMAL OVERLOAD AND PILOT LIGHT (MOUNT AS REQUIRED)
	MOTOR
	EMERGENCY POWER OFF BUTTON OR SHUNT TRIP DEVICE
	INDICATES A 2-POLE CIRCUIT
	INDICATES A 3-POLE CIRCUIT
	HOMERUN CONDUIT MINIMUM 3/4"C, U.N.O. (#NUMBER OF ARROWHEADS INDICATE QUANTITY OF #12 PHASE CONDUCTORS). REFER TO SPECIFICATIONS FOR FURTHER REQUIREMENTS
	CONDUIT THAT IS CONCEALED WITHIN PARTITIONS/WALLS OR ABOVE CEILING
	CONDUIT THAT IS ROUTED BELOW GRADE
	CONDUIT THAT IS EXPOSED

SYMBOLS SHALL NOT BE TO SCALE AND ARE SHOWN FOR SCHEMATIC PURPOSES ONLY

TELEPHONE/DATA LEGEND

SYMBOL	DESCRIPTION
T	TELEPHONE OUTLET. PROVIDE SQUARE BOX WITH SINGLE GANG ADAPTER. STUB EMPTY 3/4" C WITH PULL STRING TO ACCESSIBLE CEILING SPACE. "T" DENOTES THE AMOUNT OF TELEPHONE OUTLETS. MOUNT AT 18" A.F.F., U.N.O.
D	DATA OUTLET. PROVIDE SQUARE BOX WITH SINGLE GANG ADAPTER. STUB EMPTY 3/4" C WITH PULL STRING TO ACCESSIBLE CEILING SPACE. "D" DENOTES THE AMOUNT OF DATA OUTLETS. MOUNT AT 18" A.F.F., U.N.O.
TD	COMBINATION TELEPHONE/DATA OUTLET. PROVIDE SQUARE BOX WITH SINGLE GANG ADAPTER. STUB EMPTY 3/4" C WITH PULL STRING TO ACCESSIBLE CEILING SPACE. "T" DENOTES THE AMOUNT OF TELEPHONE AND DATA OUTLETS. MOUNT AT 18" A.F.F., U.N.O.
W	WALL PHONE OUTLET. PROVIDE SQUARE BOX WITH SINGLE GANG ADAPTER. STUB EMPTY 3/4" C WITH PULL STRING TO ACCESSIBLE CEILING SPACE. MOUNT AT 48" A.F.F., U.N.O.
WT	TELEPHONE OUTLET. PROVIDE SQUARE BOX WITH SINGLE GANG ADAPTER. STUB EMPTY 3/4" C WITH PULL STRING TO ACCESSIBLE CEILING SPACE. "T" DENOTES THE AMOUNT OF TELEPHONE OUTLETS. MOUNT AT 6" ABOVE COUNTER, U.N.O.
WD	DATA OUTLET. PROVIDE SQUARE BOX WITH SINGLE GANG ADAPTER. STUB EMPTY 3/4" C WITH PULL STRING TO ACCESSIBLE CEILING SPACE. "D" DENOTES THE AMOUNT OF TELEPHONE OUTLETS. MOUNT AT 6" ABOVE COUNTER, U.N.O.
WTD	COMBINATION TELEPHONE/DATA OUTLET. PROVIDE SQUARE BOX WITH SINGLE GANG ADAPTER. STUB EMPTY 3/4" C WITH PULL STRING TO ACCESSIBLE CEILING SPACE. "T" DENOTES THE AMOUNT OF TELEPHONE AND DATA OUTLETS. MOUNT AT 6" ABOVE COUNTER, U.N.O.
WX	WALL PHONE OUTLET. PROVIDE SQUARE BOX WITH SINGLE GANG ADAPTER. STUB EMPTY 3/4" C WITH PULL STRING TO ACCESSIBLE CEILING SPACE. MOUNT AT 6" ABOVE COUNTER, U.N.O.
x	4" SQUARE BOX WITH SINGLE GANG ADAPTER FOR DATA OUTLET. STUB 3/4" C ABOVE ACCESSIBLE CEILING FROM OUTLET BOX. "X" DENOTES QUANTITY OF DATA

FIRE ALARM LEGEND

SYMBOL	DESCRIPTION
F	MANUAL PULL STATION. MOUNT AT 48" A.F.F.
F	AUDIBLE/VISUAL NOTIFICATION DEVICE (NOTE 1)
	AUDIBLE NOTIFICATION DEVICE (NOTE 1)
	VISUAL NOTIFICATION DEVICE (NOTE 1)
	CEILING MOUNTED AUDIBLE/VISUAL NOTIFICATION DEVICE
	CEILING MOUNTED VISUAL NOTIFICATION DEVICE
FS	FIRE SPRINKLER SYSTEM FLOW SWITCH
TS	FIRE SPRINKLER SYSTEM TAMPER SWITCH
S	CEILING MOUNTED SMOKE DETECTOR
S	CEILING MOUNTED SMOKE DETECTOR FOR ELEVATOR RECALL
H	CEILING MOUNTED HEAT DETECTOR
D	DUCT SMOKE DETECTOR
	CEILING MOUNTED SPEAKER
	ELECTROMAGNETIC DOOR HOLD OPEN DEVICE
EM	ELECTROMAGNETIC DOOR LOCK
FACP	FIRE ALARM CONTROL PANEL
FAAP	FIRE ALARM ANNUNCIATOR PANEL
R	RELAY
RTT	REMOTE TEST STATION
FATC	FIRE ALARM TERMINAL CABINET

NOTE 1: 96" TO THE BOTTOM OF THE LENS OR 6" BELOW FINISHED CEILING

ELECTRICAL ABBREVIATIONS

AFC	AVAILABLE FAULT CURRENT	MLO	MAIN LUGS ONLY
AFF	ABOVE FINISHED FLOOR	MTD	MOUNT OR MOUNTED
AFG	ABOVE FINISHED GRADE	N	NEW OR VCD
AHJ	AUTHORITIES HAVING JURISDICTION	NC (N.C.)	NORMALLY CLOSED
AIC	AMPERE INTERRUPTING CAPACITY	NEC	NATIONAL ELECTRIC CODE
ATS	AUTOMATIC TRANSFER SWITCH	NF	NONFUSED
BOD	BASIS OF DESIGN	NIC	NOT IN CONTRACT
C	CONDUIT	NL	NIGHT LIGHT
CAV	CONSTANT AIR VOLUME UNIT	NO (N.O.)	NORMALLY OPEN
CB/CB	CIRCUIT BREAKER	PB	PULL BOX
CC TV	CLOSED CIRCUIT TV	PNL	PANEL
CKT	CIRCUIT	PWR	POWER
C.L.G.	CEILING	R	RELOCATED DEVICE
CRD	CRC, CRED CIRCUIT BREAKER	RECEPT OR RCPT(S)	RECEPTACLE(S)
ELEC	ELECTRIC	SEP	SEPARATE EXHAUST FAN
EMS	EMERGENCY MANAGEMENT SYSTEM	SO (S.O.)	SPACE ONLY
EP	EXPLOSION PROOF	SP	SPARE
EWC	ELECTRIC WATER COOLER	ST (S.T.)	SHUNT TRIP
EX	EXISTING	SW	SWITCH
F	FUSE	SWBD	SWITCHBOARD
FCU	FAN COIL UNIT	SWGR	SWITCHGEAR
G, GND	GROUND (EQUIPMENT)	TC	TIME CLOCK
GEC	GROUNDING ELECTRODE CONDUCTOR	TP	TAMPER PROOF
GEF	GENERAL EXHAUST FAN	TV	TELEVISION
GEN	GENERATOR	UG	UNDERGROUND
GFCI, GFI	GROUND FAULT CIRCUIT INTERRUPTER	UNO (U.N.O.) OTHERWISE	UNLESS NOTED OR INDICATED
HP	HORSE POWER	V	VOLTAGE
IG	ISOLATED GROUND	VAV	VARIABLE AIR VOLUME UNIT
JB	JUNCTION BOX	W	WIRE
LTS	LIGHTS	WP	WEATHER PROOF
LV	LOW VOLTAGE	WR	WEATHER RESISTANT
MCB	MAIN CIRCUIT BREAKER	XFMR	TRANSFORMER
MCC	MOTOR CONTROL CENTER	+48	MOUNTING HEIGHT IN INCHES
MDP	MAIN DISTRIBUTION PANEL		
MH	MANHOLE		

GENERAL ELECTRICAL NOTES

A. SPECIFICATIONS: THE SEPARATELY ATTACHED BOOK TYPE SPECIFICATIONS ARE INHERENTLY PART OF THESE CONSTRUCTION DOCUMENTS.

B. SHUTDOWNS: COORDINATE ALL SHUTDOWN AND AFTER HOURS SCOPE REQUIREMENTS WITH OWNER PRIOR TO BID

C. ALL WORK PERFORMED SHALL BE BY A LICENSED ELECTRICAL CONTRACTOR.

D. PROVIDE THE REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY FOR THE DURATION OF THE WORK.

E. PATCH AND RESTORE ALL WALL AND FLOOR PENETRATIONS MADE OR DISCOVERED AS REQUIRED TO MAINTAIN THE FIRE RATING

F. PROVIDE NEW TYPED PANELBOARD CIRCUIT DIRECTORIES FOR ALL PANELS AFFECTED BY THIS PROJECT

G. DO NOT DISRUPT ELECTRICAL SERVICE TO ANY APPURTENANCES THAT ARE TO REMAIN WITH THE OWNER'S WRITTEN AUTHORIZATION.

F. PROVIDE AND INSTALL A BOX AS REQUIRED FOR ALL DEVICES AND SYSTEMS. FOR LOW VOLTAGE SYSTEMS, PROVIDE A 3/4" EMPTY CONDUIT FROM EACH BOX STUBBED TO 6" ABOVE THE NEAREST ACCESSIBLE CEILING SPACE

G. PROVIDE PULL STRING FOR ALL EMPTY CONDUIT SYSTEMS.

H. RECEPTACLES WITHIN 6FT OF ANY SINK, IN TOILET/BATH ROOMS, GARAGES AND OUTDOORS, SHALL BE GFI TYPE.

GOVERNING CODES AND STANDARDS

THE WORK OF WORK CARRIED OUT ON THIS PROJECT SHALL CONFORM TO ALL APPLICABLE CODES AND STANDARDS INCLUDING BUT NOT LIMITED TO:

1. BUILDING CODE: FLORIDA BUILDING CODE (2017), 6TH EDITION
2. ELECTRICAL CODE: NATIONAL ELECTRICAL CODE, NFPA 70 (2014)
3. LIFE SAFETY CODE: NFPA 101 (2015)
4. FIRE ALARM CODE: NFPA 72 (2013)

ELECTRICAL SHEET INDEX

SHEET NO.	DRAWING TITLE	SCALE
E0.1	ELECTRICAL LEGENDS, LIGHTING NOTES, AND INDEX	
ED0.1	PARTIAL FIRST FLOOR DEMOLITION PLAN - ELECTRICAL	3/32" = 1'-0"

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Florida Certificate of Authorization Number AA-26001403

3081 Salzedo St., Third Floor
Coral Gables, FL 33134
Phone: (305) 444-0613

HCS

HCS ENGINEERING, LLC
97 N.W. 1st Street, Suite 1, 33150
Telfax: (786) 703-4116
C.A. No. 31178
HCS No. 1900126

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Description	No.	By	Date

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OFFICE ALTERATIONS
2501 SW 32 TERRACE
PEMBROKE PARK, FL 33023

ELECTRICAL LEGENDS, NOTES, & INDEX

Roberto A Smith:A01410D0000017826DD689B00003BDF

Digitally signed by Roberto A Smith:A01410D0000017826DD689B00003BDF
Date: 2021.08.06 12:39:59 -04'00'

Proj. No: 18 01184 00
Drawn By:
Project Manager:
Designer:
Reviewed By:
Approved By:

E0.1

ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR AND SUB-CONTRACTORS PRIOR TO PERFORMING THE WORK. THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
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LINETYPE LEGEND

LINETYPE	DESCRIPTION
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED

GENERAL DEMOLITION NOTES:

A. PROVIDE NEW TYPED PANELBOARD CIRCUIT DIRECTORIES REFLECTING THE DEMOLITION WORK.

B. EXERCISE CAUTION DURING ALL TYPES OF DEMOLITION WORK. EXISTING FEEDERS AND PANELBOARDS ARE SHOWN ONLY FOR SCHEMATIC REFERENCE PURPOSES ONLY. VERIFY IN FIELD THE EXACT ROUTING OF ALL EXISTING FEEDERS PRIOR TO ANY DEMOLITION WORK.

C. PROVIDE TEMPORARY POWER AND LIGHTING AS REQUIRED DURING THE DEMOLITION PHASE.

D. COORDINATE ALL SHUTDOWN AND AFTER HOURS SCOPE REQUIREMENTS WITH OWNER PRIOR TO BID

E. DO NOT DISRUPT SERVICE TO ELECTRICAL APPURTENANCES THAT TO REMAIN.

F. THE ACCOMPANYING DOCUMENTS ARE NOT INTENDED TO DEPICT ALL EXISTING SYSTEMS THAT ARE TO BE MODIFIED, RELOCATED, OR REMOVED. OBTAIN ALL EXISTING CONDITIONS DATA FROM EXISTING DOCUMENTS, SURVEY FINDINGS AND OTHER OBSERVATIONS MADE AT THE PRE-BID SITE WALK THROUGH. IF ANY AREAS ARE NOT ACCESSIBLE DURING THE PRE-BID WALK THROUGH, NOTIFY THE OWNER IN WRITING

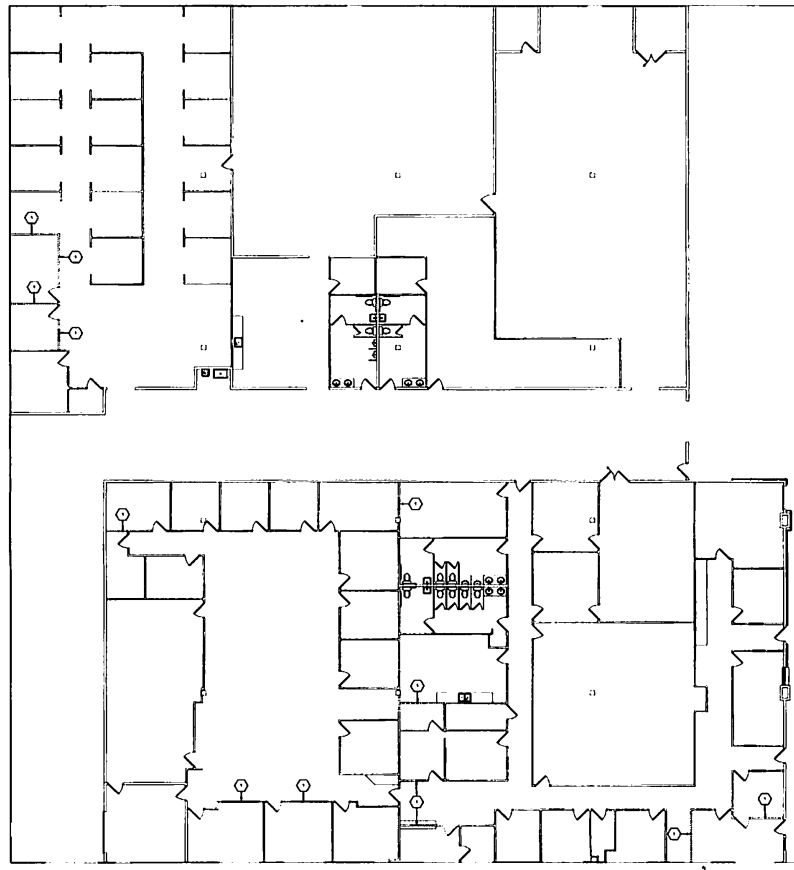
G. REMOVE ALL EXISTING WIRING, RACEWAYS, DEVICES, FUTURES, EQUIPMENT, ETC. IN ALL AREAS BEING DEMOLISHED BACK TO SOURCE

H. MODIFY, REMOVE, OR RELOCATE ALL EXISTING EQUIPMENT AS REQUIRED AND NECESSITATED BY THE SITE IN ORDER TO ACCOMPLISH THE DEMOLITION WORK AT NO ADDITIONAL COST TO THE OWNER

I. MAINTAIN A CLEAN SET OF CONSTRUCTION DOCUMENTS ON THE PROJECT SITE, NOTING ALL CHANGES MADE DURING THE DEMOLITION PHASE. SUBMIT A COPY OF THIS RECORD SET ALONG WITH THE FINAL ASBUILTS TO THE ARCHITECT/OWNER/ENGINEER FOR REVIEW

DRAWING NOTES:

1. REMOVE ALL EXISTING WIRING, RACEWAYS, DEVICES, FIXTURES, EQUIPMENT, ETC. IN WALLS BEING DEMOLISHED REMOVE ALL WIRING AND RACEWAYS BACK TO SOURCE. RELOCATE ANY LIGHT SWITCHES TO ADJACENT WALLS AS DESIGNATED BY OWNER/TENANT



01 PARTIAL FIRST FLOOR DEMOLITION PLAN - ELECTRICAL
SCALE: 3/32" = 1'-0"

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PARTIAL FIRST FLOOR DEMOLITION PLAN - ELECTRICAL

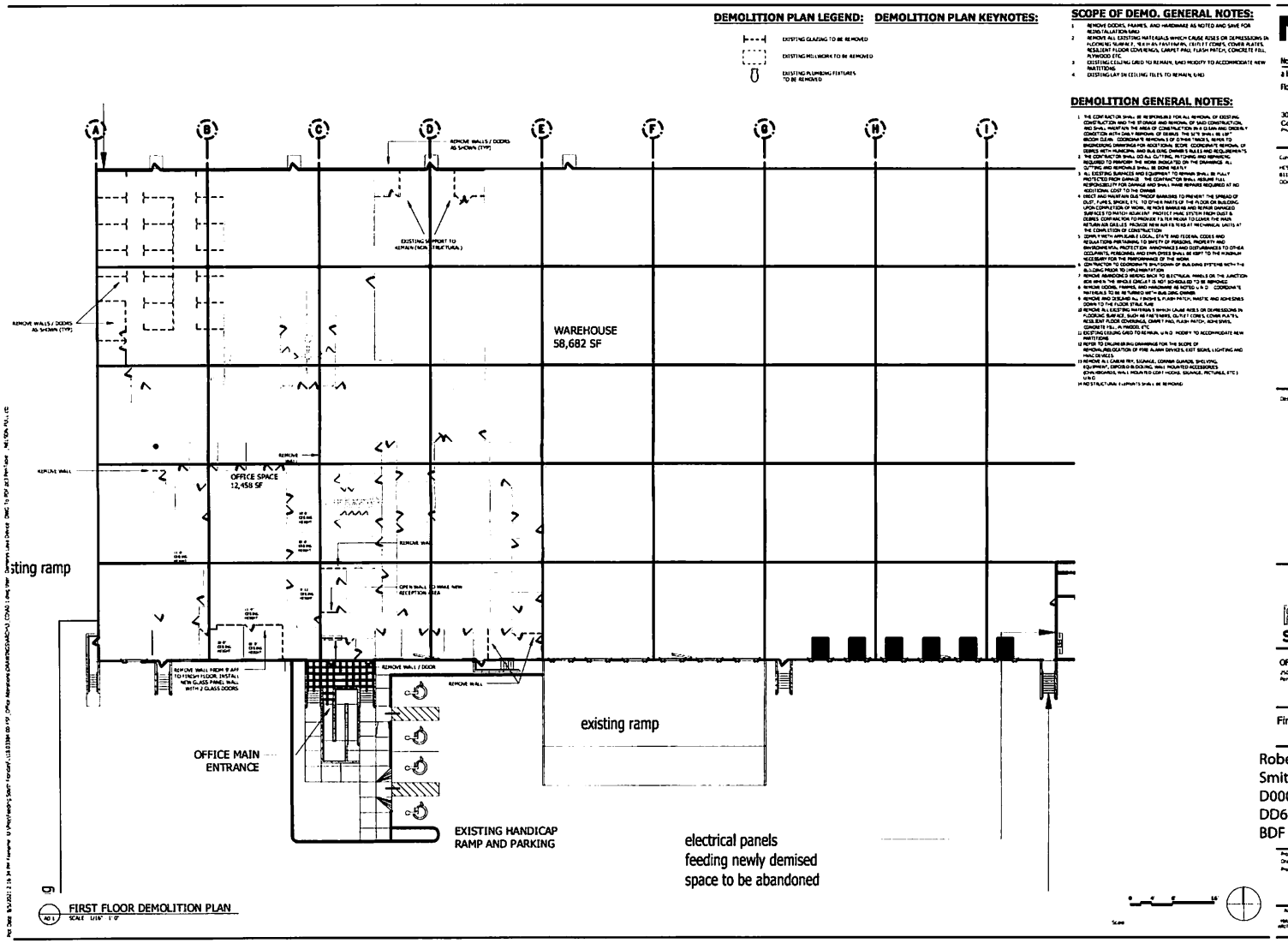
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Digitally signed by Roberto A Smith:A01410D0000017826DD689B00003BDF
Date: 2021.08.06 12:41:40 -04'00'

Proj. No: 18 03384 00	Designer
Drawn By	Reviewed By
Project Manager	Approved By

ED2.1

ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR AND SUB-CONTRACTORS PRIOR TO PREPARATION OF SHOP DRAWINGS OR COMMENCEMENT OF WORK. NOTIFY ARCH. IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
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3081 Salzedo St., Third Floor
Coral Gables, FL 33134
Phone (305) 444-0413

Consultants
MES ENGINEERS, LLC
8115 NW 33RD ST
DORAL, FL 33122
T 786.747.4176

Description No By Date

FEEDING SOUTH FLORIDA

OFFICE ALTERATIONS
2501 SW 32 Terrace
Pembroke Park, FL 33023

First Floor Demolition Plan

Roberto A Smith:A01410 D0000017826 DD689B00003 BDF
Digitally signed by Roberto A Smith:A01410D000 0017826DD689B00 003BDF
Date: 2021.08.06 12:42:55 -04'00'

Proj. No 18 01364 00 Proj No
Designer
Drawn By
Reviewed By
Project Manager JM
Approved By

A0.1

ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR AND SUB CONTRACTORS PRIOR TO PROCEEDING. THE ARCHITECT / PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
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DEMOLITION PLAN LEGEND: **DEMOLITION PLAN KEYNOTES:**

EXISTING GLAZING TO BE REMOVED

EXISTING MILLWORK TO BE REMOVED

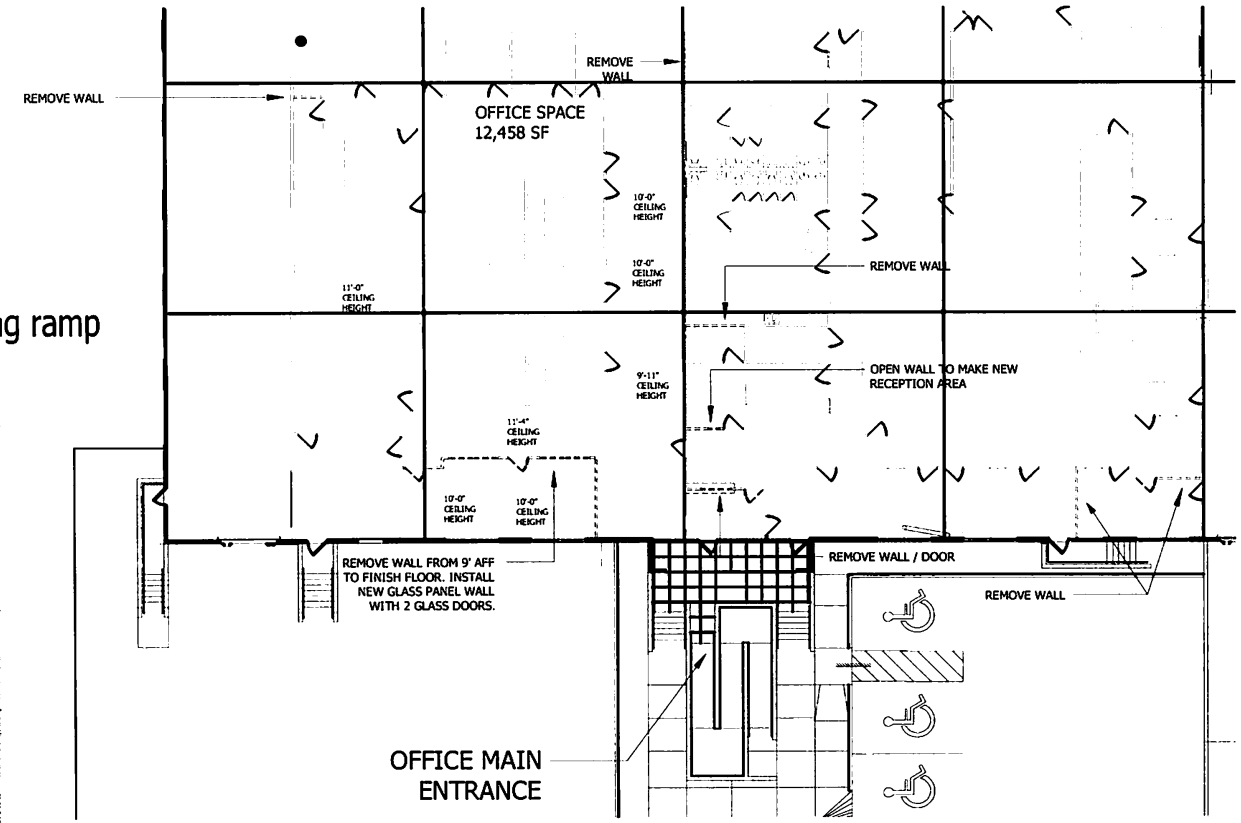
EXISTING PLUMBING FIXTURES TO BE REMOVED

SCOPE OF DEMO. GENERAL NOTES:

1. REMOVE DOORS, FRAMES, AND HARDWARE AS NOTED AND SAVE FOR RETINSTALLATION (UNO)
2. REMOVE ALL EXISTING MATERIALS WHICH CAUSE RIDGES OR DEPRESSIONS IN FLOORING SURFACE, SUCH AS FASTENERS, OUTLET COVES, COVER PLATES, RESILIENT FLOOR COVERINGS, CARPET PAD, FLASH PATCH, CONCRETE FILL, PLYWOOD ETC.
3. EXISTING CEILING GRID TO REMAIN, UNO MODIFY TO ACCOMMODATE NEW PARTITIONS.
4. EXISTING LAY IN CEILING TILES TO REMAIN, UNO

DEMOLITION GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVAL OF EXISTING CONSTRUCTION AND THE STORAGE AND REMOVAL OF SAID CONSTRUCTION, AND SHALL MAINTAIN THE AREA OF CONSTRUCTION IN A CLEAN AND ORDERLY CONDITION WITH DAILY REMOVAL OF DEBRIS. THE SITE SHALL BE LEFT BROOM CLEAN. COORDINATE REMOVALS OF OTHER TRADES, REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL SCOPE. COORDINATE REMOVAL OF ALL EXISTING PLUMBING, MECHANICAL, ELECTRICAL, AND LOW VOLTAGE SYSTEMS AS REQUIRED TO REMOVE THE WORK INDICATED ON THE DRAWINGS. ALL CUTTING AND REMOVAL SHALL BE DONE NEATLY.
2. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED AT NO ADDITIONAL COST TO THE OWNER
3. DIRECT AND MAINTAIN DUST PROOF BARRIERS TO PREVENT THE SPREAD OF DUST, FUMES, SMOKE, ETC. TO OTHER PARTS OF THE FLOOR OR BUILDING. UPON COMPLETION OF WORK, REMOVE BARRIERS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT. PROTECT HVAC SYSTEM FROM DUST & DEBRIS. CONTRACTOR TO PROVIDE FILTER MEDIA TO COVER THE MAIN RETURN AIR GRILLES. PROVIDE NEW FILTERS AT MECHANICAL UNITS AT THE COMPLETION OF CONSTRUCTION.
4. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL POLLUTION. BARRICADES AND DUST BARRIERS TO OTHER OCCUPANTS, PASSERBY AND EMPLOYEES SHALL BE KEPT TO THE MINIMUM REQUIRED FOR THE PROPER EXECUTION OF THE WORK.
5. GENERAL CONTRACTOR SHALL COORDINATE SHUT OFF OF BUILDING SYSTEMS WITH THE BUILDING PRIOR TO IMPLEMENTATION.
6. REMOVE ABANDONED WIRING BACK TO ELECTRICAL PANELS OR THE JUNCTION BOX WHEN THE WHOLE CIRCUIT IS NOT SCHEDULED TO BE REMOVED
7. REMOVE DOORS, FRAMES, AND HARDWARE AS NOTED U.N.O. COORDINATE MATERIALS TO BE RETURNED WITH BUILDING OWNER
8. REMOVE AND DISGARD ALL FINISHES, FLASH PATCH, MASTIC AND ADHESIVES DOWN TO THE FLOOR STRUCTURE
9. REMOVE ALL EXISTING MATERIALS WHICH CAUSE RIDGES OR DEPRESSIONS IN FLOORING SURFACE, SUCH AS FASTENERS, OUTLET COVES, COVER PLATES, RESILIENT FLOOR COVERINGS, CARPET PAD, FLASH PATCH, ADHESIVES, CONCRETE FILL, PLYWOOD, ETC.
10. EXISTING CEILING GRID TO BE MAIN, U.N.O. MODIFY TO ACCOMMODATE NEW PARTITIONS.
11. REFER TO ENGINEERING DRAWINGS FOR THE SCOPE OF REMOVAL AND RELOCATION OF FIRE ALARM DEVICES, EXIT SIGNS, LIGHTING AND HVAC DEVICES.
12. REMOVE ALL CASEWORK, SIGNAGE, CORKBOARDS, DRY-ERASE BOARDS, EQUIPMENT, DEFINED BUILDING WALL MOUNTED ACCESSORIES (CHALKBOARDS, WALL MOUNTED COAT HOOKS, SIGNAGE, PICTURES, ETC.) U.N.O.
13. NO STRUCTURAL ELEMENTS SHALL BE REMOVED



1 A0.2 ENLARGED FIRST FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

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3081 Salzedo St., Third Floor
Coral Gables, FL 33134
Phone (305) 444-8613

Consultants
HCS ENGINEERS, LLC
8119 NW 33RD ST
DORAL, FL 33122
T 786 747-4176

Description	No	By	Date

FEEDING SOUTH FLORIDA

OFFICE ALTERATIONS
2501 SW 32 Terrace
Pembroke Park, FL 33023

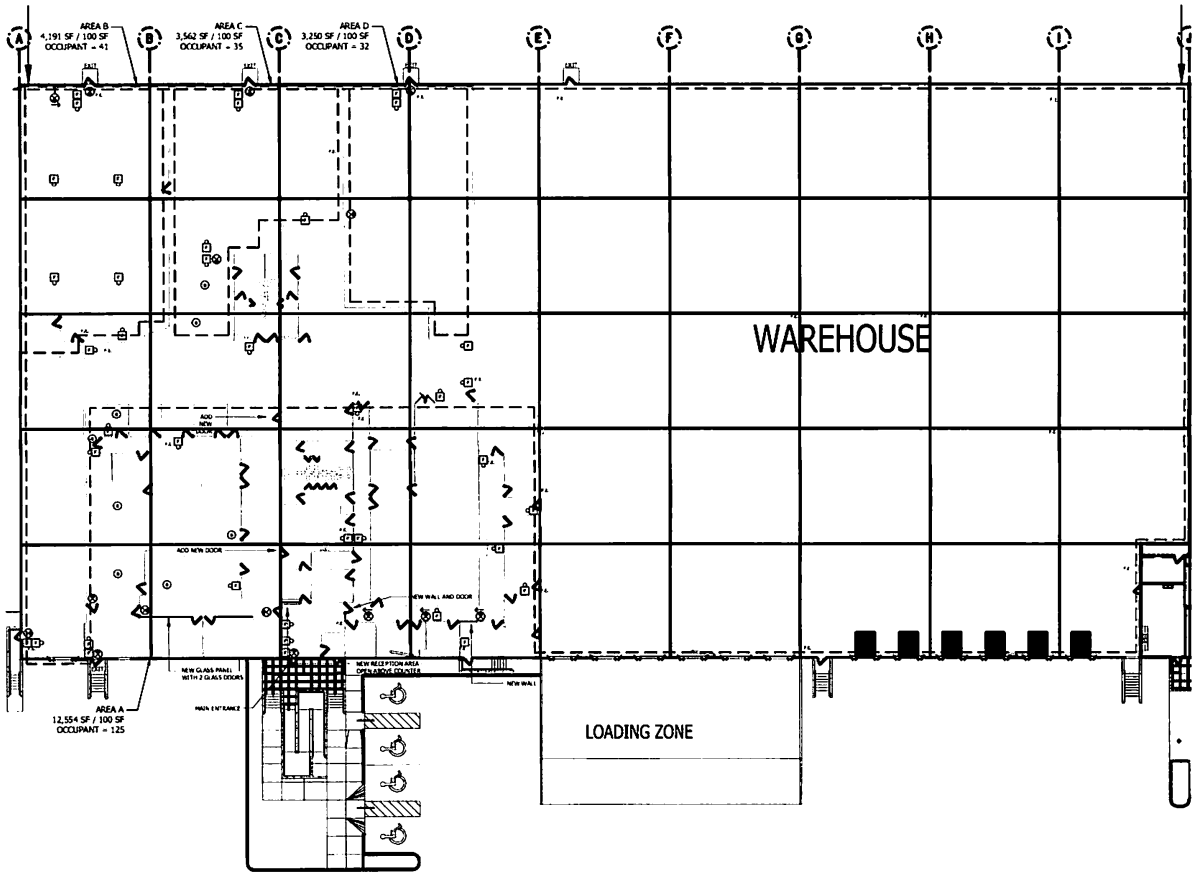
Enlarged First Floor Demolition Plan

Roberto A Smith:A01410D0000017826DD689B0003BDF
Digitally signed by Roberto A Smith:A01410D0000017826DD689B0003BDF
Date: 2021.08.06 12:44:00 -04'00'

Proj. No 18 03384.00 Proj No | Designer
Drawn By | Reviewed By
Project Manager | PM | Approved By

A0.2

ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR AND SUB CONTRACTORS PRIOR TO FABRICATING THE WORK. THE ARCHITECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
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FIRST FLOOR CONSTRUCTION PLAN

SCALE: 1/32" = 1'-0"

CONSTRUCTION GENERAL NOTES:

1. CONFLICTS IN "FIELD" SITE CONDITIONS AND DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
2. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE AND IN PROPER ALIGNMENT, U.N.O.
3. ALL DIMENSIONS ARE TO FINISH CONSTRUCTION, U.N.O. DIMENSIONS NOTED "HOLD" MUST BE ACCURATELY MAINTAINED, AND SHALL NOT VARY MORE THAN A 1/8" WITHOUT WRITTEN INSTRUCTION FROM ARCHITECT. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE. DIMENSIONS NOTED "CLEAR" ARE MINIMUM DIMENSIONS WHICH MUST BE MAINTAINED WITHOUT EXCEPTION. DIMENSIONS MARKED ± MEAN A VARIANCE NOT GREATER THAN 1 INCH. VERIFY DIMENSIONS NECESSARY TO ALIGN WITH THE ARCHITECT. ALL DIMENSIONS TO THE 20 MINUTE WINDOW WALL ARE TO THE FINISH FACE OF WALL BELOW SILL, U.N.O.
4. ALL EXISTING FLOORS, PARTITIONS, DEMISING WALLS, AND CEILINGS SHALL BE PATCHED AND REPAIRED TO MATCH ADJACENT SURFACES, U.N.O.
5. ALL NEW WALLS SHALL BE CONSTRUCTED FROM SLAB TO SLAB AT FLOOR AND ROOF LEVEL, WALLS AND SHAFTS, SEAL REINFORCED PENETRATIONS AT FLOORS, WALLS AND SHAFTS TO MAINTAIN THE FIRE AND ACOUSTICAL RATINGS. PATCH FIREPROOFING AT ALL NEW AND EXISTING LOCATIONS WITH EXPOSED STRUCTURAL STEEL.
6. ALL GLASS SHALL BE SAFETY GLASS. MIRRORS SHALL BE LARGER THAN 9 SQUARE FOOT CLEAR, TEMPERED LAMINATED GLASS. ALL GLAZING TONE MARKS SHALL NOT BE VISIBLE. CLEAN & POLISH ALL GLASS PRIOR TO PROJECT OCCUPANCY.
7. REFER TO THE PARTITION TYPES FOR PARTITION THICKNESS.
8. ALL LEVEL OF DOOR/WALL LEAFWORKS SHALL BE FLUSH AND BE FLUSH WITH ADJACENT ADJACENT PARTITION CONSTRUCTION.
9. EXTEND GYPSUM WALLBOARD AND FRAMING AT DEMISING PARTITIONS AND CEILINGS, TO 6" (MINIMUM) ABOVE SUSPENDED CEILING WHEN NEW CEILING HEIGHTS ARE HIGHER THAN EXISTING CEILING HEIGHT.
10. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PROVIDE LEVEL 4 FINISH, U.N.O.
11. ALL DOORS SHALL HAVE 1'-0" CLEAR ON THE STRIKE/PULL SIDE OF DOOR AND 6" CLEAR ON THE STRUCK/PUSH SIDE (IF THEY HAVE BOTH A LATCH AND A CLOSER) HEADS AND MAINTAIN ARCHITECT OF EXCEPTIONS PRIOR TO CLOSING OUT PARTITIONS.
12. PROVIDE DOUBLE STUDS AT DOOR JAMBS. INSTALL ADDITIONAL STUDS IN EXISTING PARTITIONS AT NEW DOOR OPENINGS IN ORDER TO PROVIDE DOUBLE STUDS AT JAMBS.

SEALANT PRIMERS	VOC LIMIT (GM. LESS WATER)
ARCHITECTURAL, NONPOROUS	250
ARCHITECTURAL, POROUS	775
OTHER	750

AEROSOL ADHESIVES

AEROSOL ADHESIVES MUST COMPLY WITH GREEN SEAL STANDARD FOR COMMERCIAL ADHESIVES GS-36 REQUIREMENTS IN EFFECT ON OCTOBER 19, 2000.

AEROSOL ADHESIVES	VOC LIMIT
GENERAL PURPOSE MIST SPRAY	65% VOC's By weight
GENERAL PURPOSE WEB SPRAY	55% VOC's By weight
SPECIAL PURPOSE AEROSOL ADHESIVES (ALL TYPES)	70% VOC's By weight

PAINTS AND COATINGS: APPLIED TO INTERIOR WALLS AND CEILINGS MUST NOT EXCEED THE VOLATILE ORGANIC COMPOUND (VOC) CONTENT LIMITS ESTABLISHED IN GREEN SEAL STANDARD GS-11, PAINTS, 1ST EDITION, MAY 20, 1993

NELSON

Nelco Architecture, Inc.

a licensed affiliate of Nelson Worldwide, Inc.

Florida Certificate of Authorization Number AA-26001403

3081 Salzedo St., third Floor
Coral Gables, FL 33134
Phone (305) 444-0613

Consultants:

HCS ENGINEERS, LLC
8118 NW 33RD ST
DORAL, FL 33122
T: 786 747 4176

Description	No	By	Date

FEEDING SOUTH FLORIDA

OFFICE ALTERATIONS
2501 SW 32 Terrace
Pembroke Park, FL 33023

First Floor Construction Plan

Roberto A Smith:A01410D000D00000178 26DD689B00003BDF

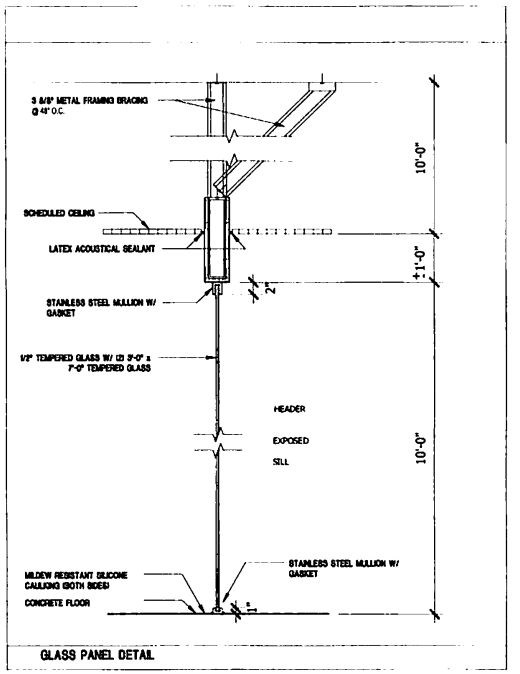
Digitally signed by Roberto A Smith:A01410D000D00000178 26DD689B00003BDF
Date: 2021.08.06 12:47:27 -04'00'

Proj. No: 18 03384 00	Proj. No	Designer
Drawn By		Reviewed By
Project Manager	PM	Approved By

A1.0

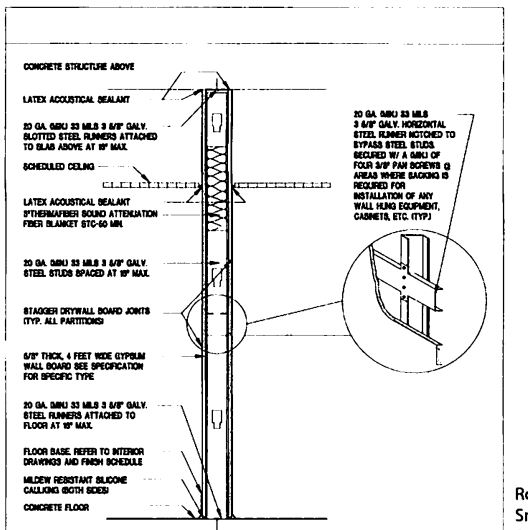
ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR AND SUB-CONTRACTORS PRIOR TO PERFORMING THE WORK. THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

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GLASS PANEL DETAIL

A5.1 NEW GLASS PANEL DETAIL WITH BRACING
SCALE: 1-1/2" = 1'-0"



P STANDARD NON RATED PARTITION

A5.1 STANDARD NON RATED PARTITION
SCALE: 3/4" = 1'-0"

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3081 Salzedo St., Third Floor
Coral Gables, FL 33134
Phone (305)444-0413

Consultants
HCS ENGINEERS, LLC
8119 NW 33RD ST
DORAL, FL 33122
T 786-747-4176

Description	No	By	Date

FEEDING SOUTH FLORIDA

OFFICE ALTERATIONS
2161 SW 32 Terrace
Pembroke Park, FL 33023

Glass Panel Detail

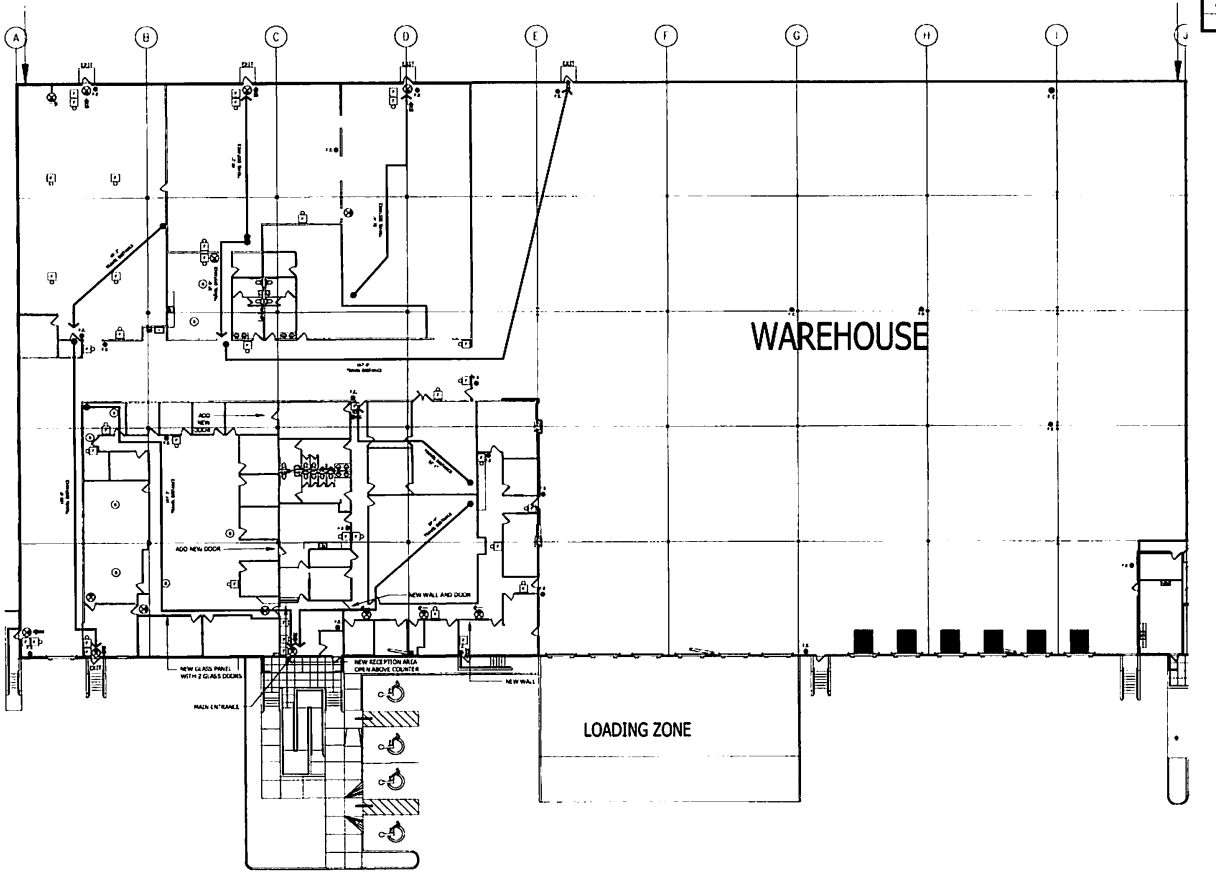
Roberto A Smith:A01410D0000017826DD689B00003BDF

Digitally signed by Roberto A Smith:A01410D0000017826DD689B00003BDF
Date: 2021.08.06 12:48:34 -04'00'

Proj. No. 18 01384 00 Proj No | Designer
Drawn By | Reviewed By
Project Manager PM | Approved By

A1.1

ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR AND SUB-CONTRACTORS PRIOR TO PERFORMING THE WORK. THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
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EXISTING LIFE SAFETY PLAN
SCALE 1/32" = 1'-0"
46,717 SQUARE FEET

LIFE SAFETY PLAN LEGEND	
36	EXIT WIDTH CLEAR WIDTH
	FIRE EXTINGUISHER
	FIRE ALARM AUDIO/VIS. (HORN AND LIGHT)
	FIRE ALARM PULL STATION
	SMOKE DETECTOR
200'-0"	TRAVEL DISTANCE TO the EXIT DOOR (SEE NOTE 5)
	EXIT LIGHTS

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Florida Certificate of Authorization Number AA-26001403

3081 Salzedo St., Third Floor
Coral Gables, FL 33134
Phone (305) 444 0613

Consultants
HCS ENGINEERS, LLC
8119 NW 33RD ST
DORAL, FL 33122
T 786 747 4176

Description No By Date

FEEDING SOUTH FLORIDA

OFFICE ALTERATIONS
2501 SW 32 Terrace
Pembroke Park, FL 33023

Life Safety Plan

Roberto A Smith:A01410 D0000017826 DD689B0000 3BDF

Digitally signed by Roberto A Smith:A01410D000 0017826DD689B00 003BDF
Date: 2021.08.06 12:50:44 -04'00'

Proj. No. 18 81394 00 Proj Tec | Designer
Drawn By | Reviewed By
Project Manager | Approved By

LS1.0

ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR BEFORE ANY WORK IS COMMENCED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
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TOWN OF PEMBROKE PARK
BUILDING DEPARTMENT
3150 SW 52ND Avenue
Pembroke Park, FL 33023
954-966-4600

August 26, 2021

Mr. Paco Velez
Feeding South Florida
2501 SW 32 Terrace
Pembroke Park, FL 33023

Re: Case #4343 at:
2701 SW 32 Terrace, Pembroke Park, Florida.

Dear Mr. Velez,

Thank you for the opportunity to assist you in responding to your letter dated August 20, 2021, where you have requested additional time to the above violation/case. Therefore, our response is at follows:

Currently, the above referenced case is under a Final Order from the Special Magistrate (SM) since July 20, 2021, and its compliance date is scheduled for August 21, 2021. In addition, the only person authorized for the extension is the SM; thus, your extension will be presented to the SM at the next hearing on 09/15/2021, and he will make the decision to your 150 days extension request.

Furthermore, we value your involvement in the community and the positive effect your organization has in our town and the areas you constantly assist with your food bank. Therefore, we will strongly suggest that you continue in the compliance path, to avoid extensive fines, in the event that the SM denies or grant a reduced time as requested.

Furthermore, in the event that fines are assigned, and they continue to accrue, then, upon your compliance date, your organization will have the opportunity to request an abatement or reduction of fines to the SM, and at that time he will make the decision, based in the compliance historical path.

Mr. Velez, we wish you the best in your proactive and positive actions to the communities of South Florida and the Palm Beach County, and we value as a partner the Town of Pembroke Park and as a member of our community.

Finally, if you have any further questions or comments, please let us know your earliest convenience.

Sincerely,

Miguel A. Núñez, MPA, CBO, CFM
Chief Building Official
mnunez@tppfl.gov

https://tppfl-my.sharepoint.com/personal/mnunez_tppfl_gov/documents/building official/topp-man/pp documents/mcores/fsf extension 001.docx

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

SENECA INDUSTRIAL HOLDING LLC
2501 SW 32ND TERR
PEMBROKE PARK, FL 33023

Site Address:

2501 SW 32 TER, PEMBROKE PARK,
FL 33023 #Feeding South Florida - 2701
SW 32nd Terrance

Date 8/12/2021 4:36:25 PM
Invoice # 23471
For Code Enforcement Case# 4343

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
Total		**$100.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	8/19/2021		$200.00	0	$0.00
Admin Fixed	7/21/2021		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
8/12/2021	Credit	$100.00
Total		$100.00

Balance **$0.00**

Case #: 4343
2501 SW 32 Terrace, Pembroke Park, Florida.
Feeding South Florida, Seneca Industrial Holdings, LLC.

Initial Investigation	06/19/2018	Alan Corriveau, BO	Work without permits at offices
Photos depicting the conditions at the time of violation	06/19/2018		
Communications by Code Officer with FSF Representatives	08/20/2018- 08/22/2018		
Application for permit	04/09/2019	Process #: 89316	5 Review Cycles
Currently	07/20/2021		Null & Void – 105.3.1.1 and 105.3.1.2
Properly serviced	08/22/2018 and 07/06/2021		Via Certified Mail

$100. ADMIN – 30 DAYS
$200. x DAY x VIOL

105.3.0.4 Changes to Application. In the event of a change in any material fact given in the attested application which served as a basis for issuing the permit, the permit holder shall immediately file an amended attested application detailing such changed conditions. In the event the change in the attested application is a change in the person responsible for the work, the owner shall immediately stop the work and notify the Building Official in writing detailing such changed conditions and any other information required by the Building Official or in lieu thereof a new attested permit application shall be filed immediately by a new qualified applicant. If such changed conditions are determined to be in compliance with this Code and other applicable regulations, an amended building permit will be issued, without additional fee if the changed condition shall not be greater than those permitted in the original permit.

105.3.1 Action on application. The Building Official and Fire Code Official or his or her duly authorized representative shall examine or cause to be examined applications for permits and amendments thereto within thirty (30) working days after plans and/or specifications are submitted and accepted for a building permit. The Building Official or his or her duly authorized representative shall notify the applicant in writing or electronically, that a permit is ready for issuance or that additional information is required. If the application or the construction documents do not conform to the requirements of pertinent laws, the Building Official and/or Fire Code Official shall reject such application in writing or electronically, stating the reasons therefore citing relevant code sections. If the Building Official and after consulting with the Fire Code Official is satisfied that the proposed work conforms to the requirements of this Code, laws and ordinances applicable thereto, the Building Official shall issue a permit therefore as soon as practicable, to persons or firms qualified in accordance with Section 105.3.0.1.1 and/or FFPC.1.12. When authorized through contractual agreement with a school board, in acting on applications for permits, the building official shall give first priority to any applications for the construction of, or addition or renovation to, any school or educational facility.

105.3.1.1 Not more than sixty (60) calendar days after the date of such notification, where such additional information has not been submitted or the permit has not been purchased, the application and/or the permit shall become null and void. If the 60th day falls on a Saturday, Sunday or a National Holiday the next business day shall be used for the 60th day. The Building Official may extend such permit application to be corrected or purchased for a single period of sixty (60) days after the initial expiration date if the request is in writing, for a good reason and is submitted prior to the initial expiration date.

105.3.1.2 Where an application and/or a permit has become null and void, an applicant may again apply, as set forth in Section 105.3 of this Code, and such applications shall be processed as though there had been no previous application.

105.3.1.3 If a state university, Florida college or public school district elects to use a local government's code enforcement offices, fees charged by counties and municipalities for enforcement of the FBC on buildings, structures, and facilities of state universities state colleges and public school districts shall not be more than the actual labor and administrative costs incurred for plans review and inspections to ensure compliance with the Code.

105.3.1.4 Permits shall be required for the following operations:

105.3.1.4.1 The erection or construction of any building or structure, the adding to, enlarging, repairing, improving, altering, covering, or extending of any building or structure.

105.3.1.4.2 The moving of any building or structure within, into, through or out of the area of jurisdiction, or the moving of a building or structure on the same lot.

105.3.1.4.3 The demolition of any building or structure. (Refer to Sections 116.1.4, 105.18.)

105.3.1.4.4 The installation, alteration or repair of any sanitary plumbing, water supply, lawn sprinkler or gas supply system, as provided in the FBC, Plumbing, and/or FBC Fuel Gas.

Case Overview

Property/Incident Information

Owner	Address	Site Address
SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS	8500 ANDREW CARNEGIE BLVD CHARLOTTE, NC 28262	2501 SW 32 TER, PEMBROKE PARK, FL 33023 #Feeding South Florida - 2701 SW 32nd Terrance

Legal Description

Case Status Open **Case #** 4343 **Date Next Inspection** 7/20/2021

Notes Performing Interior alteration without approved plans or permit. Violation under the Florida Building Code 109.4
Property owner and/or tenant will need a building Permit from the Building Department for interior alterations.
Double Permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/8/2018		Notice of Violation	Certified Mail Regular Mail
6/30/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	109.4 Work commencing before permit issuance.	Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the building official's approval or the necessary permits shall be subject to a penalty of 100 percent of the usual permit fee in addition to the required permit fees.	Not in Compliance - Reinspection Date: 7/20/2021

DIVISION OF CORPORATIONS

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

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

Detail by Entity Name

Foreign Limited Liability Company
SENECA INDUSTRIAL HOLDINGS, LLC

Filing Information

Document Number	M07000003911
FEI/EIN Number	26-1582997
Date Filed	06/25/2007
State	DE
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	07/14/2009

Principal Address

730 THIRD AVENUE
MS: 730/12/02
NEW YORK, NY 10017

Changed: 05/01/2017

Mailing Address

730 THIRD AVENUE
MS: 730/12/02
NEW YORK, NY 10017

Changed: 05/01/2017

Registered Agent Name & Address

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

Name Changed: 07/13/2009

Address Changed: 07/13/2009

Authorized Person(s) Detail

Name & Address

Title Secretary

BENEDETTO, MARY CATHERINE

730 THIRD AVENUE
NEW YORK, NY 10017

Title Secretary, Authorized Representative

DAVIS, MARTINA
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Signatory

STEFFENS, GABRIEL
4675 MACARTHUR CT
STE 1100
NEWPORT BEACH, CA 92660

Title Authorized Representative

RAMOS, JANET
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Member

Teachers Insurance and Annuity Association of America
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

BAIR, SHARON
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

COHEN, DONNA
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

CORNUKE, JOHN
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

FISK, MICHAEL
730 THIRD AVENUE
NEW YORK, NY 10017

Title AUTH. PERSON

GIRALDO, RANDY
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

JOSPEH, JILLIAN
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

MARTIN, MANUEL
501 BRICKELL KEY DRIVE
MIAMI, FL 33131

Title Authorized Representative

MILLER, NANCY
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

MILLER, WILLIAM
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

ROLLINS, TODD
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

SWINK, MICHAEL
730 THIRD AVENUE
MS: 730/12/02
NEW YORK, NY 10017

Title Authorized Representative

WEINDLING, FRANCESCA
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

HERTER, W. BEH
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

GRIMALDI, ANTHONY
730 THIRD AVENUE
MS: 730/12/02
NEW YORK, NY 10017

Title Authorized Representative

DE ALCANTARA, ADRIANA
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

Boan, Ryan
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

Chaperon, Julien
730 THIRD AVENUE
NEW YORK, NY 10017

Title Authorized Representative

Swink, Michael A.
6 CONCOURSE PKWY
ATLANTA, GA 30328

Title Authorized Representative

BENEDETTO, MARY CATHERINE
730 THIRD AVENUE
12TH FL
NEW YORK, NY 10017

Title Authorized Representative

NEGRON, PATRICIA
730 THIRD AVENUE
12TH FL
NEW YORK, NY 10017

Annual Reports

Report Year	Filed Date
2019	02/09/2019
2020	05/05/2020
2021	04/26/2021

Document Images

04/26/2021 -- ANNUAL REPORT	View image in PDF format
05/05/2020 -- ANNUAL REPORT	View image in PDF format
08/07/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/09/2019 -- ANNUAL REPORT	View image in PDF format
04/26/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
08/10/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
04/25/2015 -- ANNUAL REPORT	View image in PDF format
04/29/2014 -- ANNUAL REPORT	View image in PDF format
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04/23/2011 -- ANNUAL REPORT	View image in PDF format
04/22/2010 -- ANNUAL REPORT	View image in PDF format
07/13/2009 -- Reinstatement	View image in PDF format
06/27/2007 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2501-2775 SW 32 TERRACE, PEMBROKE PARK FL 33023
Property Owner	SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP
Mailing Address	PO BOX 30428 CHARLOTTE NC 28230

ID #	5142 20 17 0090
Millage	0613
Use	48

Abbr Legal Description	SENECA PLAT 165-9 B POR OF PARCEL A & B DESC AS:BEG AT INTERSECTION OF S/R/W/L SW 25 ST & E/L OF SAID PLAT & W/L OF JUNHALLA PLAT,W 351.70,S 941.81 E 351.21,N 941.82 TO POB (PARCEL LYING NE1/4 SEC 29)

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$1,985,730	$13,577,020	$15,562,750	$15,457,800	
2020	$1,985,730	$12,066,820	$14,052,550	$14,052,550	$303,279.33
2019	$1,985,730	$11,524,250	$13,509,980	$13,413,320	$293,517.85

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$15,562,750	$15,562,750	$15,562,750	$15,562,750
Portability	0	0	0	0
Assessed/SOH	$15,457,800	$15,562,750	$15,457,800	$15,457,800
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$15,457,800	$15,562,750	$15,457,800	$15,457,800

Sales History

Date	Type	Price	Book/Page or CIN
12/11/2007	SW*-T	$100	44911 / 14
4/24/2002	SWD	$1,237,900	33082 / 954

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.00	330,955	SF
Adj. Bldg. S.F. (Card, Sketch)		153269
Eff./Act. Year Built: 2004/2002		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

SENECA INDUSTRIAL HOLDINGS LLC C/O KIMBERELY S OWENS) CASE NO. 4343

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: SENECA INDUSTRIAL HOLDINGS LLC C/O KIMBERELY S OWENS
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2501 SW 32 TER, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: SENECA INDUSTRIAL HOLDINGS LLC C/O KIMBERELY S OWENS 2:45 A.M./(P.M.) ON THE 6 DAY OF JULY 2021.

TYPE OF SERVICE

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

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 16 day of J, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/30/2021

Case #:

4343

Sent To:

SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS

8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

Certified Mail #:

Property Owner:

SENECA INDUSTRIAL HOLDINGS
LLC % KIMBERLY S OWENS

8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

Property Description:

514220170090

Legal Description:

SENECA PLAT 165-9 B POR OF PARCEL A
& B DESC AS:BEG AT INTERSECTION OF
S/R/W/L SW 25 ST & E/L OF SAID PLAT &
W/L OF JUNHALLA PLAT,W 351.70,S
941.81 E 351.21,N 941.82 TO POB
(PARCEL LYING NE1/4 SEC 29)

AKA:

2501 SW 32 TER, PEMBROKE PARK, FL
33023 #Feeding South Florida - 2701 SW
32nd Terrance

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/8/2018 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE	109.4 Work commencing before permit issuance.	Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the building official's approval or the necessary permits shall be subject to a penalty of 100 percent of the usual permit fee in addition to the required permit fees.	14

Performing Interior alteration without approved plans or permit. Violation under the Florida Building Code 109.4
Property owner and/or tenant will need a building Permit from the Building Department for interior alterations.
Double Permit fee has been assessed.

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

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

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

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

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

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

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

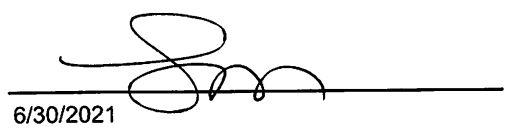
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Teressa Malcolm

Code Enforcement Officer



6/30/2021

CODE ENFORCEMENT BOARD MEETING
TOWN OF PEMBROKE PARK

August 24, 2018

TO: SENECA INDUSTRIAL HOLDINGS LLC
C/O KIMBERELY S OWENS
8500 ANDREW CARNEGIE
CHARLOTTE, NC 28262

FEEDING SOUTH FLORIDA
2701 SW 32 TERRACE
PEMBROKE PARK, FL 33023

RE: TOWN OF PEMBROKE PARK v.
SENECA INDUSTRIAL HOLDINGS LLC
FEEDING SOUTH FLORIDA
CASE NO. 4343

THIS LETTER SHALL SERVE AS YOUR NOTICE THAT THE DATE OF THE CODE ENFORCEMENT BOARD MEETING AT WHICH YOUR CASE SHALL BE HEARD WILL BE RESCHEDULED:

UNTIL FURTHER NOTICE

If you have any questions, please contact our office at 954-966-4600, ext. 215.

Respectfully,

JEFFREY LOUIS
Code Enforcement Officer

JL

CODE ENFORCEMENT BOARD MEETING
TOWN OF PEMBROKE PARK

August 24, 2018

TO: SENECA INDUSTRIAL HOLDINGS LLC
C/O KIMBERELY S OWENS
8500 ANDREW CARNEGIE
CHARLOTTE, NC 28262

FEEDING SOUTH FLORIDA
2701 SW 32 TERRACE
PEMBROKE PARK, FL 33023

RE: TOWN OF PEMBROKE PARK v.
SENECA INDUSTRIAL HOLDINGS LLC
FEEDING SOUTH FLORIDA
CASE NO. 4944

THIS LETTER SHALL SERVE AS YOUR NOTICE THAT THE DATE OF THE CODE ENFORCEMENT BOARD MEETING AT WHICH YOUR CASE SHALL BE HEARD HAS BEEN RESCHEDULED TO:

UNTIL FURTHER NOTICE

If you have any questions, please contact our office at 954-966-4600, ext. 215.

Respectfully,

JEFFREY LOUIS
Code Enforcement Board Clerk

JL



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2501-2775 SW 32 TERRACE, PEMBROKE PARK FL 33023	ID #	5142 20 17 0090
Property Owner	SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS	Millage	0613
		Use	48
Mailing Address	8500 ANDREW CARNEGIE BLVD CHARLOTTE NC 28262		
Abbr Legal Description	SENECA PLAT 165-9 B POR OF PARCEL A & B DESC AS:BEG AT INTERSECTION OF S/R/W/L SW 25 ST & E/L OF SAID PLAT & W/L OF JUNHALLA PLAT,W 351.70,S 941.81 E 351.21,N 941.82 TO POB (PARCEL LYING NE1/4 SEC 29)		

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	$1,985,730	$11,524,250	$13,509,980	$12,193,930	
2017	$1,985,730	$10,275,900	$12,261,630	$11,088,900	$248,167.22
2016	$1,985,730	$8,472,750	$10,458,480	$10,080,820	$225,270.37

2018 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$13,509,980	$13,509,980	$13,509,980	$13,509,980
Portability	0	0	0	0
Assessed/SOH	$12,193,930	$13,509,980	$12,193,930	$12,193,930
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$12,193,930	$13,509,980	$12,193,930	$12,193,930

Sales History

Date	Type	Price	Book/Page or CIN
12/11/2007	SW*-T	$100	44911 / 14
4/24/2002	SWD	$1,237,900	33082 / 954

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.00	330,955	SF
Adj. Bldg. S.F. (Card, Sketch)		153269
Eff./Act. Year Built: 2004/2002		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2501-2775 SW 32 TERRACE, PEMBROKE PARK FL 33023
Property Owner	SENECA INDUSTRIAL HOLDINGS LLC % KIMBERLY S OWENS
Mailing Address	8500 ANDREW CARNEGIE BLVD CHARLOTTE NC 28262

ID #	5142 20 17 0090
Millage	0613
Use	48

Abbr Legal Description	SENECA PLAT 165-9 B POR OF PARCEL A & B DESC AS:BEG AT INTERSECTION OF S/R/W/L SW 25 ST & E/L OF SAID PLAT & W/L OF JUNHALLA PLAT,W 351.70,S 941.81 E 351.21,N 941.82 TO POB (PARCEL LYING NE1/4 SEC 29)

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Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
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Land Calculations

Price	Factor	Type
$6.00	330,955	SF
Adj. Bldg. S.F. (Card, Sketch)		153269
Eff./Act. Year Built: 2004/2002		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Case 4343

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Feeding South Florida DATE 6.19 2018

SITE ADDRESS 2701 SW 32 Terr

PERMIT # Required SUB/PARK

- [x] STOP ALL WORK
- [x] NO BUILDING PERMIT
- [x] VIOLATION OF FLORIDA BUILDING CODE # 109.4
- [ ] VIOLATION OF TOWN ORDINANCE
- [ ] NFPA
- [ ] CODE REF.
- [ ] APPROVED PLAN NOT BEING FOLLOWED
- [ ] PERMIT NOT ON JOB
- [ ] APPROVED PLAN NOT ON JOB
- [ ] RE-INSPECTION FEE*

COMMENTS Performing interior alterations without approved plans or permit

- [x] 2 X FEE
- [ ] FINE _____ DAYS TO COMPLY —

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- [x] STRUCTURAL
- [x] PLUMBING
- [x] MECHANICAL
- [x] ELECTRICAL
- [ ] CODE ENF.
- [ ] SEWER
- [ ] ZONING
- [ ] ENGINEERING

TOWN HALL 966-4600

INSPECTOR Samira Monterre

Donna EXT. # 954 517 1839

developement.com

NOTICE OF VIOLATION AND FORMAL HEARING
TOWN OF PEMBROKE PARK

TO: SENECA INDUSTRIAL HOLDINGS LLC
C/O KIMBERLY S OWENS **DATE: August 9, 2018** **CASE: 4343**
8500 ANDREW CARNEGIE BLVD
CHARLOTTE, NC 28262

SITE ADDRESS: FEEDING SOUTH FLORIDA, 2701 SW 32nd TERRANCE, PEMBROKE PARK FL 33023
Zoning: M-1
LEGAL DESCRIPTION: 514220170090

You are hereby notified that the following violations exist: You are in violation of the Florida Building Code **Section(s) # 109.4 Work commencing before permit issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits or the Building Official's written approval, shall be subject to a penalty not to exceed 100 percent of the usual permit fee that shall be in addition to the required permit fees.

By authority of Code of Ordinances Section 7-5, the following corrective action must be taken by August 23, 2018. The owner must obtain and complete a Building Permit for the interior alterations of building.
AND

IN ALL EVENTS

There shall be a presentation of this matter to the Pembroke Park Code Enforcement Board (Board) for a hearing to be held on **Thursday, August 23, 2018** at the Pembroke Park Town Hall, Commission Room, 3150 S.W. 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case will be presented to the Board even if the violation has been corrected prior to the Board hearing. If the Board determines that any violation(s) exist(s), it is empowered to impose fines at the rate of up to $500.00 per day for each day that any violation continues to exist beyond the date established for compliance. Pursuant to Florida Statutes, Chapter 162, such fine will become a lien upon the real property of the owner where the violation exists or will become a lien upon the personal property of the violator.

Should you fail to appear at the scheduled hearing to contest the violation(s), you will be deemed to have waived your right to contest the violation(s) and in such event, a judgment and/or lien may be entered against you and/or your real property for an amount up to the maximum penalty as provided by law.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the scheduled hearing. You may appeal a ruling or order of the Board to the Circuit Court of the Seventeenth Judicial Circuit. An appeal of the Final Order shall be filed within thirty (30) days of the execution of the Order to be appealed.

You are further advised that if you decide to appeal any decision made by the Board with respect to any matter considered at such hearing, you will need a record of the proceedings, and for such purpose, that you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

REMEMBER: YOU MUST CALL THE CODE ENFORCEMENT OFFICER FOR A RE-INSPECTION ON OR BEFORE THE COMPLIANCE DUE DATE IN ORDER TO COMPLY THIS NOTICE OF VIOLATION. (954) 966-4600 Ext 215

ALAN CORRIVEAU, BUILDING OFFICAL

Code Enforcement Board
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954) 966-4600 ext. 215

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT (954)966-4600 EXT. 1235 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

STEVEN E. MYOTT
ARCHITECTURE
INTERIOR DESIGN

December 3, 2021-UPDATE

City of Pembroke Park Code Enforcement Department
Ms. Joseline Ramirez Chief Code Enforcement Officer
3150 SW 52nd Ave
Pembroke Park, FL 33023

RE: **Feeding South Florida**
2501 SW 32nd Terrace
Pembroke Park, FL 33023

Case Number: 4343
Chief Ramirez:

Feeding South Florida through MIACON Construction has Steven E. Myott Architects Inc. under contract to create as-built drawings for submission for permitting of the existing Office and Warehouse at Feeding South Florida 2501 SW 32nd Terrace Pembroke Park, FL 33023
We reviewed the previously prepared drawings and the existing conditions.

We are now preparing required drawings for obtaining the required building permits for the construction in place at Feeding South Florida.

We look forward to working with your department and the building department to successfully resolve this issue.

Please contact me at 561-734-7034 x 12 with any questions you may have. I look forward to speaking with you.

Sincerely,

STATE OF FLORIDA
STEVEN EDMOND MYOTT
AR0014888
REGISTERED ARCHITECT

Steven E. Myott, Architect

Case Overview

Property/Incident Information

Owner	Address	Site Address
Omar Olaguibel	27 Traci Terrace East Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6457 **Date Next Inspection** 11/3/2022

Notes

1. Prohibited outdoor storage of miscellaneous items. Items are to be put away inside with the exception of patio furniture.
2. Two unpermitted additions. Obtain plans for after the fact permit and inspections.
3. Unpermitted alterations of floor plans, window and doors. Obtain plans for after the fact permit and inspections.
4. Dead vegetation. Remove all dead vegetation. [redacted]
5. Unpermitted fence. Obtain plans for after the fact permit and inspections.

Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext. 182 for more information regarding permits.

No permits

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/21/2021		Notice of Violation	Hand 10/21/21 / Regular Mail 10/25/21
11/3/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 11/4/22 Certified Mail 11/4/22
11/3/2022		Affidavit of Non-Compliance	Certified Mail

Violations

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: 11/3/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/3/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/3/2022
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 11/3/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

OMAR OLAGUIBEL CASE NO. 6457

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 27 TRACI TERRACE EAST, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 27 TRACI TERRACE EAST, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: OMAR OLAGUIBEL AT 10:21 A.M. ON THE 4 DAY OF NOVEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

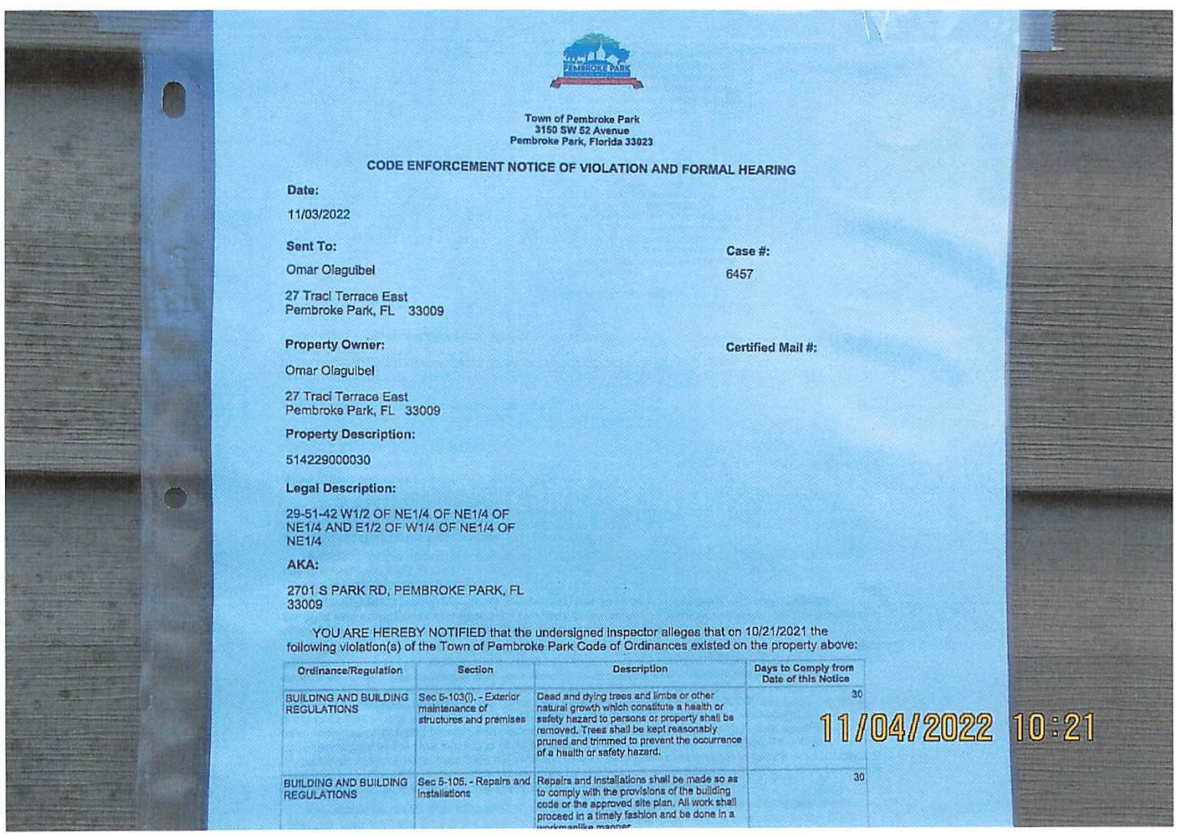
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/03/2022

Sent To:

Omar Olaguibel

27 Traci Terrace East
Pembroke Park, FL 33009

Case #:

6457

Property Owner:

Omar Olaguibel

27 Traci Terrace East
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

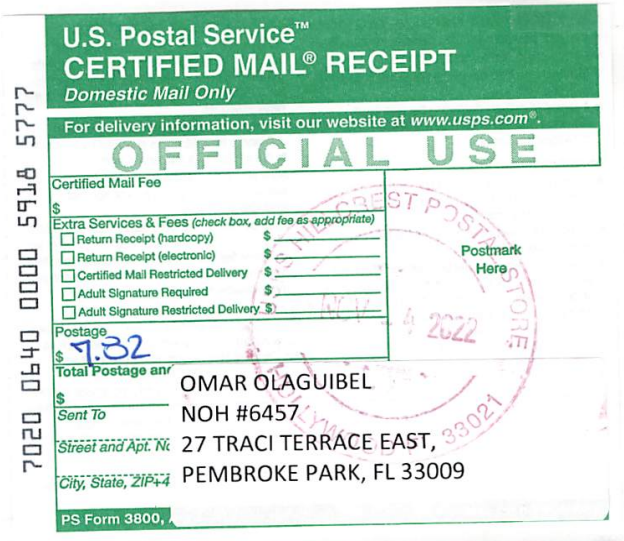
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

AKA:

2701 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 10/21/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(). - Exterior maintenance of structures and premises	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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and
$

Sent To OMAR OLAGUIBEL

Street and Apt. No. NOH #6457

City, State, ZIP+4 27 TRACI TERRACE EAST, PEMBROKE PARK, FL 33009

PS Form 3800,

Postmark Here

7020 0640 0000 5918 5777



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and
$

Sent To LAKESHORE MOBILE HOME PARK LLC

Street and Apt. No. OMAR OLAGUIBEL, NOH #6457

City, State, ZIP+4 2701 S PARK RD, PEMBROKE PARK, FL 33009

PS Form 3800, A

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Street and Apt. N NOH #6457

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TOWN OF PEMBROKE PARK
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10/25/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Lakeshore Mobile Home Park LLC
6400 Telegraph RD #2000 Bloomfield
Township, MI, 48301
Case #6457.

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

Hasler FIRST-CLASS MAIL
10/25/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

Omar Olaguibel

27 Traci Terrace East
Pembroke Park, FL 33009

Case #:

6457

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

Hasler FIRST-CLASS MAIL
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US POSTAGE $000.53⁰

ZIP 33023
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Omar Olaguibel
2701 S Park RD,
Pembroke Park, FL, 33009
Case #6457.

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/03/2022

Sent To:

Omar Olaguibel

27 Traci Terrace East
Pembroke Park, FL 33009

Case #:

6457

Property Owner:

Omar Olaguibel

27 Traci Terrace East
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/21/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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. Prohibited outdoor storage of miscellaneous items. Items are to be put away inside with the exception of patio furniture.
2. Two unpermitted additions. Obtain plans for after the fact permit and inspections.
3. Unpermitted alterations of floor plans, window and doors. Obtain plans for after the fact permit and inspections.
4. Dead vegetation. Remove all dead vegetation.
5. Unpermitted fence. Obtain plans for after the fact permit and inspections.

Double permit fee assessed.

Contact the Building Dept. at 954-966-4600, ext. 182 for more information regarding permits.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

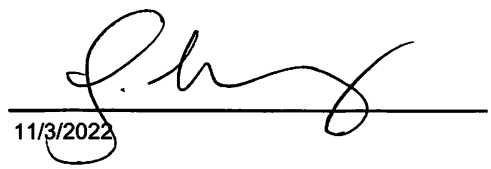
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



11/3/2022

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Omar Olaguibel

2701 S PARK RD, PEMBROKE PARK, FL 33009

Respondent(s)

Case #: 6457

On 11/3/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Omar Olaguibel
Address:	27 Traci Terrace East Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009
Legal Description:	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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: 11/3/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/3/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/3/2022
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 11/3/2022

Notes/Means of Correction:

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2. Two unpermitted additions. Obtain plans for after the fact permit and inspections.
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5. Unpermitted fence. Obtain plans for after the fact permit and inspections.

Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext. 182 for more information regarding permits.

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 11/3/2022

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Omar Olaguibel 27 Traci Terrace East Pembroke Park, FL 33009	6457	10/21/2021

Property Owner:	Property Description:	Certified Mail #:
Omar Olaguibel 27 Traci Terrace East Pembroke Park, FL 33009	514229000030	

Legal Description:	AKA:
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/21/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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Notes/Means of Correction:

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Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext. 182 for more information regarding permits.

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

Joseline Ramirez
Chief Code Enforcement Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009
Property Owner	LAKESHORE MOBILE HOME PARK LLC
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301

ID #	5142 29 00 0030
Millage	0613
Use	28

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$2,499,060	$217,900	$2,716,960	$2,628,390	
2021	$2,499,060	$217,900	$2,716,960	$2,389,450	
2020	$2,321,230	$217,900	$2,539,130	$2,172,230	$49,267.39

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,716,960	$2,716,960	$2,716,960	$2,716,960
Portability	0	0	0	0
Assessed/SOH	$2,628,390	$2,716,960	$2,628,390	$2,628,390
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,628,390	$2,716,960	$2,628,390	$2,628,390

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

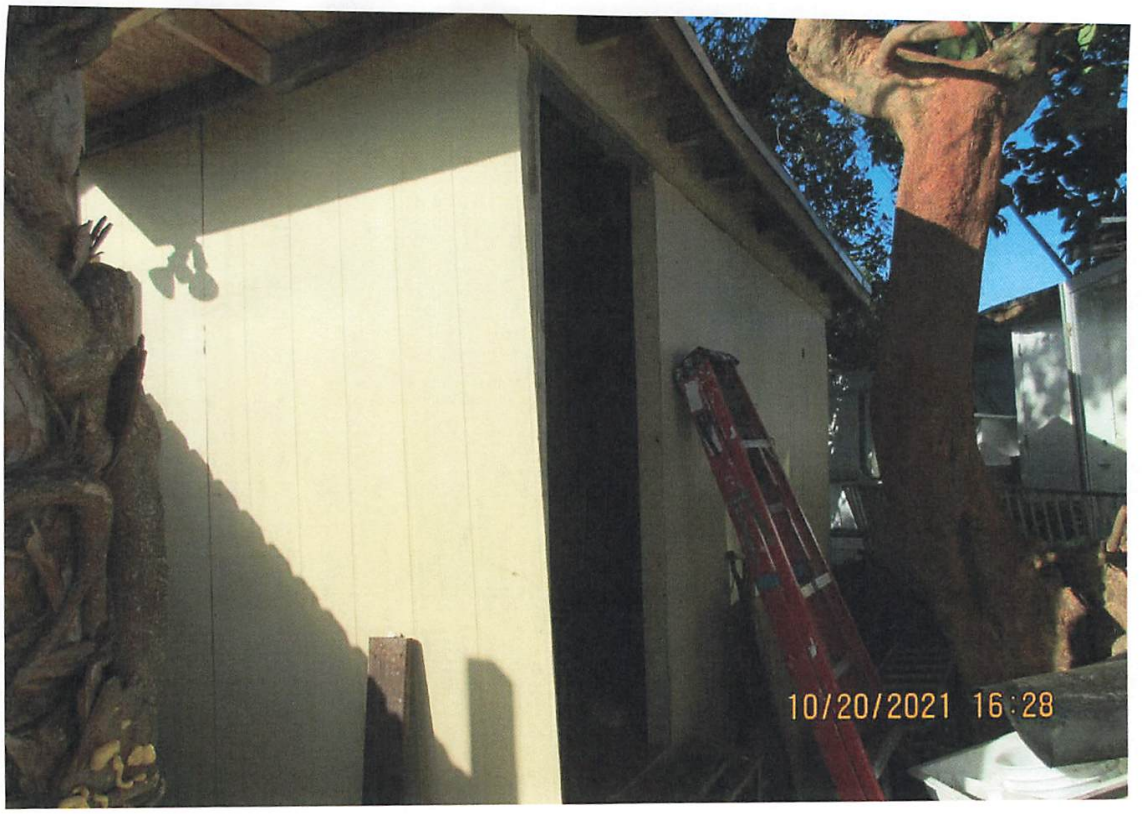
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc


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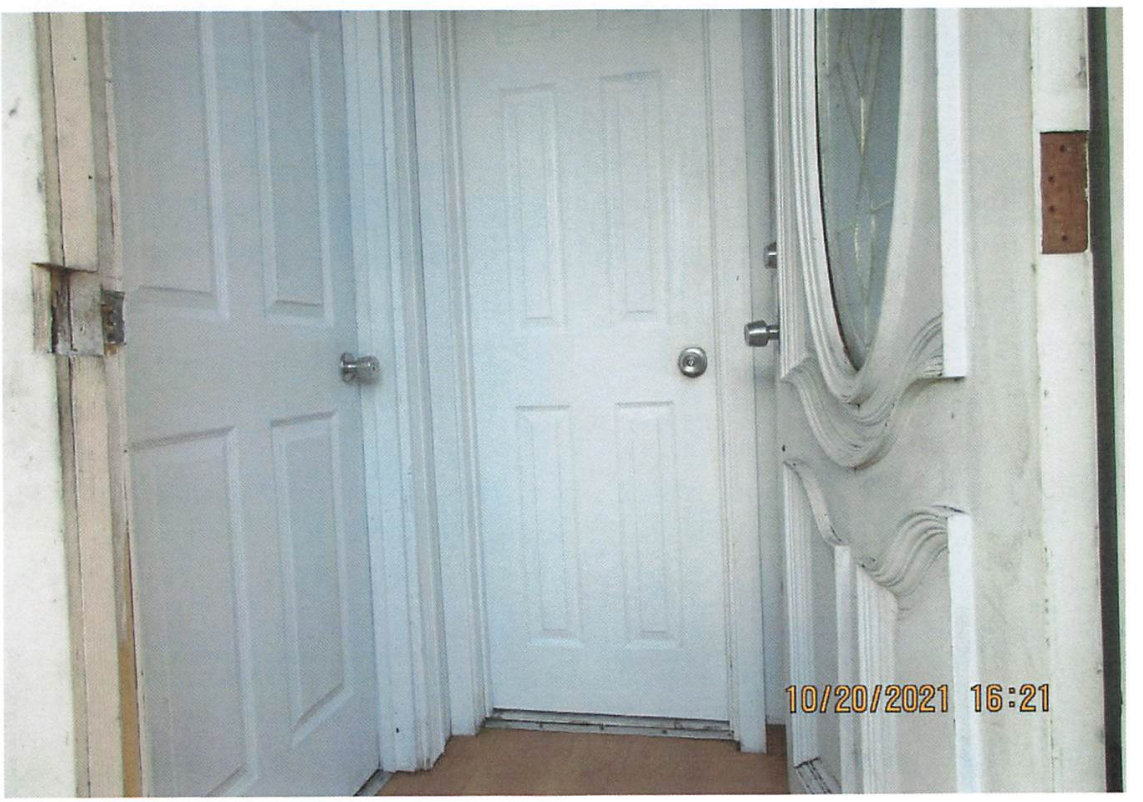

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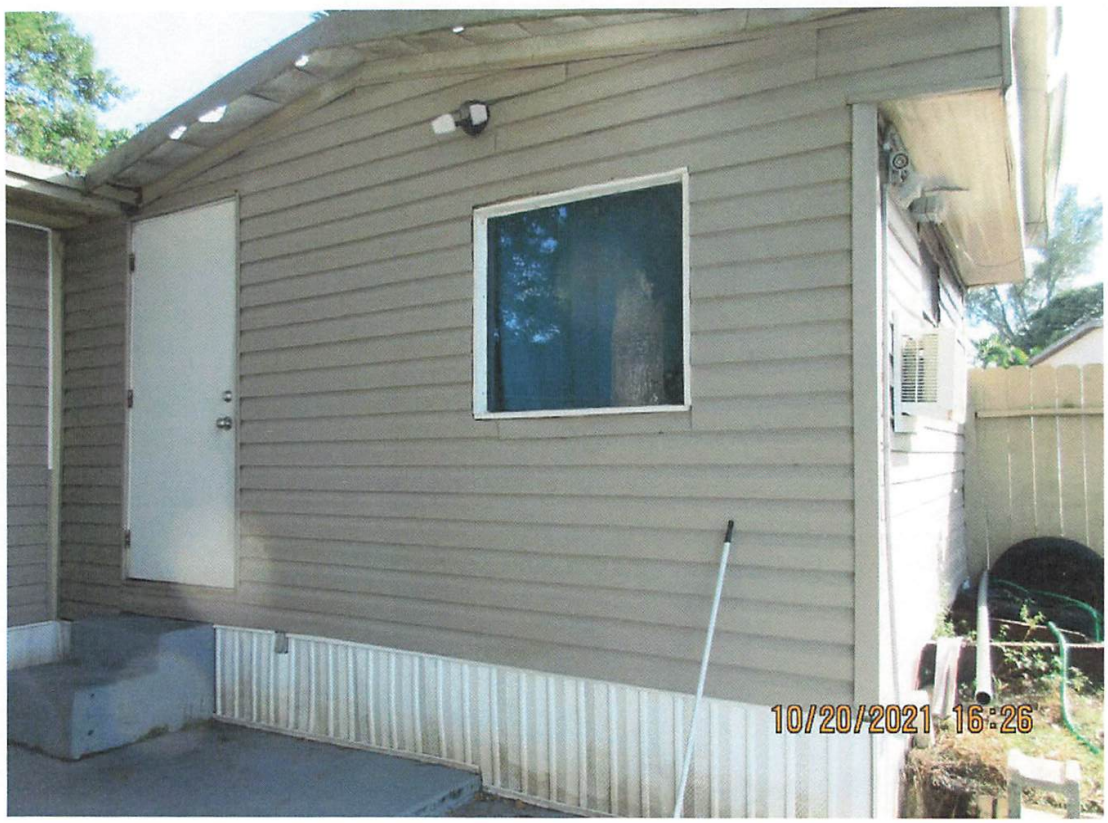

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Case Overview

Property/Incident Information

Owner	Address	Site Address
I-95 REALTY INC	3041 NE 42 ST FORT LAUDERDALE, FL 33308	2830 S PARK RD, PEMBROKE PARK, FL 33009 #2830 S Park Rd, Unit C

Legal Description

Case Status Open **Case #** 6537 **Date Next Inspection** 11/3/2022

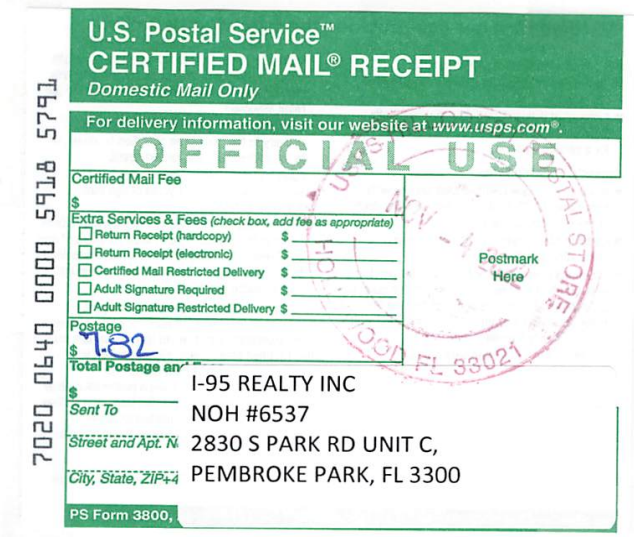
Notes 1. Demolition done without a building permit at unit 2830 S Park Rd, Unit C. Obtain plans for a permit and inspections. Please contact the Building Dept. at 954-966-4600, ext. 182 or via email at permits@tppfl.gov.
Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/22/2021		Notice of Violation	Posted to Property 11/22/21 Regular Mail 11/24/2021
11/3/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 11/4/22 Certified Mail 11/4/22
11/3/2022		Affidavit of Non-Compliance	Certified Mail 11/4/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/3/2022
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

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Sent To I-95 REALTY INC
Street and Apt. N NOH #6537
City, State, ZIP+4 2830 S PARK RD UNIT C,
PEMBROKE PARK, FL 3300

PS Form 3800,



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

Postage
$ 7.82

Total Postage an
$

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Sent To I-95 REALTY INC
Street and Apt. N SMITH, MICHAEL V
City, State, ZIP+4 NOH #6537
3041 NE 42 ST,
FORT LAUDERDALE, FL 33308-5803

PS Form 3800,

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

Hasler FIRST-CLASS MAIL
11/24/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

I-95 Realty Inc.
2830 S Park Rd, Unit C
Pembroke Park, FL 33009

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

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Sent To:

I-95 REALTY INC

3041 NE 42 ST
FORT LAUDERDALE, FL 33308

Case #:

6537



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2830 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 06 0080
Property Owner	I-95 REALTY INC	Millage	0613
Mailing Address	3041 NE 42 ST FORT LAUDERDALE FL 33308-5803	Use	48-09
Abbr Legal Description	LAKESIDE COMMERCIAL PARK 136-27 B PT OF PARCEL "A" DESC AS COMM AT SE COR OF PAR A,N ALG E/L 100, W 12,N 13,SWLY 139.71,NW 202.38, SW 141.10,N 12,E 30 TO POB,CONT E 86,N 117,NW 71.79,W 31, S 163.13 TO POB AKA: LAKESIDE COMMERCIAL PARK BUILDING F		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$89,330	$608,420	$697,750	$697,750	
2022	$89,330	$608,420	$697,750	$697,750	$14,736.78
2021	$89,330	$554,000	$643,330	$643,330	$13,834.57

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$697,750	$697,750	$697,750	$697,750
Portability	0	0	0	0
Assessed/SOH	$697,750	$697,750	$697,750	$697,750
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$697,750	$697,750	$697,750	$697,750

Sales History

Date	Type	Price	Book/Page or CIN

Land Calculations

Price	Factor	Type
$7.00	12,761	SF
Adj. Bldg. S.F. (Card, Sketch)		6500
Eff./Act. Year Built: 1990/1989		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Profit Corporation
I-95 REALTY, INC.

Filing Information

Document Number	H94251
FEI/EIN Number	59-2775838
Date Filed	01/13/1986
Effective Date	01/09/1986
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	01/30/2013
Event Effective Date	NONE

Principal Address

3041 NE 42 ST
FT LAUDERDALE, FL 33308

Changed: 01/05/2009

Mailing Address

3041 NE 42 ST
FT LAUDERDALE, FL 33308

Changed: 01/05/2009

Registered Agent Name & Address

SMITH, MICHAEL V
3041 NE 42 ST
FT LAUDERDALE, FL 33308

Name Changed: 01/30/2013

Address Changed: 02/23/1990

Officer/Director Detail

Name & Address

Title PTD

SMITH, MICHAEL V

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

I-95 REALTY INC CASE NO. 6537

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2830 S PARK RD, UNIT C, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2830 S PARK RD, UNIT C, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: I-95 REALTY INC AT 10:17 A.M. ON THE 4 DAY OF NOVEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

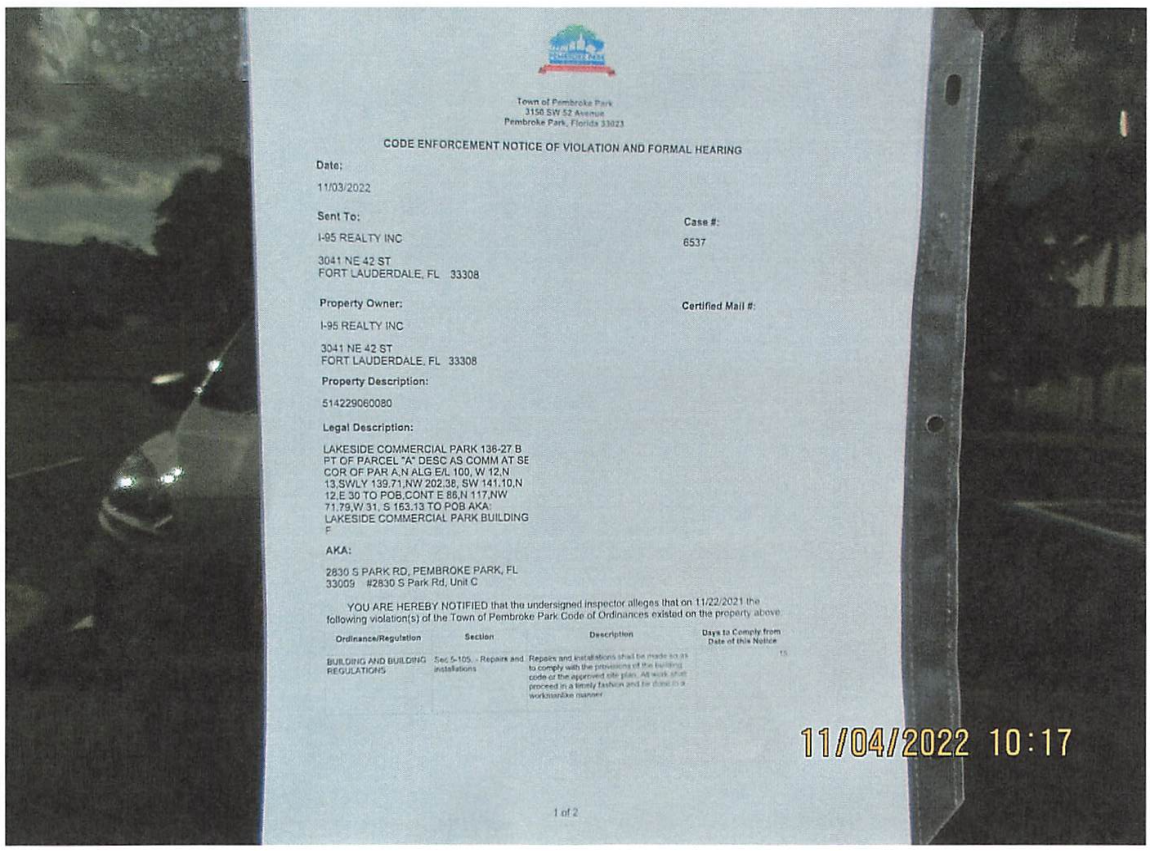
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/03/2022

Sent To:

I-95 REALTY INC

3041 NE 42 ST
FORT LAUDERDALE, FL 33308

Case #:

6537

Property Owner:

I-95 REALTY INC

3041 NE 42 ST
FORT LAUDERDALE, FL 33308

Certified Mail #:

Property Description:

514229060080

Legal Description:

LAKESIDE COMMERCIAL PARK 136-27 B
PT OF PARCEL "A" DESC AS COMM AT SE
COR OF PAR A,N ALG E/L 100, W 12,N
13,SWLY 139.71,NW 202.38, SW 141.10,N
12,E 30 TO POB,CONT E 86,N 117,NW
71.79,W 31, S 163.13 TO POB AKA:
LAKESIDE COMMERCIAL PARK BUILDING
F

AKA:

2830 S PARK RD, PEMBROKE PARK, FL
33009 #2830 S Park Rd, Unit C

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec.5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner	15

1 of 2

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/03/2022

Sent To:

I-95 REALTY INC

3041 NE 42 ST
FORT LAUDERDALE, FL 33308

Case #:

6537

Property Owner:

I-95 REALTY INC

3041 NE 42 ST
FORT LAUDERDALE, FL 33308

Certified Mail #:

Property Description:

514229060080

Legal Description:

LAKESIDE COMMERCIAL PARK 136-27 B
PT OF PARCEL "A" DESC AS COMM AT
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13,SWLY 139.71,NW 202.38, SW 141.10,N
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71.79,W 31, S 163.13 TO POB AKA:
LAKESIDE COMMERCIAL PARK
BUILDING F

AKA:

2830 S PARK RD, PEMBROKE PARK, FL
33009 #2830 S Park Rd, Unit C

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BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15

1. Demolition done without a building permit at unit 2830 S Park Rd, Unit C. Obtain plans for a permit and inspections. Please contact the Building Dept. at 954-966-4600, ext. 182 or via email at permits@tppfl.gov. 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 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

11/3/2022

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

I-95 REALTY INC

2830 S PARK RD, PEMBROKE PARK, FL 33009 #2830 S Park Rd, Unit C

Respondent(s)

Case #:

6537

On 11/3/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	I-95 REALTY INC
Address:	3041 NE 42 ST FORT LAUDERDALE, FL 33308
Folio:	514229060080
Site Address:	2830 S PARK RD, PEMBROKE PARK, FL 33009 #2830 S Park Rd, Unit C
Legal Description:	LAKESIDE COMMERCIAL PARK 136-27 B PT OF PARCEL "A" DESC AS COMM AT SE COR OF PAR A,N ALG E/L 100, W 12,N 13,SWLY 139.71,NW 202.38, SW 141.10,N 12,E 30 TO POB,CONT E 86,N 117,NW 71.79,W 31, S 163.13 TO POB AKA: LAKESIDE COMMERCIAL PARK BUILDING F

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/3/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/3/2022

Notes/Means of Correction:

Permit application submitted, but no permit has been issued or completed.

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 11/3/2022

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
I-95 REALTY INC 3041 NE 42 ST FORT LAUDERDALE, FL 33308	6537	11/22/2021

Property Owner:	Property Description:	Certified Mail #:
I-95 REALTY INC 3041 NE 42 ST FORT LAUDERDALE, FL 33308	514229060080	

Legal Description:	AKA:
LAKESIDE COMMERCIAL PARK 136-27 B PT OF PARCEL "A" DESC AS COMM AT SE COR OF PAR A,N ALG E/L 100, W 12,N 13,SWLY 139.71,NW 202.38, SW 141.10,N 12,E 30 TO POB,CONT E 86,N 117,NW 71.79,W 31, S 163.13 TO POB AKA: LAKESIDE COMMERCIAL PARK BUILDING F	2830 S PARK RD, PEMBROKE PARK, FL 33009 #2830 S Park Rd, Unit C

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Notes/Means of Correction:

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Double permit fee assessed.

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Joseline Ramirez
Chief Code Enforcement Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2830 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 06 0080
Property Owner	I-95 REALTY INC	Millage	0613
Mailing Address	3041 NE 42 ST FORT LAUDERDALE FL 33308-5803	Use	48

Abbr Legal Description	LAKESIDE COMMERCIAL PARK 136-27 B PT OF PARCEL "A" DESC AS COMM AT SE COR OF PAR A,N ALG E/L 100, W 12,N 13,SWLY 139.71,NW 202.38, SW 141.10,N 12,E 30 TO POB,CONT E 86,N 117,NW 71.79,W 31, S 163.13 TO POB AKA: LAKESIDE COMMERCIAL PARK BUILDING F

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	$89,330	$554,000	$643,330	$643,330	
2021	$89,330	$554,000	$643,330	$643,330	$13,834.57
2020	$89,330	$562,400	$651,730	$621,720	$13,613.06

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$643,330	$643,330	$643,330	$643,330
Portability	0	0	0	0
Assessed/SOH	$643,330	$643,330	$643,330	$643,330
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	$643,330	$643,330	$643,330	$643,330

Sales History

Date	Type	Price	Book/Page or CIN

Land Calculations

Price	Factor	Type
$7.00	12,761	SF
Adj. Bldg. S.F. (Card, Sketch)		6500
Eff./Act. Year Built: 1990/1989		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME _____ DATE 11/22 2021

SITE ADDRESS 2830 S. PARK ROAD

PERMIT # _____ SUB/PARK _____

- [x] STOP ALL WORK
- [x] NO BUILDING PERMIT
- [x] VIOLATION OF FLORIDA BUILDING CODE # 105.1
- [x] VIOLATION OF TOWN ORDINANCE
- [ ] NFPA
- [ ] CODE REF.
- [ ] APPROVED PLAN NOT BEING FOLLOWED
- [ ] PERMIT NOT ON JOB
- [ ] APPROVED PLAN NOT ON JOB
- [ ] RE-INSPECTION FEE*

COMMENTS

DEMO WORK BEING PERFORMED WITHOUT BUILDING PERMIT FBC-BCAP 105.1

- [x] 2 X FEE
- [ ] FINE _____

DAYS TO COMPLY 10

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- [x] STRUCTURAL
- [x] PLUMBING
- [x] MECHANICAL
- [x] ELECTRICAL
- [ ] CODE ENF.
- [ ] SEWER
- [ ] ZONING
- [ ] ENGINEERING

TOWN HALL
966-4600

MIGUEL NUNEZ EXT. # _____
INSPECTOR


EXIT
12/08/2021 15:46


12/08/2021 15:46


12/08/2021 15:46


12/08/2021 15:46


12/08/2021 15:47


GLASS
12/08/2021 15:47


PRODUCT NO. PF1MNC042000AAAA
MODEL NO. PF1MNC042
SERIAL NO. 1907A82639
VOLTS 208/230
MOTOR HP 1/2
MOTOR FLA 2.9
PHASE/HERTZ 1/60
TEST STATIC 0.20 IN. W.C.
REFRIGERANT 22 DESIGN PSIG 300
DATE OF MANUFACTURING MAY 2007
APPROVED ACCESSORIES
KFCEH**01N05 KFCEH**01C05 KFCEH**01N08 KFCEH**01C08
KFCEH**01N09 KFCEH**01N10 KFCEH**01C10 KFCEH**01E15
KFCEH**01C15 KFCEH**01315 KFCEH**01318 KFCEH**01E20
KFCEH**01C20
** – NUMERIC
ELECTRICAL INFORMATION FOR THIS UNIT
FOR FIELD INSTALLED ELECTRIC HEATERS APPLY ELECTRICAL INFORMATION PLATE SUPPLIED WITH HEATER IN THIS BLOCK.
SINGLE SUPPLY CIRCUIT
L1/L2 HEATER AMPS 0 MIN. AMPACITY 3.6
MAX. OVERCUR. PROTECTION 15
DUAL SUPPLY CIRCUIT
L1/L2 HEATER AMPS N/A MIN. AMPACITY N/A
MAX. OVERCUR. PROTECTION N/A
L3/L4 HEATER AMPS N/A MIN. AMPACITY N/A
MAX. OVERCUR. PROTECTION N/A
HEAT PACK INSTALLED N/A
UNIT HAS INTEGRAL LIMIT CONTROL, MAX. OUTLET TEMP. 200F
MOTOR THERMALLY PROTECTED.
SEE INSTALLATION INSTRUCTIONS FOR SPECIFIC INSTALLATION REQUIREMENTS AND APPROVED ACCESSORY KIT INFORMATION.
MAX. VOLTAGE TO GROUND OF SUPPLY CIRCUIT NOT TO EXCEED 120 VOLTS IF HEATER HAS CIRCUIT BREAKER CONTROL.
COIL FOR COOLING ONLY EXCEPT WHEN INSTALLED AS PART OF A LISTED HEAT PUMP.
APPROVED HEATERS MFG'D BY PAYNE HEATING & COOLING, INDIANAPOLIS, IN
CLEARANCE TO COMBUSTIBLE MATERIALS TO BE 0" FOR CASING, PLENUM AND DUCT FOR UNITS WITH 0 TO 10KW HEATERS.
FOR UNITS WITH HEATERS 20KW AND ABOVE, CLEARANCE TO COMBUSTIBLE MATERIAL IS TO BE 0" TO CASING AND 1" FOR FIRST 36" OF PLENUM AND DUCT.
CAUTION METERING DEVICE FOR THIS COIL MUST MATCH THAT SHOWN ON OUTDOOR UNIT RATING PLATE. REPLACE IF NECESSARY. THIS UNIT IS EQUIPPED WITH METERING DEVICE
TXV
Payne Heating & Cooling
7310 West Morris St.
Indianapolis, IN 46231, USA
Model Number PF1MNC042000AAAA
12/08/2021 15:47


EXIT
12/08/2021 15:47


XSun
QUALITY FILMS
Made in USA
WWW.XSUNWINDOWFILMS.COM
12/08/2021 15:47


12/08/2021 15:48


STORAGE
EXIT
12/08/2021 15:48


12/08/2021 15:48


12/08/2021 15:48


12/08/2021 15:48


12/08/2021 15:49

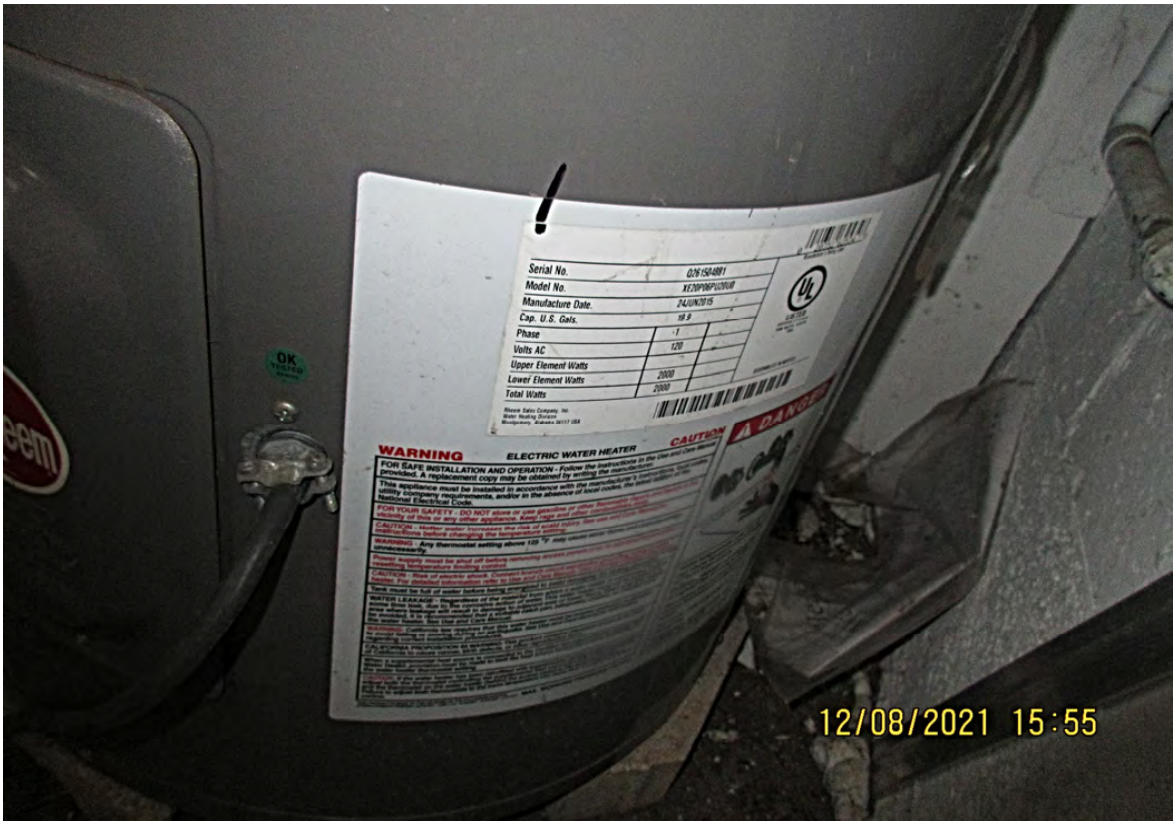

12/08/2021 15:49


12/08/2021 15:50


EXIT
12/08/2021 15:50


12/08/2021 15:50


DRIZAIR
LGR 2000
12/08/2021 15:55


Serial No.
Model No.
Manufacture Date.
Cap. U.S. Gals.
Phase
Volts AC
Upper Element Watts
Lower Element Watts
Total Watts
WARNING
ELECTRIC WATER HEATER
CAUTION
DANGER
12/08/2021 15:55

Case Overview

Property/Incident Information

Owner	Address	Site Address
FIVE BY FIVE LLC	1485 WINDJAMMER WAY HOLLYWOOD, FL 33019	3500 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6548 **Date Next Inspection** 11/3/2022

Notes

1. Overgrown vegetation. Trim trees and hedges.
2. Exterior maintenance of four walls of Building required (i.e. pressure wash, repair, paint). Completed
3. Exterior maintenance of parking lot requires maintenance. Obtain plans for permit and inspection of the paving and striping of parking lot.
4. Damaged chain-link fence. Obtain plans for permit and inspection of repair. Removed
5. Damaged concrete wall fence. Obtain plans for permit and inspection of repair. Completed
6. Exterior maintenance of concrete fence wall required (i.e. pressure wash, repair, paint). completed
7. Exterior maintenance of common areas such as sidewalks, path ways, etc. (i.e. pressure wash, repair, paint).

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/30/2021		Notice of Violation	Regular Mail
11/3/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 11/4/22 Certified Mail 11/4/22
11/3/2022		Affidavit of Non-Compliance	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 11/3/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 11/3/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	Not in Compliance - Reinspection Date: 11/3/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	Not in Compliance - Reinspection Date: 11/3/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 11/3/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 11/3/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 11/3/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/3/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 11/3/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/3/2022
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: 11/3/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

FIVE BY FIVE LLC CASE NO. 6548

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3500 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3500 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: FIVE BY FIVE LLC AT 09:49 A.M. ON THE 4 DAY OF NOVEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

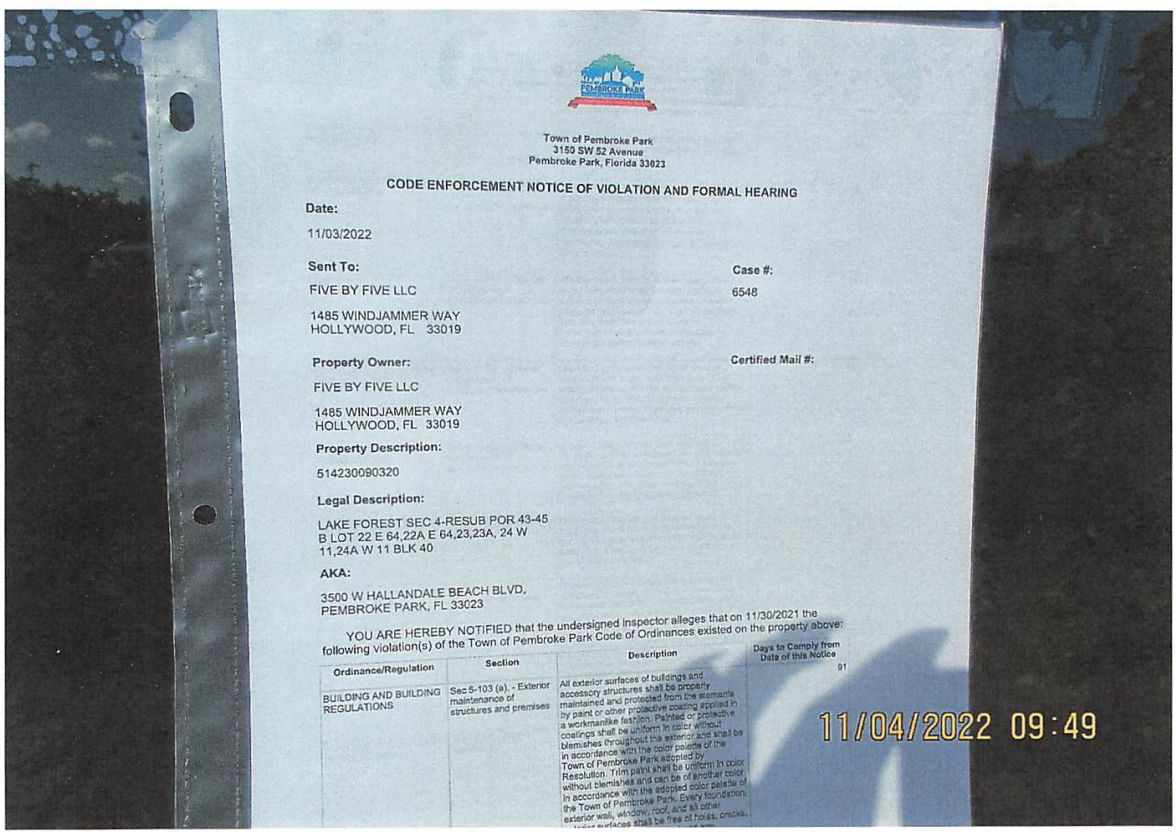
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

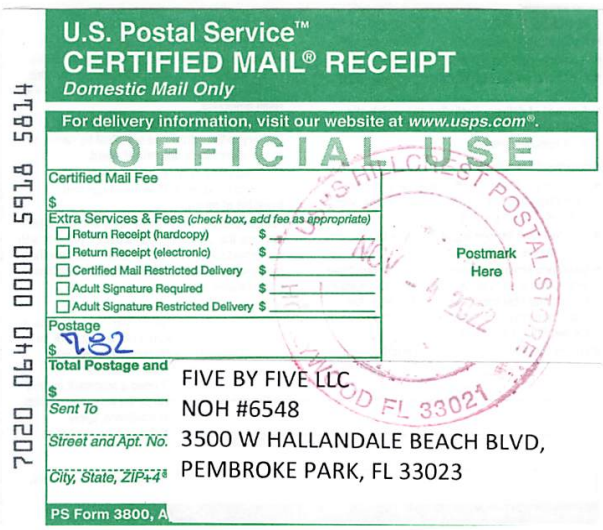
Signature

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

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.


3500
11/04/2022 09:50


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
11/03/2022
Sent To:
Case #:
FIVE BY FIVE LLC
6548
1485 WINDJAMMER WAY
HOLLYWOOD, FL 33019
Property Owner:
Certified Mail #:
FIVE BY FIVE LLC
1485 WINDJAMMER WAY
HOLLYWOOD, FL 33019
Property Description:
514230090320
Legal Description:
LAKE FOREST SEC 4-RESUB POR 43-45
B LOT 22 E 64,22A E 64,23,23A, 24 W
11,24A W 11 BLK 40
AKA:
3500 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-103 (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 of another 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
91
11/04/2022 09:49



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and
$

Sent To FIVE BY FIVE LLC
NOH #6548

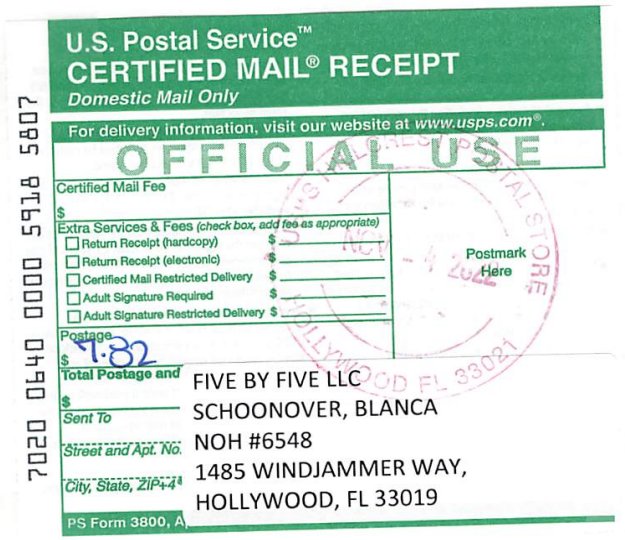
Street and Apt. No. 3500 W HALLANDALE BEACH BLVD,

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

PS Form 3800, A

Postmark Here

7020 0640 0000 5918 5814



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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- ☐ Return Receipt (hardcopy) $
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To FIVE BY FIVE LLC
SCHOONOVER, BLANCA
NOH #6548

Street and Apt. No. 1485 WINDJAMMER WAY,

City, State, ZIP+4® HOLLYWOOD, FL 33019

PS Form 3800, A

Postmark Here

7020 0640 0000 5918 5807

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/03/2022

Sent To:

FIVE BY FIVE LLC

1485 WINDJAMMER WAY
HOLLYWOOD, FL 33019

Case #:

6548

Property Owner:

FIVE BY FIVE LLC

1485 WINDJAMMER WAY
HOLLYWOOD, FL 33019

Certified Mail #:

Property Description:

514230090320

Legal Description:

LAKE FOREST SEC 4-RESUB POR 43-45
B LOT 22 E 64,22A E 64,23,23A, 24 W
11,24A W 11 BLK 40

AKA:

3500 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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.	91

BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	91
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	91
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	91
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.	91
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.	91
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.	91
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	91
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)	91
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, 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)	91

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)	91

1. Overgrown vegetation. Trim trees and hedges.
2. Exterior maintenance of four walls of Building required (i.e. pressure wash, repair, paint).
3. Exterior maintenance of parking lot requires maintenance. Obtain plans for permit and inspection of the paving and striping of parking lot.
4. Damaged chain-link fence. Obtain plans for permit and inspection of repair.
5. Damaged concrete wall fence. Obtain plans for permit and inspection of repair.
6. Exterior maintenance of concrete fence wall required (i.e. pressure wash, repair, paint).
7. Exterior maintenance of common areas such as sidewalks, path ways, etc. (i.e. pressure wash, repair, paint).

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

11/3/2022



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3500 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	FIVE BY FIVE LLC
Mailing Address	1485 WINDJAMMER WAY HOLLYWOOD FL 33019

ID #	5142 30 09 0320
Millage	0613
Use	48-01

Abbr Legal Description	LAKE FOREST SEC 4-RESUB POR 43-45 B LOT 22 E 64,22A E 64,23,23A, 24 W 11,24A W 11 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.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$206,250	$553,250	$759,500	$759,500	
2022	$206,250	$553,250	$759,500	$759,500	$16,040.94
2021	$206,250	$501,360	$707,610	$707,610	$15,216.88

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$759,500	$759,500	$759,500	$759,500
Portability	0	0	0	0
Assessed/SOH	$759,500	$759,500	$759,500	$759,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$759,500	$759,500	$759,500	$759,500

Sales History

Date	Type	Price	Book/Page or CIN
8/9/2004	WD	$710,000	37998 / 493
3/14/1997	WD	$525,000	26165 / 554
11/1/1988	WD	$305,000	16033 / 892
11/1/1988	SWD	$278,000	
4/1/1988	CET		

Land Calculations

Price	Factor	Type
$11.00	18,750	SF
Adj. Bldg. S.F. (Card, Sketch)		6282
Eff./Act. Year Built: 1981/1980		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
FIVE BY FIVE, LLC

Filing Information

Document Number	L04000052156
FEI/EIN Number	20-1416895
Date Filed	07/14/2004
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	01/25/2008
Event Effective Date	NONE

Principal Address

3500 HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Changed: 05/21/2020

Mailing Address

1485 WINDJAMMER WAY
HOLLYWOOD, FL 33019

Changed: 05/21/2020

Registered Agent Name & Address

SCHOONOVER, BLANCA
1485 WINDJAMMER WAY
HOLLYWOOD, FL 33019

Name Changed: 05/21/2020

Address Changed: 05/21/2020

Authorized Person(s) Detail

Name & Address

Title Authorized Representative

BLANCA G SCHOONOVER REVOCABLE TRUST

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

FIVE BY FIVE LLC

3500 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Respondent(s)

Case #: 6548

On 11/3/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: FIVE BY FIVE LLC

Address: 1485 WINDJAMMER WAY HOLLYWOOD, FL 33019

Folio: 514230090320

Site Address: 3500 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description: LAKE FOREST SEC 4-RESUB POR 43-45 B LOT 22 E 64,22A E 64,23,23A, 24 W 11,24A W 11 BLK 40

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: 11/3/2022

BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 11/3/2022
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Notes/Means of Correction:

1. Overgrown vegetation. Trim trees and hedges.
2. Exterior maintenance of four walls of Building required (i.e. pressure wash, repair, paint).
3. Exterior maintenance of parking lot requires maintenance. Obtain plans for permit and inspection of the paving and striping of parking lot.
4. Damaged chain-link fence. Obtain plans for permit and inspection of repair.
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7. Exterior maintenance of common areas such as sidewalks, path ways, etc. (i.e. pressure wash, repair, paint).

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 11/3/2022

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

FIVE BY FIVE LLC

1485 WINDJAMMER WAY
HOLLYWOOD, FL 33019

Case #:

6548

Date:

11/30/2021

Property Owner:

FIVE BY FIVE LLC

1485 WINDJAMMER WAY
HOLLYWOOD, FL 33019

Property Description:

514230090320

Certified Mail #:

Legal Description:

LAKE FOREST SEC 4-RESUB POR 43-45 B LOT 22 E 64,22A E 64,23,23A, 24 W 11,24A W 11 BLK 40

AKA:

3500 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, 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
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	30

Notes/Means of Correction:

1. Overgrown vegetation. Trim trees and hedges.
2. Exterior maintenance of four walls of Building required (i.e. pressure wash, repair, paint).
3. Exterior maintenance of parking lot requires maintenance. Obtain plans for permit and inspection of the paving and striping of parking lot.
4. Damaged chain-link fence. Obtain plans for permit and inspection of repair.
5. Damaged concrete wall fence. Obtain plans for permit and inspection of repair.
6. Exterior maintenance of concrete fence wall required (i.e. pressure wash, repair, paint).
7. Exterior maintenance of common areas such as sidewalks, path ways, etc. (i.e. pressure wash, repair, paint).

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

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

Joseline Ramirez
Chief Code Enforcement Officer

TOWN OF PEMBROKE PARK

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

N.O.V. #6548

Hasler FIRST-CLASS MAIL

12/01/2021

US POSTAGE $000.53⁰

ZIP 33023

011D10656696

Sent To:

FIVE BY FIVE LLC

1485 WINDJAMMER WAY
HOLLYWOOD, FL 33019

Case #:

6548

TOWN OF PEMBROKE PARK

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

N.O.V. #6548

Hasler FIRST-CLASS MAIL

12/01/2021

US POSTAGE $000.53⁰

ZIP 33023

011D10656696

Five by Five LLC
3500 W. Hallandale Beach Boulevard
Pembroke Park, FL 33023



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3500 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	FIVE BY FIVE LLC
Mailing Address	1485 WINDJAMMER WAY HOLLYWOOD FL 33019

ID #	5142 30 09 0320
Millage	0613
Use	48

Abbr Legal Description	LAKE FOREST SEC 4-RESUB POR 43-45 B LOT 22 E 64,22A E 64,23,23A, 24 W 11,24A W 11 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).

* 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	$206,250	$501,360	$707,610	$707,610	
2021	$206,250	$501,360	$707,610	$707,610	$15,216.88
2020	$206,250	$501,360	$707,610	$707,610	$15,271.50

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$707,610	$707,610	$707,610	$707,610
Portability	0	0	0	0
Assessed/SOH	$707,610	$707,610	$707,610	$707,610
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$707,610	$707,610	$707,610	$707,610

Sales History

Date	Type	Price	Book/Page or CIN
8/9/2004	WD	$710,000	37998 / 493
3/14/1997	WD	$525,000	26165 / 554
11/1/1988	WD	$305,000	16033 / 892
11/1/1988	SWD	$278,000	
4/1/1988	CET		

Land Calculations

Price	Factor	Type
$11.00	18,750	SF
Adj. Bldg. S.F. (Card, Sketch)		6282
Eff./Act. Year Built: 1981/1980		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Limited Liability Company
FIVE BY FIVE, LLC

Filing Information

Document Number	L04000052156
FEI/EIN Number	20-1416895
Date Filed	07/14/2004
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	01/25/2008
Event Effective Date	NONE

Principal Address

3500 HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Changed: 05/21/2020

Mailing Address

1485 WINDJAMMER WAY
HOLLYWOOD, FL 33019

Changed: 05/21/2020

Registered Agent Name & Address

SCHOONOVER, BLANCA
1485 WINDJAMMER WAY
HOLLYWOOD, FL 33019

Name Changed: 05/21/2020

Address Changed: 05/21/2020

Authorized Person(s) Detail

Name & Address

Title Authorized Representative

BLANCA G SCHOONOVER REVOCABLE TRUST

1485 WINDJAMMER WAY
HOLLYWOOD, FL 33019

Title Authorized Member

SCHOONOVER, SOLOMON
1485 WINDJAMMER WAY
HOLLYWOOD, FL 33019

Annual Reports

Report Year	Filed Date
2019	04/22/2019
2020	05/21/2020
2021	02/01/2021

Document Images

02/01/2021 -- ANNUAL REPORT	View image in PDF format
05/21/2020 -- ANNUAL REPORT	View image in PDF format
04/22/2019 -- ANNUAL REPORT	View image in PDF format
01/23/2018 -- ANNUAL REPORT	View image in PDF format
01/19/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
01/09/2015 -- ANNUAL REPORT	View image in PDF format
02/21/2014 -- ANNUAL REPORT	View image in PDF format
04/23/2013 -- ANNUAL REPORT	View image in PDF format
04/04/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
02/17/2010 -- ANNUAL REPORT	View image in PDF format
01/16/2009 -- ANNUAL REPORT	View image in PDF format
02/01/2008 -- ANNUAL REPORT	View image in PDF format
01/25/2008 -- LC Amendment	View image in PDF format
03/15/2007 -- ANNUAL REPORT	View image in PDF format
03/23/2006 -- ANNUAL REPORT	View image in PDF format
07/05/2005 -- ANNUAL REPORT	View image in PDF format
07/14/2004 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations


10/31/2021 23:37


WM
WASTE MANAGEMENT
305 471 4444
954 974 7500
10/31/2021 23:37


10/31/2021 23:37


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10/31/2021 23:38


10/31/2021 23:39


10/31/2021 23:39


RESERVED
PARKING FOR
EMPLOYEES
10/31/2021 23:40


11/02/2021 09:37


11/02/2021 09:38


11/02/2021 09:38

Case Overview

Property/Incident Information

Owner	Address	Site Address
CAROLINA 31ST CORP	1812 SW 31 AVE PEMBROKE PARK, FL 33009	2035 SW 31 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 7390 **Date Next Inspection** 11/16/2022

Notes
1. Tenant buildout done without a building permit. Obtain plans for permit and inspections.
2. Obtain Business Tax Receipt/Certificate of Use license. Contact Lisa Cannon at 954-966-4600, ext 214.
3. Display BTR/CU in public view within unit.
Double permit fee assessed.
Contact the Building Dept. to obtain permits at 954-966-4600, ext 182.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/10/2022		Notice of Violation	Certified Mail 8/11/22
8/10/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	~~Affidavit of Service/Posted to Property~~ Certified Mail 8/11/22
11/1/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 11/4/22 Certified Mail 11/3/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/16/2022
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: 11/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 11/16/2022

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 11/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 11/16/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
CAROLINA 31ST CORP	CASE NO. 7390
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 2035 SW 31 AVE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2035 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CAROLINA 31ST CORP AT 11:07 A.M. ON THE 4 DAY OF NOVEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

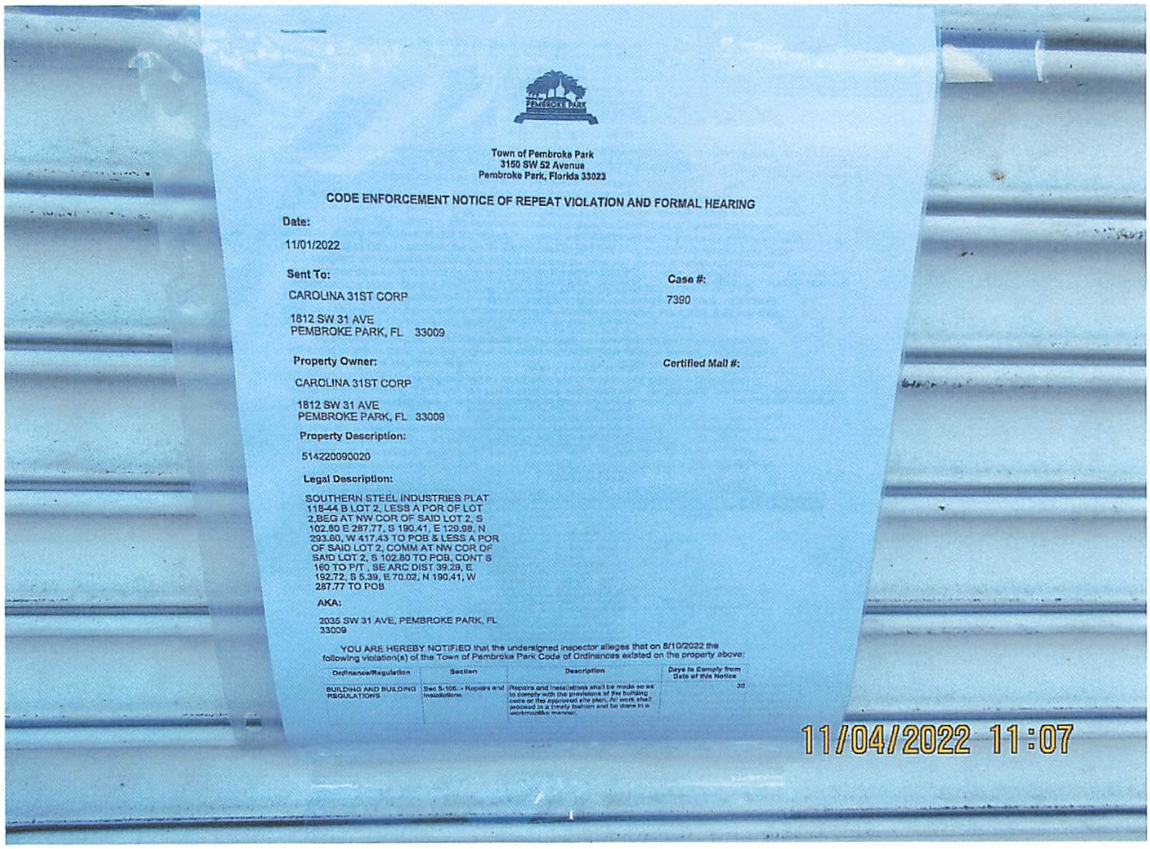
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

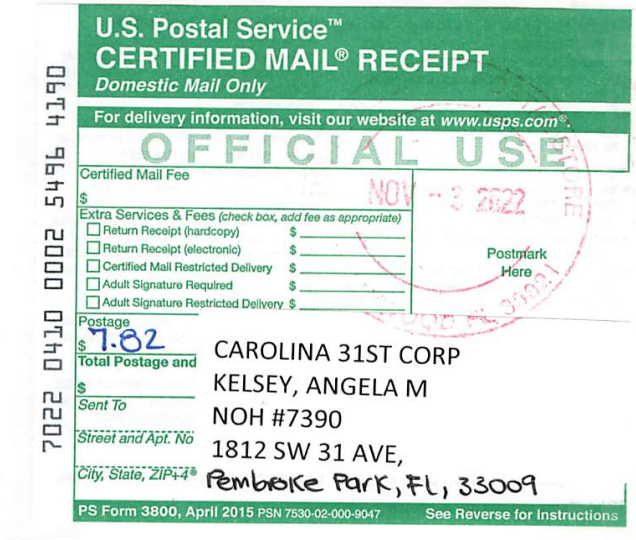
Signature

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

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


2035
11/04/2022 11:07


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
11/01/2022
Sent To:
CAROLINA 31ST CORP
1812 SW 31 AVE
PEMBROKE PARK, FL 33009
Case #:
7390
Property Owner:
CAROLINA 31ST CORP
1812 SW 31 AVE
PEMBROKE PARK, FL 33009
Certified Mail #:
Property Description:
514220090020
Legal Description:
SOUTHERN STEEL INDUSTRIES PLAT 118-44 B LOT 2, LESS A POR OF LOT 2,BEG AT NW COR OF SAID LOT 2, S 102.80 E 267.77, S 190.41, E 129.98, N 293.80, W 417.43 TO POB & LESS A POR OF SAID LOT 2, COMM AT NW COR OF SAID LOT 2, S 102.80 TO POB, CONT S 160 TO P/T , SE ARC DIST 39.29, E 192.72, S 5.39, E 70.02, N 190.41, W 287.77 TO POB
AKA:
2035 SW 31 AVE, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/10/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations.
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
30
11/04/2022 11:07



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and
$

Sent To
CAROLINA 31ST CORP
KELSEY, ANGELA M

Street and Apt. No
NOH #7390
1812 SW 31 AVE,

City, State, ZIP+4®
Pembroke Park, FL, 33009

NOV - 3 2022

Postmark Here

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

7022 0410 0002 5496 4190



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and Fees
$

Sent To
CAROLINA 31ST CORP

Street and Apt. N
NOH #7390
2035 SW 31 AVE,

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

NOV - 3 2022

Postmark Here

PS Form 3800,

7022 0410 0002 5496 4183

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

11/01/2022

Sent To:

CAROLINA 31ST CORP

1812 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #:

7390

Property Owner:

CAROLINA 31ST CORP

1812 SW 31 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220090020

Legal Description:

SOUTHERN STEEL INDUSTRIES PLAT 118-44 B LOT 2, LESS A POR OF LOT 2,BEG AT NW COR OF SAID LOT 2, S 102.80 E 287.77, S 190.41, E 129.98, N 293.60, W 417.43 TO POB & LESS A POR OF SAID LOT 2, COMM AT NW COR OF SAID LOT 2, S 102.80 TO POB, CONT S 160 TO P/T , SE ARC DIST 39.29, E 192.72, S 5.39, E 70.02, N 190.41, W 287.77 TO POB

AKA:

2035 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/10/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14 -06-04, § 12, 6-11-14)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - 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. Tenant buildout done without a building permit. Obtain plans for permit and inspections.
2. Obtain Business Tax Receipt/Certificate of Use license. Contact Lisa Cannon at 954-966-4600, ext 214.
3. Display BTR/CU in public view within unit.

Double permit fee assessed.

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

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

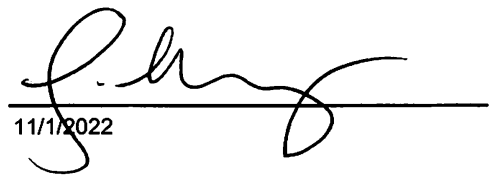
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer



11/1/2022



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2035 SW 31 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 20 09 0020
Property Owner	CAROLINA 31ST CORP	Millage	0613
Mailing Address	1812 SW 31 AVE PEMBROKE PARK FL 33009	Use	48-01

Abbr Legal Description	SOUTHERN STEEL INDUSTRIES PLAT 118-44 B LOT 2, LESS A POR OF LOT 2,BEG AT NW COR OF SAID LOT 2, S 102.80 E 287.77, S 190.41, E 129.98, N 293.60, W 417.43 TO POB & LESS A POR OF SAID LOT 2, COMM AT NW COR OF SAID LOT 2, S 102.80 TO POB, CONT S 160 TO P/T , SE ARC DIST 39.29, E 192.72, S 5.39, E 70.02, N 190.41, W 287.77 TO POB

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$27,490	$195,380	$222,870	$222,870	
2021	$27,490	$177,230	$204,720	$204,720	$4,402.41
2020	$27,490	$177,230	$204,720	$204,720	$4,418.22

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$222,870	$222,870	$222,870	$222,870
Portability	0	0	0	0
Assessed/SOH	$222,870	$222,870	$222,870	$222,870
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$222,870	$222,870	$222,870	$222,870

Sales History

Date	Type	Price	Book/Page or CIN
7/31/2020	WD*-D	$394,300	116647255
9/2/1993	QC*	$4,465,000	21187 / 877

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	3,927	SF
Adj. Bldg. S.F. (Card, Sketch)		1709
Eff./Act. Year Built: 1985/1984		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Profit Corporation
CAROLINA 31ST CORP.

Filing Information

Document Number	P93000060676
FEI/EIN Number	65-0435421
Date Filed	08/30/1993
Effective Date	08/27/1993
State	FL
Status	ACTIVE

Principal Address

1812 S.W. 31ST AVE.
PEMBROKE PARK, FL 33009

Changed: 05/01/1994

Mailing Address

1812 S.W. 31ST AVE.
PEMBROKE PARK, FL 33009

Changed: 05/01/1994

Registered Agent Name & Address

KELSEY, ANGELA M
1812 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

Name Changed: 02/13/2008

Address Changed: 02/19/2007

Officer/Director Detail

Name & Address

Title PRES

KELSEY, CHARLES MJR.
1812 S.W. 31 AVE.
PEMBROKE PARK, FL 33009

Title VP

Carolina 31st Corp

Chief Code Enforcement Officer Ramirez **9/6/2022**
Town of Pembroke Park, Florida
3150 SW 52 Ave
Pembroke Park, FL 33023

RE: Case 7390 request for 120-day postponement

Good afternoon Officer Ramirez,

We are requesting a 120-day postponement before this case comes before the Magistrate.

The tenant's contractor stopped all work and has applied for a permit, process #96671.

The tenant is not conducting business nor occupying the space until the permit to build out their water processing plant is completed.

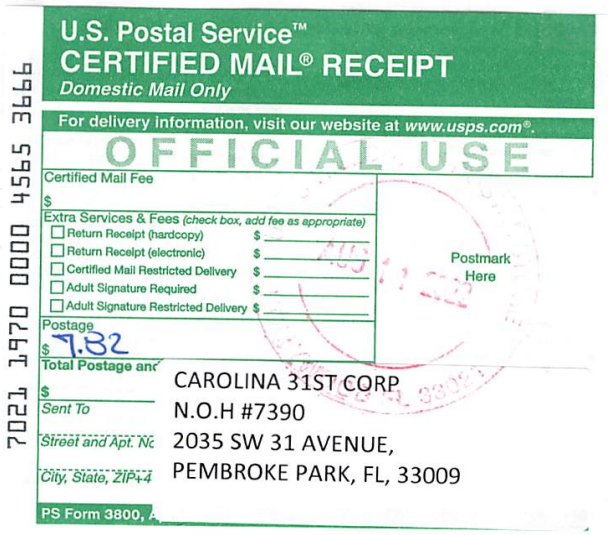
The request for 120-days is to allow the permit to be approved, the work to be completed, and then Business Tax Receipt inspections to be conducted and a BTR to be issued.

Thank you for your time and consideration.

Sincerely,

Rick Chaples
Agent
Carolina 31st Corp

1812 SW 31st Avenue, Pembroke Park, FL 33009 *Broward* 954 981 8073 *Dade* 305 625 8506 *Fax* 954 981 8075



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Extra Services & Fees (check box, add fee as appropriate)
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.82

Total Postage and
$

Sent To
CAROLINA 31ST CORP

Street and Apt. No
2035 SW 31 AVENUE,

City, State, ZIP+4
PEMBROKE PARK, FL, 33009

PS Form 3800, A

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.82

Total Postage and
$

Sent To
CAROLINA 31ST CORP
KELSEY, ANGELA M

Street and Apt. No
N.O.H #7390
1812 SW 31 AVE,

City, State, ZIP+4
PEMBROKE PARK, FL, 33009

PS Form 3800, A

Postmark Here

7021 1970 0000 4565 3673

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

08/10/2022

Sent To:

CAROLINA 31ST CORP

1812 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #:

7390

Property Owner:

CAROLINA 31ST CORP

1812 SW 31 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220090020

Legal Description:

SOUTHERN STEEL INDUSTRIES PLAT 118-44 B LOT 2, LESS A POR OF LOT 2,BEG AT NW COR OF SAID LOT 2, S 102.80 E 287.77, S 190.41, E 129.98, N 293.60, W 417.43 TO POB & LESS A POR OF SAID LOT 2, COMM AT NW COR OF SAID LOT 2, S 102.80 TO POB, CONT S 160 TO P/T, SE ARC DIST 39.29, E 192.72, S 5.39, E 70.02, N 190.41, W 287.77 TO POB

AKA:

2035 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/10/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - 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. Tenant buildout done without a building permit. Obtain plans for permit and inspections.
2. Obtain Business Tax Receipt/Certificate of Use license. Contact Lisa Cannon at 954-966-4600, ext 214.
3. Display BTR/CU in public view within unit.

Double permit fee assessed.

Contact the Building Dept. to obtain permits at 954-966-4600, ext 182.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

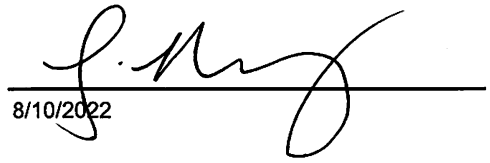
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer



8/10/2022


2035
07/27/2022 14:48


07/27/2022 14:43


07/27/2022 14:43


07/27/2022 14:43


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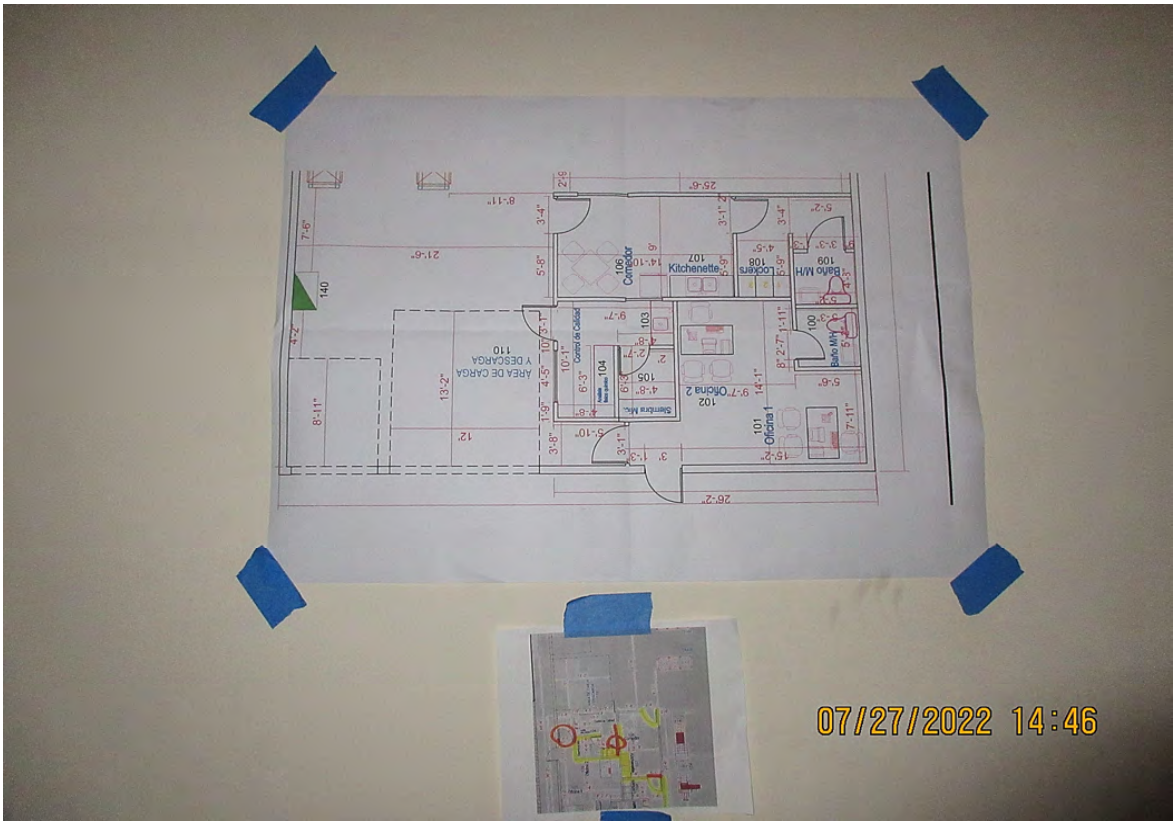

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EXIT
07/27/2022 14:46


EXIT
07/27/2022 14:46


Kitchenette
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07/27/2022 14:46


07/27/2022 14:46


07/27/2022 14:46


07/27/2022 14:46


07/27/2022 14:46

Case Overview

Property/Incident Information

Owner	Address	Site Address
Carlos Guerrera Chavez.	129 Lone Pine Terrace Pembroke Park, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #129 Lone Pine Terrace

Legal Description

Case Status Open **Case #** 7433 **Date Next Inspection** 11/16/2022

Notes

1. Installed addition without a permit.
2. Installed two a/c mini splits without a permit.
3. Installed carport without a permit. Permits obtained.
4. Installed stairs/small deck without a permit.
5. Outdoor storage prohibited. Remove washer and household items.

Obtain plans for permit and inspections. Contact the Building Dept to obtain permits 954-966-4600, ext 182.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/3/2022		Notice of Violation	Certified Mail 11/3/22
11/3/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 11/4/22 Certified Mail 11/3/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/16/2022
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 11/16/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
CARLOS GUERRERA CHAVEZ		CASE NO. 7433
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 129 LONE PINE TERRACE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 129 LONE PINE TERRACE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CARLOS GUERRERA CHAVEZ AT 11:21 A.M. ON THE 4 DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

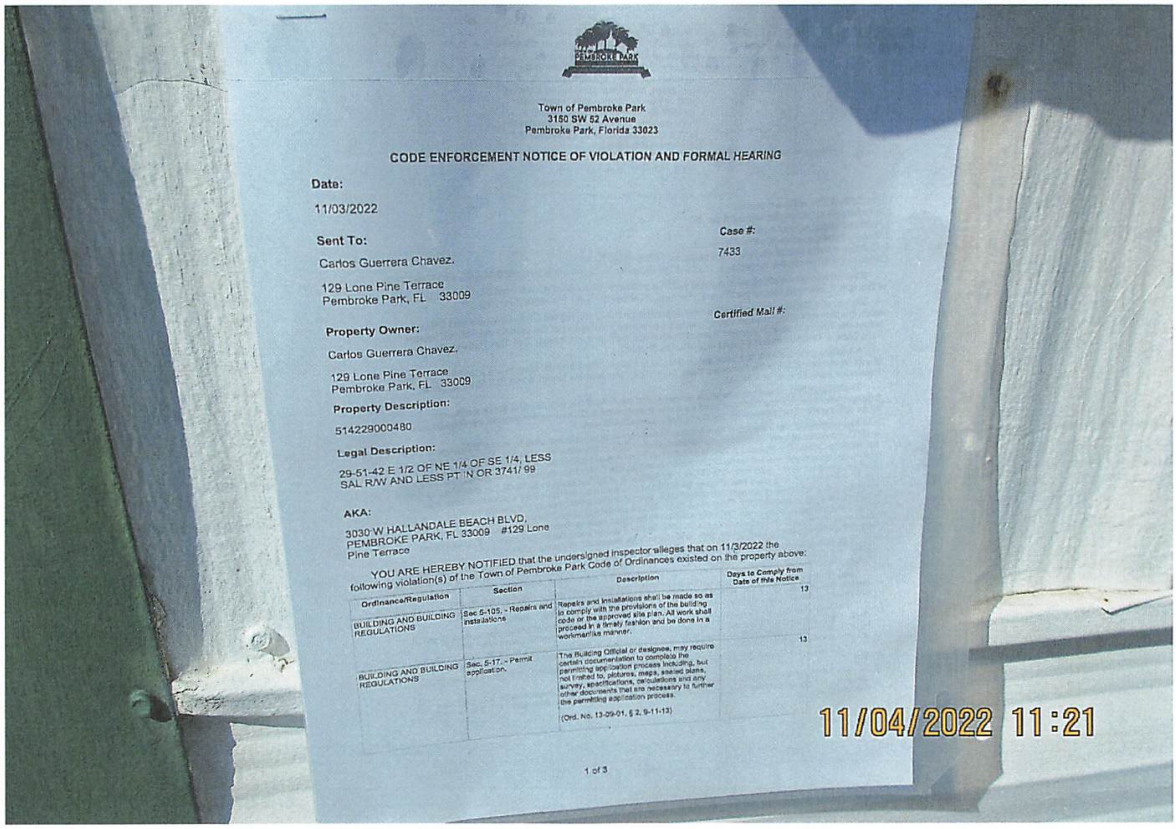
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.


129
129
11/04/2022 11:21


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
11/03/2022
Sent To:
Carlos Guerrera Chavez.
129 Lone Pine Terrace
Pembroke Park, FL 33009
Case #:
7433
Certified Mail #:
Property Owner:
Carlos Guerrera Chavez.
129 Lone Pine Terrace
Pembroke Park, FL 33009
Property Description:
514229000480
Legal Description:
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99
AKA:
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #129 Lone Pine Terrace
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/3/2022 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.
13
BUILDING AND BUILDING REGULATIONS
Sec. 5-17. - Permit application.
The Building Official or designee, may require certain documentation to complete the permitting application process including, 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)
13
1 of 3
11/04/2022 11:21



7022 0410 0002 5496 4138

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage a

$
Sent To

Street and Apt. I

City, State, ZIP+

PS Form 3800

NOV – 2 2022
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CORPORATION SERVICE COMPANY
NOH #7433
1201 HAYS STREET,
TALLAHASSEE, FL, 32301-2525



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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and F

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Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Ap

NOV – 3 2022
Postmark Here

CARLOS GUERRERA CHAVEZ
NOH #7433
129 LONE PINE TERRACE,
PEMBROKE PARK, FL 33009



7022 0410 0002 5496 4114

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fees

$
Sent To

Street and Apt. Nı

City, State, ZIP+4

PS Form 3800,

NOV – 3 2022
Postmark Here

PARKER LONE PINE WEST LLC
NOH #7433
8800 N BRONX AVE 2ND FL ,
SKOKIE, IL, 60077



7022 0410 0002 5496 4121

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and

$
Sent To

Street and Apt. No

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

NOV – 2 2022
Postmark Here

PARKER LONE PINE WEST LLC
CARLOS GUERRERA CHAVEZ
NOH #7433
3030 W HALLANDALE BEACH,
BOULEVARD, PEMBROKE PARK FL 33009

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/03/2022

Sent To:

Carlos Guerrera Chavez.

129 Lone Pine Terrace
Pembroke Park, FL 33009

Case #:

7433

Property Owner:

Carlos Guerrera Chavez.

129 Lone Pine Terrace
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000480

Legal Description:

29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

AKA:

3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #129 Lone Pine Terrace

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/3/2022 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.	13
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, 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)	13

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)	13

1. Installed addition without a permit.
2. Installed two a/c mini splits without a permit.
3. Installed carport without a permit.
4. Installed stairs/small deck without a permit.
5. Outdoor storage prohibited. Remove washer and household items.

Obtain plans for permit and inspections. Contact the Building Dept to obtain permits 954-966-4600, ext 182.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

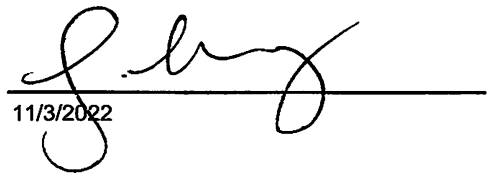
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer



11/3/2022

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME _____ DATE 8/17 2022

SITE ADDRESS 129 LONE PINE TERR

PERMIT # _____ SUB/PARK LONE PINE

- [x] STOP ALL WORK
- [x] NO BUILDING PERMIT
- [x] VIOLATION OF FLORIDA BUILDING CODE # 105.1
- [x] VIOLATION OF TOWN ORDINANCE
- [ ] NFPA
- [ ] CODE REF.
- [ ] APPROVED PLAN NOT BEING FOLLOWED
- [ ] PERMIT NOT ON JOB
- [ ] APPROVED PLAN NOT ON JOB
- [ ] RE-INSPECTION FEE*

COMMENTS WORK STARTED WITHOUT THE REQ'D PERMITS FBC-BCAP 105.1

PHOTOS TAKEN. 8/17/22

- [x] 2 X FEE
- [ ] FINE _____ DAYS TO COMPLY 10

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- [x] STRUCTURAL
- [ ] CODE ENF.
- [x] PLUMBING
- [ ] SEWER
- [ ] MECHANICAL
- [x] ZONING
- [x] ELECTRICAL
- [ ] ENGINEERING

TOWN HALL
966-4600

MIGUEL NUNEZ EXT. # 954.966.4600

INSPECTOR



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	PARKER LONE PINE WEST LLC
Mailing Address	8800 N BRONX AVE 2ND FL SKOKIE IL 60077

ID #	5142 29 00 0480
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$6,146,540	$312,980	$6,459,520	$6,071,830	
2022	$6,146,540	$312,980	$6,459,520	$5,519,850	$122,349.42
2021	$5,378,220	$312,980	$5,691,200	$5,018,050	$112,261.13

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,459,520	$6,459,520	$6,459,520	$6,459,520
Portability	0	0	0	0
Assessed/SOH	$6,071,830	$6,459,520	$6,071,830	$6,071,830
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$6,071,830	$6,459,520	$6,071,830	$6,071,830

Sales History

Date	Type	Price	Book/Page or CIN
5/25/2006	SW*	$9,900,000	42102 / 869
4/19/2005	QC*	$100	39524 / 162
4/19/2005	SW*	$8,600,000	39524 / 157
1/8/1981	WD	$249,750	9343 / 996

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$8.00	768,317	SF
Adj. Bldg. S.F. (Card, Sketch)		4217
Eff./Act. Year Built: 2001/2000		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Foreign Limited Liability Company
PARKER LONE PINE WEST, LLC

Filing Information

Document Number	M06000002678
FEI/EIN Number	20-4844877
Date Filed	05/10/2006
State	DE
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/10/2015

Principal Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Mailing Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Registered Agent Name & Address

Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301-2525

Name Changed: 04/10/2015

Address Changed: 04/10/2015

Authorized Person(s) Detail

Name & Address

Title Manager

LONE PINE MANAGER, LLC


08/03/2022 12:27


08/03/2022 12:28


129
08/03/2022 12:28


08/03/2022 12:28


08/03/2022 12:28


08/03/2022 12:28


everwell
08/03/2022 12:28


everwell
Model MRL1213
Indoor MRL1213E
Outdoor MRL1213C
Type Cooling Only
Capacity 12000Btu/h
Current 10.8A
Rated Current (IEC/EN60335) 14.0A
Power Input 1213W
Rated Power Input (IEC/EN60335) 1580W
Indoor Air Volume 520m³/h
Max. Pressure Discharge 4.5MPa
Suction 1.9 MPa
Noise Indoor 40dB(A)
Outdoor 53dB(A)
Weight Indoor 8kg
Outdoor 28kg
Power Input 115V~ 1Phase
Rated Frecuency 60Hz
Refrigerant/Charge R410A/0.500Kg
CU Water Proof Protection IPX4
Manufactured by Everwell Parts, Inc.
Made in P.R.C
08/03/2022 12:28


08/03/2022 12:28


08/03/2022 12:29


08/03/2022 12:29


everwell
08/03/2022 12:29


everwell
08/03/2022 12:29


everwell
Model
Indoor
Outdoor
MRL1213
MRL1213E
MRL1213C
Type
Cooling Only
Capacity
12000Btu/h
Current
10.8A
Rated Current (IEC/EN60335)
14.0A
Power Input
1213W
Rated Power Input (IEC/EN60335)
1580W
Indoor Air Volume
520m³/h
Max. Pressure
Discharge
4.5MPa
Suction
1.9 MPa
Noise
Indoor
40dB(A)
Outdoor
53dB(A)
Weight
Indoor
8kg
Outdoor
28kg
Power Input
115V~ 1Phase
Rated Frecuency
60Hz
Refrigerant/Charge
R410A/0.500Kg
CU Water Proof Protection
IPX4
Manufactured by Everwell Parts, Inc.
Made in P.R.C
08/03/2022 12:29


08/03/2022 12:29


08/03/2022 12:30

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	5405 SW 34 ST, PEMBROKE PARK, FL 33023 #3302 SW 54th Ave, Pembroke Park, FL 33023

Legal Description

Case Status Open **Case #** 7745 **Date Next Inspection** 11/16/2022

Notes

1. Installed water heater without a permit at 3302 SW 54th Ave. Obtain plans for permit and inspections.
2. Installed a/c unit without a permit 3302 SW 54th Ave. Obtain plans for permit and inspections.
3. Maintain equipment. Clean a/c unit interior and exterior and remove all dirt buildup and mold like substance at 3302 SW 54th Ave.
4. Leaks in ceiling at 3302 SW 54th Ave. Repair interior ceiling and repair exterior roof to prevent leaks.

Double permit fee assessed. For permit inquiries contact the Building Dept at 954-966-4600, ext. 182.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/24/2022		Notice of Violation	Certified Mail 10/27/22
10/25/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 11/4/22 Certified Mail 10/27/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(d). - Exterior maintenance of structures and premises	Adequate run off drains shall be provided and maintained to eliminate any accumulation of stormwater on the roof any dwelling, commercial building or structure.	Not in Compliance - Reinspection Date: 11/16/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	Roof-mounted mechanical equipment. All roof-mounted mechanical equipment, including but not limited to, air-conditioning equipment and associated ductwork, shall be screened by opaque screening methods mounted directly to or immediately around the equipment, as approved by the Town Planner. Chain-link fencing shall not be permitted as an approved screening method. The screening materials and colors must match or blend in with the overall building design and colors. All installations of roof-mounted mechanical equipment and the screening thereof shall be approved by the Town Planner prior to a permit being issued for such installation. Screening of such equipment shall be required to be installed to screen the maximum height of the equipment or ductwork. All new and/or replacement roof-mounted mechanical equipment, shall provide adequate screening as provided herein. Where there exists multiple items of roof-mounted mechanical equipment on a building or a portion of a multi-occupanc...	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/16/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

INFINITY AZURE LLC CASE NO. 7745

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3302 SW 54TH AVE, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3302 SW 54TH AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 09:21 A.M. ON THE 7 DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

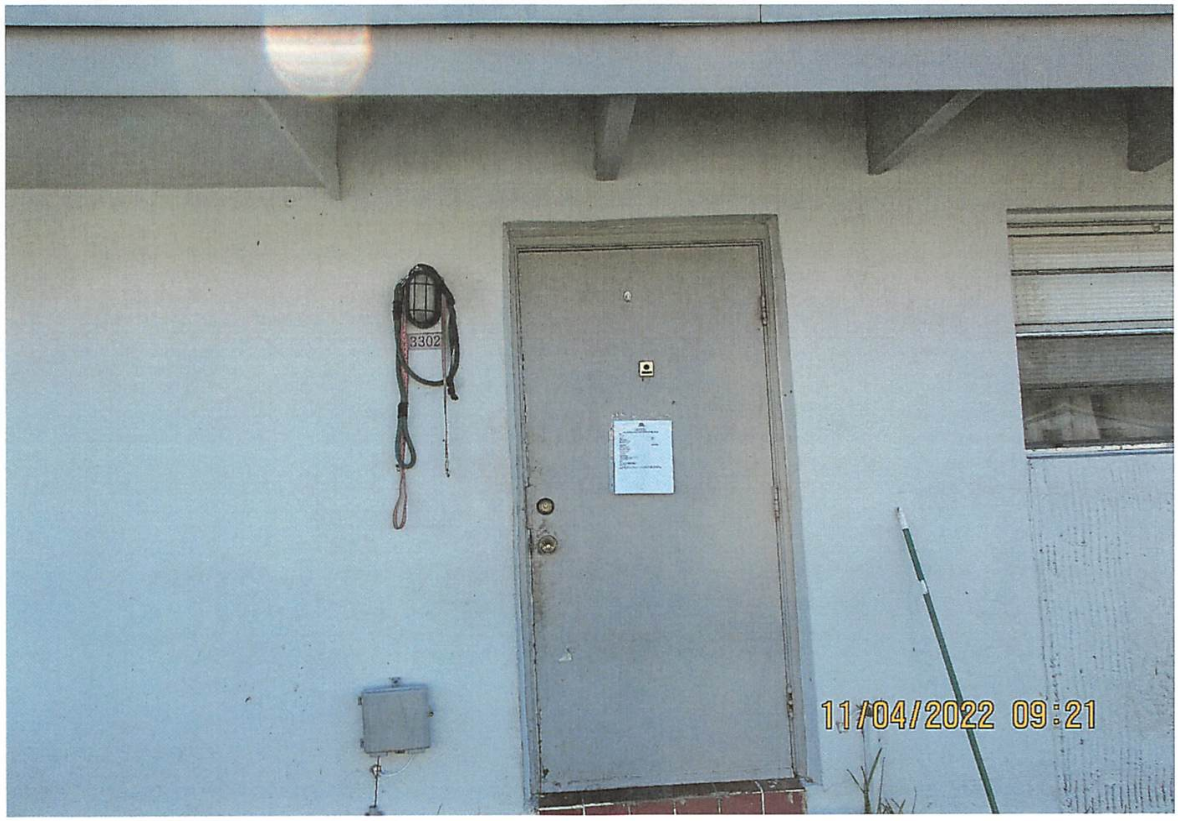
AFFIANT

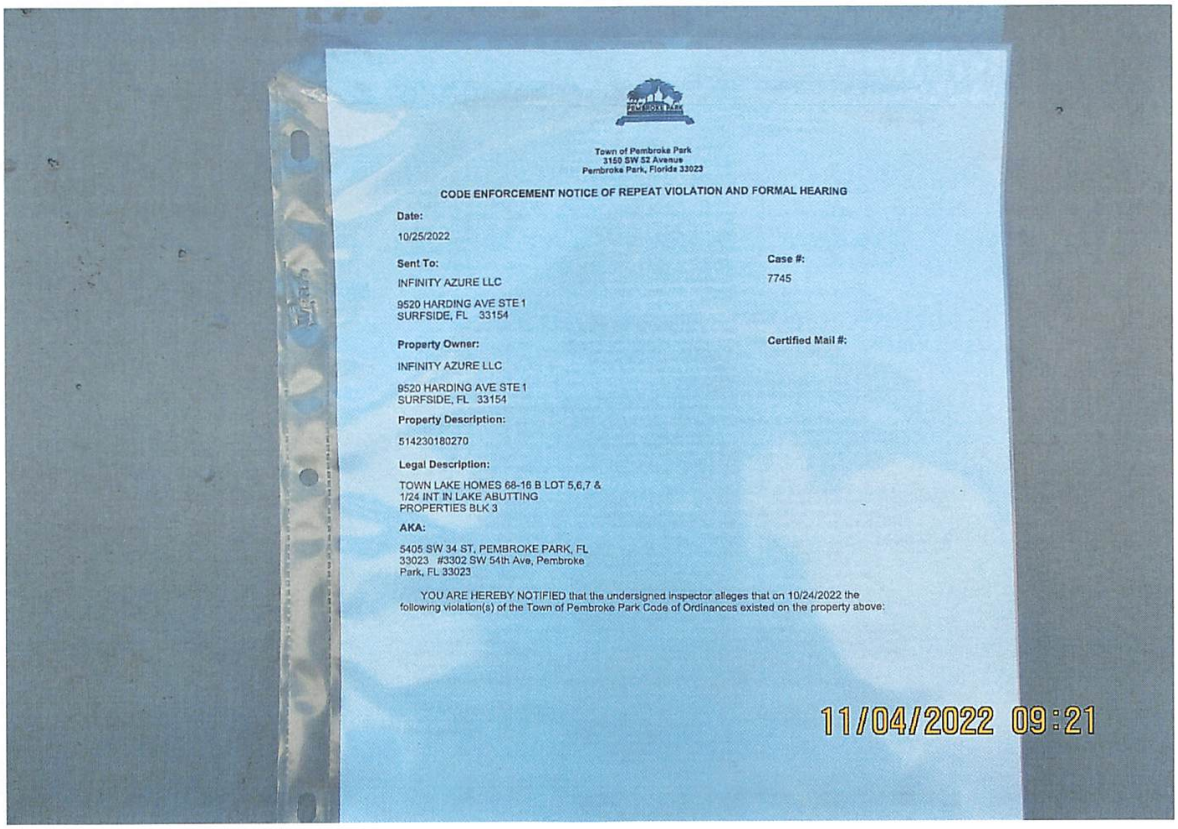
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [√] physical presence or [ ] online notarization this 8 day of 11, 2022, by JoSeline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known 0 OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.


3302
11/04/2022 09:21


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
10/25/2022
Sent To:
INFINITY AZURE LLC
9520 HARDING AVE STE 1
SURFSIDE, FL 33154
Case #:
7745
Property Owner:
INFINITY AZURE LLC
9520 HARDING AVE STE 1
SURFSIDE, FL 33154
Certified Mail #:
Property Description:
514230180270
Legal Description:
TOWN LAKE HOMES 68-16 B LOT 5,6,7 &
1/24 INT IN LAKE ABUTTING
PROPERTIES BLK 3
AKA:
5405 SW 34 ST, PEMBROKE PARK, FL
33023 #3302 SW 54th Ave, Pembroke
Park, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/24/2022 the
following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
11/04/2022 09:21



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fees
$

Sent To
INFINITY AZURE LLC/ GOLDFARB, IGHAL

Street and Apt. No.,
NOH #7745, #7750

City, State, ZIP+4®
9520 HARDING AVE STE 1
SURFSIDE FL 33154

PS Form 3800, April

Postmark Here

OCT 27 2022

7020 0090 0001 3495 9713



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fees
$

Sent To
INFINITY AZURE LLC

Street and Apt. No.,
NOH#7745
5405 SW 34 STREET,

City, State, ZIP+4®
PEMBROKE PARK FL 33023

PS Form 3800, April

Postmark Here

OCT 27 2022

7020 0090 0001 3495 9737



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fees
$

Sent To
INFINITY AZURE LLC

Street and Apt. No.,
NOH #7745
3302 SW 54TH AVE

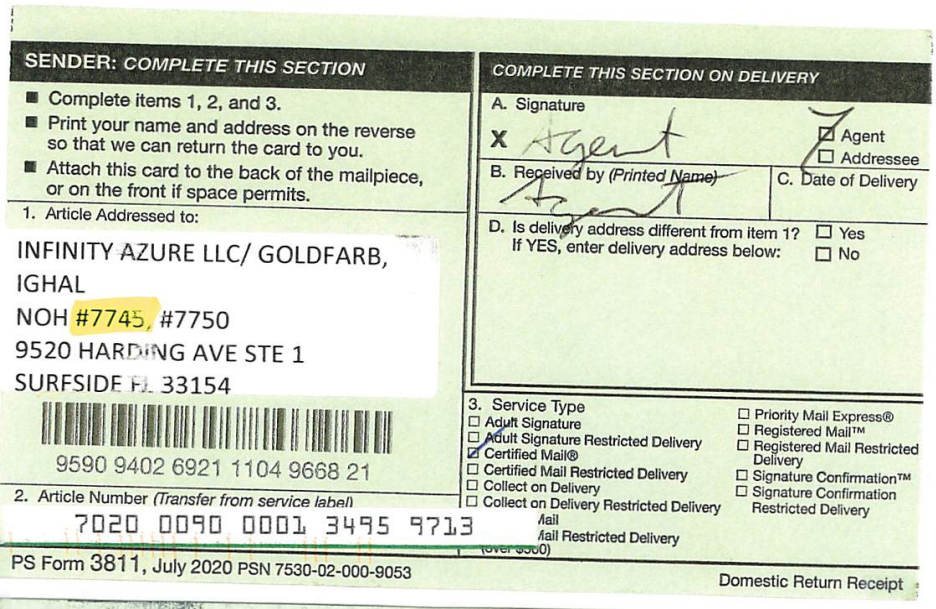
City, State, ZIP+4®
PEMBROKE PARK FL 33023

PS Form 3800, April

Postmark Here

OCT 27 2022

7020 0090 0001 3495 9720



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:

INFINITY AZURE LLC/ GOLDFARB, IGHAL
NOH #7745, #7750
9520 HARDING AVE STE 1
SURFSIDE FL 33154

9590 9402 6921 1104 9668 21

2. Article Number *(Transfer from service label)*
7020 0090 0001 3495 9713

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Agent ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* Agent
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

INFINITY AZURE LLC
NOH #7745
3302 SW 54TH AVE
PEMBROKE PARK FL 33023

9590 9402 6921 1104 9668 14

2. Article Number *(Transfer from service label)*
7020 0090 0001 3495 9720

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☑ Agent ☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery 10-29

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7393
Petitioner,)
)
vs.)
)
INFINITY AZURE LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ✓ NO ____

SUBJECT REAL PROPERTY: 5325 SW 32 STREET, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0040

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of September 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of September 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ✓ No ____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Sept., 2022.

Nazly Dayana CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

10/25/2022

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

7745

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230180270

Legal Description:

TOWN LAKE HOMES 68-16 B LOT 5,6,7 &
1/24 INT IN LAKE ABUTTING
PROPERTIES BLK 3

AKA:

5405 SW 34 ST, PEMBROKE PARK, FL
33023 #3302 SW 54th Ave, Pembroke
Park, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/24/2022 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.	23
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.	23
BUILDING AND BUILDING REGULATIONS	Sec 5-103(d). - Exterior maintenance of structures and premises	Adequate run off drains shall be provided and maintained to eliminate any accumulation of stormwater on the roof any dwelling, commercial building or structure.	23
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	Roof-mounted mechanical equipment. All roof-mounted mechanical equipment, including but not limited to, air-conditioning equipment and associated ductwork, shall be screened by opaque screening methods mounted directly to or immediately around the equipment, as approved by the Town Planner. Chain-link fencing shall not be permitted as an approved screening method. The screening materials and colors must match or blend in with the overall building design and colors. All installations of roof-mounted mechanical equipment and the screening thereof shall be approved by the Town Planner prior to a permit being issued for such installation. Screening of such equipment shall be required to be installed to screen the maximum height of the equipment or ductwork. All new and/or replacement roof-mounted mechanical equipment, shall provide adequate screening as provided herein. Where there exists multiple items of roof-mounted mechanical equipment on a building or a portion of a multi-occupanc...	23
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	23

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, 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)	23

1. Installed water heater without a permit at 3302 SW 54th Ave. Obtain plans for permit and inspections.
2. Installed a/c unit without a permit 3302 SW 54th Ave. Obtain plans for permit and inspections.
3. Maintain equipment. Clean a/c unit interior and exterior and remove all dirt buildup and mold like substance at 3302 SW 54th Ave.
4. Leaks in ceiling at 3302 SW 54th Ave. Repair interior ceiling and repair exterior roof to prevent leaks. Double permit fee assessed. For permit inquiries contact the Building Dept at 954-966-4600, ext. 182.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

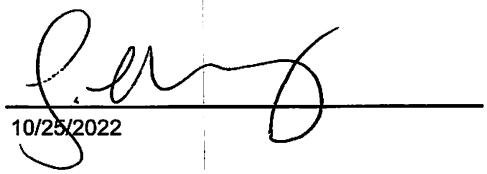
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer



10/25/2022



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5405 SW 34 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 18 0270
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 5,6,7 & 1/24 INT IN LAKE ABUTTING PROPERTIES BLK 3		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$139,110	$4,176,950	$4,316,060	$4,316,060	
2022	$139,110	$4,176,950	$4,316,060	$4,316,060	
2021	$139,110	$1,956,600	$2,095,710	$2,095,710	$45,067.39

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,316,060	$4,316,060	$4,316,060	$4,316,060
Portability	0	0	0	0
Assessed/SOH	$4,316,060	$4,316,060	$4,316,060	$4,316,060
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,316,060	$4,316,060	$4,316,060	$4,316,060

Sales History

Date	Type	Price	Book/Page or CIN
5/24/2021	SW*-D	$31,750,000	117307491
1/30/2018	QC*-T	$100	114868624
2/1/1974	WD*	$3,350,000	5625 / 754

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	69,553	SF
Adj. Bldg. S.F. (Card, Sketch)		28105
Units		36
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
INFINITY AZURE LLC

Filing Information

Document Number	L21000115852
FEI/EIN Number	86-3113914
Date Filed	03/19/2021
State	FL
Status	ACTIVE

Principal Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Mailing Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Registered Agent Name & Address

Goldfarb, Ighal
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Name Changed: 03/17/2022

Address Changed: 03/17/2022

Authorized Person(s) Detail

Name & Address

Title MGR

INFINITY BH CORP
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Annual Reports

Report Year	Filed Date
2022	03/17/2022

Document Images

03/17/2022 -- ANNUAL REPORT	View image in PDF format
03/19/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

BAM MHC LLC/MEHMET CAVKAS

2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2306

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
BAM MHC LLC/MEHMET CAVKAS	6998	10/24/2022
2306 Charles Rd Pembroke Park, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
BAM MHC LLC/MEHMET CAVKAS	514220030020	
2306 Charles Rd Pembroke Park, FL 33009		

Legal Description:	**AKA:**
HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2306

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of November, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

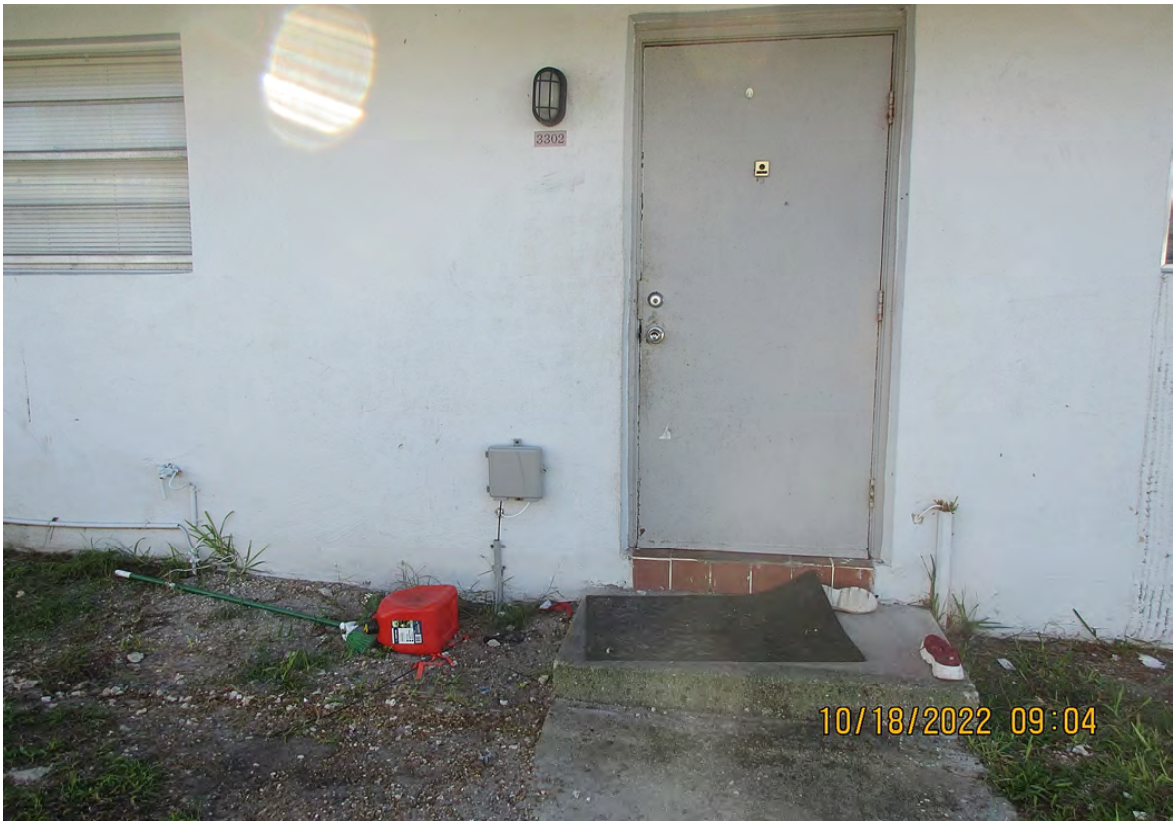
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

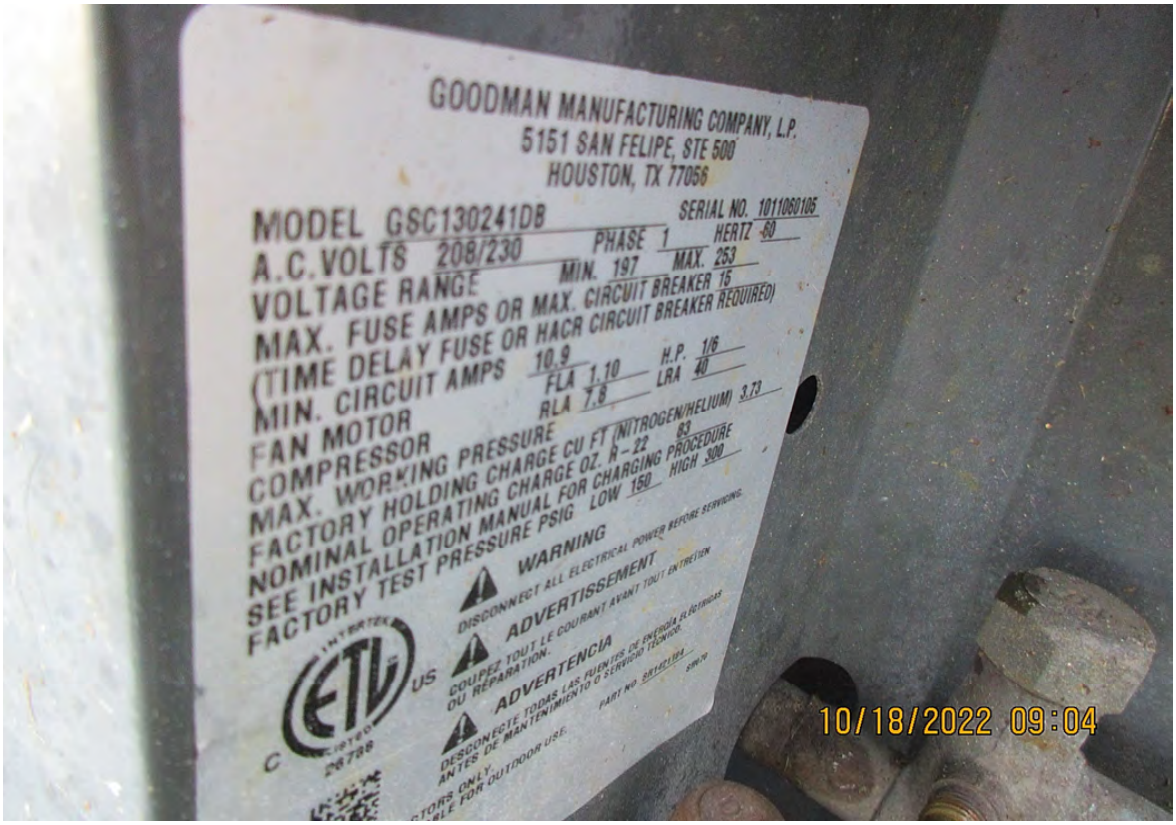
Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

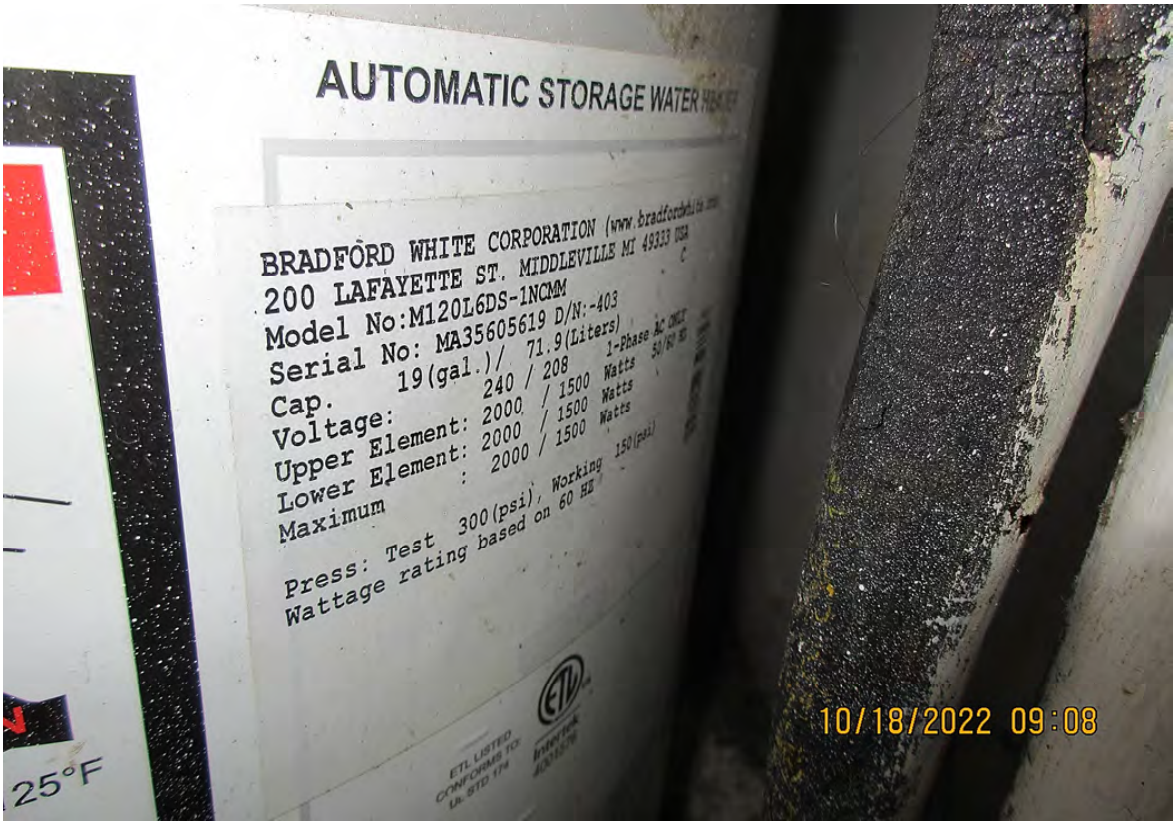

3302
10/18/2022 09:04


10/18/2022 09:04


GOODMAN MANUFACTURING COMPANY, L.P.
5151 SAN FELIPE, STE 500
HOUSTON, TX 77056
MODEL GSC130241DB
SERIAL NO. 1011060105
A.C.VOLTS 208/230
PHASE 1
HERTZ 60
VOLTAGE RANGE
MIN. 197
MAX. 253
MAX. FUSE AMPS OR MAX. CIRCUIT BREAKER 15
(TIME DELAY FUSE OR HACR CIRCUIT BREAKER REQUIRED)
MIN. CIRCUIT AMPS 10.9
FAN MOTOR
FLA 1.10
H.P. 1/6
LRA 40
RLA 1.8
3.73
COMPRESSOR
MAX. WORKING PRESSURE
FACTORY HOLDING CHARGE CU FT (NITROGEN/HELIUM)
NOMINAL OPERATING CHARGE OZ. R – 22 83
SEE INSTALLATION MANUAL FOR CHARGING PROCEDURE
FACTORY TEST PRESSURE PSIG LOW 150 HIGH 300
WARNING
DISCONNECT ALL ELECTRICAL POWER BEFORE SERVICING.
ADVERTISSEMENT
COUPEZ TOUT LE COURANT AVANT TOUT ENTRETIEN OU RÉPARATION.
ADVERTENCIA
DESCONECTE TODAS LAS FUENTES DE ENERGÍA ELÉCTRICAS ANTES DE MANTENIMIENTO O SERVICIO TÉCNICO.
PART NO. 8816L161
10/18/2022 09:04


ENERGY GUIDE
10/18/2022 09:04


BRADFORD WHITE
10/18/2022 09:07


AUTOMATIC STORAGE WATER
BRADFORD WHITE CORPORATION
200 LAFAYETTE ST. MIDDLEVILLE MI 49333 USA
Model No:M120L6DS-1NCMM
Serial No: MA35605619 D/N:-403
Cap. 19(gal.)/ 71.9(Liters)
Voltage: 240 / 208 1-Phase AC ONLY
Upper Element: 2000 / 1500 Watts
Lower Element: 2000 / 1500 Watts
Maximum : 2000 / 1500 Watts
Press: Test 300(psi), Working 150(psi)
Wattage rating based on 60 HZ
ETL LISTED
CONFORMS TO
UL STD 174
INTERTEK
4001078
25°F
10/18/2022 09:08


10/18/2022 09:08


10/18/2022 09:08

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	5330 SW 32 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 7750 **Date Next Inspection** 11/16/2022

Notes

1. Near 5410 SW 32 Street there is a commercial truck parked. Remove commercial truck from residential zone.
2. Near 5420 SW 32 Street there is a broken wooden fence. Repair.
3. Near Unit 5412 SW 32 Street and 5414 SW 32 Street there is prohibited outdoor storage. Have tenants remove outdoor storage and store inside units.
4. Unit 5414 SW 32 Street has leaks on ceiling, prevent and repair leaks from interior and exterior.
5. Tiles are lifting within property. Repair and prevent trip hazards.
6. A/C unit installed without a permit. Obtain plans for permit and inspections.
7. Water heater unit installed without a permit. Obtain plans for permit and inspections.

Double permit fee assessed. Contact the Building Dept. for permit inquires at 954-966-4600, ext. 182.
Repeat violation ref case 7393.

Documents Issued

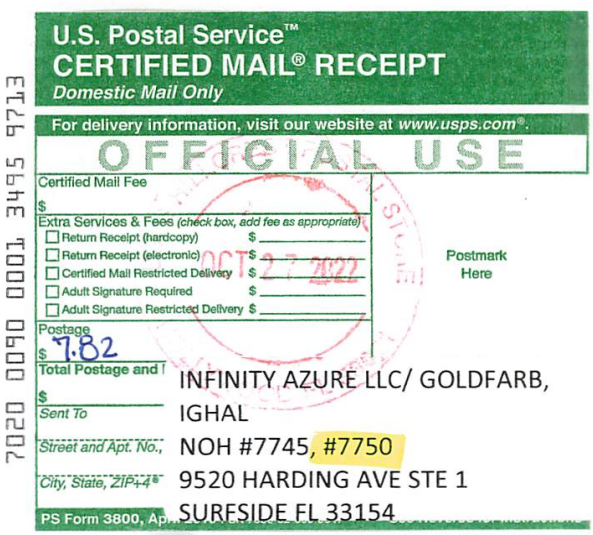
Date Issue	Hearing Date	Document Type	Delivery
10/25/2022		Notice of Violation	Certified Mail 10/27/22
10/25/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 11/4/22 Certified Mail 10/27/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/16/2022

Case Overview

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 11/16/2022
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 11/16/2022



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fees
$

Sent To
INFINITY AZURE LLC/ GOLDFARB, IGHAL

Street and Apt. No.,
NOH #7745, #7750

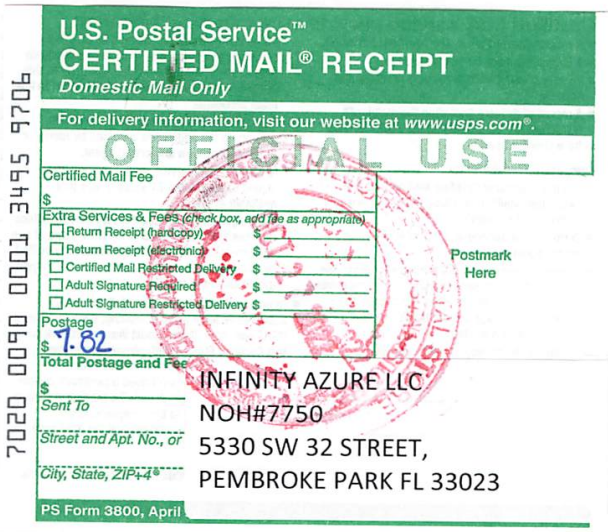
City, State, ZIP+4®
9520 HARDING AVE STE 1
SURFSIDE FL 33154

PS Form 3800, April

Postmark Here

OCT 27 2022

7020 0090 0001 3495 9713



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fees
$

Sent To
INFINITY AZURE LLC

Street and Apt. No., or
NOH#7750
5330 SW 32 STREET,

City, State, ZIP+4®
PEMBROKE PARK FL 33023

PS Form 3800, April

Postmark Here

7020 0090 0001 3495 9706



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:

INFINITY AZURE LLC/ GOLDFARB, IGHAL
NOH #7745, #7750
9520 HARDING AVE STE 1
SURFSIDE FL 33154

9590 9402 6921 1104 9668 21

2. Article Number (Transfer from service label)
7020 0090 0001 3495 9713

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Agent
☑ Agent
☐ Addressee

B. Received by (Printed Name) Agent
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
(over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
INFINITY AZURE LLC		CASE NO. 7750
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 5410, 12, 14, 16 SW 32 ST, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5410, 12, 14, 16 SW 32 ST, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 09:18 A.M. ON THE 4 DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

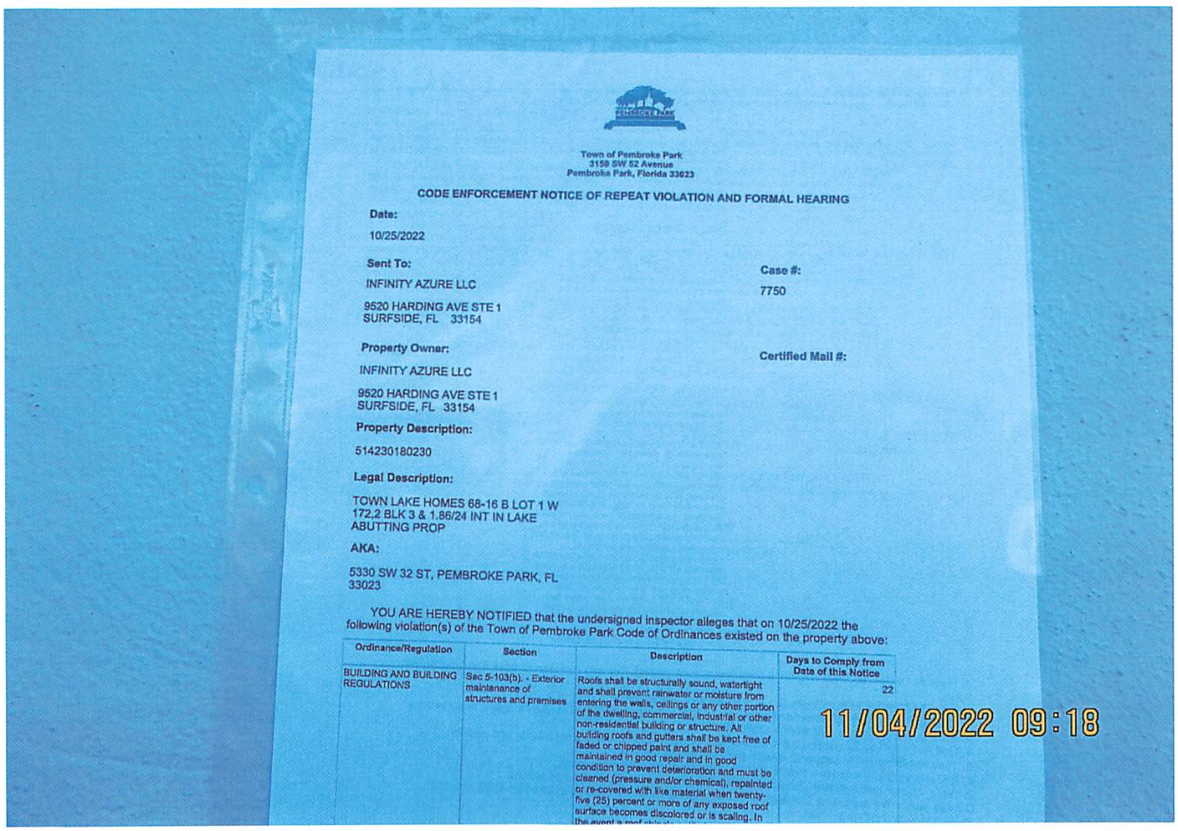
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [√] physical presence or [ ] online notarization this 8 day of 11, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

10/25/2022

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

7750

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230180230

Legal Description:

TOWN LAKE HOMES 68-16 B LOT 1 W 172.2 BLK 3 & 1.86/24 INT IN LAKE ABUTTING PROP

AKA:

5330 SW 32 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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	22

11/04/2022 09:18

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7393
Petitioner,)
)
)
vs.)
)
)
INFINITY AZURE LLC
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ✓ NO ____

SUBJECT REAL PROPERTY: 5325 SW 32 STREET, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0040

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of September 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of September 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ✓ No ___

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Sept., 2022.

Nazly Dayana CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

10/25/2022

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

7750

Property Owner:

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TOWN LAKE HOMES 68-16 B LOT 1 W 172,2 BLK 3 & 1.86/24 INT IN LAKE ABUTTING PROP

AKA:

5330 SW 32 ST, PEMBROKE PARK, FL 33023

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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.	22

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	22
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, 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)	22
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)	22
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	22

1. Near 5410 SW 32 Street there is a commercial truck parked. Remove commercial truck from residential zone.
2. Near 5420 SW 32 Street there is a broken wooden fence. Repair.
3. Near Unit 5412 SW 32 Street and 5414 SW 32 Street there is prohibited outdoor storage. Have tenants remove outdoor storage and store inside units.
4. Unit 5414 SW 32 Street has leaks on ceiling, prevent and repair leaks from interior and exterior.
5. Tiles are lifting within property. Repair and prevent trip hazards.
6. A/C unit installed without a permit. Obtain plans for permit and inspections.
7. Water heater unit installed without a permit. Obtain plans for permit and inspections.

Double permit fee assessed. Contact the Building Dept. for permit inquires at 954-966-4600, ext. 182.
Repeat violation ref case 7393.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

10/25/2022



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5330 SW 32 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 18 0230
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 W 172,2 BLK 3 & 1.86/24 INT IN LAKE ABUTTING PROP		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$77,110	$2,345,230	$2,422,340	$2,422,340	
2022	$77,110	$2,345,230	$2,422,340	$2,422,340	
2021	$58,510	$1,131,630	$1,190,140	$1,170,450	$25,297.28

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,422,340	$2,422,340	$2,422,340	$2,422,340
Portability	0	0	0	0
Assessed/SOH	$2,422,340	$2,422,340	$2,422,340	$2,422,340
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,422,340	$2,422,340	$2,422,340	$2,422,340

Sales History

Date	Type	Price	Book/Page or CIN
5/24/2021	SW*-D	$31,750,000	117307491
1/30/2018	QC*-T	$100	114868624
2/1/1974	WD*	$3,350,000	5625 / 754

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	38,553	SF
Adj. Bldg. S.F. (Card, Sketch)		15525
Units		20
Eff./Act. Year Built: 1972/1971		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
INFINITY AZURE LLC

Filing Information

Document Number	L21000115852
FEI/EIN Number	86-3113914
Date Filed	03/19/2021
State	FL
Status	ACTIVE

Principal Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Mailing Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Registered Agent Name & Address

Goldfarb, Ighal
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Name Changed: 03/17/2022

Address Changed: 03/17/2022

Authorized Person(s) Detail

Name & Address

Title MGR

INFINITY BH CORP
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Annual Reports

Report Year	Filed Date
2022	03/17/2022

Document Images

03/17/2022 -- ANNUAL REPORT	View image in PDF format
03/19/2021 -- Florida Limited Liability	View image in PDF format


10/03/2022 10:29


10/03/2022 10:29


CODE ENFORCEMENT
10/03/2022 10:29


5410 12 14 16
10/03/2022 10:29


5420 22 24 26
10/03/2022 10:30


10/03/2022 10:31


10/03/2022 10:31


10/03/2022 10:32


10/03/2022 10:32


10/03/2022 10:33


10/03/2022 10:34

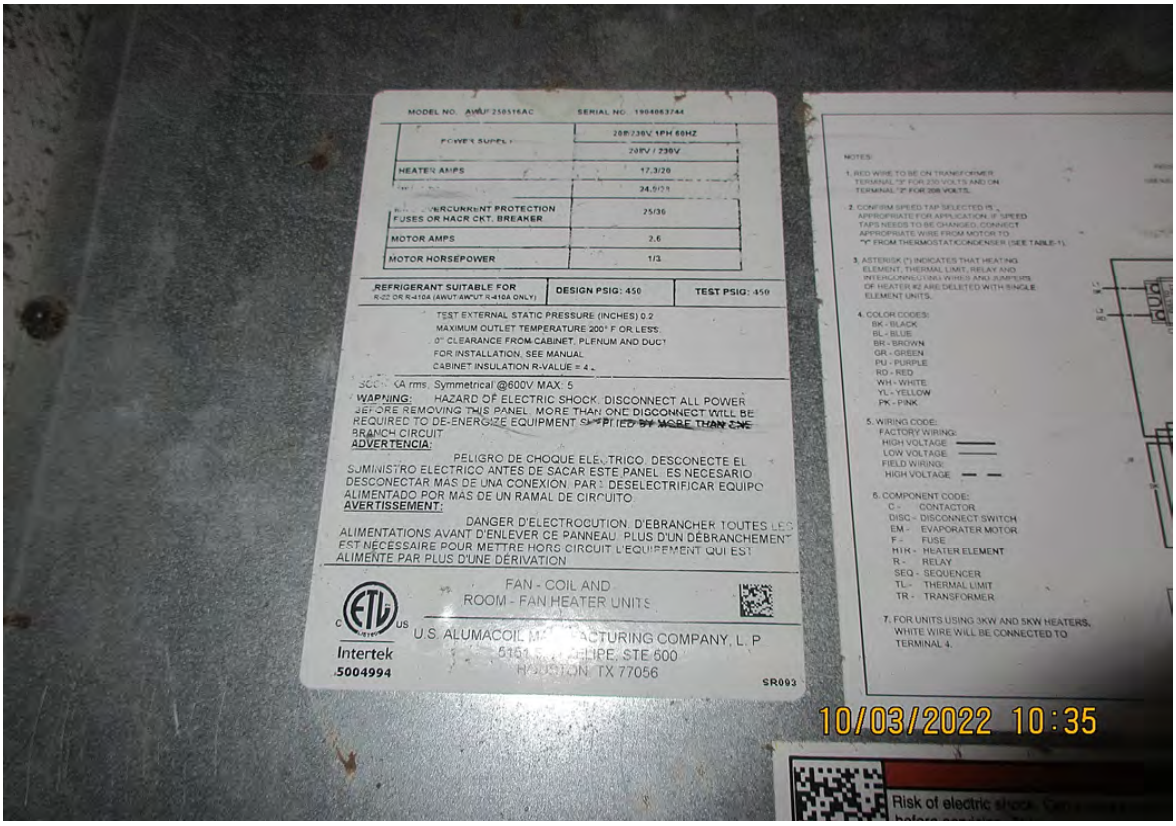

10/03/2022 10:34


10/03/2022 10:34


10/03/2022 10:34


10/03/2022 10:35


14×18×1
10/03/2022 10:35


MODEL NO. AWUF 258516AC
SERIAL NO. 1904083744
208/230V 1PH 60HZ
208V / 230V
17.3/20
34.5/40
25/35
2.6
1/3
REFRIGERANT SUITABLE FOR
DESIGN PSIG: 450
TEST PSIG: 450
TEST EXTERNAL STATIC PRESSURE (INCHES) 0.2
MAXIMUM OUTLET TEMPERATURE 200° F OR LESS
0" CLEARANCE FROM CABINET, PLENUM AND DUCT
FOR INSTALLATION, SEE MANUAL
CABINET INSULATION R-VALUE = 4
WARNING: HAZARD OF ELECTRIC SHOCK. DISCONNECT ALL POWER
BEFORE REMOVING THIS PANEL. MORE THAN ONE DISCONNECT WILL BE
REQUIRED TO DE-ENERGIZE EQUIPMENT
BRANCH CIRCUIT
ADVERTENCIA:
PELIGRO DE CHOQUE ELECTRICO. DESCONECTE EL
SUMINISTRO ELECTRICO ANTES DE SACAR ESTE PANEL. ES NECESARIO
DESCONECTAR MAS DE UNA CONEXION PARA DESELECTRIFICAR EQUIPO
ALIMENTADO POR MAS DE UN RAMAL DE CIRCUITO.
AVERTISSEMENT:
DANGER D'ELECTROCUTION. D'EBRANCHER TOUTES LES
ALIMENTATIONS AVANT D'ENLEVER CE PANNEAU. PLUS D'UN DÉBRANCHEMENT
EST NÉCESSAIRE POUR METTRE HORS CIRCUIT L'EQUIPEMENT QUI EST
ALIMENTÉ PAR PLUS D'UNE DÉRIVATION
FAN - COIL AND
ROOM - FAN HEATER UNITS
Intertek
5004994
SR093
NOTES:
1. RED WIRE TO BE ON TRANSFORMER
TERMINAL "3" FOR 230 VOLTS AND ON
TERMINAL "2" FOR 208 VOLTS.
4. COLOR CODES:
BK - BLACK
BL - BLUE
BR - BROWN
GR - GREEN
PU - PURPLE
RD - RED
WH - WHITE
YL - YELLOW
PK - PINK
5. WIRING CODE:
FACTORY WIRING:
HIGH VOLTAGE
LOW VOLTAGE
FIELD WIRING:
HIGH VOLTAGE
6. COMPONENT CODE:
C - CONTACTOR
DISC - DISCONNECT SWITCH
EM - EVAPORATER MOTOR
F - FUSE
HTR - HEATER ELEMENT
R - RELAY
SEQ - SEQUENCER
TL - THERMAL LIMIT
TR - TRANSFORMER
7. FOR UNITS USING 3KW AND 5KW HEATERS,
WHITE WIRE WILL BE CONNECTED TO
TERMINAL 4.
10/03/2022 10:35


ELECTRIC STORAGE
TANK WATER HEATER
LISTED
ENE-30-DOUBS 110
221812R533073
100322828
240
1
4500
4500
4500
28
150
208
3380
3380
3380
A6
STATE INDUSTRIES, LLC
ASHLAND CITY, TN USA
1600
10/03/2022 10:35


10/03/2022 10:35


10/03/2022 10:35


10/03/2022 10:37


GOODMAN MANUFACTURING COMPANY, L.P.
5151 SAN FELIPE ST., SUITE 500, HOUSTON, TX 77056
MODEL GSX140241LC
SERIAL NO. 1905307636
A.C. VOLTS 208-230
PHASE 1
HERTZ 60
VOLTAGE RANGE
MIN. 197
MAX. 253
MAX. FUSE AMPS OR MAX. CIRCUIT BREAKER 15
(TIME DELAY FUSE OR HACR CIRCUIT BREAKER REQUIRED)
MIN. CIRCUIT AMPS 10.3
FAN MOTOR
FLA 0.7
H.P. 1/8
COMPRESSOR
RLA 7.7
LRA 38.0
SHORT-CIRCUIT CURRENT: 5kA RMS SYMMETRICAL, 600V MAXIMUM
MAX. WORKING PRESSURE PSIG
FACTORY CHARGE OZ. R-410A 72
FACTORY TEST PRESSURE PSIG
LOW 240
HIGH 450
WARNING
DISCONNECT ALL ELECTRICAL POWER BEFORE SERVICING
ADVERTISSEMENT
COUPEZ TOUT LE COURANT AVANT TOUT ENTRETIEN OU RÉPARATION
ADVERTENCIA
DESCONECTE TODAS LAS FUENTES DE ENERGÍA ELÉCTRICAS ANTES DE MANTENIMIENTO O SERVICIO TÉCNICO
Intertek
5004994
USE COPPER CONDUCTORS ONLY
THIS EQUIPMENT SUITABLE FOR OUTDOOR USE
PART NO. SR1440978
SR107
AHRI CERTIFIED
www.ahridirectory.org
Unitary Small AC
AHRI Standard 210/240
Certification applies only when the complete system is listed with AHRI.
INSTALL PROHIBITED IN U.S. SOUTHWEST
PATENTS 6033018 AND 6037595
10/03/2022 10:37


EXCURSION
10/03/2022 10:37


10/03/2022 10:37


10/03/2022 10:38

Case Overview

Property/Incident Information

Owner	Address	Site Address
PATRICIA MEYER	2405 SUSAN LANE EMBROKE PARK, FL 33009	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2405 SUSAN LANE

Legal Description

Case Status Open **Case #** 7761 **Date Next Inspection** 11/16/2022

Notes

1. Installed addition without a permit. Obtain plans for an after the fact permit and inspections.
2. Installed two sheds without a permit. Obtain plans for an after the fact permit and inspections.
3. Installed a wooden deck without a permit. Obtain plans for an after the fact permit and inspections.
4. Installed metal frame canopy without a permit. Obtain plans for an after the fact permit and inspections.
5. Exterior maintenance required. Pressure wash, repair and paint all exterior.
6. Abandon vehicle on property. Vehicle must display current tag and be in operable condition. Double permit fee assessed. Contact the Building Dept. for permit inquries at 954-966-4600, ext 182.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/26/2022		Notice of Violation	Certified Mail 10/27/22
10/26/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 11/4/22 Certified Mail 10/27/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 11/16/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 11/16/2022
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: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/16/2022



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and F
$

Sent To C T CORPORATION SYSTEM

Street and Apt. No., NOH# 7761

City, State, ZIP+4® 1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

PS Form 3800, Apri

Postmark Here

7020 0090 0001 3495 9676



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To COBBLESTONE II BMB LLC

Street and Apt. No NOH#7761

City, State, ZIP+4 2430 CHARLES ROAD,
PEMBROKE PARK FL 33009

PS Form 3800, A

Postmark Here

7020 0090 0001 3495 9690



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fe
$

Sent To PATRICIA MEYER

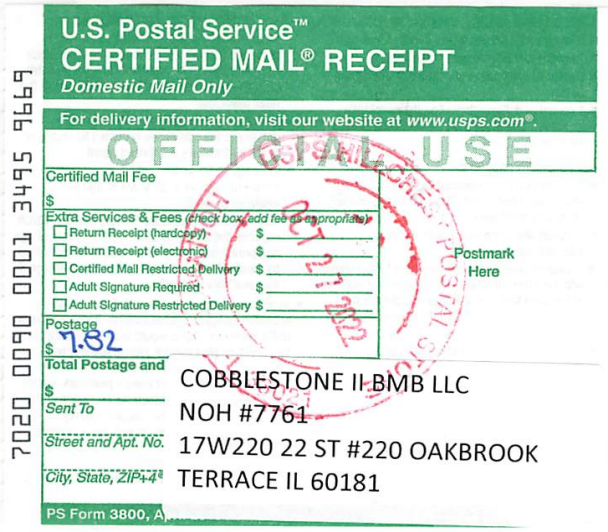
Street and Apt. No., o NOH# 7761

City, State, ZIP+4® 2405 SUSAN LANE
PEMBROKE PARK, FL 33009

PS Form 3800, Apri

Postmark Here

7020 0090 0001 3495 9683



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To COBBLESTONE II BMB LLC

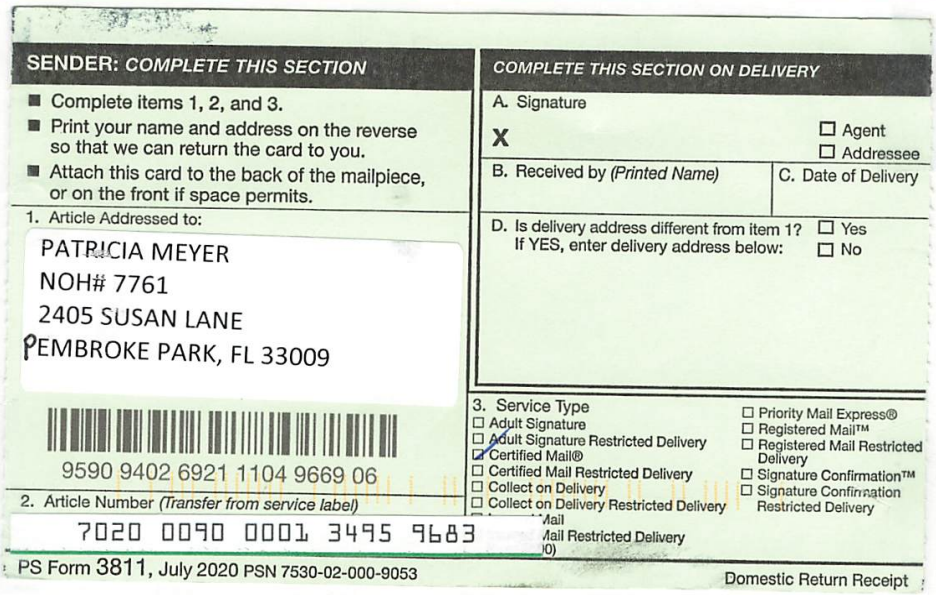
Street and Apt. No. NOH #7761

City, State, ZIP+4 17W220 22 ST #220 OAKBROOK
TERRACE IL 60181

PS Form 3800, A

Postmark Here

7020 0090 0001 3495 9669



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:

PATRICIA MEYER
NOH# 7761
2405 SUSAN LANE
PEMBROKE PARK, FL 33009

9590 9402 6921 1104 9669 06

2. Article Number (Transfer from service label)

7020 0090 0001 3495 9683

COMPLETE THIS SECTION ON DELIVERY

A. Signature

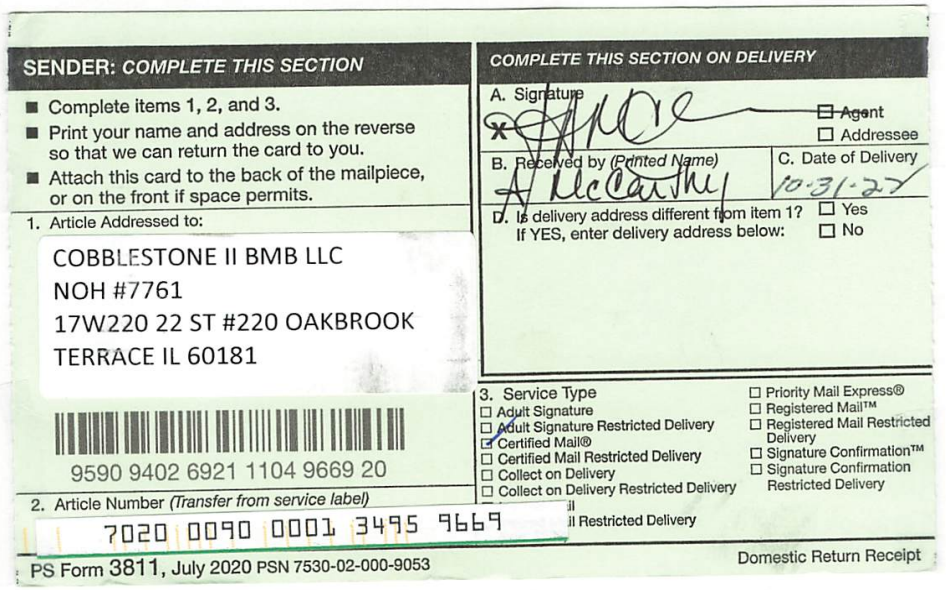
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COBBLESTONE II BMB LLC
NOH #7761
17W220 22 ST #220 OAKBROOK
TERRACE IL 60181

9590 9402 6921 1104 9669 20

2. Article Number *(Transfer from service label)*
7020 0090 0001 3495 9669

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)* A McCarthy
C. Date of Delivery 10-31-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
PATRICIA MEYER		CASE NO. 7761

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2405 SUSAN LANE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2405 SUSAN LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PATRICIA MEYERAT 10:29 A.M. ON THE 4 DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

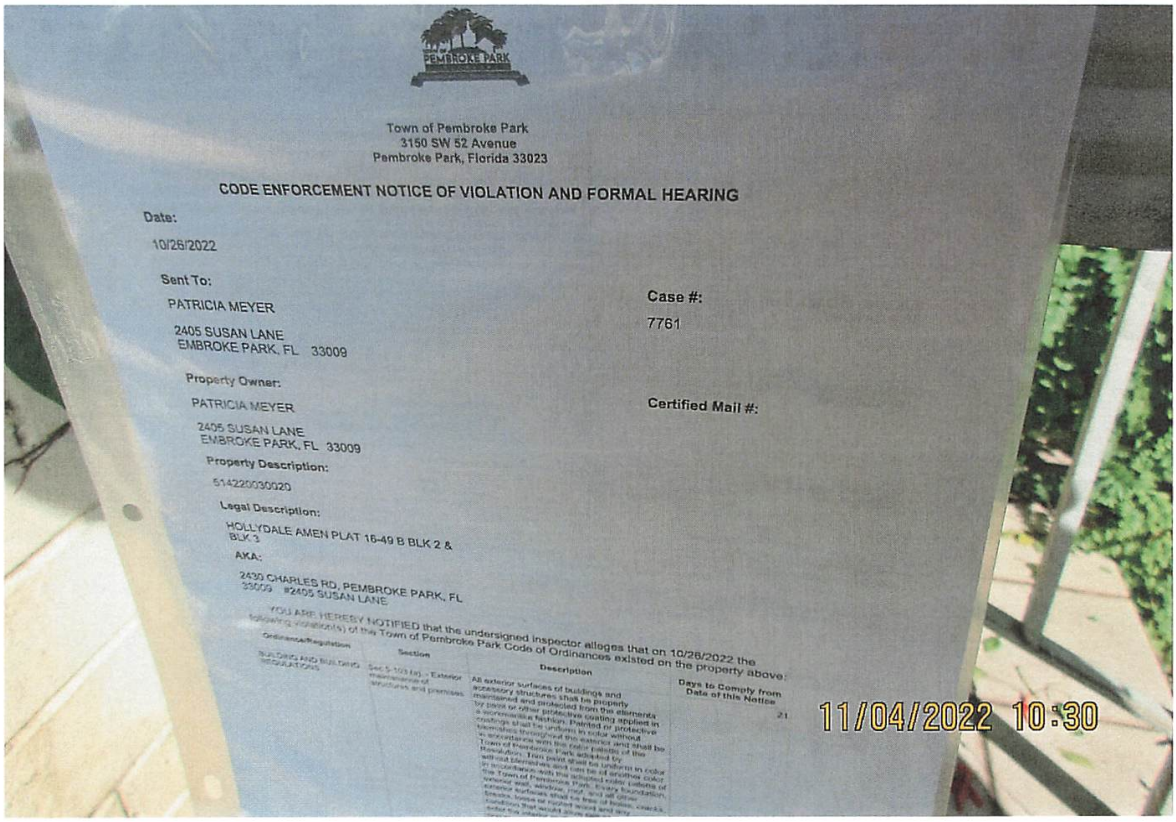
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [√] physical presence or [ ] online notarization this 8 day of 11, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
10/26/2022

Sent To:
PATRICIA MEYER
2405 SUSAN LANE
EMBROKE PARK, FL 33009

Case #:
7761

Property Owner:
PATRICIA MEYER
2405 SUSAN LANE
EMBROKE PARK, FL 33009

Certified Mail #:

Property Description:
514220030020

Legal Description:
HOLLYDALE AMEN PLAT 15-49 B BLK 2 & BLK 3

AKA:
2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2405 SUSAN LANE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/26/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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 [illegible] throughout the exterior and shall be in accordance with the color policies 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 surfaces and roof, and all other [illegible] shall be free of holes, cracks, broken, loose or rotted wood and any [illegible]	21

11/04/2022 10:30



11/04/2022 10:29

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/26/2022

Sent To:

PATRICIA MEYER

2405 SUSAN LANE
EMBROKE PARK, FL 33009

Case #:

7761

Property Owner:

PATRICIA MEYER

2405 SUSAN LANE
EMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220030020

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B BLK 2 &
BLK 3

AKA:

2430 CHARLES RD, PEMBROKE PARK, FL
33009 #2405 SUSAN LANE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/26/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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.	21

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.	21
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	21
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.	21
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.	21
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.	21
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.	21
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	21
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, 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)	21

1. Installed addition without a permit. Obtain plans for an after the fact permit and inspections.
2. Installed two sheds without a permit. Obtain plans for an after the fact permit and inspections.
3. Installed a wooden deck without a permit. Obtain plans for an after the fact permit and inspections.
4. Installed metal frame canopy without a permit. Obtain plans for an after the fact permit and inspections.
5. Exterior maintenance required. Pressure wash, repair and paint all exterior.
6. Abandon vehicle on property. Vehicle must display current tag and be in operable condition.

Double permit fee assessed. Contact the Building Dept. for permit inquries at 954-966-4600, ext 182.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

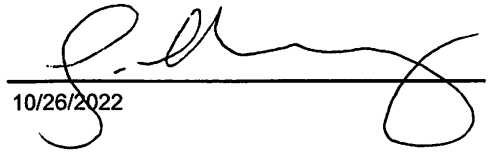
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer



10/26/2022



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2430 CHARLES ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 03 0020
Property Owner	COBBLESTONE II BMB LLC	Millage	0613
Mailing Address	17W220 22 ST #220 OAKBROOK TERRACE IL 60181	Use	28-03
Abbr Legal Description	HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3 AND HOLLYDALE 6-37 B LOT 16 BLK 2 TOG WITH 5 FT STRIP LYING W OF W/BNDRY O SAID LOT 16 BETWEEN WLY EXT OF N & S BOUNDARIES OF SAID LOT 16		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$1,896,520		$1,896,520	$1,896,520	
2022	$1,896,520		$1,896,520	$1,896,520	
2021	$1,896,520		$1,896,520	$1,896,520	$40,783.90

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,896,520	$1,896,520	$1,896,520	$1,896,520
Portability	0	0	0	0
Assessed/SOH	$1,896,520	$1,896,520	$1,896,520	$1,896,520
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,896,520	$1,896,520	$1,896,520	$1,896,520

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2022	SWD-T		118363117
6/7/2019	SWD-Q	$2,117,400	115886505
3/29/2001	WD*	$1,250,000	31454 / 173
8/2/2000	QC*	$38,500	30739 / 771
3/25/1991	QCD	$100	18278 / 742

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	209,102	SF
$0.10	146,000	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc


2405
12/10/2021 15:19


2405
12/10/2021 15:19


2405
12/10/2021 15:19


12/10/2021 15:19


12/10/2021 15:19


12/10/2021 15:20


12/10/2021 15:21


12/10/2021 15:25


12/10/2021 15:26


12/10/2021 15:26

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEDINA LAND HOLDINGS 12 LLC	PO BOX 430871 SOUTH MIAMI, FL 33243	2570 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 7832 **Date Next Inspection** 11/16/2022

Notes

1. Pronto Waste Service, Inc. commercial dumpster on premise. Dumpster must be removed and a commercial dumpster from the Town's exclusive Franchise Waste Management must be obtained. Contact Kay Hurley to set up account at 954-439-4067.
2. Front parking lot is in disrepair and requires maintenance. Pave and re-stripe with plans, permit and inspections. Contact the Building Dept. for permit inquiries.
3. Adjacent swales has overgrown weeds. Trim all overgrown weeds.
4. Outdoor storage of racks, hose, cables, and construction materials. Remove all outdoor storage and store inside building. Repeat violation ref Case 6489 & 6874.

Documents Issued

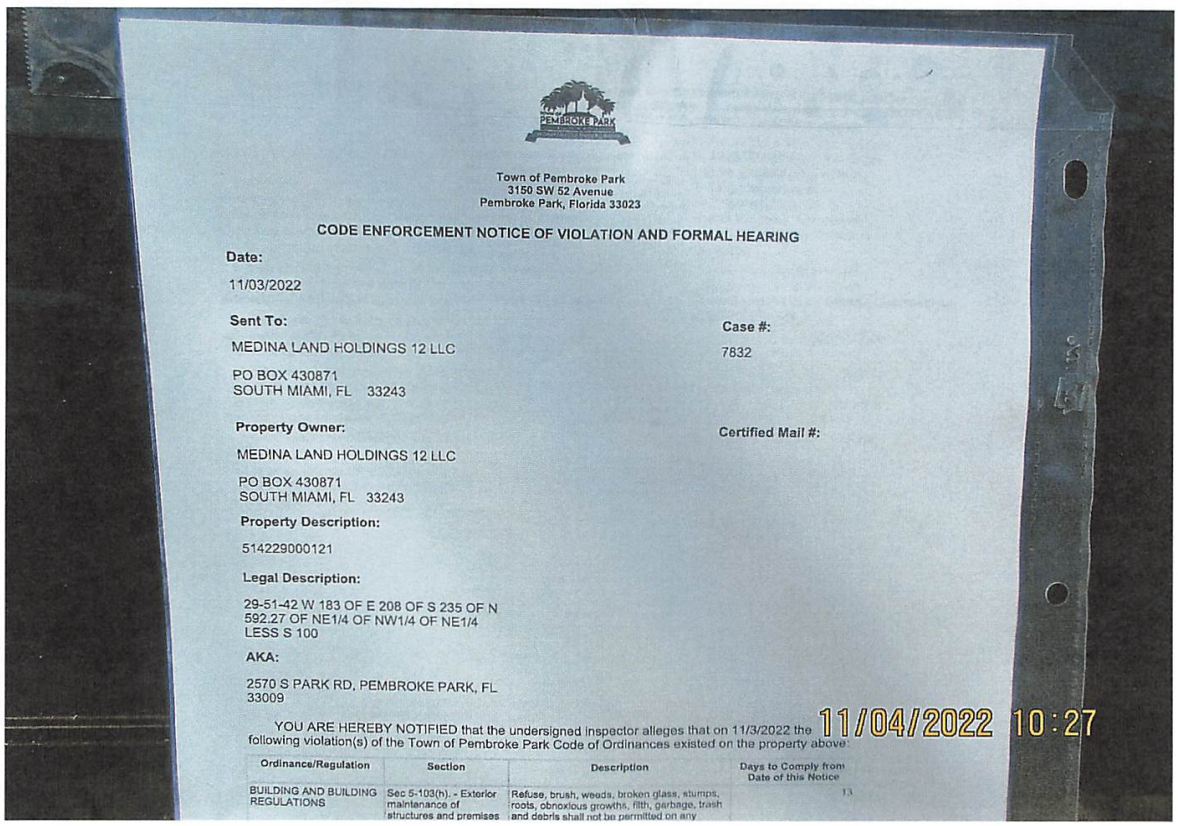
Date Issue	Hearing Date	Document Type	Delivery
11/3/2022		Notice of Violation	Certified Mail 11/3/22
11/3/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 11/4/22 Certified Mail 11/3/22

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: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 11/16/2022

Case Overview

GARBAGE AND REFUSE	Sec. 11-42(a) - Disposal of solid waste restricted	(a) The disposal of solid waste is restricted as follows: (1) It shall be unlawful for any person to bury, burn, or dispose of any solid waste by means other than by using the services of the Town or the Town's franchisee solid waste collector except for garbage which may be disposed of through the use of a garbage disposal unit connected to the Town sewerage system or a septic tank and in accordance with the provisions of this chapter. (2) No solid waste shall be collected by the Town's solid waste collector except solid waste generated from the premises where the solid waste container is located.	Not in Compliance - Reinspection Date: 11/16/2022
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 11/16/2022



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/03/2022

Sent To:

MEDINA LAND HOLDINGS 12 LLC

PO BOX 430871
SOUTH MIAMI, FL 33243

Case #:

7832

Property Owner:

MEDINA LAND HOLDINGS 12 LLC

PO BOX 430871
SOUTH MIAMI, FL 33243

Certified Mail #:

Property Description:

514229000121

Legal Description:

29-51-42 W 183 OF E 208 OF S 235 OF N 592.27 OF NE1/4 OF NW1/4 OF NE1/4 LESS S 100

AKA:

2570 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/3/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any	13

11/04/2022 10:27



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MEDINA LAND HOLDINGS 12 LLC CASE NO. 7832

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2570 S PARK RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2570 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MEDINA LAND HOLDINGS 12 LLC AT 10:27 A.M. ON THE 4 DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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NOV - 3 2022

Sent To MEDINA LAND HOLDINGS 12 LLC
Street and Apt. N NOH #7832
City, State, ZIP+ PO BOX 430871,
SOUTH MIAMI, FL 33243

PS Form 3800,

7022 0410 0002 5496 4336



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Sent To MEDINA LAND HOLDINGS 12 LLC
Street and Apt. N NOH #7832
City, State, ZIP+ 2570 S PARK RD,
PEMBROKE PARK, FL 33009

PS Form 3800,

7022 0410 0002 5496 4343



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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage ar
$

Postmark Here

NOV - 3 2022

Sent To RAUL MEDINA JR
Street and Apt. N NOH #7832
City, State, ZIP+ 7487 SW 50TH TERR,
MIAMI, FL, 33155

PS Form 3800,

7022 0410 0002 5496 4312

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/03/2022

Sent To:

MEDINA LAND HOLDINGS 12 LLC

PO BOX 430871
SOUTH MIAMI, FL 33243

Case #:

7832

Property Owner:

MEDINA LAND HOLDINGS 12 LLC

PO BOX 430871
SOUTH MIAMI, FL 33243

Certified Mail #:

Property Description:

514229000121

Legal Description:

29-51-42 W 183 OF E 208 OF S 235 OF N 592.27 OF NE1/4 OF NW1/4 OF NE1/4 LESS S 100

AKA:

2570 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/3/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	13
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.	13

BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	13
GARBAGE AND REFUSE	Sec. 11-42(a) - Disposal of solid waste restricted	(a) The disposal of solid waste is restricted as follows: (1) It shall be unlawful for any person to bury, burn, or dispose of any solid waste by means other than by using the services of the Town or the Town's franchisee solid waste collector except for garbage which may be disposed of through the use of a garbage disposal unit connected to the Town sewerage system or a septic tank and in accordance with the provisions of this chapter. (2) No solid waste shall be collected by the Town's solid waste collector except solid waste generated from the premises where the solid waste container is located.	13
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)	13

1. Pronto Waste Service, Inc. commercial dumpster on premise. Dumpster must be removed and a commercial dumpster from the Town's exclusive Franchise Waste Management must be obtained. Contact Kay Hurley to set up account at 954-439-4067.
2. Front parking lot is in disrepair and requires maintenance. Pave and re-stripe with plans, permit and inspections. Contact the Building Dept. for permit inquiries.
3. Adjacent swales has overgrown weeds. Trim all overgrown weeds.
4. Outdoor storage of racks, hose, cables, and construction materials. Remove all outdoor storage and store inside building. Repeat violation ref Case 6489 & 6874.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

11/3/2022



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2570 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0121
Property Owner	MEDINA LAND HOLDINGS 12 LLC	Millage	0613
Mailing Address	PO BOX 430871 SOUTH MIAMI FL 33243	Use	48-01
Abbr Legal Description	29-51-42 W 183 OF E 208 OF S 235 OF N 592.27 OF NE1/4 OF NW1/4 OF NE1/4 LESS S 100		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$173,800	$622,540	$796,340	$796,340	
2022	$173,800	$622,540	$796,340	$796,340	$16,819.00
2021	$173,800	$564,840	$738,640	$738,640	$15,884.16

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$796,340	$796,340	$796,340	$796,340
Portability	0	0	0	0
Assessed/SOH	$796,340	$796,340	$796,340	$796,340
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$796,340	$796,340	$796,340	$796,340

Sales History

Date	Type	Price	Book/Page or CIN
10/12/2021	QC*-T	$100	117693152
9/1/1999	WD*	$435,000	29844 / 1861
8/13/1998	WD*	$285,000	28753 / 118
5/1/1968	WD	$45,700	1953 / 957
11/1/1964	WD	$16,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$304,920	0.57	AC
Adj. Bldg. S.F. (Card, Sketch)		6858
Eff./Act. Year Built: 1965/1964		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
MEDINA LAND HOLDINGS #12, LLC

Filing Information

Document Number	L21000260616
FEI/EIN Number	87-1103836
Date Filed	06/04/2021
Effective Date	06/04/2021
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/12/2021
Event Effective Date	NONE

Principal Address

7487 SW 50TH TERR
MIAMI, FL 33155

Changed: 03/04/2022

Mailing Address

P.O. BOX 430871
SOUTH MIAMI, FL 33243

Registered Agent Name & Address

RAUL, MEDINA, JR.
7487 SW 50TH TERR
MIAMI, FL 33155

Address Changed: 03/04/2022

Authorized Person(s) Detail

Name & Address

Title MGM

MEDINA, RAUL, JR.
7487 SW 50TH TERR
MIAMI, FL 33155

Title MGR

Joseline Ramirez

From: Joseline Ramirez
Sent: Wednesday, May 11, 2022 4:23 PM
To: ariel@mtxgroupone.com
Subject: FW: 2570 S Park Rd
Attachments: IMG_3087.jpg

Hi Ariel,

Per our discussion last Friday, I mentioned I was going to inquire with Broward County about the tree/bush in front of your property. Below he mentioned that you can remove it without permit because it's a nuisance tree. Therefore, you may proceed with removal. As for the parking lot, you do require a permit to black top and re-stripe.

Thank you for your attention to this matter, have a great day.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer

P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com

Town of Pembroke Park / Code Enforcement Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Follow us on: Facebook / www.townofpembrokepark.com

-----Original Message-----
From: Schore, Alex <ASCHORE@broward.org>
Sent: Tuesday, May 10, 2022 11:54 AM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: RE: 2570 S Park Rd

That appears to be a Brazilian Pepper (Schinus terebinthifolia) tree which is considered a nuisance and is exempt from licensing requirements. To be considered a tree (as defined in Sec. 27-404, Broward County Code) a tree must have a trunk diameter of at least 3" measured at breast height (4 1/2' from the ground) and grow to a height of at least 10' in South Florida.

ALEX SCHORE, PROGRAM PROJECT COORDINATOR Resilient Environment Department ENVIRONMENTAL PERMITTING DIVISION
1 North University Drive, Mailbox 201, Plantation, FL 33324-2038
Office: (954) 519-1282 Fax: (954) 519-1412
https://linkprotect.cudasvc.com/url?a=https%3a%2f%2f%2fBroward.org%2fEnvironment&c=E,1,npVjxvXPDSMIWcl9sJhAP9wEPWOmMDg-

BU7UMP9qjFxYTgaihPIilQXHaejC1yFajOVLo2AZaYTbw6oky1t2Bso36ly1CJ5s8ChRge_BClegcTzkDLzd4-w,&typo=1 | ePermits

FL-5616A
We value your feedback as a customer. You can comment on the quality of service you received by completing our survey. Thank you!

-----Original Message-----
From: Joseline Ramirez <jramirez@tppfl.gov>
Sent: Tuesday, May 10, 2022 11:08 AM
To: Schore, Alex <ASCHORE@broward.org>
Subject: 2570 S Park Rd

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Hi Alex,

I hope to find you well, can you please advise if a permit is required to remove the bush on the picture attached?

Regards,

Joseline Ramirez
Chief Code Enforcement Officer

P: (954) 966-4600 ext. 215 * C: (954) 551-7147 / jramirez@tppfl.gov.com

Town of Pembroke Park / Code Enforcement Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

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https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.townofpembrokepark.com&c=E,1,6P1RGGRzcG_EJcGMXAzUnYcdLKGU9RqcGuWK71RAV2kFNrDcmsYDwFYfeQp0xZJRWfuyk7zZ0KWzUY7_Q2fHAXTY7dYh82wtHYaXR-6MdjGLbqCw7i4,&typo=1

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Joseline Ramirez

From: Joseline Ramirez
Sent: Friday, September 2, 2022 10:06 AM
To: ariel@mtxgroupone.com
Subject: Courtesy Warning - Prohibited dumpster - Replace with Waste Management dumpster
Attachments: IMG_4560.jpg

Good afternoon Ariel,

We spoke a couple weeks ago regarding the dumpster on your property, per the Town Ordinance, only Waste Management dumpsters are allowed.

Sec. 11-42. - Disposal of solid waste restricted.
(a)The disposal of solid waste is restricted as follows:(1)It shall be unlawful for any person to bury, burn, or dispose of any solid waste by means other than by using the services of the Town or the Town's franchisee solid waste collector except for garbage which may be disposed of through the use of a garbage disposal unit connected to the Town sewerage system or a septic tank and in accordance with the provisions of this chapter.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023 Follow us on: Facebook / www.townofpembrokepark.com

Joseline Ramirez

From: Ariel Rodriguez <ariel@mtxgroupone.com>
Sent: Friday, September 2, 2022 1:10 PM
To: Joseline Ramirez
Subject: Re: 2570 S Park Rd - Courtesy Warning - Reminder

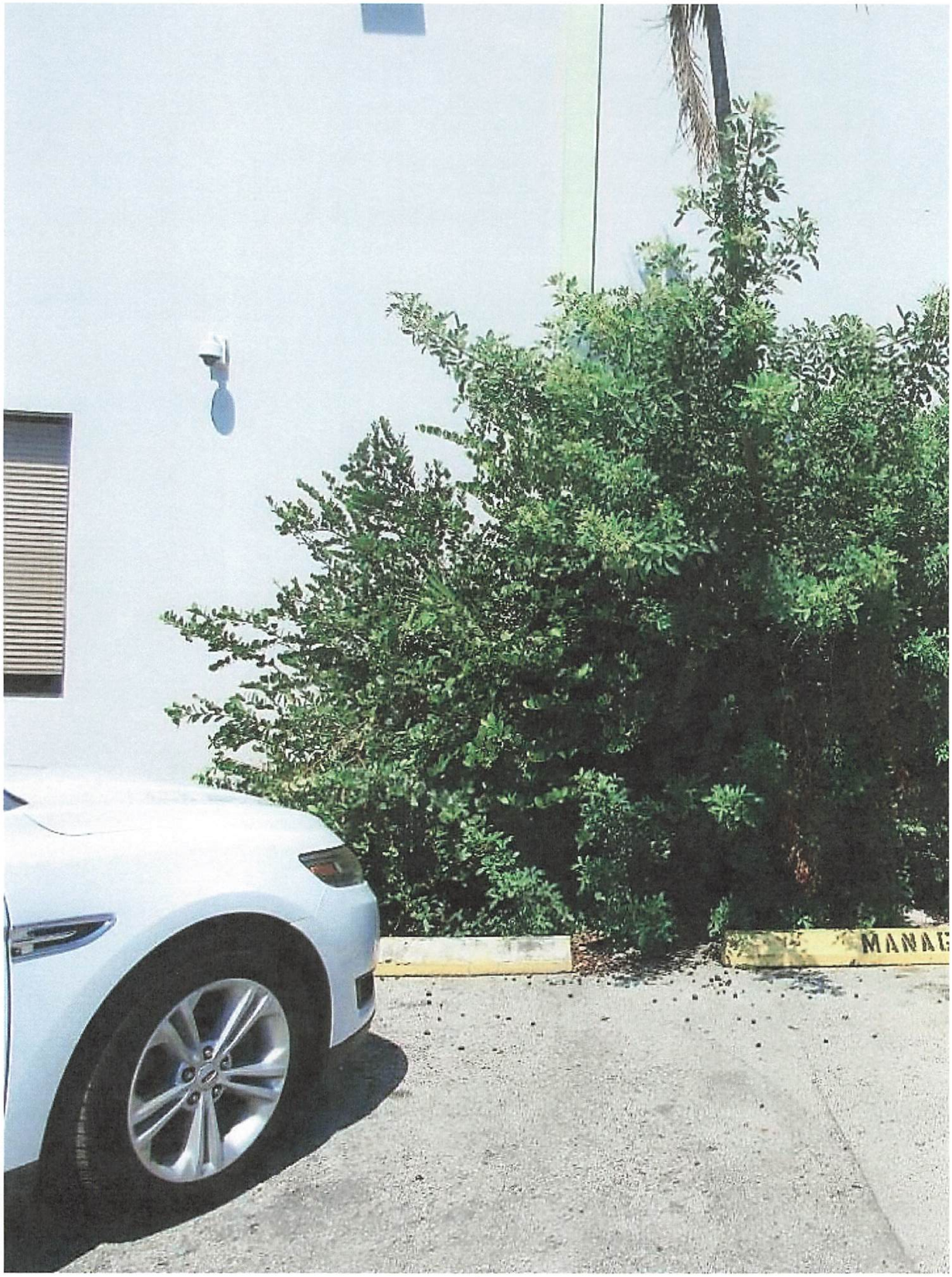
Wednesday will be removed .

Ariel Rodriguez
Chief Operating Officer
MTX Group One LLC
C: 305-606-0094
O: 305-964-7973

> On Sep 2, 2022, at 10:10 AM, Joseline Ramirez <jramirez@tppfl.gov> wrote:
>
> Good morning Ariel,
>
> Per our discussion below on 05/11/22, it was mentioned that the front parking lot has to be repaved and re-stripe with a permit. Please advise at your earliest convenience when you obtained a permit.
>
> Regards,
>
> Joseline Ramirez
> Chief Code Enforcement Officer
>
> P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
>
> Town of Pembroke Park / Code Enforcement Dept.
>
> 3150 SW 52nd Avenue, Pembroke Park, FL 33023
>
> Follow us on: Facebook /
https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.townofpembrokepark.com&c=E,1,78BpVM9QRC9hXTcHKHnRtfgpUiE5TTgicFfLEWelKorw9hYvU1qQnv_AnW19oBeB-1Xwm41ylGpgbLaY1OBLQaipZY9s1Vg3DLC5rWWByAeq06o,&typo=1
>
>
> -----Original Message-----
> From: Joseline Ramirez
> Sent: Wednesday, May 11, 2022 4:23 PM
> To: ariel@mtxgroupone.com
> Subject: FW: 2570 S Park Rd
>
> Hi Ariel,
>
> Per our discussion last Friday, I mentioned I was going to inquire with Broward County about the tree/bush in front of your property. Below he mentioned that you can remove it without permit because it's a nuisance tree. Therefore, you may proceed with removal. As for the parking lot, you do require a permit to black top and re-stripe.

>
> Thank you for your attention to this matter, have a great day.
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> Regards,
>
> Joseline Ramirez
> Chief Code Enforcement Officer
>
> P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
>
> Town of Pembroke Park / Code Enforcement Dept.
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> 3150 SW 52nd Avenue, Pembroke Park, FL 33023
>
> Follow us on: Facebook /
https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.townofpembrokepark.com&c=E,1,-ji0Q9B4geEHwFAHBNHmbuZXdqk6HF0NST8Jh_-94y_sxL7irbOwGHS0ybbh47ZUuv1AKWgDfmVzi4ST3FooaG5SyZwsjOip8XuDCsHOr4aM2JFH7PDHud2j6n3T&typo=1
>
>
> -----Original Message-----
> From: Schore, Alex <ASCHORE@broward.org>
> Sent: Tuesday, May 10, 2022 11:54 AM
> To: Joseline Ramirez <jramirez@tppfl.gov>
> Subject: RE: 2570 S Park Rd
>
> That appears to be a Brazilian Pepper (Schinus terebinthifolia) tree which is considered a nuisance and is exempt from licensing requirements. To be considered a tree (as defined in Sec. 27-404, Broward County Code) a tree must have a trunk diameter of at least 3" measured at breast height (4 1/2' from the ground) and grow to a height of at least 10' in South Florida.
>
>
>
> ALEX SCHORE, PROGRAM PROJECT COORDINATOR Resilient Environment Department ENVIRONMENTAL PERMITTING DIVISION
> 1 North University Drive, Mailbox 201, Plantation, FL 33324-2038
> Office: (954) 519-1282 Fax: (954) 519-1412
>
https://linkprotect.cudasvc.com/url?a=https%3a%2f%2f%2fBroward.org%2fEnvironment&c=E,1,npVjxvXPDSMIWcl9sJhAP9wEPWOmMDg-BU7UMP9qjFxYTgaihPIiIQXHaejC1yFajOVLo2AZaYTbw6oky1t2Bso36ly1CJ5s8ChRge_BClegcTzkDLzd4-w,&typo=1 | ePermits
>
> FL-5616A
> We value your feedback as a customer. You can comment on the quality of service you received by completing our survey. Thank you!
>
> -----Original Message-----
> From: Joseline Ramirez <jramirez@tppfl.gov>
> Sent: Tuesday, May 10, 2022 11:08 AM
> To: Schore, Alex <ASCHORE@broward.org>
> Subject: 2570 S Park Rd

>
> External Email Warning:
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>
> Hi Alex,
>
> I hope to find you well, can you please advise if a permit is required to remove the bush on the picture attached?
>
> Regards,
>
> Joseline Ramirez
> Chief Code Enforcement Officer
>
> P: (954) 966-4600 ext. 215 * C: (954) 551-7147 / jramirez@tppfl.gov.com
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> Town of Pembroke Park / Code Enforcement Dept.
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>
>
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4


PRONTO
Waste Service, Inc.
09/16/2022 12:41


11/04/2022 10:26


11/04/2022 10:27


11/04/2022 10:26


11/04/2022 10:26


10/05/2022 11:16

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. MEDINA LAND HOLDINGS 12 LLC MTX GROUP ONE, LLC Respondent(s)	Case No.: 6489

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2570 S PARK ROAD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: MEDINA LAND HOLDINGS 12 LLC / MTX GROUP ONE, LLC, PO BOX 430871, SOUTH MIAMI, FL, 33243

FOLIO NO.: 5142 29 00 0121

LEGAL DESCRIPTION: 29-51-42 W 183 OF E 208 OF S 235 OF N 592.27 OF NE1/4 OF NW1/4 OF NE1/4 LESS S 100

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) 12-48; 15-17; 15-177; 15-180; 15-22; 15-25; 22-85(a). 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) 12-48; 15-17; 15-177; 15-180; 15-22; 15-25; 22-85(a) **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of November 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of November, 2021.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Executive Diesel Marine - 3154 Pembroke Road

Legal Description

Case Status Closed **Case #** 4504

Notes No current Business Tax Receipt for business. Business owner will need to obtain and/or renew business license to continue to operate.

Acct: 051263C

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/25/2019		Notice of Violation	Posted to Property Regular Mail
8/6/2019	8/22/2019	Notice of Formal Hearing - Notice w/ NOV	Hand
8/27/2019	8/22/2019	Final Order	
8/31/2021		Affidavit of Non-Compliance	Certified Mail
8/31/2021	9/15/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
9/16/2021	9/15/2021	Supplemental Order/Claim of Lien	Certified Mail
5/9/2022		Affidavit of Compliance	Regular Mail
8/16/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
10/24/2022	11/16/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property 11/4/22 Certified Mail 10/27/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	5/9/2022

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	5/9/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	5/9/2022	$49,050.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$49,150.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$49,150.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK WAREHOUSES HOLDING CASE NO. 4504

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3150 PEMBROKE ROAD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3150 PEMBROKE ROAD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING AT 10:46 A.M. ON THE 4 DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

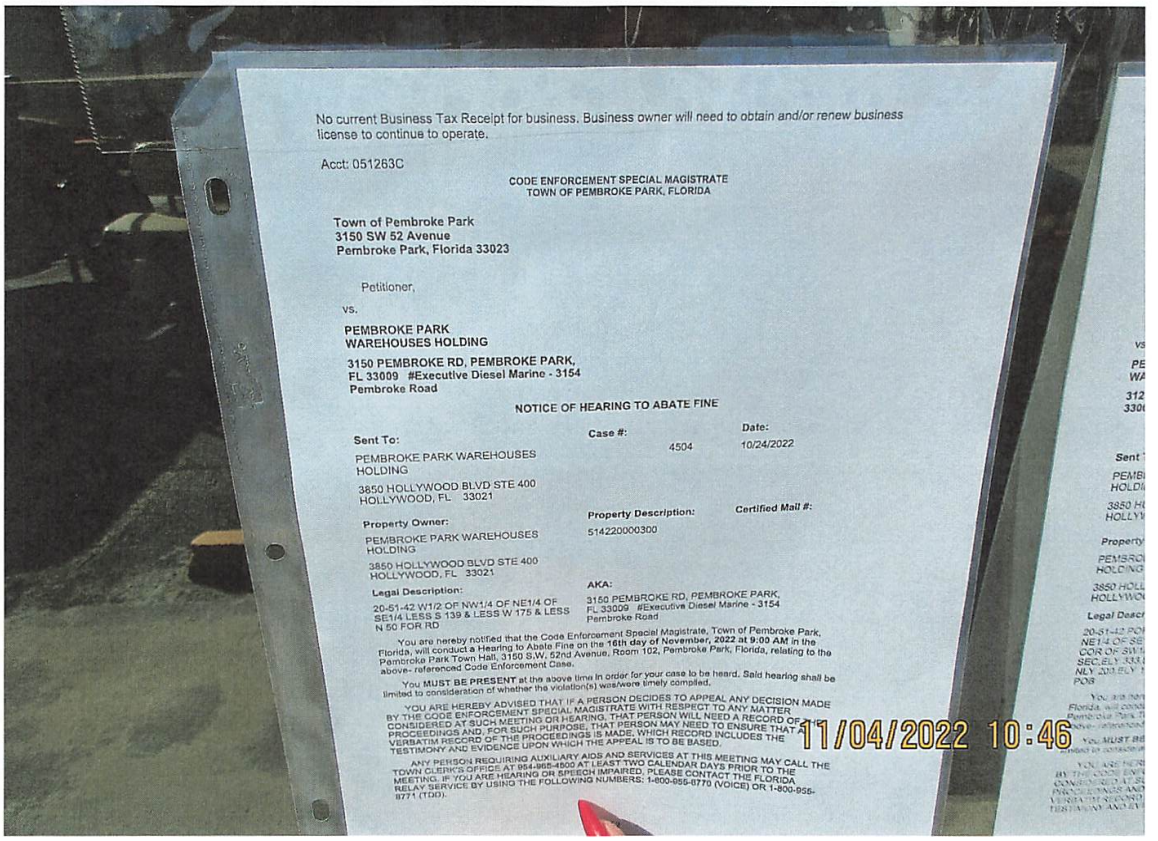
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.



No current Business Tax Receipt for business. Business owner will need to obtain and/or renew business license to continue to operate.

Acct: 051263C

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Executive Diesel Marine - 3154
Pembroke Road

NOTICE OF HEARING TO ABATE FINE

Sent To:
PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #: 4504

Date: 10/24/2022

Property Owner:
PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Property Description: 514220000300

Certified Mail #:

Legal Description:
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

AKA:
3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Executive Diesel Marine - 3154 Pembroke Road

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **16th day of November, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

11/04/2022 10:46



Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: November 9, 2022
INVOICE # 321
FOR:

Case # 4504
Pembroke Park Warehouses Holding
Executive Diesel Marine
3154 Pembroke Road
Pembroke Park, FL 33009

Bill To:
Pembroke Park Warehouses Holding
3150 Pembroke Rd
Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 15-17; 15-24		
	Final Order on 08/22/2019		
1	Admin Fee	$ 100.00	$ 100.00
980	Day(s) of Per Diem from (09/01/2019-05/09/2022)	$ 50.00	$ 49,000.00
84	**Town's Motion to Cancel Daily Fine Due to COVID-19 (3/18/20 - 6/10/20)**	$ (50.00)	$ (4,200.00)
	Recording Lien Fee	$48.50	$ 48.50
	Recommend to Abate Per Diem Fine by 85%		$ 6,720.00
	6,720.00 + 48.50 + 100 =		**$ 6,869**
		Balance	$ 44,900.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

No current Business Tax Receipt for business. Business owner will need to obtain and/or renew business license to continue to operate.

Acct: 051263C

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Executive Diesel Marine - 3154
Pembroke Road

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	4504	10/24/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	514220000300	

Legal Description:	**AKA:**
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Executive Diesel Marine - 3154 Pembroke Road

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **16th day of November, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 10/21/22

Phone #: 954-989-2208

Case # 4504

E-mail: nancy.romero@absolutemgmt.com

Address of Violation: 3154 Pembroke Road

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Nancy V. Romero (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 4504 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the Town of Pembroke Park 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 _____ imposing the fine of $49,150.00 for violation(s)of the Town's Code of Ordinances: Existing tenant not having his Business TAX Receipt

Brief summary for request: Tenant has complied and has posted his BTR in the Office.

Nancy V. Romero
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Nancy V. Romero and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 10/21/22.

Notary Public State of Florida: _____ My Commission expires: 6/21/26

EMANUEL NEGRON
Notary Public - State of Florida
Commission # HH 278758
My Comm. Expires Jun 21, 2026
Bonded through National Notary Assn.

Delete Archive Report Reply Reply all Forward

Fw: Forclousre Hearing

Nancy Romero
To: David Wigoda <davidwigoda@gmail.com>
Tue 10/4/2022 10:55 AM

MITIGATION REQUEST FORM...
650 KB

PEMBROKE PARK
SELF STORAGE

Nancy V. Romero - Sr. General Manager
Pembroke Business Park
A 3150 Pembroke Road, Pembroke Park, FL 33009
P 954.989.2208
E PembrokePark@absolutemgmt.com
W www.PembrokeSelfStorage.com

he content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

From: Joseline Ramirez <jramirez@tppfl.gov>
Sent: Friday, September 30, 2022 12:57 PM
To: Nancy Romero <nancy.romero@absolutemgmt.com>
Subject: RE: Forclousre Hearing

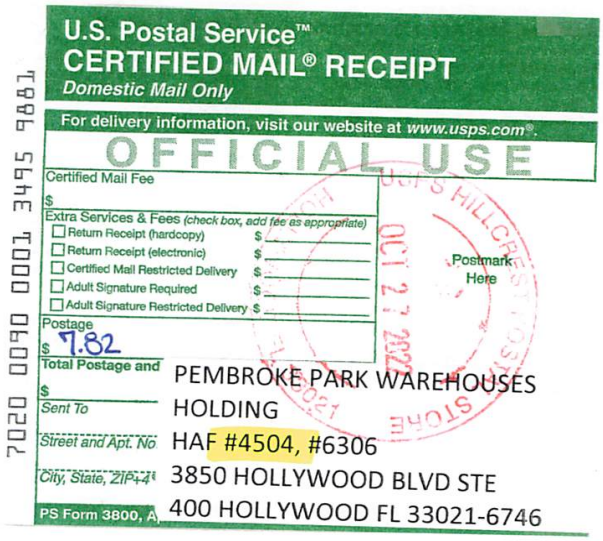
Good afternoon Nancy,

I hope all is well.

3154 has an outstanding fine of $49,150.00. You may request a mitigation of fines by completing and returning the attached form. The only way to avoid foreclosure is by being in full compliance and paying any outstanding fines. So you are on the right track, just have to complete the permits and BTR's.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To PEMBROKE PARK WAREHOUSES HOLDING

Street and Apt. No HAF #4504, #6306

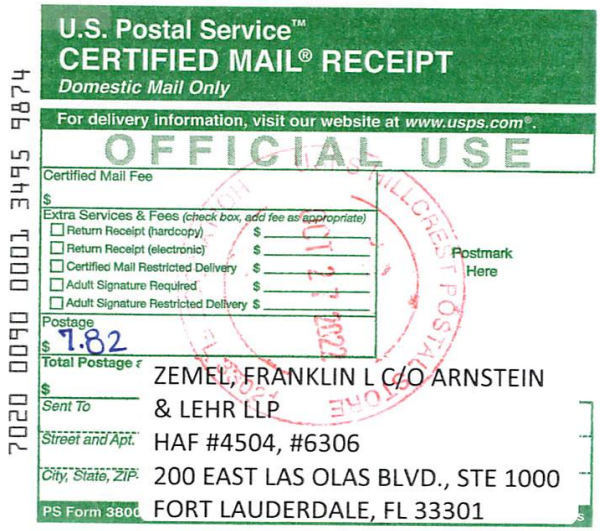
City, State, ZIP+4 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746

PS Form 3800, A

Postmark Here

OCT 27 2022

7020 0090 0001 3495 9881



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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage
$

Sent To ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP

Street and Apt. HAF #4504, #6306

City, State, ZIP 200 EAST LAS OLAS BLVD., STE 1000 FORT LAUDERDALE, FL 33301

PS Form 3800

Postmark Here

OCT 27 2022

7020 0090 0001 3495 9874



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage an
$

Sent To PEMBROKE PARK WAREHOUSES HOLDING

Street and Apt. N HAF #4504

City, State, ZIP+4 3154 PEMBROKE RD PEMBROKE PARK, FL 33009

PS Form 3800,

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OCT 27 2022

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and
$
Sent To PEMBROKE PARK WAREHOUSES HOLDING
Street and Apt. No., A.F.F.L #4504
City, State, ZIP+4® 3154 PEMBROKE RD, PEMBROKE PARK, FL, 33009
PS Form 3800, A
Postmark Here
HOLLYWOOD HILLS FL 330
SEP 28 2020
7020 0640 0000 5918 7740



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.06

Total Postage ar
$

Sent To PEMBROKE PARK WAREHOUSES HOLDING

Street and Apt. N A.F.F.L#4504, #4746, #4471

City, State, ZIP+ 3850 HOLLYWOOD BLVD STE 400, HOLLYWOOD, FL, 33021

PS Form 3800,

Postmark Here

SEP 26 2022

7020 0640 0000 5918 9652



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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.06

Total Postage an
$

Sent To ZEMEL, FRANKLIN L C/O ARSTEIN & LEHR LLP

Street and Apt. N A.F.F.L#4504, #4746, #4471

City, State, ZIP+ 200 EAST LAS OLAS BLVD, STE 1000, FORT LAUDERDALE, FL, 33301

PS Form 3800,

Postmark Here

SEP 26 2022

7020 0640 0000 5918 9669



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Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.06
Total Postage an
$
Sent To
Street and Apt. N
City, State, ZIP+4
PS Form 3800,

EAST HOLLYWOOD HILLS SEP 2 2 2022 HOLLYWOOD FL 33023
Postmark Here

7020 0640 0000 5918 7757

PEMBROKE PARK WAREHOUSES
HOLDING
A.F.F.L #4504, #4471
3150 PEMBROKE RD,
PEMBROKE PARK, FL, 33009



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ZEMEL, FRANKLIN L
C/O ARSTEIN & LEHR LLP
A.F.F.L #4504, #4746, #4471
200 EAST LAS OLAS BLVD, STE 1000,
FORT LAUDERDALE, FL, 33301

9590 9402 6921 1104 9657 87

2. Article Number (Transfer from service label)
7020 0640 0000 5918 9669

COMPLETE THIS SECTION ON DELIVERY

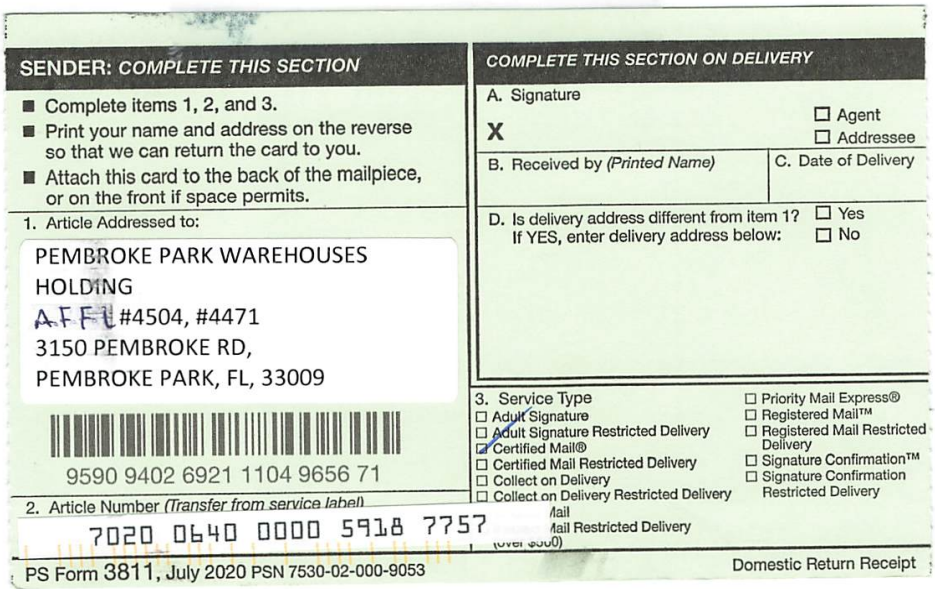
A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) Alicia Garcia
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE PARK WAREHOUSES
HOLDING
A.F.F.L #4504, #4471
3150 PEMBROKE RD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9656 71

2. Article Number (Transfer from service label)
7020 0640 0000 5918 7757

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

RESPONDENTS NAMED AND LISTED ON EXIBIT A
Respondent(s)

ORDER OF SPECIAL MAGISTRATE AUTHORIZING FORECLOSURE OF FINE AND LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21st, 2022 to authorize the Town of Pembroke Park to file a Foreclosure of a Fine and Lien pursuant to the Special Magistrate's Final Order entered previously, a copy of which is attached hereto, and the Special Magistrate's Confirmation of the Fine and Lien [and there being and/or no compliance], a copy of which is attached hereto. The Special Magistrate finds and orders:

1. The Town of Pembroke Park is hereby authorized to file a Foreclosure of Fine and Lien.
2. The Special Magistrate reserves jurisdiction to enter such further orders as are necessary and proper.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21 day of September, 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: Sep 21, 2022.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Notary Public, state of Florida

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

EXIBIT A	NO.	CASE #	NAME	ADDRESS	HOMESTEAD EXEMPTION
	1	4469	PEMBROKE PARK WAREHOUSES HOLDING	3120 SW 19th Street Bay 153, PEMBROKE PARK, FL 33009	NO
	2	4471	PEMBROKE PARK WAREHOUSES HOLDING	3120 Pembroke Rd. #234, PEMBROKE PARK, FL 33009	NO
	3	5699	ORKIN INC / ROLLINS CONTINELTAL INC	1820 SW 30 AVE, PEMBROKE PARK, FL 33009	NO
	4	4725	2727 PARK RD LLC	2727 S PARK RD, PEMBROKE PARK, FL 33009	NO
	5	4420	PEMBROKE CROWN LLC	2565 S PARK LN, PEMBROKE PARK, FL 33009	NO
	6	4504	PEMBROKE PARK WAREHOUSES HOLDING	3154 Pembroke Road, PEMBROKE PARK, FL 33009	NO
	7	4746	PEMBROKE PARK WAREHOUSES HOLDING	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #154 - #155	NO
	8	4475	PEMBROKE PARK WAREHOUSES HOLDING	3130 Pembroke Rd Bay 658, PEMBROKE PARK, FL 33009	NO
	9	6159	LAKE VILLA ASSOCIATES LTD	2300 S PARK RD, PEMBROKE PARK, FL 33009	NO
	10	6297	2400 SW30 LLC	2400 SW 30 AVE, PEMBROKE PARK, FL 33009	NO
	11	6392	ANO LLC	1960 SW 30 AVE, PEMBROKE PARK, FL 33009	NO
	12	6308	HALLANDALE RETAIL LLC	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009	NO

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No ✓

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 29 day of September, 2022.

Nazly Dayana CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ZEMEL, FRANKLIN L
C/O ARSTEIN & LEHR LLP
N.H.A.F #4504, #4746, #4471
200 EAST LAS OLAS BLVD, STE 1000,
FORT LAUDERDALE, FL, 33301

9590 9402 6921 1104 9655 27

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 3864

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE PARK WAREHOUSES
HOLDING
N.H.A.F #4504, #4746, #4471
3850 HOLLYWOOD BLVD STE 400,
HOLLYWOOD, FL, 33021

9590 9402 6921 1104 9655 03

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 3888

COMPLETE THIS SECTION ON DELIVERY

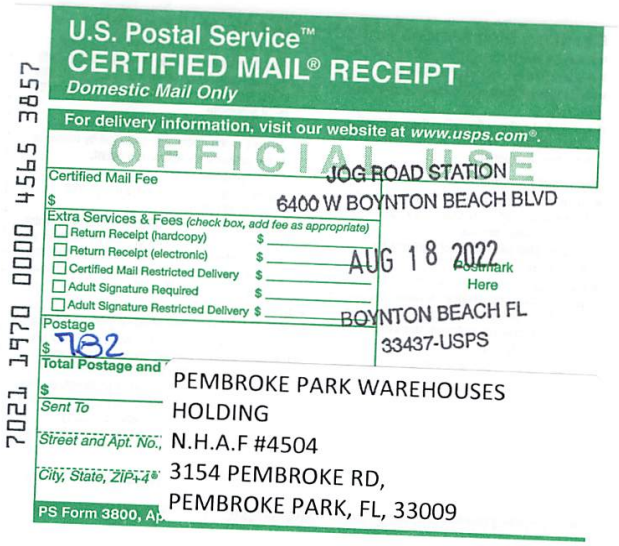
A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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®.

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To
Street and Apt. No.,
City, State, ZIP+4®

PS Form 3800, Ap

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD

AUG 18 2022
Postmark Here

BOYNTON BEACH FL
33437-USPS

PEMBROKE PARK WAREHOUSES
HOLDING
N.H.A.F #4504
3154 PEMBROKE RD,
PEMBROKE PARK, FL, 33009

7021 1970 0000 4565 3857

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Executive Diesel Marine - 3154
Pembroke Road

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	4504	08/16/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	514220000300	

Legal Description:	**AKA:**
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Executive Diesel Marine - 3154 Pembroke Road

You are hereby summoned to appear and otherwise notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code enforcement case(s) on the **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Enforcement lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Instr# 118019791 , Page 1 of 5, Recorded 03/21/2022 at 11:11 AM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

PEMBROKE PARK WAREHOUSES HOLDING
EXECUTIVE DIESEL MARINE
Respondent(s)

Case No.: **4504**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on August 22, 2019. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3154 PEMBROKE RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING, 3850 HOLLYWOOD BLVD, STE 400, HOLLYWOOD, FL 33021

FOLIO NO.: 5142 20 00 0300

1. The Special Magistrate entered a Final Order on August 22, 2019, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 15-17; 15-24. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THE FORMAL HEARING held on August 22, 2019, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on August 22, 2019. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$33,100.00** (THIRTY THREE THOUSAND AND ONE HUNDRED DOLLARS AND 00/100) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of September 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: September 15th, 2021.

Notary Public, State of Florida

TERESSA NICOLETTE GEORGIA MALCOLM
Notary Public - State of Florida
Commission # HH 124569
My Comm. Expires May 8, 2025
Bonded through National Notary Assn.

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17th day of September, 2021.

Nazly Cardona

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 4504

Petitioner,

vs.

PEMBROKE PARK WAREHOUSES HOLDING

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS:	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Executive Diesel Marine - 3154 Pembroke Road
FOLIO:	514220000300
LEGAL DESCRIPTION:	20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, August 22, 2019, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
LICENSES AND BUSINESS REGULATIONS...	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon rec...	9/1/2019		$50.00

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
LICENSES AND BUSINESS REGULATIONS...	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any ot...	9/1/2019		$0.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jeffrey Louis**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

DONE AND ORDERED this AUG 22 2019

ATTEST:

NATASHA JOSEPH
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

PEMBROKE PARK WAREHOUSES HOLDING
EXECUTIVE DIESEL MARINE
Respondent(s)

Case No.: **4504**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on August 22, 2019. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3154 PEMBROKE RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING, 3850 HOLLYWOOD BLVD, STE 400, HOLLYWOOD, FL 33021

FOLIO NO.: 5142 20 00 0300

1. The Special Magistrate entered a Final Order on August 22, 2019, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 15-17; 15-24. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THE FORMAL HEARING held on August 22, 2019, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on August 22, 2019. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$33,100.00** (THIRTY THREE THOUSAND AND ONE HUNDRED DOLLARS AND 00/100) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

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6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of September 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: September 15th, 2021.

Notary Public, State of Florida

TERESSA NICOLETTE GEORGIA MALCOLM
Notary Public - State of Florida
Commission # HH 124569
My Comm. Expires May 8, 2025
Bonded through National Notary Assn.

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Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17th day of September, 2021.

Nazly Cardona CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 4504

Petitioner,

vs.

PEMBROKE PARK WAREHOUSES HOLDING

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Executive Diesel Marine - 3154 Pembroke Road

FOLIO: 514220000300

LEGAL DESCRIPTION: 20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

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Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
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Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

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For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

DONE AND ORDERED this AUG 22 2019

ATTEST:

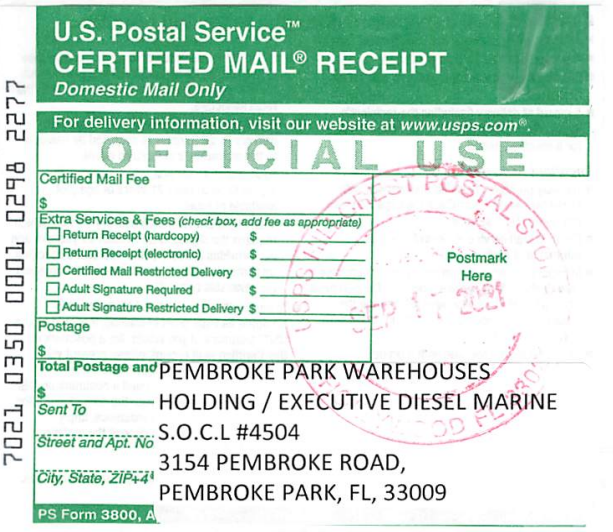
NATASHA JOSEPH
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

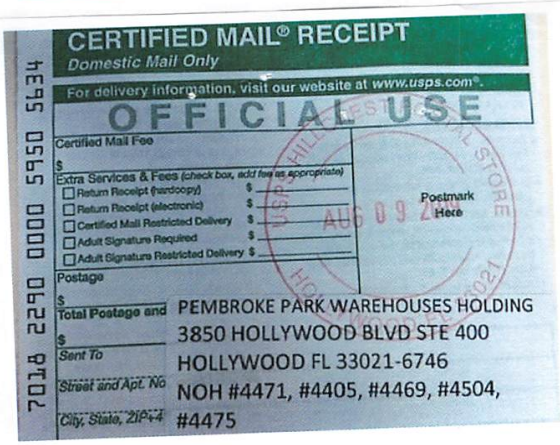
Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

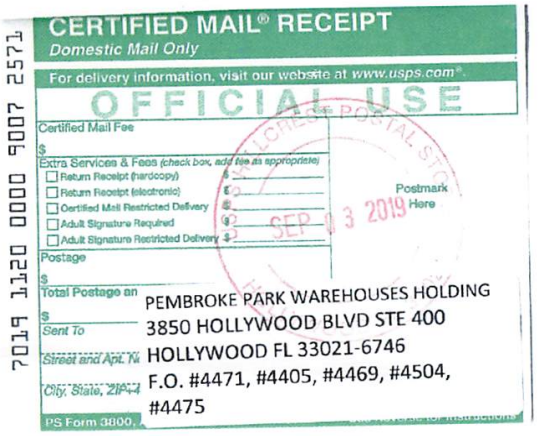

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
SEP 17 2021
Postmark Here
PEMBROKE PARK WAREHOUSES HOLDING
S.O.C.L. #4504, 4469, 4471
3850 HOLLYWOOD BLVD STE 400,
HOLLYWOOD, FL, 33021
7021 0350 0001 0298 2307


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CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800, A
SEP 17 2021
Postmark Here
PEMBROKE PARK WAREHOUSES HOLDING / EXECUTIVE DIESEL MARINE
S.O.C.L #4504
3154 PEMBROKE ROAD,
PEMBROKE PARK, FL, 33009
7021 0350 0001 0298 2277


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Certified Mail Fee
$ 3.50
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ 2.80
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 0.50
Total Postage and F
$ 6.80
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Apr
SEP 03 2019
Postmark Here
Executive Diesel Marine
3154 Pembroke Rd
Pembroke Park, FL 33009
F.O. #4504
7016 3560 0000 5023 1957


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OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Total Postage an
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Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800,
AUG 09 2019
Postmark Here
Executive Diesel Marine
3154 Pembroke Rd
Pembroke Park, FL 33009
NOH #4504
7018 2290 0000 5950 5504


CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4
AUG 09 2019
Postmark Here
PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021-6746
NOH #4471, #4405, #4469, #4504,
#4475
7018 2290 0000 5950 5634


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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
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Total Postage an
$
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800,
SEP 03 2019
Postmark Here
PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021-6746
F.O. #4471, #4405, #4469, #4504,
#4475
7019 1120 0000 9007 2571



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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and F
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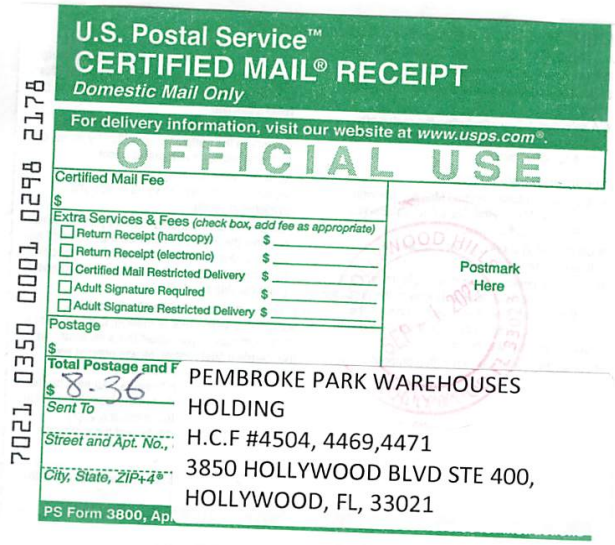
Sent To
Street and Apt. No.,
City, State, ZIP+4®

PS Form 3800, Ap

Postmark Here

7021 0350 0001 0298 2185

PEMBROKE PARK WAREHOUSES
HOLDING
H.C.F #4504, 4469, 4471
3150 PEMBROKE RD,
PEMBROKE PARK, FL, 33009



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and F
$ 8.36

Sent To
Street and Apt. No.,
City, State, ZIP+4®

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7021 0350 0001 0298 2178

PEMBROKE PARK WAREHOUSES
HOLDING
H.C.F #4504, 4469,4471
3850 HOLLYWOOD BLVD STE 400,
HOLLYWOOD, FL, 33021



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and F
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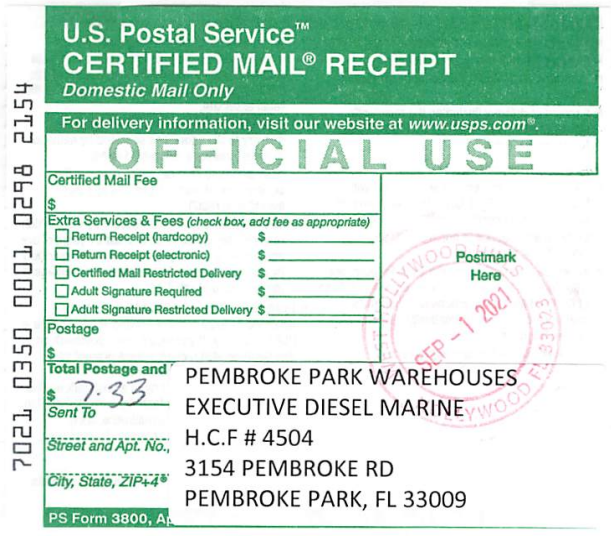
Sent To
Street and Apt. No.,
City, State, ZIP+4®

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Postmark Here

7021 0350 0001 0298 2161

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
H.C.F #4504, 4469, 4471
200 EAST LAS OLAS BLVD, SUITE 1000
FORT LAUDERDALE, FL, 33301



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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 7.33

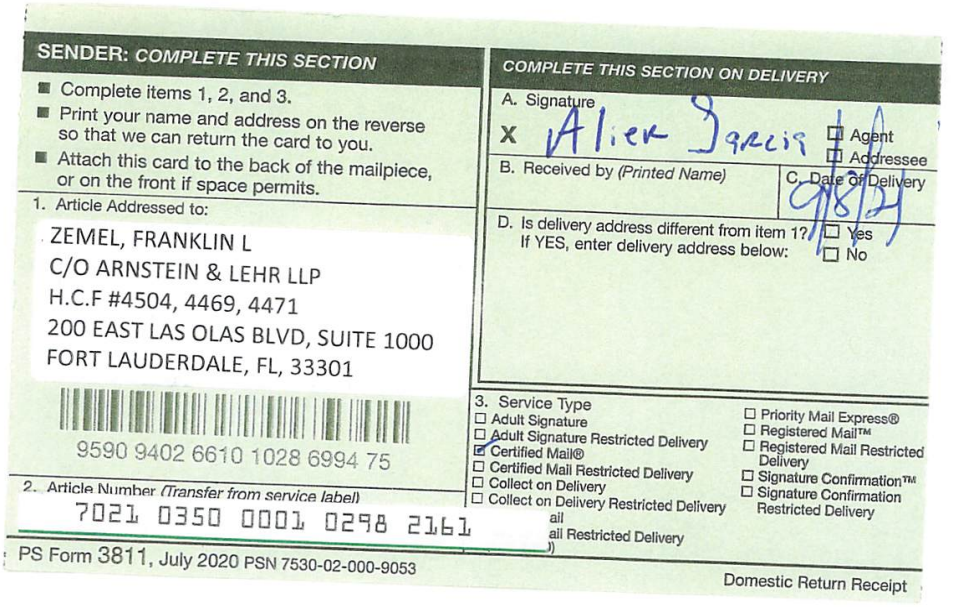
Sent To
Street and Apt. No.,
City, State, ZIP+4®

PS Form 3800, Ap

Postmark Here

7021 0350 0001 0298 2154

PEMBROKE PARK WAREHOUSES
EXECUTIVE DIESEL MARINE
H.C.F # 4504
3154 PEMBROKE RD
PEMBROKE PARK, FL 33009



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
H.C.F #4504, 4469, 4471
200 EAST LAS OLAS BLVD, SUITE 1000
FORT LAUDERDALE, FL, 33301

9590 9402 6610 1028 6994 75

2. Article Number (Transfer from service label)
7021 0350 0001 0298 2161

COMPLETE THIS SECTION ON DELIVERY

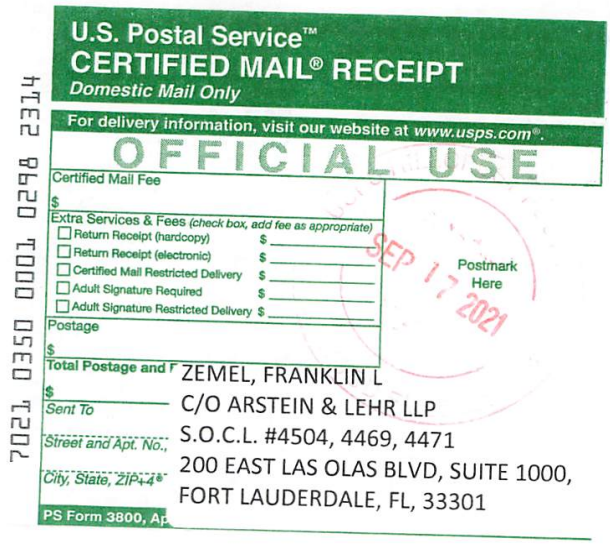
A. Signature
X Alex Garcia ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery 9/8/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ail
- ☐ ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and F
$

Sent To ZEMEL, FRANKLIN L

Street and Apt. No., C/O ARSTEIN & LEHR LLP

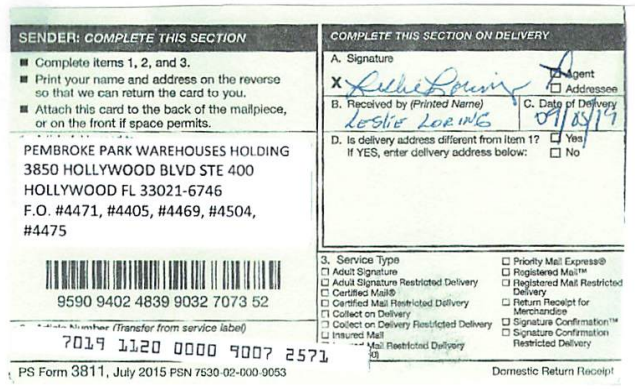
City, State, ZIP+4® S.O.C.L. #4504, 4469, 4471
200 EAST LAS OLAS BLVD, SUITE 1000,
FORT LAUDERDALE, FL, 33301

PS Form 3800, Ap

SEP 17 2021

Postmark Here

7021 0350 0001 0298 2314



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.

PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021-6746
F.O. #4471, #4405, #4469, #4504,
#4475

9590 9402 4839 9032 7073 52

7019 1120 0000 9007 2571

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Leslie Loring ☐ Agent ☐ Addressee

B. Received by (Printed Name) Leslie Loring C. Date of Delivery 9/18/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



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CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and F
$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

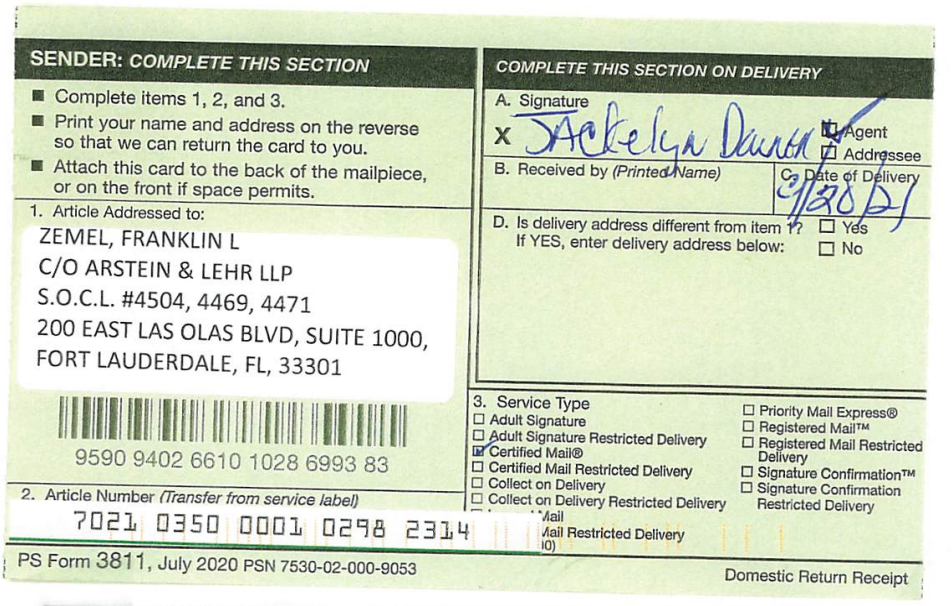
PS Form 3800, Ap

SEP 17 2021

Postmark Here

PEMBROKE PARK WAREHOUSES HOLDING
S.O.C.L. #4504, 4469, 4471
3150 PEMBROKE PARK,
PEMBROKE PARK, FL, 33009

7021 0350 0001 0298 2321



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ZEMEL, FRANKLIN L
C/O ARSTEIN & LEHR LLP
S.O.C.L. #4504, 4469, 4471
200 EAST LAS OLAS BLVD, SUITE 1000,
FORT LAUDERDALE, FL, 33301

9590 9402 6610 1028 6993 83

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 2314

COMPLETE THIS SECTION ON DELIVERY

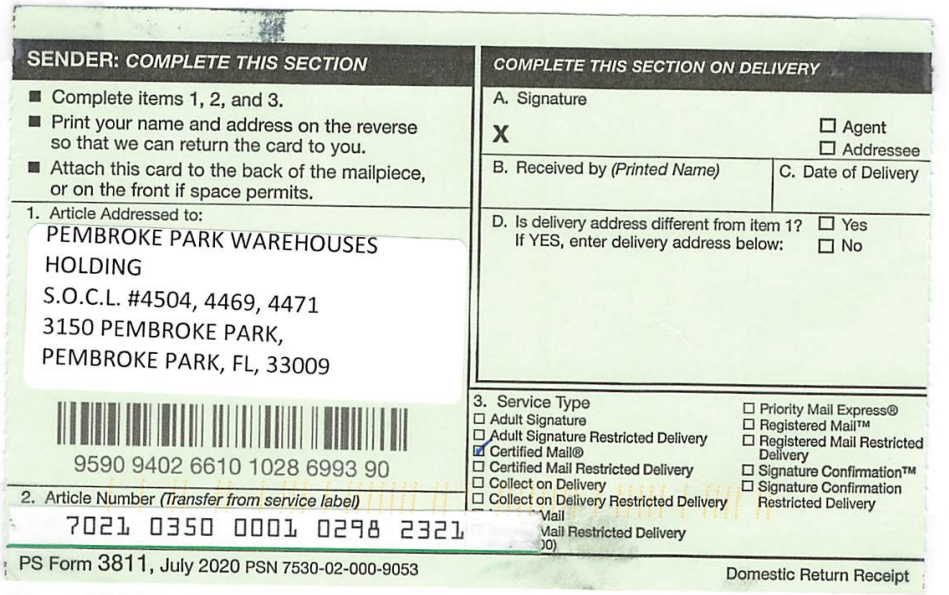
A. Signature
X Ackelyn Daunt ☐ Agent ☑ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 9/28/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE PARK WAREHOUSES
HOLDING
S.O.C.L. #4504, 4469, 4471
3150 PEMBROKE PARK,
PEMBROKE PARK, FL, 33009

9590 9402 6610 1028 6993 90

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 2321

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Executive Diesel Marine - 3154 Pembroke Road

Legal Description

Case Status Open **Case #** 4504 **Date Next Inspection** 9/15/2021

Notes No current Business Tax Receipt for business. Business owner will need to obtain and/or renew business license to continue to operate.

Acct: 051263C

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/25/2019		Notice of Violation	Posted to Property Regular Mail
8/6/2019	8/22/2019	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
8/27/2019	8/22/2019	Final Order	Certified Mail
8/31/2021		Affidavit of Non-Compliance	Certified Mail
8/31/2021	9/15/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 9/15/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 9/15/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$37,200.00

Case Overview

Admin Fixed	Admin Fixed		$100.00
		Total Fines	**$37,300.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$37,300.00**



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3150 PEMBROKE ROAD, PEMBROKE PARK FL 33009
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746

ID #	5142 20 00 0300
Millage	0613
Use	48

Abbr Legal Description	20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$153,770	$2,892,090	$3,045,860	$924,530	
2020	$153,770	$2,674,240	$2,828,010	$840,490	$31,068.51
2019	$153,770	$2,540,240	$2,694,010	$764,090	$29,689.46

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,045,860	$3,045,860	$3,045,860	$3,045,860
Portability	0	0	0	0
Assessed/SOH	$924,530	$3,045,860	$924,530	$924,530
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	$924,530	$3,045,860	$924,530	$924,530

Sales History

Date	Type	Price	Book/Page or CIN
12/1/1992	TD*	$100	20656 / 143
8/1/1990	TD*	$100	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	76,884	SF
Adj. Bldg. S.F. (Card, Sketch)		38550
Eff./Act. Year Built: 1969/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK WAREHOUSES HOLDING COMPANY

Filing Information

Document Number	P92000009334
FEI/EIN Number	65-0373621
Date Filed	12/04/1992
State	FL
Status	ACTIVE

Principal Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Mailing Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Registered Agent Name & Address

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title PSD

CORNFELD, ROBERT M
3850 HOLLYWOOD BLVD # 400
HOLLYWOOD, FL 33021

Annual Reports

Report Year	Filed Date
2019	03/18/2019

2020	05/03/2020
2021	03/30/2021

Document Images

03/30/2021 -- ANNUAL REPORT	View image in PDF format
05/03/2020 -- ANNUAL REPORT	View image in PDF format
03/18/2019 -- ANNUAL REPORT	View image in PDF format
04/11/2018 -- ANNUAL REPORT	View image in PDF format
03/29/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
04/09/2015 -- ANNUAL REPORT	View image in PDF format
06/10/2014 -- ANNUAL REPORT	View image in PDF format
03/14/2013 -- ANNUAL REPORT	View image in PDF format
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05/01/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK WAREHOUSES HOLDING CASE NO. 4504
EXECUTIVE DIESEL MARINE
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING/ EXECUTIVE DIESEL MARINE
TYPE OF PROCESS: HEARING TO CONFIRM FINE

ADDRESS: 3154 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING/ EXECUTIVE DIESEL MARINE AT 3:40 P.M. ON THE 7 DAY OF SEPTEMBER 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

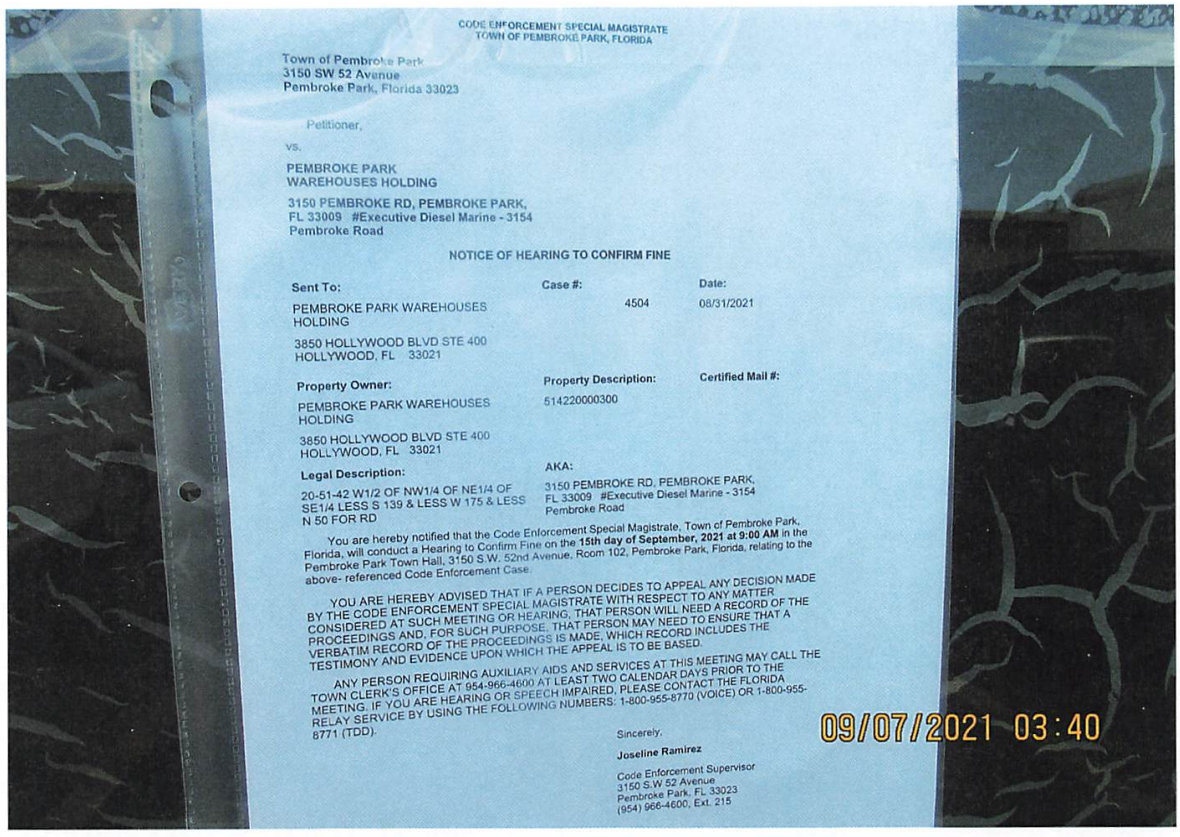
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 9th day of 9, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Executive Diesel Marine - 3154
Pembroke Road

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	4504	08/31/2021

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	514220000300	

Legal Description:
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

AKA:
3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Executive Diesel Marine - 3154 Pembroke Road

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of September, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

09/07/2021 03:40



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Executive Diesel Marine - 3154
Pembroke Road

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	4504	08/31/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	514220000300	

Legal Description:	**AKA:**
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Executive Diesel Marine - 3154 Pembroke Road

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of September, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING
3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Executive Diesel Marine - 3154
Pembroke Road

Respondent(s)

Case #:

4504

On 8/31/2021 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE PARK WAREHOUSES HOLDING
Address:	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021
Folio:	514220000300
Site Address:	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Executive Diesel Marine - 3154 Pembroke Road
Legal Description:	20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 9/15/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 9/15/2021

Notes/Means of Correction:

No current Business Tax Receipt for business. Business owner will need to obtain and/or renew business license to continue to operate.

Acct: 051263C

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 8/31/2021.

TERESSA NICOLETTE GEORGIA MALCOLM
Notary Public - State of Florida
Commission # HH 124868
My Comm. Expires May 8, 2025
Bonded through National Notary Assn.

NOTARY PUBLIC, STATE OF FLORIDA

Town of Pembroke Park
Business Tax / Billing Division

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 961-4760

Customer Number 051263C

APPLICATION FORM

Application Category: No Business Tax / Inspection Fees Only **Application Date:** 5/12/2017

Business Owner Information (Residential Usage)

Business Name: EXECUTIVE DIESEL

Business Owner/Corporation/Partnership:

Business Address: 3154 PEMB RD

City/State/Zip: PEMBROKE PK/ FL /33009

Business Phone: **Other Phone:** 9548045795 **Fax #:**

E-Mail: **Contact Person's Name:** HUBERT HENDRICKS

Parcel Information

Folio Number: 514220000300 **Legal Description:**

Prior Use:

Current Use:

Contact Information

Name:

Mailing Address: 6242 SW 27 STREET

City / State / Zip: MIRAMAR FL 33023

Business Description:

FIRE INSPECTION

Limitations:

(NO BTR - NEED TO APPLY)

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: September 10, 2021
INVOICE # 321
FOR:

Case # 4504

Pembroke Park Warehouses Holding
Executive Diesel Marine
3154 Pembroke Road
Pembroke Park, FL 33009

Bill To:
Pembroke Park Warehouses Holding
3150 Pembroke Rd
Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 15-17; 15-24		
	Final Order on 08/22/2019		
1	Admin Fee	$ 100.00	$ 100.00
744	Day(s) of Per Diem from (09/02/2019-09/15/2021)	$ 50.00	$ 37,200.00
84	**Town's Motion to Cancel Daily Fine Due to COVID-19 (3/18/20 - 6/10/20)**	$ (50.00)	$ (4,200.00)
		Balance	$ 33,100.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/06/2019

Sent To:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

4504

Property Owner:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000300

Legal Description:

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

AKA:

3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Executive Diesel Marine - 3154 Pembroke Road

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/25/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15

LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	15

No current Business Tax Receipt for business. Business owner will need to obtain and/or renew business license to continue to operate.

Acct: 051263C

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 22nd day of August, 2019 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Jeffrey Louis



8/6/2018



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3150 PEMBROKE ROAD, PEMBROKE PARK FL 33009
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746

ID #	5142 20 00 0300
Millage	0613
Use	48

Abbr Legal Description	20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	$153,770	$2,540,240	$2,694,010	$764,090	
2018	$153,770	$1,960,710	$2,114,480	$694,630	$24,044.54
2017	$153,770	$1,549,560	$1,703,330	$631,490	$20,705.08

2019 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,694,010	$2,694,010	$2,694,010	$2,694,010
Portability	0	0	0	0
Assessed/SOH	$764,090	$2,694,010	$764,090	$764,090
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	$764,090	$2,694,010	$764,090	$764,090

Sales History

Date	Type	Price	Book/Page or CIN
12/1/1992	TD*	$100	20656 / 143
8/1/1990	TD*	$100	

* Denotes Multi-Parcel Sale (See Deed)

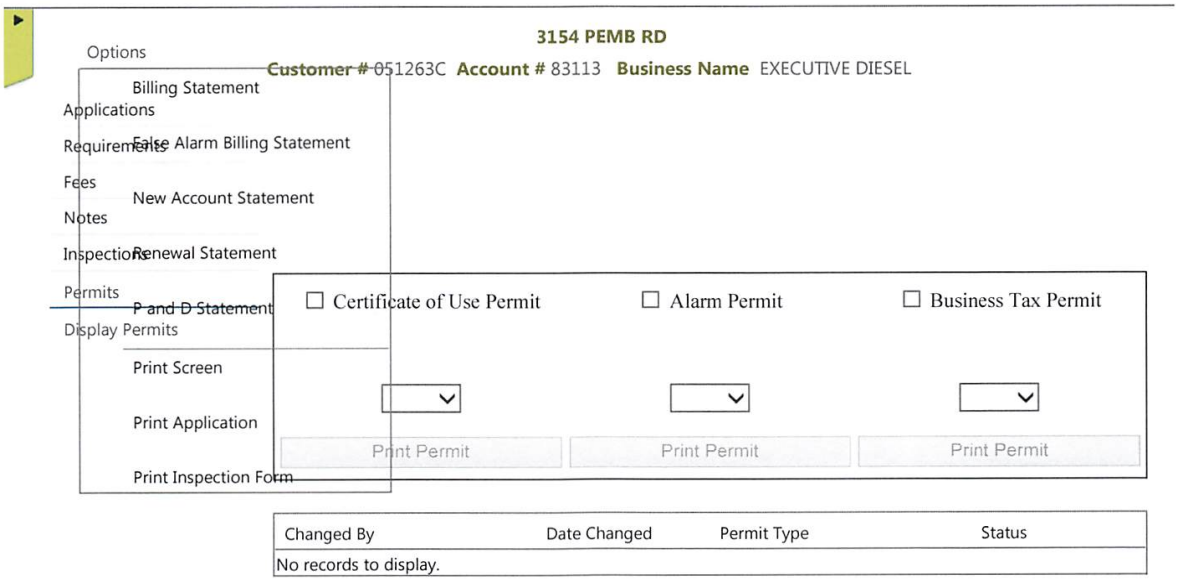
Land Calculations

Price	Factor	Type
$2.00	76,884	SF
Adj. Bldg. S.F. (Card, Sketch)		38550
Eff./Act. Year Built: 1969/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Customer # | Find | Clear



Town of Pembroke Park
Business Tax Department

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 966-5186

Customer Number **051263C**

APPLICATION FORM

Application Category: No Business Tax / Inspection Fees Only **Application Date:** 5/12/2017

Business Owner Information (Residential Usage)

Business Name: EXECUTIVE DIESEL

Business Owner/Corporation/Partnership:

Business Address: 3154 PEMB RD

City/State/Zip: PEMBROKE PK/ FL /33009

Business Phone: **Other Phone:** 9548045795 **Fax #:**

E-Mail: **Contact Person's Name:** HUBERT HENDRICKS

Parcel Information

Folio Number: 514220000300 **Legal Description:**

Prior Use:

Current Use:

Contact Information

Name:

Mailing Address: 6242 SW 27 STREET

City / State / Zip: MIRAMAR FL 33023

Business Description:

FIRE INSPECTION

Limitations:

(NO BTR - NEED TO APPLY)

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

4504

Date:

4/25/2019 12:00:00 AM

Property Owner:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Property Description:

514220000300

Legal Description:

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

AKA:

3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Executive Diesel Marine - 3154 Pembroke Road

Mailing Purposes Only

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	4504	04/25/2019

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	514220000300	

Legal Description:	AKA:
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Executive Diesel Marine - 3154 Pembroke Road

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/25/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	15

Notes/Means of Correction:

No current Business Tax Receipt for business. Business owner will need to obtain and/or renew business license to continue to operate.

Acct: 051263C

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Jeffrey Louis

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Executive Diesel/Marine DATE 4/25 2019

SITE ADDRESS 3154 Pembroke Road

PERMIT # _____ SUB/PARK Pembroke Park Warehouse

- ☐ STOP ALL WORK
- ☐ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☒ VIOLATION OF TOWN ORDINANCE # 15-17/15-24
- ☐ NFPA # _____
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS No Current Business Tax Receipt for business. Business owner will need to obtain/renew Business License to continue to operate

Acct: 051263C

☐ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 15

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- ☐ STRUCTURAL
- ☒ CODE ENF.
- ☐ PLUMBING
- ☐ SEWER
- ☐ MECHANICAL
- ☐ ZONING
- ☐ ELECTRICAL
- ☐ ENGINEERING

TOWN HALL 966-4600

Jeffrey Louis EXT. # 213

INSPECTOR

2019/04/25 13:10


3154
PULL
2019/04/25 13:13:26


TOWN OF
PEMBROKE PARK
VIOLATION NOTICE
NAME Executive Diesel Service DATE 4/25/2019
SITE ADDRESS 3154 Pembroke Road
PERMIT # SUB/PARK Pembroke Park Warehouse
STOP ALL WORK
NO BUILDING PERMIT
VIOLATION OF FLORIDA BUILDING CODE #
VIOLATION OF TOWN ORDINANCE # 15-17/15-24
NFPA #
APPROVED PLAN NOT BEING FOLLOWED
PERMIT NOT ON JOB
APPROVED PLAN NOT ON JOB
RE-INSPECTION FEE*
COMMENTS No Current Business Tax Receipt for business. Business owner will need to obtain/renew Business License to continue to operate
Acct: 051263C
2X FEE
FINE
DAYS TO COMPLY 15
WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.
*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION
STRUCTURAL
CODE ENF.
PLUMBING
SEWER
MECHANICAL
ZONING
ELECTRICAL
ENGINEERING
TOWN HALL
966-4600
Jeffrey Lewis
INSPECTOR
EXT. # 217
2019/04/25 13:13:34

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

FIRST-CLASS MAIL
05/07/2019
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

PEMBROKE PARK WAREHOUSES HOLDING 4504

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Property Owner:

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

FIRST-CLASS MAIL
05/07/2019
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Executive Diesel Marine
3154 Pembroke Rd
Pembroke Park, FL 33009
NOV #4504

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE VILLAS APARTMENTS LTD	7735 NW 146 ST #306 MIAMI LAKES, FL 33016	4803 SW 41 ST, PEMBROKE PARK, FL 33009

Legal Description

Case Status Closed **Case #** 5202

Notes

1. Damaged chain-link fence. Obtain permits and inspections for repair. Complied.
2. Exterior maintenance of common areas (stairwells, light fixtures, directional signs). i.e. pressure wash, treatment, repair, paint, etc.
3. Exterior maintenance of monument signs (wash, treatment, repair, paint, etc.).
4. Exterior maintenance of roof required (wash, treatment, repair, paint, etc.).
5. Exterior maintenance of walls required (wash, treatment, repair, paint, etc.).
6. Trim Overgrown vegetation in front of County line road.
7. Graffiti on fence column on SW 52 AVE entrance. Remove graffiti.
8. Remove dead vegetation.
9. Exterior fence wall adjacent to Condado Real requires maintenance (i.e. pressure wash, treatment, repair, paint, etc.)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/30/2020		Notice of Violation	Hand Regular Mail
8/27/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/21/2021	10/20/2021	Final Order	Certified Mail Hand
3/9/2022		Affidavit of Compliance	Regular Mail
10/7/2022	10/19/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
10/19/2022	10/19/2022	Supplemental Order/Claim of Lien	Certified Mail Hand
10/24/2022	11/16/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property 11/4/22 Certified Mail 10/27/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	3/9/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	3/9/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	3/9/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	3/9/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	3/9/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	3/9/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	3/9/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	3/9/2022	$5,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$5,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$5,100.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE VILLAS APARTMENTS LTD CASE NO. 5202

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4803 SW 41 ST, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 4803 SW 41 ST, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE VILLAS APARTMENTS LTD AT 09:32 A.M. ON THE 4 DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

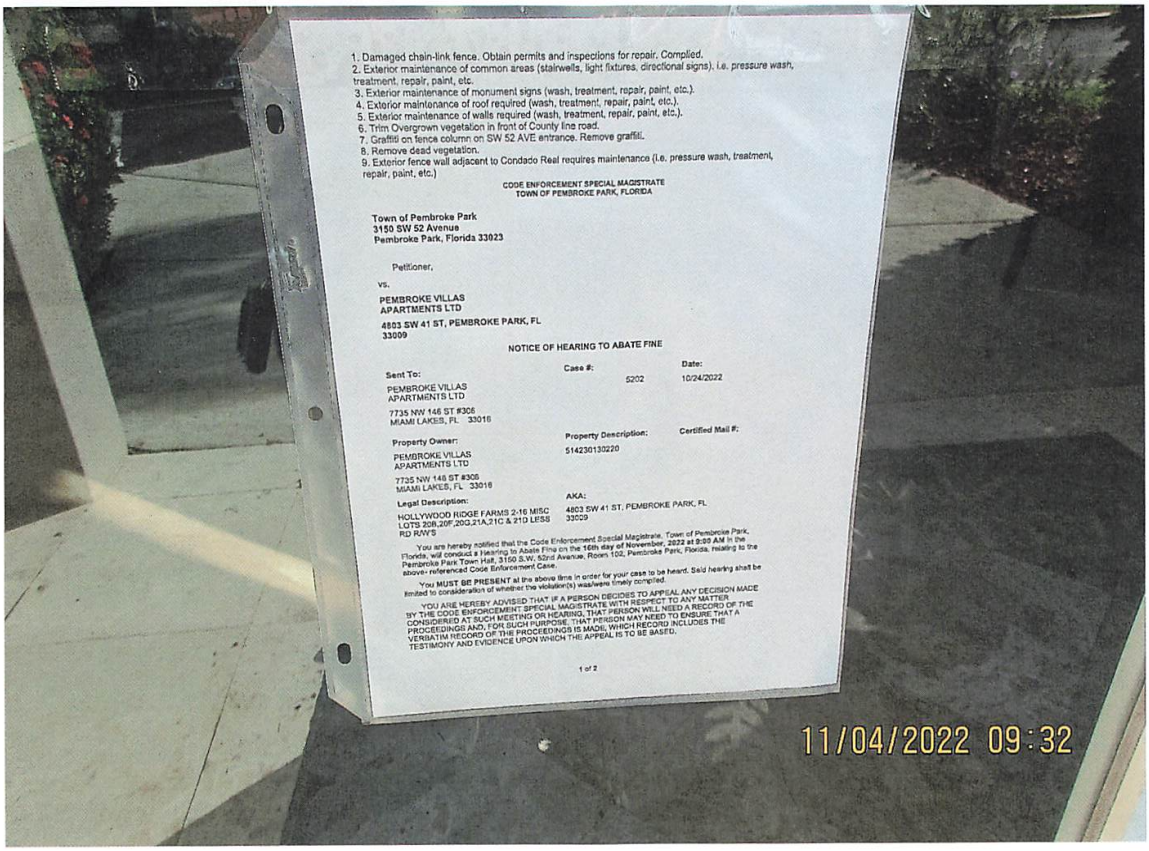
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 4 day of 11, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.


4801
OFFICE CLOSED
11/04/2022 09:33


1. Damaged chain-link fence. Obtain permits and inspections for repair. Complied.
2. Exterior maintenance of common areas (stairwells, light fixtures, directional signs). i.e. pressure wash, treatment, repair, paint, etc.
3. Exterior maintenance of monument signs (wash, treatment, repair, paint, etc.).
4. Exterior maintenance of roof required (wash, treatment, repair, paint, etc.).
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6. Trim Overgrown vegetation in front of County line road.
7. Graffiti on fence column on SW 52 AVE entrance. Remove graffiti.
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9. Exterior fence wall adjacent to Condado Real requires maintenance (i.e. pressure wash, treatment, repair, paint, etc.)
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
PEMBROKE VILLAS APARTMENTS LTD
4803 SW 41 ST, PEMBROKE PARK, FL 33009
NOTICE OF HEARING TO ABATE FINE
Sent To:
PEMBROKE VILLAS APARTMENTS LTD
7735 NW 146 ST #306
MIAMI LAKES, FL 33016
Case #:
5202
Date:
10/24/2022
Property Owner:
PEMBROKE VILLAS APARTMENTS LTD
7735 NW 146 ST #306
MIAMI LAKES, FL 33016
Property Description:
514230130220
Certified Mail #:
Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S
AKA:
4803 SW 41 ST, PEMBROKE PARK, FL 33009
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 16th day of November, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
1 of 2
11/04/2022 09:32

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: November 9, 2022
INVOICE # 430
FOR:

Case # 5202

PEMBROKE VILLAS
APARTMENTS LTD
4803 SW 41 ST,
PEMBROKE PARK, FL, 33009

Bill To:

PEMBROKE VILLAS
APARTMENTS LTD
4803 SW 41 ST,
PEMBROKE PARK, FL, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Florida Building Code Section 5-103(g)(h)(i)(a)(b)(c) and 5-207		
	Final Order 10/20/2021		
1	Admin Fee	$ 100.00	$ 100.00
50	Day(s) of Per Diem from (01/18/22-03/09/2022)	$ 100.00	$ 5,000.00
3			
	Recommend to Abate Per Diem Fine by 85%		$ 750.00
	$750.00 + $100 =		$ 850.00
		Balance	$ 5,100.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE VILLAS APARTMENTS LTD

4803 SW 41 ST, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE VILLAS APARTMENTS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	5202	10/07/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE VILLAS APARTMENTS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	514230130220	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S	4803 SW 41 ST, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of October, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4803 SW 41 STREET, PEMBROKE PARK FL 33009	ID #	5142 30 13 0220
Property Owner	PEMBROKE VILLAS APARTMENTS LTD	Millage	0613
Mailing Address	7735 NW 146 ST #306 MIAMI LAKES FL 33016	Use	03
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$926,190	$4,760,400	$5,686,590	$5,686,590	
2020	$926,190	$4,760,400	$5,686,590	$5,686,590	$61,363.32
2019	$926,190	$4,760,400	$5,686,590	$5,686,590	$62,080.40

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,686,590	$5,686,590	$5,686,590	$5,686,590
Portability	0	0	0	0
Assessed/SOH	$5,686,590	$5,686,590	$5,686,590	$5,686,590
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Affordable Housing	$2,843,300	$2,843,300	$2,843,300	$2,843,300
Taxable	$2,843,290	$2,843,290	$2,843,290	$2,843,290

Sales History

Date	Type	Price	Book/Page or CIN
5/7/2001	DRR	$100	31578 / 654
10/2/2000	WD	$595,000	30909 / 449
3/15/1996	WD	$245,000	24617 / 608
6/12/1985	WD	$100	12621 / 411

Land Calculations

Price	Factor	Type
$2.00	463,094	SF
Adj. Bldg. S.F. (Card, Sketch)		158683
Units		180
Eff./Act. Year Built: 2004/2003		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

1. Damaged chain-link fence. Obtain permits and inspections for repair. Complied.
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CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE VILLAS APARTMENTS LTD

4803 SW 41 ST, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE VILLAS APARTMENTS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	5202	10/24/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE VILLAS APARTMENTS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	514230130220	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S	4803 SW 41 ST, PEMBROKE PARK, FL 33009

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You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 10/19/2022

Phone #: (954) 613-4717 (305) 772-1302 Cell

Case # 5202

E-mail: pvillars@centennialmgt.com

Address of Violation: 4801 SW 41st Street Pembroke Park FL, 33023

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Catalina Montano / Agent (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5202 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 11/10/2022 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 10/19/2022 imposing the fine of $ 5100.00 for violation(s)of the Town's Code of Ordinances: 5-105, 5-17

Brief summary for request: All violations were corrected prior to 12/31/21. On 02/07/22 I spoke to code officer Ramirez regarding the violations that were not in compliance, She mentioned that roofs, stairs and wall by 52nd Ave had to be remade. Due to the pandemic, it took about 2 weeks for us to comply, since our vendor was short on staff, therefore, we are requesting a review and adjustment of the initial fine of $5,100.00 to $350.00, corresponding to 5% of the initial fee since 95% of the violations were resolved during the time provided by the town of Pembroke Park

Catalina Montano.

Petitioner's Name (Print)

Catalina Montano.

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Catalina Montano and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 10-19-2022.

Notary Public State of Florida: Julian Cruz Notary Public My Commission expires: 09-08-2024

JULIAN CRUZ
Notary Public - State of Florida
Commission # HH 3076*
My Comm. Expires Sep 8, 2024
Bonded through National Notary Assn.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

PEMBROKE VILLAS APARTMENTS LTD
Respondent(s)

Case No.: **5202**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 19, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on October 20, 2021. Based upon the evidence presented [and there being full compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES X NO ____

STREET ADDRESS OF SUBJECT REAL PROPERTY: 4801 SW 41 ST, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: PEMBROKE VILLAS APARTMENTS LTD

FOLIO NO.: 5142 30 13 0220

1. The Special Magistrate entered a Final Order on October 20, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION(S) 5-103(a)(b)(c)(g)(h)(i) and 5-207 WITHIN NINETY (90) DAYS FROM THE DATE OF THE FORMAL HEARING held on October 20, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$100.00** (ONE HUNDRED 00/100 DOLLARS. If the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on October 20, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$5,100.00** (FIVE THOUSAND ONE HUNDRED 00/100 DOLLARS) as of the date of this hearing

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

R B INDUSTRIAL PLAT 104-38 B TRACT A

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 19th day of October 2022.

TOWN OF PEMBROKE PARK

Andre Mckenney, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre Mckenney, Special Magistrate, and Joseline Ramirez, Chief Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: October 19, 2022.

Notary Public, state of Florida

LISA CANNON
Notary Public - State of Florida
Commission # HH 84492
My Comm. Expires Jan 25, 2025
Bonded through National Notary Assn.

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes 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 21 day of Oct., 2022.

Nazly Dayana CA.
Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5202
Petitioner,)
)
vs.)
)
PEMBROKE VILLAS APARTMENTS LTD)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 20, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4803 SW 41 STREET, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: PEMBROKE VILLAS APARTMENTS LTD, 7735 NW 146 ST #306 MIAMI LAKES, FL, 33016

FOLIO NO.: 5142 30 13 0220

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b)(c)(g)(h)(i); 5-207. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(c)(g)(h)(i); 5-207 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of October 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

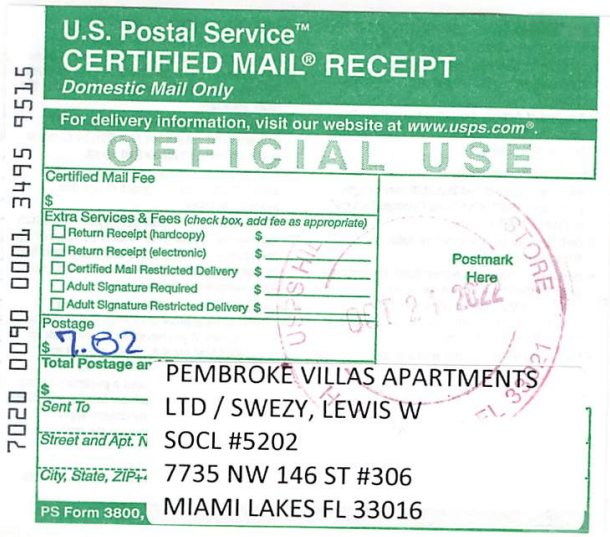
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of Oct, 2021.

Nazly Cardona

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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
$ 7.82

Total Postage and Fees
$

Sent To
PEMBROKE VILLAS APARTMENTS LTD / SWEZY, LEWIS W

Street and Apt. No.
SOCL #5202

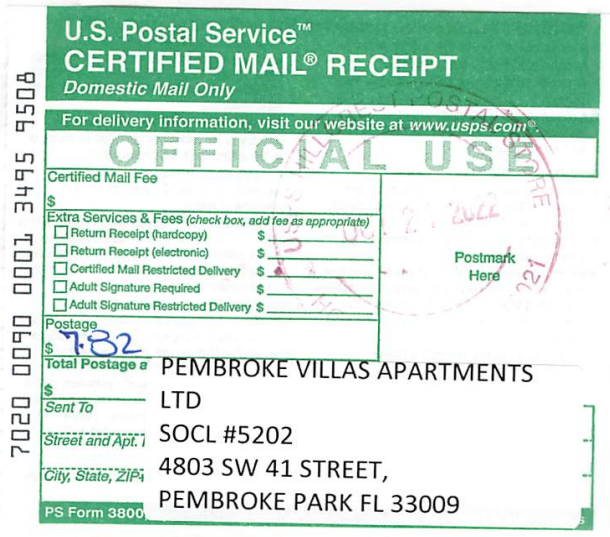
City, State, ZIP+4®
7735 NW 146 ST #306
MIAMI LAKES FL 33016

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OCT 21 2022

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Sent To
PEMBROKE VILLAS APARTMENTS LTD

Street and Apt. No.
SOCL #5202

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4803 SW 41 STREET, PEMBROKE PARK FL 33009

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Total Postage and Fees
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Sent To
SWEZY, LEWIS V

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HAF# 5202

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7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

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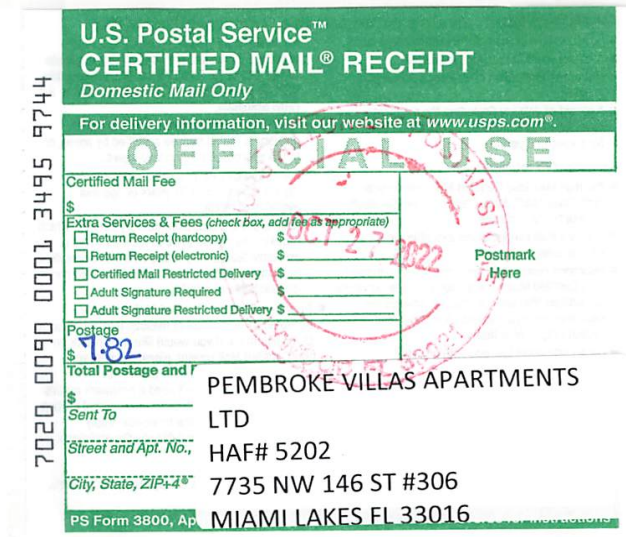
City, State, ZIP+4®
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OCT 27 2022

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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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Sent To
PEMBROKE VILLAS APARTMENTS LTD

Street and Apt. No.,
HAF# 5202

City, State, ZIP+4®
7735 NW 146 ST #306
MIAMI LAKES FL 33016

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OCT 27 2022

7020 0090 0001 3495 9744

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE VILLAS APARTMENTS LTD	7735 NW 146 ST #306 MIAMI LAKES, FL 33016	4803 SW 41 ST, PEMBROKE PARK, FL 33009

Legal Description

Case Status Closed **Case #** 5202

Notes

1. Damaged chain-link fence. Obtain permits and inspections for repair. Complied.
2. Exterior maintenance of common areas (stairwells, light fixtures, directional signs). i.e. pressure wash, treatment, repair, paint, etc.
3. Exterior maintenance of monument signs (wash, treatment, repair, paint, etc.).
4. Exterior maintenance of roof required (wash, treatment, repair, paint, etc.).
5. Exterior maintenance of walls required (wash, treatment, repair, paint, etc.).
6. Trim Overgrown vegetation in front of County line road.
7. Graffiti on fence column on SW 52 AVE entrance. Remove graffiti.
8. Remove dead vegetation.
9. Exterior fence wall adjacent to Condado Real requires maintenance (i.e. pressure wash, treatment, repair, paint, etc.)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/30/2020		Notice of Violation	Hand Regular Mail
8/27/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/21/2021	10/20/2021	Final Order	Certified Mail Hand
3/9/2022		Affidavit of Compliance	~~Regular Mail~~
10/7/2022	10/19/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property 10/7/22 Certified Mail 10/7/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	3/9/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	3/9/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	3/9/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	3/9/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	3/9/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	3/9/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	3/9/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	3/9/2022	$5,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$5,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$5,100.00**

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: October 13, 2022
INVOICE # 320
FOR:

Case # 5202
PEMBROKE VILLAS
APARTMENTS LTD
4801 SW 41 ST,
PEMBROKE PARK, FL, 33009

Bill To:
PEMBROKE VILLAS
APARTMENTS LTD
4801 SW 41 ST,
PEMBROKE PARK, FL, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-103(a)(b)(c)(g)(h)(i) and 5-207		
	Final Order on 10/20/2021		
1	Admin Fee	$ 100.00	$ 100.00
50	Day(s) of Per Diem from (01/18/22-03/09/2022)	$ 100.00	$ 5,000.00
		Balance	$ 5,100.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE VILLAS APARTMENTS LTD CASE NO. 5202

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4801 SW 41 ST, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE HEARING TO CONFIRM FINE

ADDRESS: 4801 SW 41 ST, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE VILLAS APARTMENTS LTD AT 10:53 A.M. ON THE 7 DAY OF OCTOBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [V] physical presence or [ ] online notarization this 13 day of Oct, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known V OR Produced Identification _____
Type of Identification Produced _____



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE VILLAS APARTMENTS LTD

4803 SW 41 ST, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

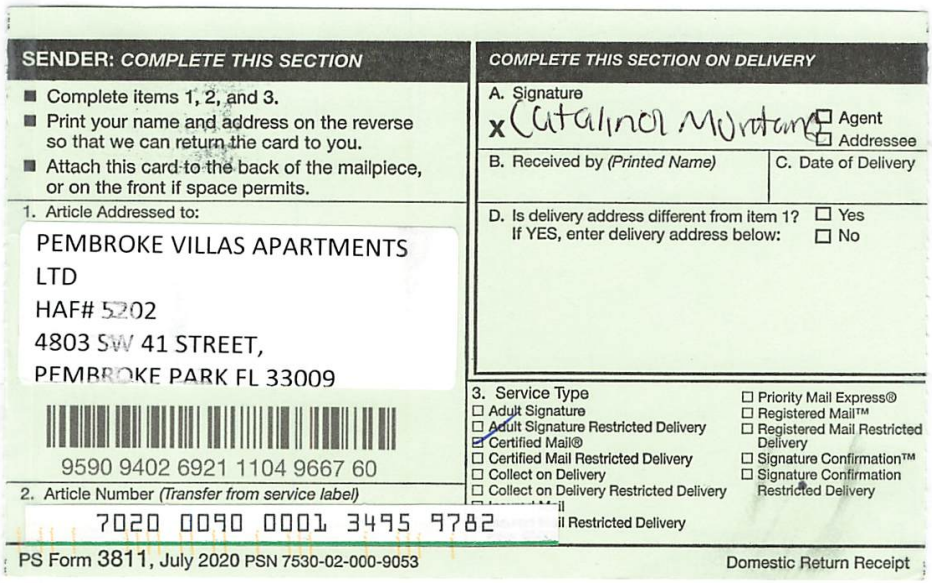
Sent To:	Case #:	Date:
PEMBROKE VILLAS APARTMENTS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	5202	10/07/2022
Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE VILLAS APARTMENTS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	514230130220	
Legal Description:	**AKA:**	
HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S	4803 SW 41 ST, PEMBROKE PARK, FL 33009	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of October, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-986-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771

10/07/2022 10:53



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE VILLAS APARTMENTS
LTD
HAF# 5202
4803 SW 41 STREET,
PEMBROKE PARK FL 33009

9590 9402 6921 1104 9667 60

2. Article Number *(Transfer from service label)*

7020 0090 0001 3495 9782

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Catalina Montano ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE VILLAS APARTMENTS LTD
F.O # 5202
4803 SW 41 ST,
PEMBROKE PARK, FL, 33009

9590 9402 6379 0303 8531 71

2. Article Number *(Transfer from service label)*

7021 0350 0000 2801 8883

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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1. Article Addressed to:

PEMBROKE VILLAS APARTMENTS
LTD / SWEZY, LEWIS W
SOCL #5202
7735 NW 146 ST #306
MIAMI LAKES FL 33016

9590 9402 6921 1104 9670 02

2. Article Number *(Transfer from service label)*

7020 0090 0001 3495 9515

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
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☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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1. Article Addressed to:

SWEZY, LEWIS V
HAF# 5202
7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

9590 9402 6921 1104 9667 84

2. Article Number *(Transfer from service label)*

7020 0090 0001 3495 9751

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

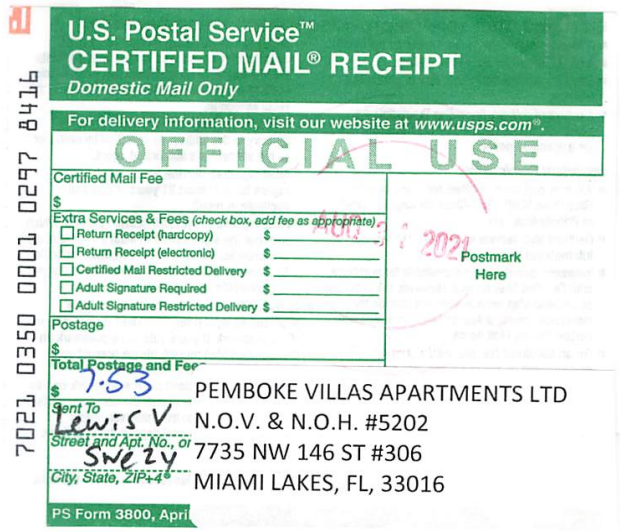
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☐ Adult Signature
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☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fee
$ 7.53

Sent To
Lewis V

Street and Apt. No., or
Suite 4

City, State, ZIP+4®

Postmark Here

PS Form 3800, Apri

7021 0350 0001 0297 8416

PEMBOKE VILLAS APARTMENTS LTD
N.O.V. & N.O.H. #5202
7735 NW 146 ST #306
MIAMI LAKES, FL, 33016



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- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fee
$ 7.33

Sent To

Street and Apt. No.,

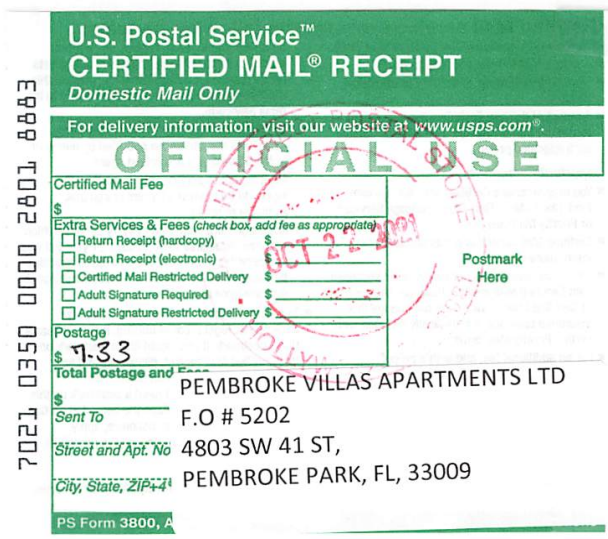
City, State, ZIP+4®

Postmark Here

PS Form 3800, Ap

7021 0350 0001 0297 8423

PEMBOKE VILLAS APARTMENTS LTD
N.O.V. & N.O.H. #5202
4803 SW 41 ST,
PEMBROKE PARK, FL, 33009



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Total Postage and
$

Sent To

Street and Apt. No

City, State, ZIP+4®

Postmark Here

PS Form 3800, A

7021 0350 0000 2801 8883

PEMBROKE VILLAS APARTMENTS LTD
F.O # 5202
4803 SW 41 ST,
PEMBROKE PARK, FL, 33009



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Postage
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Total Postage and Fees
$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

Postmark Here

PS Form 3800, Ap

7021 0350 0000 2801 8874

PEMBROKE VILLAS APARTMENTS LTD
F.O # 5202
7735 NW 146 ST #306,
MIAMI LAKES, FL, 33016

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 5202

Hasler FIRST-CLASS MAIL
07/02/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Pembroke Villas Apartments LTD
4803 SW 41 STREET
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
07/02/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Sent To:

PEMBROKE VILLAS
APARTMENTS LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case :

5202

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE VILLAS APARTMENTS LTD CASE NO. 5202

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE VILLAS APARTMENTS LTD

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4803 SW 41 ST, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE VILLAS APARTMENTS LTD AT 11:35 A.M. ON THE 4 DAY OF OCTOBER 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of 10, 2021, by ~~Teressa Malcolm~~ Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

TERESSA NICOLETTE GEORGIA MALCOLM
Notary Public - State of Florida
Commission # HH 124569
My Comm. Expires May 8, 2025
Bonded through National Notary Assn.



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

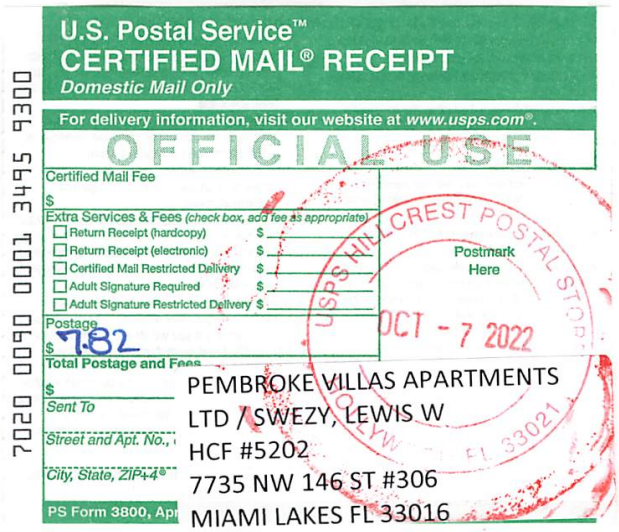
OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800, A

Postmark Here

PEMBROKE VILLAS APARTMENTS
LTD
HCF #5202
4803 SW 41 STREET,
PEMBROKE PARK FL 33009

7020 0090 0001 3495 9317



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

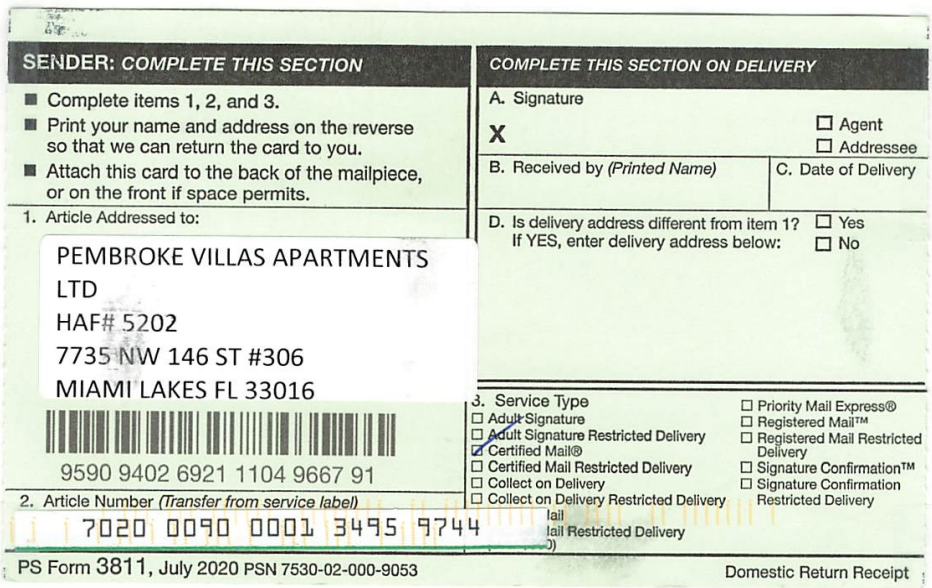
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and Fees
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Apr

Postmark Here

OCT - 7 2022

PEMBROKE VILLAS APARTMENTS
LTD / SWEZY, LEWIS W
HCF #5202
7735 NW 146 ST #306
MIAMI LAKES FL 33016

7020 0090 0001 3495 9300



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE VILLAS APARTMENTS
LTD
HAF# 5202
7735 NW 146 ST #306
MIAMI LAKES FL 33016

9590 9402 6921 1104 9667 91

2. Article Number (Transfer from service label)
7020 0090 0001 3495 9744

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE VILLAS APARTMENTS
LTD
SOCL #5202
4803 SW 41 STREET,
PEMBROKE PARK FL 33009

9590 9402 6921 1104 9670 19

2. Article Number (Transfer from service label)
7020 0090 0001 3495 9508

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

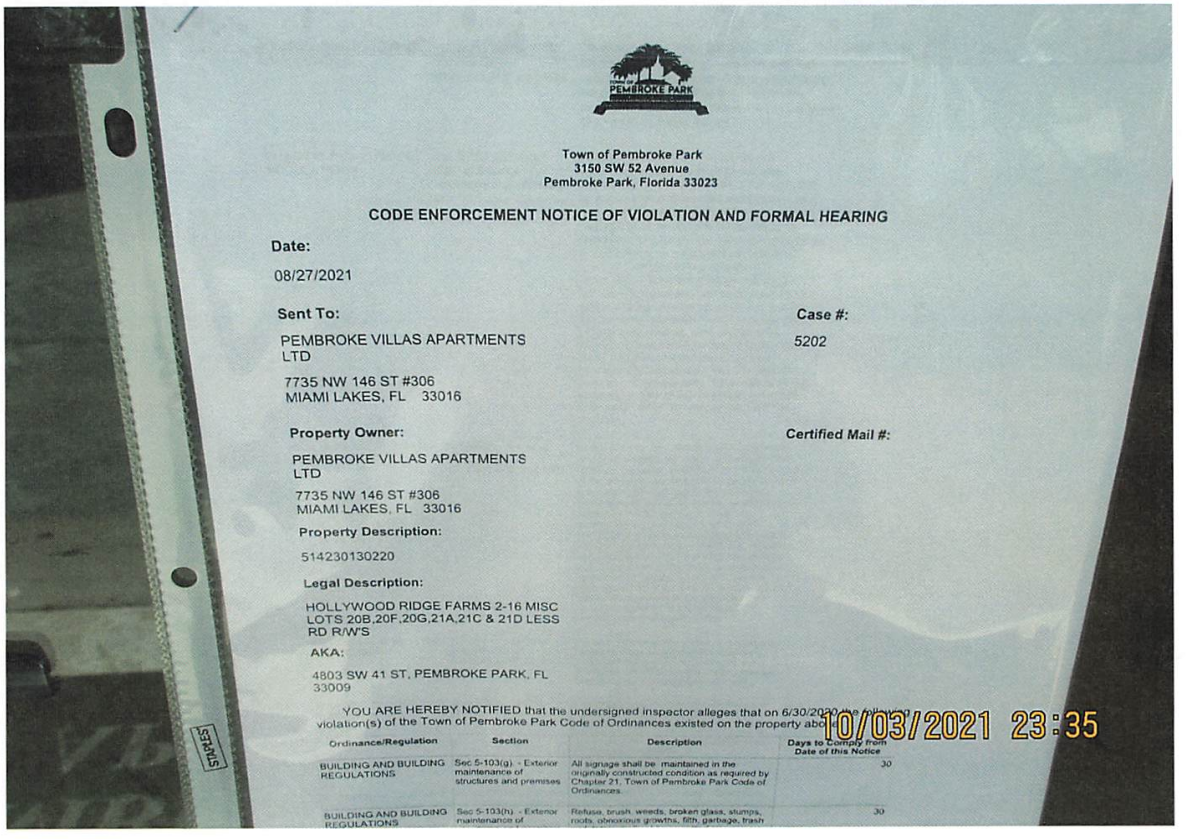
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If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/27/2021

Sent To:

PEMBROKE VILLAS APARTMENTS LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #:

5202

Property Owner:

PEMBROKE VILLAS APARTMENTS LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Certified Mail #:

Property Description:

514230130220

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S

AKA:

4803 SW 41 ST, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property abo

10/03/2021 23:35

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash	30

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/27/2021

Sent To:

PEMBROKE VILLAS APARTMENTS LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #:

5202

Property Owner:

PEMBROKE VILLAS APARTMENTS LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Certified Mail #:

Property Description:

514230130220

Legal Description:

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AKA:

4803 SW 41 ST, PEMBROKE PARK, FL 33009

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BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	30

1. Damaged chain-link fence. Obtain permits and inspections for repair. Complied.
2. Exterior maintenance of common areas (stairwells, light fixtures, directional signs). i.e. pressure wash, treatment, repair, paint, etc.
3. Exterior maintenance of monument signs (wash, treatment, repair, paint, etc.).
4. Exterior maintenance of roof required (wash, treatment, repair, paint, etc.).
5. Exterior maintenance of walls required (wash, treatment, repair, paint, etc.).
6. Trim Overgrown vegetation in front of County line road.
7. Graffiti on fence column on SW 52 AVE entrance. Remove graffiti.
8. Remove dead vegetation.
9. Exterior fence wall adjacent to Condado Real requires maintenance (i.e. pressure wash, treatment, repair, paint, etc.)

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of October, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

8/27/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE VILLAS APARTMENTS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	5202	06/30/2020

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE VILLAS APARTMENTS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	514230130220	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S	4803 SW 41 ST, PEMBROKE PARK, FL 33009

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BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
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Notes/Means of Correction:

1. Damaged chain-link fence. Obtain permits and inspections for repair. Complied.
2. Exterior maintenance of common areas (stairwells, light fixtures, directional signs). i.e. pressure wash, treatment, repair, paint, etc.
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If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Enforcement Officer

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE VILLAS APARTMENTS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	5202	06/30/2020

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE VILLAS APARTMENTS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	514230130220	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S	4803 SW 41 ST, PEMBROKE PARK, FL 33009

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Notes/Means of Correction:

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Joseline Ramirez
Code Enforcement Officer


02/09/2020 22:47


02/09/2020 22:48


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02/09/2020 22:48


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02/09/2020 22:48

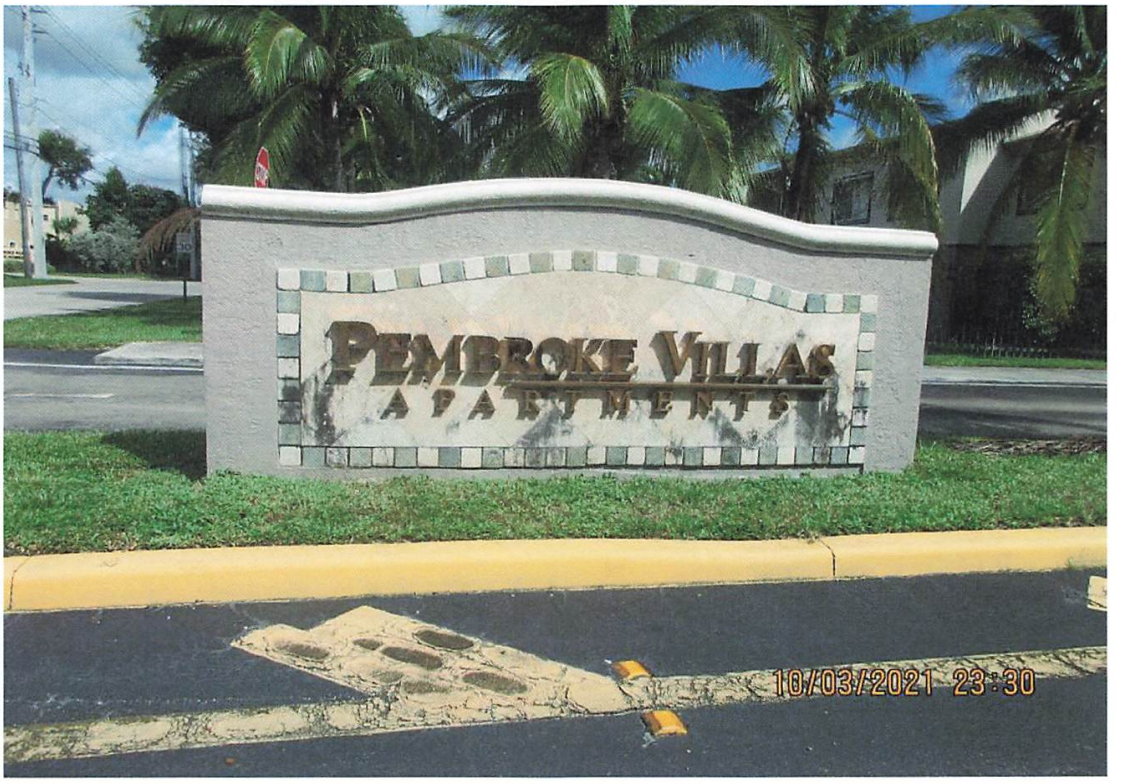

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06/30/2020 03:45


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10/03/2021 23:35


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10/03/2021 23:35


PEMBROKE VILLAS
APARTMENTS
10/03/2021 23:30


10/03/2021 23:30

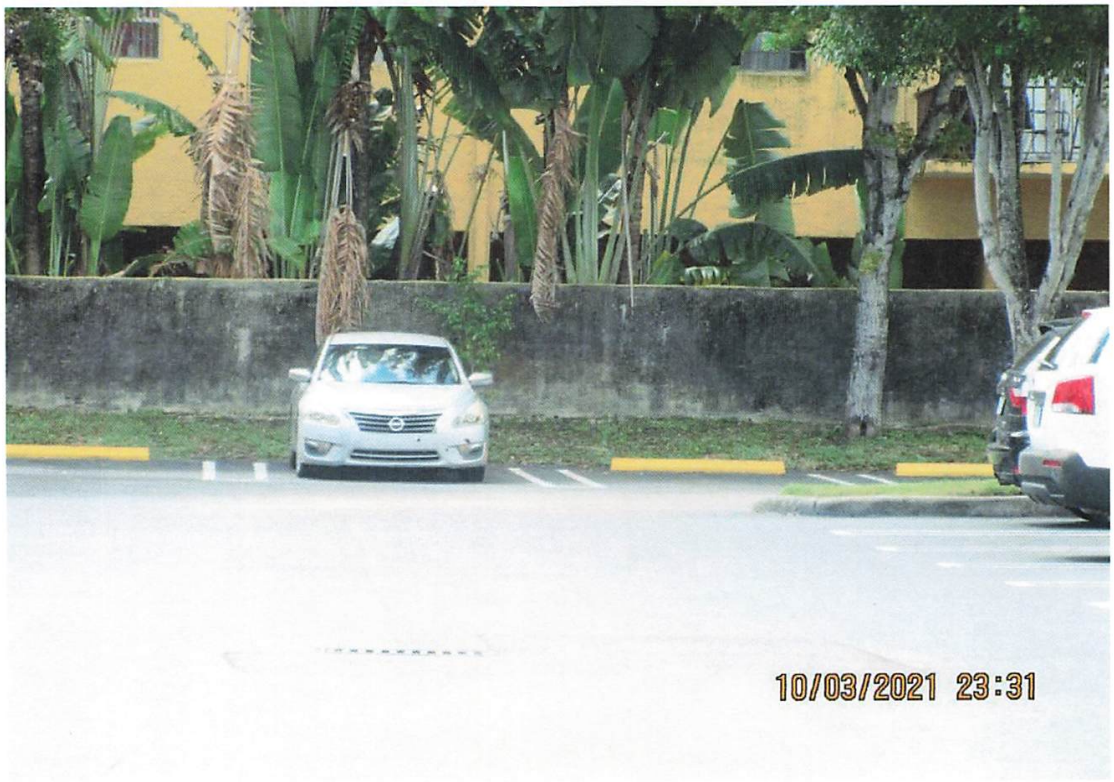

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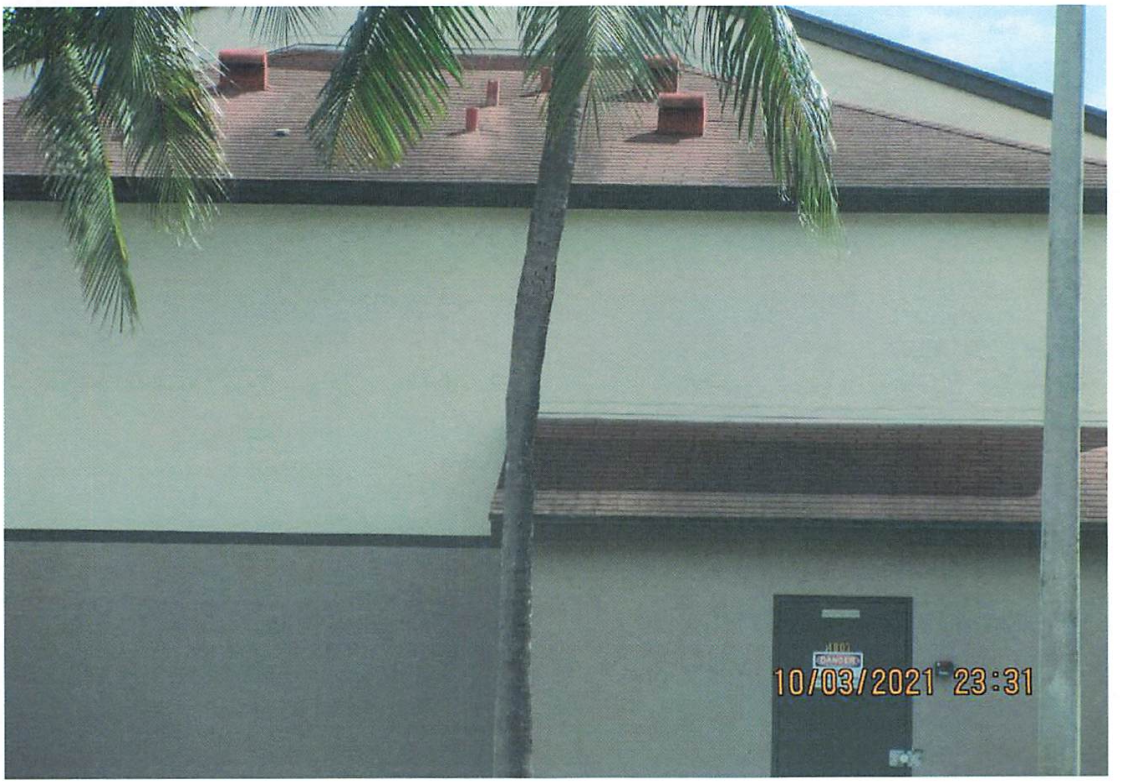

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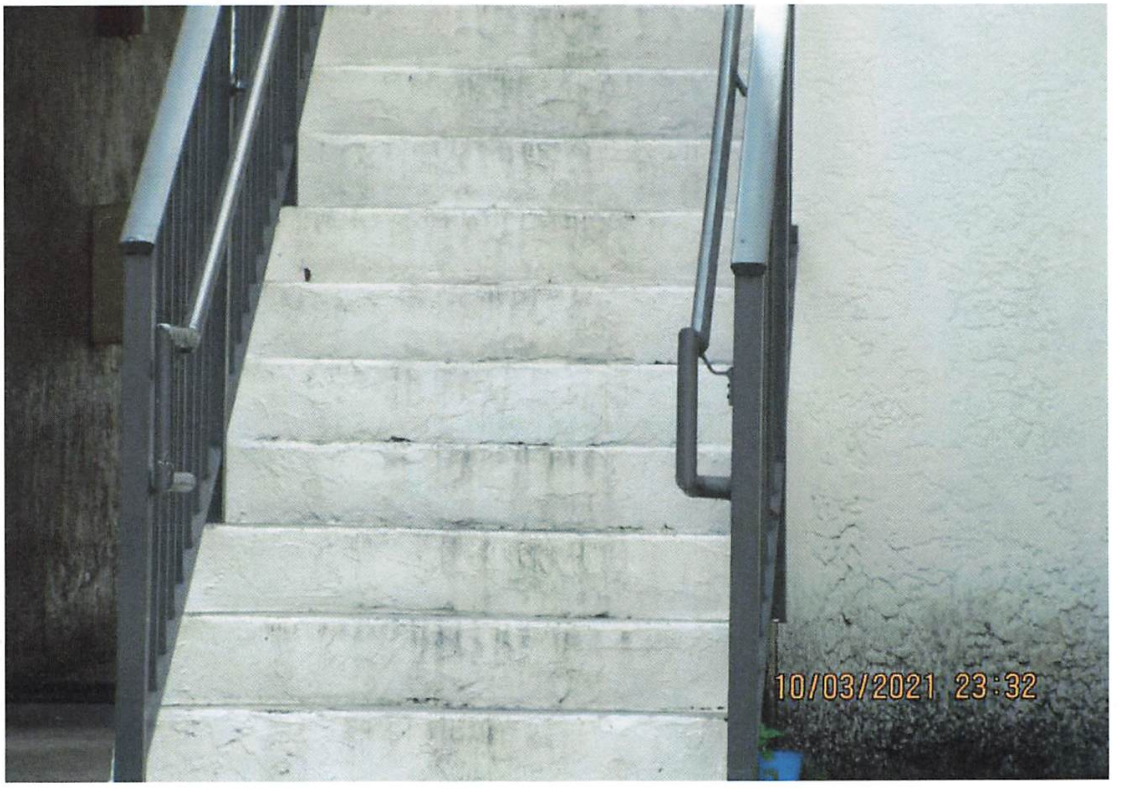

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10/03/2021 23:31


10/03/2021 23:31


10/03/2021 23:32


4811
101 - 102
10/03/2021 23:32


10/03/2021 23:32


10/03/2021 23:32


10/03/2021 23:33


4805
4805
10/03/2021 23:33


10/03/2021 23:33


10/03/2021 23:33


4803
101-108
201-208
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201 - 204
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10/03/2021 23:36


10/03/2021 23:36

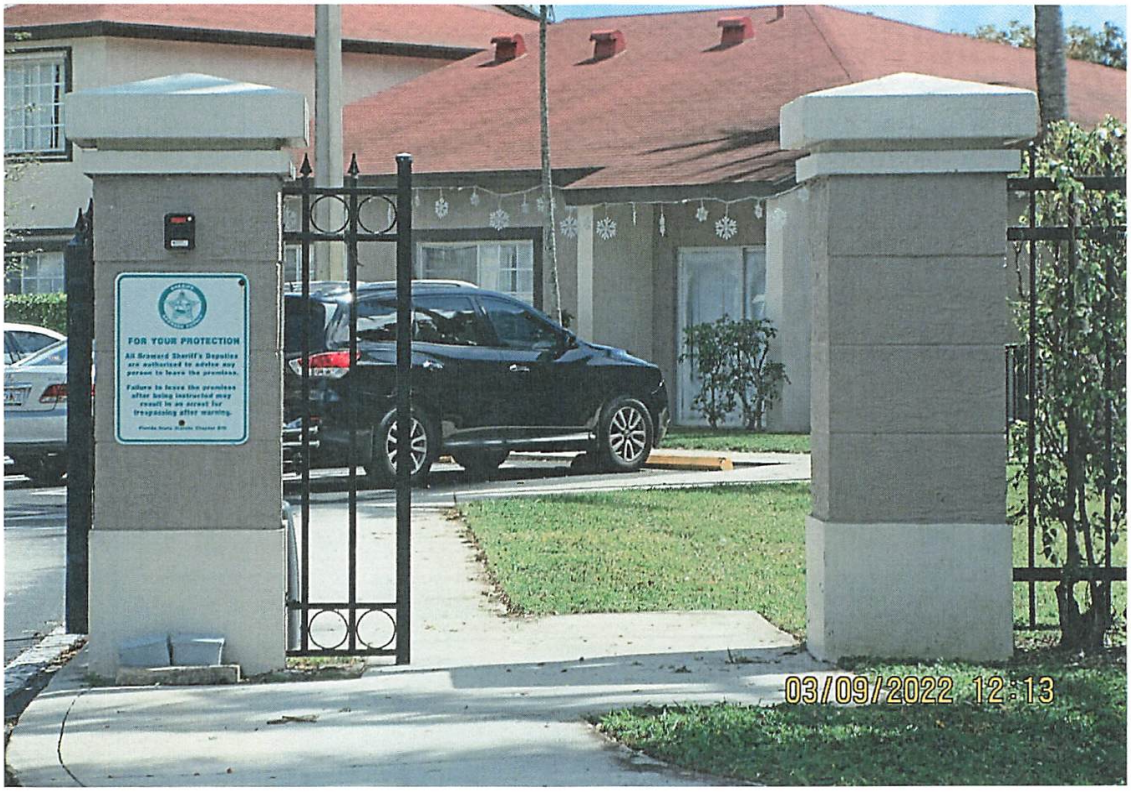

10/03/2021 23:36


PEMBROKE VILLAS
10/03/2021 23:36


STOP
10/03/2021 23:36


10/03/2021 23 37


10/03/2021 23:37


FOR YOUR PROTECTION
All Broward Sheriff's Deputies are authorized to advise any person to leave the premises.
Failure to leave the premises after being instructed may result in an arrest for trespassing after warning.
03/09/2022 12:13


03/09/2022 12:13


03/09/2022 12:13


03/09/2022 12:14


03/09/2022 12:14


STOP
03/09/2022 12:14


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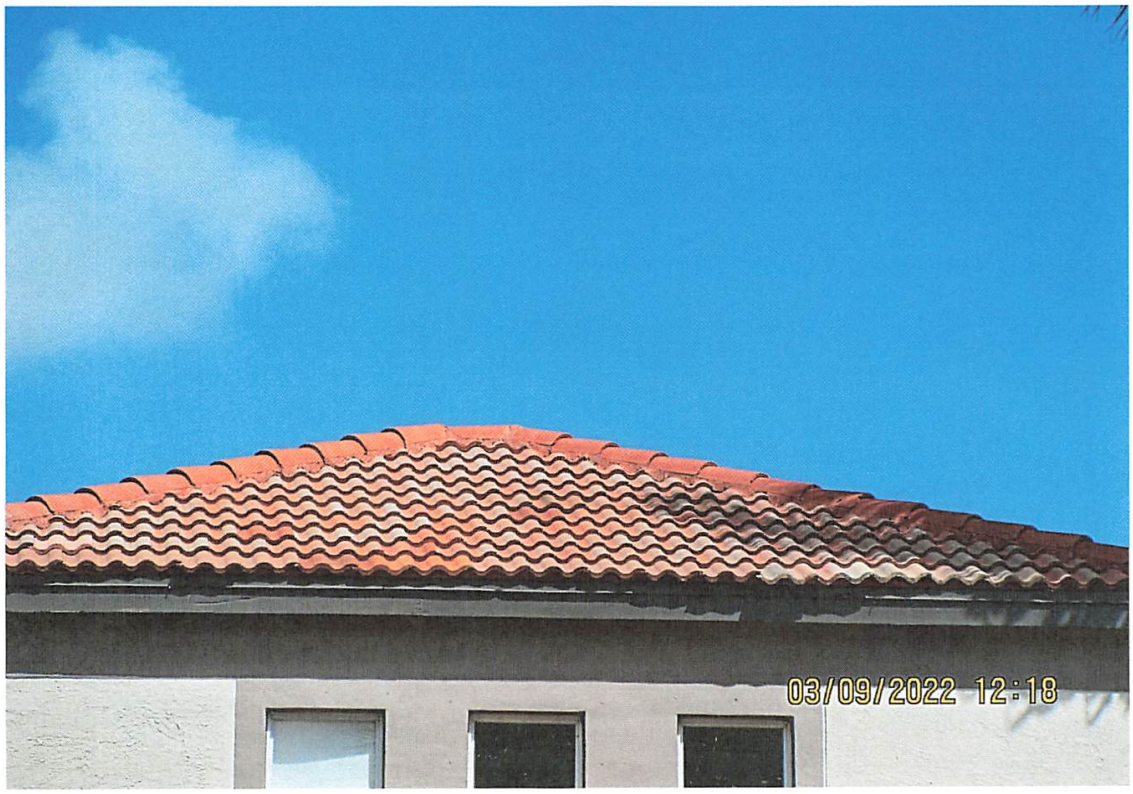

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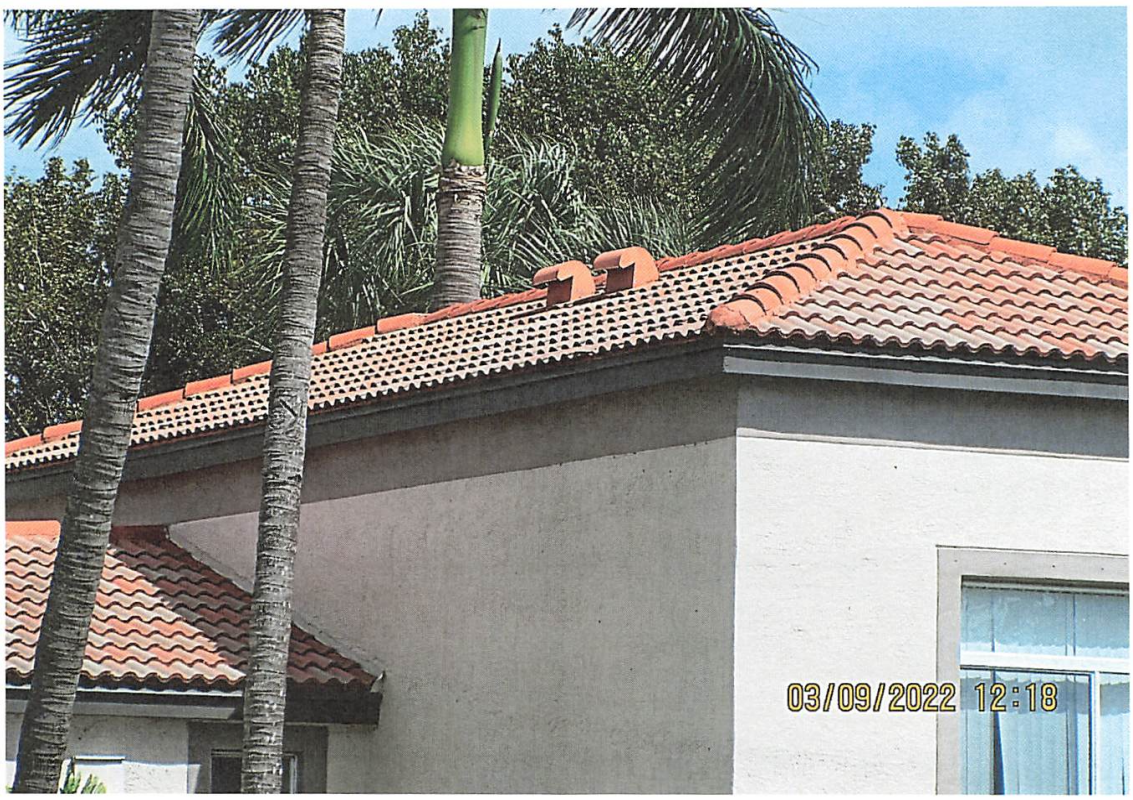

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4801
03/09/2022 12:18


03/09/2022 12:18


03/09/2022 12:18



1700 Depot Ave. #6
Delray Beach, FL 33444
cell (561) 353-7096
rj@xcleanpowerwash.com
www.xcleanpowerwash.com

Invoice Number 12190

Date of Service 12/27/21

BILL TO

Property Name Pembroke Villas

Address 3701 SW 52nd Ave

Pembroke Park, FL

Phone

Cell

Email Frontdesk@centennialmgt.com

WORK COMPLETED

*All Common Ara (Sidewalks, Curbs, Road Swale)	$2,100.00
*(12) Building Breezeways & Exteriors	$2,500.00
*(12) Soft Wash Roof Cleaning	$10,000.00
70% Of Remaining Balance due:	$10,220.00
TERMS DUE ON RECEIPT TOTAL	$10,220.00

Thank You for Your Business!

Oct 1, 2021

~~June 29, 2021~~

Pembroke Villas
3701 SW 52nd Ave
Pembroke Park, FL
~~J~~widelitz@centennialmgt.com
ERoque

Dear Rich,

Thank you for considering Xtreme Clean Power Washing proposal for Pembroke Villas. We are professional power washing company that knows the most important factor in water pressure cleaning is using the correct detergents and not just pressure. Our staff are professional, prompt, and certified, allowing us to deliver an unparalleled standard of excellence and customer service.

Scope of Work:

Xtreme Clean proposes to clean:

- All Common Areas (Sidewalks, Curb, Road Swale)
- (12) Building Breezeways and Building Exteriors
- Soft Wash (12) Roofs Chemical Treatment including Clubhouse

Our process includes the following...

- Apply an algaecide with Detergent to help break up mold, algae, and dirt on concrete areas
- High Pressure Rinse all areas with commercial grade equipment to prevent line striping and prolife areas (240 Degree Hot Water) will be used for tougher stains
- Rinse Down all areas with clean water and flush to proper drains leaving no mess behind
- Soft Wash Clean (12) Shingle Roofs and Soft Wash Rinse After Chemical Treatment

XTREME CLEAN SUPPLYS THERE OWN WATER

- Xtreme Clean guarantees that this cleaning process will have minimal to no effect on painted surfaces, plants, grass, trees, etc.
- Xtreme Clean Power washing is a drug-free working place.
- Xtreme Clean will use the utmost care to protect people and property with the least inconvenience to its residents and visitors.
- A Xtreme Clean manager will be on site with trained, uniformed staff throughout the cleaning project.
- A detailed work schedule will be provided prior to the start of the project.

Proposed Timeline:

Xtreme Clean proposes to complete this project in 5-7 business day. **(Weather permitting).**

Hours of operation:

Xtreme Clean will operate between the hours of 9:00 am and 5:00 pm, Monday – Friday unless other arrangements have been made.

Insurance policy:

Xtreme Clean is fully covered by Workman's Compensation and General Liability Insurance.

Payment:

All the work as outlined above will be completed for the sum of:
All Common Areas (Sidewalks, Curbs, Road Swale) $2,100.00
(12) Building Breezeways and Exteriors $2,500.00
(12) Soft Wash Roof Cleaning $8,250.00 * 100 # 17,750

Terms:
Xtreme Clean requires a 30% deposit Before Cleaning Start Date.
Xtreme Clean, always wants to be price competitive, our terms are **net** upon receipt of invoice. All payments become past due thirty (30) days from invoice date. Customer is liable for all attorney fees incurred by Xtreme Clean Power washing should it prevail in an action to collect any money due hereunder.

This proposal forms a binding contract when both parties have executed on the signature lines below. Your acceptance to this most valued contract, signed on the original and returned to this office, shall constitute a contract between us.

Accepted by:
On Behalf of
Pembroke Villas

Date:

Robert M. Juliano 6-29-2021
Robert M. Juliano (561) 353.7096
President RJ@xcleanpowerwash.com
Xtreme Clean Power Washing

XTREME CLEAN Powerwashing

* PRICE ADJUSTMENT FROM JUNE. TOTAL = # 14,600
PLUS WASH ALL DOORS

11/11/21 RJ for Pembroke Villas Apartments, Ltd.

Case Overview

Property/Incident Information

Owner	Address	Site Address
TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ	3300 Pembroke Rd, Lot 449 Pembroke Park, FL 33021	3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 #Lot 449

Legal Description

Case Status Closed **Case #** 5364

Notes
1. Built addition without permits. Obtain permit and inspections.
2. Installed shed without permit. Obtain permit and inspections.
3. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/30/2020		Notice of Violation	Hand
1/5/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/18/2022	2/16/2022	Final Order	Certified Mail
4/1/2022	4/20/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
4/22/2022	4/20/2022	Amended Final Order	Certified Mail Hand
6/21/2022		Affidavit of Compliance	Regular Mail
10/24/2022	11/16/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	6/21/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	6/21/2022	$1,700.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00

Case Overview

			Total Fines	**$1,900.00**

Payments

Date	Payment Type Name	Amount
3/3/2022	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$1,800.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TRINITY BROADCASTING OF FL INC CASE NO. 5364

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3300 PEMBROKE RD LOT #449, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3300 PEMBROKE RD LOT #449, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TRINITY BROADCASTING OF FL INC AT 10:41 A.M. ON THE 4 DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

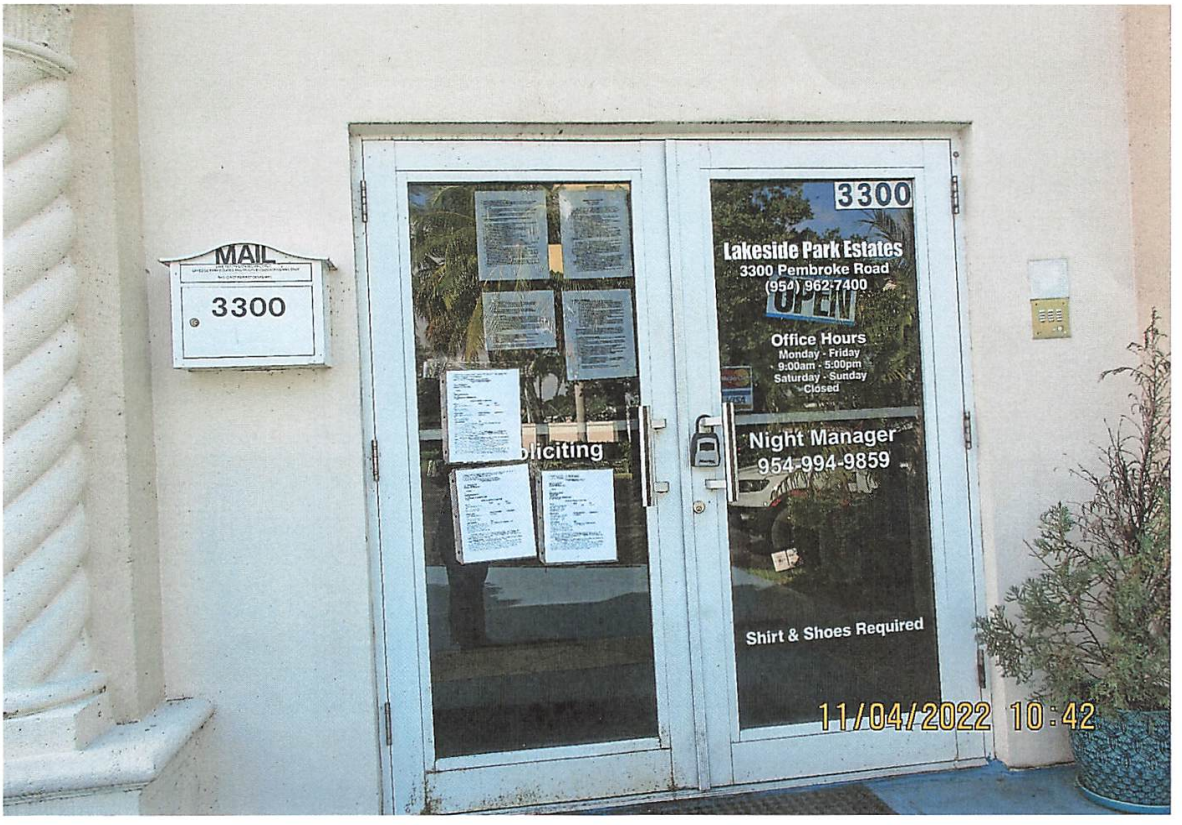
AFFIANT

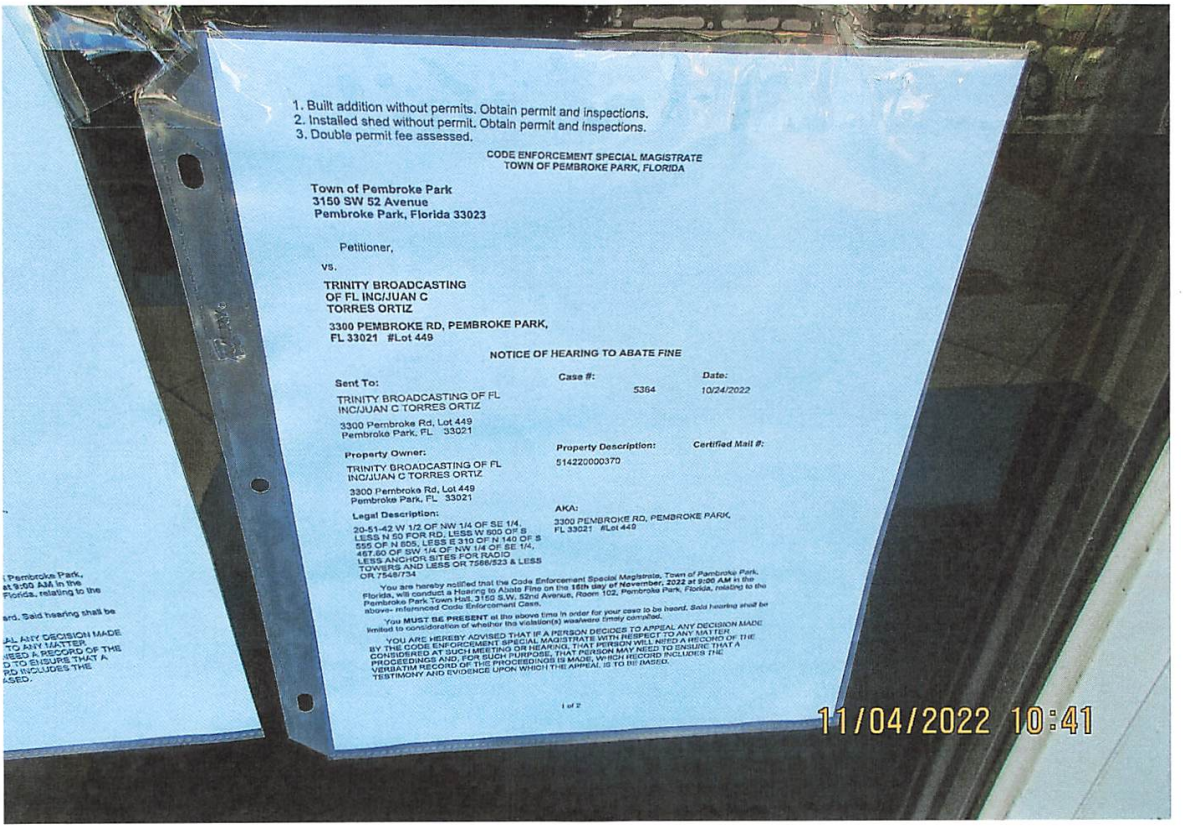
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.


MAIL
3300
3300
Lakeside Park Estates
3300 Pembroke Road
(954) 962-7400
OPEN
Office Hours
Monday - Friday
9:00am - 5:00pm
Saturday - Sunday
Closed
Night Manager
954-994-9859
Shirt & Shoes Required
11/04/2022 10:42


1. Built addition without permits. Obtain permit and inspections.
2. Installed shed without permit. Obtain permit and inspections.
3. Double permit fee assessed.
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
TRINITY BROADCASTING
OF FL INC/JUAN C
TORRES ORTIZ
3300 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #Lot 449
NOTICE OF HEARING TO ABATE FINE
Sent To:
TRINITY BROADCASTING OF FL
INC/JUAN C TORRES ORTIZ
3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021
Case #:
5364
Date:
10/24/2022
Property Owner:
TRINITY BROADCASTING OF FL
INC/JUAN C TORRES ORTIZ
3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021
Property Description:
514220000370
Certified Mail #:
Legal Description:
20-51-42 W 1/2 OF NW 1/4 OF SE 1/4,
LESS N 50 FOR RD, LESS W 600 OF S
555 OF N 605, LESS E 310 OF N 140 OF S
467.50 OF SW 1/4 OF NW 1/4 OF SE 1/4,
LESS ANCHOR SITES FOR RADIO
TOWERS AND LESS OR 7566/523 & LESS
OR 7548/734
AKA:
3300 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #Lot 449
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 16th day of November, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely corrected.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
1 of 2
11/04/2022 10:41

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: November 14, 2022
INVOICE # 430
FOR:

Case # 5364

TRINITY BROADCASTING OF FL INC
3300 PEMBROKE RD LOT 449,
PEMBROKE PARK, FL, 33009

Bill To:

TRINITY BROADCASTING OF FL INC
3300 PEMBROKE RD LOT 449,
PEMBROKE PARK, FL, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Florida Building Code Section 5-105		
	Amended Final Order 04/20/2022		
1	Admin Fee - Check Payment	$ 100.00	$ (100.00)
1	Amended Final Order 04/20/2022	$100	$ 100.00
17	Day(s) of Per Diem from (06/04/22-06/21/2022)	$ 100.00	$ 1,700.00
	Recommend to Abate Per Diem Fine by 85%		$ 255.00
	$255.00 + $100.00=		$ 355.00
		Balance	$ 1,800.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. TRINITY BROADCASTING OF FL INC JUAN C TORRES ORTIZ Respondent(s)	)	Case No.: 5364

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3300 PEMBROKE ROAD LOT 449, PEMBROKE PARK, FL, 33021

PROPERTY OWNER: TRINITY BROADCASTING OF FL INC / JUAN C TORRES ORTIZ, 4302 HOLLYWOOD BLVD, HOLLYWOOD, FL, 33021

FOLIO NO.: 5142 30 38 0660

LEGAL DESCRIPTION: 20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and 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 **WITHIN 45 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of April 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of April 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of April, 2022.

Nazly Cardona C.A.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

1. Built addition without permits. Obtain permit and inspections.
2. Installed shed without permit. Obtain permit and inspections.
3. Double permit fee assessed.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ

3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 #Lot 449

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ 3300 Pembroke Rd, Lot 449 Pembroke Park, FL 33021	5364	10/24/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ 3300 Pembroke Rd, Lot 449 Pembroke Park, FL 33021	514220000370	

Legal Description:	**AKA:**
20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734	3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 #Lot 449

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **16th day of November, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

(Asbestos)

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 10/11/2022 Phone #: 786-650-4368

Case # 5364 E-mail: Kevin@tcpropertysolutions.net

Address of Violation: 3300 Pembroke RD.

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Kevin Mirabal (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5364 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the November 16, 2022 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 6/21/2022 imposing the fine of $ 1,800 for violation(s)of the Town's Code of Ordinances: Built addition and shed without permits.

Brief summary for request: Lot 449 needed an asbestos report. We originally asked for more time knowing we needed asbestos reports but the request was denied. The report took weeks to be approved before demolition can be done. We would like this fine reduced to $0 as it was not our fault the report delayed our work passed the deadline.

Kevin Mirabal
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Kevin Mirabal and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on October 11th 2022

Notary Public State of Florida: Renee Archambault My Commission expires: 5/30/2026

RENEE ARCHAMBAULT
Notary Public
State of Florida
Comm# HH269009
Expires 5/30/2026



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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To
TRINITY BROADCASTING OF FL INC

Street and Apt. No
HAF #6944, #6941, #5364
4302 HOLLYWOOD BLVD

City, State, ZIP+4
HOLLYWOOD FL 33021

PS Form 3800, A

Postmark Here

7020 0090 0001 3495 9812



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and F
$

Sent To
EVERETT, MICHAEL

Street and Apt. No.,
HAF #6944, #6941, #5364
4655 VINELAND ROAD

City, State, ZIP+4
ORLANDO, FL 32711

PS Form 3800, Ap

Postmark Here

7020 0090 0001 3495 9829



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fe
$

Sent To
TRINITY BROADCASTING OF FL INC

Street and Apt. No., or
HAF #5364
3300 PEMBROKE ROAD, #449

City, State, ZIP+4
PEMBROKE PARK FL 33021

PS Form 3800, April

Postmark Here

7020 0090 0001 3495 9836



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and F
$

Sent To
TRINITY BROADCASTING OF FL INC

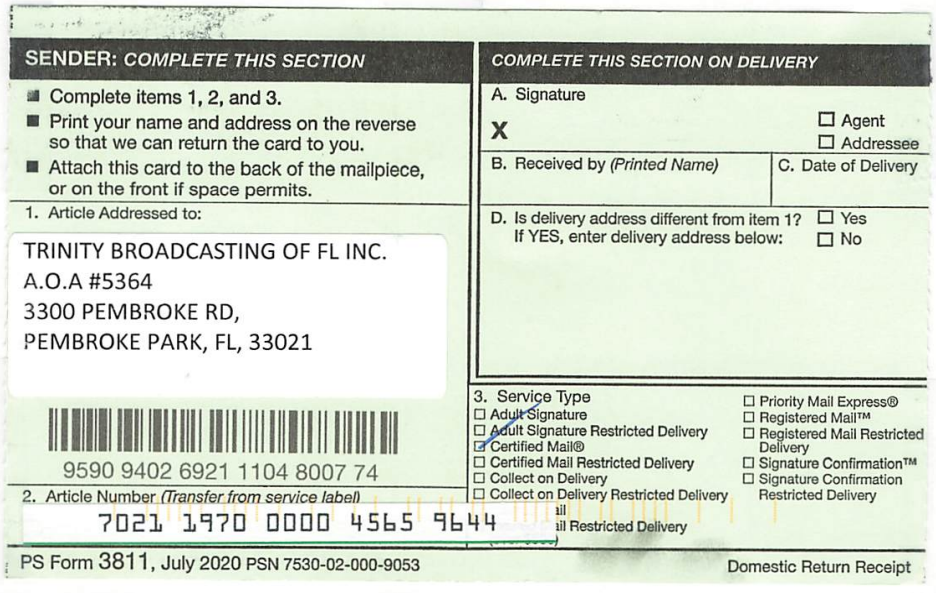
Street and Apt. No.,
HAF #6941, #5364
3300 PEMBROKE ROAD,

City, State, ZIP+4
PEMBROKE PARK FL 33021

PS Form 3800, Ap

Postmark Here

7020 0090 0001 3495 9843



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:

TRINITY BROADCASTING OF FL INC.
A.O.A #5364
3300 PEMBROKE RD,
PEMBROKE PARK, FL, 33021

9590 9402 6921 1104 8007 74

2. Article Number (Transfer from service label)
7021 1970 0000 4565 9644

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

7021 1970 0000 4565 3796

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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

PS Form 3800, A

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
AUG 18 2022
BOYNTON BEACH FL
33437-USPS

EVERETT, MICHAEL
N.H.A.F #5364
4655 VINELAND ROAD,
ORLANDO, FL, 32711

7021 1970 0000 4565 3802

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and F
$

Sent To
Street and Apt. No.,
City, State, ZIP+4®

PS Form 3800, Ap

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
AUG 18 2022
BOYNTON BEACH FL
33437-USPS

TRINITY BROADCASTING OF FL
INC/JUAN C TORRES ORTIZ
N.H.A.F #5364
4302 HOLLYWOOD BLVD,
HOLLYWOOD, FL, 33021

7021 1970 0000 4565 3819

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Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To
Street and Apt. No.
City, State, ZIP+4®

PS Form 3800, A

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
AUG 18 2022
BOYNTON BEACH FL
33437-USPS

TRINITY BROADCASTING OF FL
INC/JUAN C TORRES ORTIZ
N.H.A.F #5364
3300 PEMBROKE ROAD,
PEMBROKE PARK, FL, 33021

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TRINITY BROADCASTING OF FL INC.
JUANC TORRES ORTIZ
A.O.A #5364
3300 PEMBROKE RD, LOT 449
PEMBROKE PARK, FL, 33021

9590 9402 6921 1104 8008 04

2. Article Number (Transfer from service label)
7021 1970 0000 4565 9637

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ

3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 #Lot 449

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ 3300 Pembroke Rd, Lot 449 Pembroke Park, FL 33021	5364	08/16/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ 3300 Pembroke Rd, Lot 449 Pembroke Park, FL 33021	514220000370	

Legal Description:	**AKA:**
20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734	3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 #Lot 449

You are hereby summoned to appear and otherwise notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code enforcement case(s) on the **21st day of September, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Enforcement lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

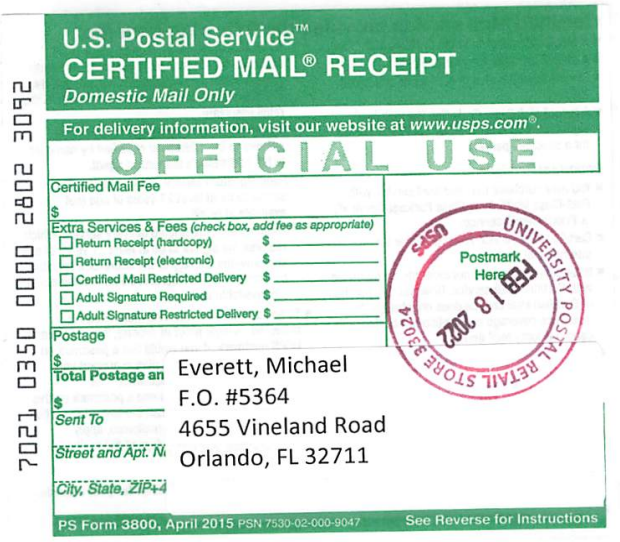
Sincerely,

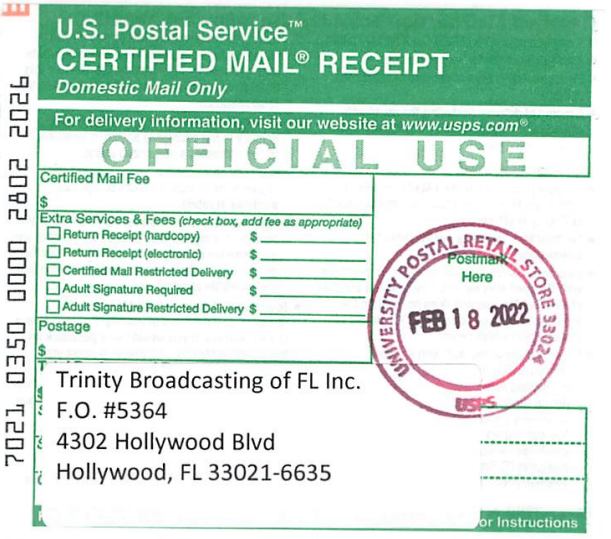
Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215


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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
UNIVERSITY POSTAL RETAIL STORE 33024
Postmark Here
FEB 18 2022
USPS
Trinity Broadcasting of FL Inc.
F.O. #5364
3300 Pembroke Rd
Pembroke Park, FL 33021
7021 0350 0000 2802 2033


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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
UNIVERSITY POSTAL RETAIL STORE 33024
Postmark Here
FEB 18 2022
USPS
Trinity Broadcasting of FL Inc./Juan C
Torres Ortiz
F.O. #5364
3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021
7021 0350 0000 2802 2019


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 an
Sent To
Street and Apt. N
City, State, ZIP+4
USPS UNIVERSITY POSTAL RETAIL STORE 33024
Postmark Here
FEB 18 2022
Everett, Michael
F.O. #5364
4655 Vineland Road
Orlando, FL 32711
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7021 0350 0000 2802 3092


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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
UNIVERSITY POSTAL RETAIL STORE 33024
Postmark Here
FEB 18 2022
USPS
Trinity Broadcasting of FL Inc.
F.O. #5364
4302 Hollywood Blvd
Hollywood, FL 33021-6635
7021 0350 0000 2802 2026


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:
Trinity Broadcasting of FL Inc.
F.O. #5364
3300 Pembroke Rd
Pembroke Park, FL 33021
9590 9402 6379 0303 8489 17
2. Article Number (Transfer from service label)
7021 0350 0000 2802 2033
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1?
Yes
If YES, enter delivery address below:
No
3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Signature Confirmation™
Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053
Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Trinity Broadcasting of FL Inc./Juan C
Torres Ortiz
F.O. #5364
3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021

9590 9402 6379 0303 8487 88

2. Article Number *(Transfer from service label)*

7021 0350 0000 2802 2019

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

---

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TRINITY BROADCASTING OF FL INC.
H.E.T #5364
3300 PEMBROKE RD,
PEMBROKE PARK, FL, 33021

9590 9402 6921 1104 8012 21

2. Article Number *(Transfer from service label)*

7021 0350 0000 2802 0701

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

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:

TRINITY BROADCASTING OF FL INC.
JUANC TORRES ORTIZ
H.E.T #5364
3300 PEMBROKE RD, LOT 449
PEMBROKE PARK, FL, 33021

9590 9402 6921 1104 8013 20

2. Article Number *(Transfer from service label)*

7021 0350 0000 2802 0718

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

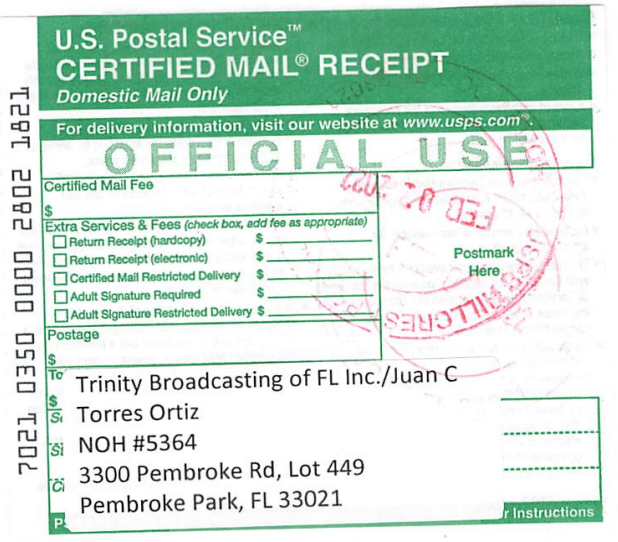
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

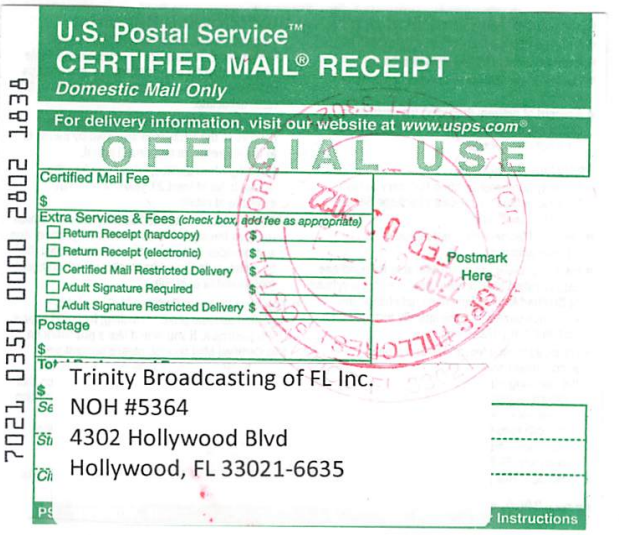
3. Service Type

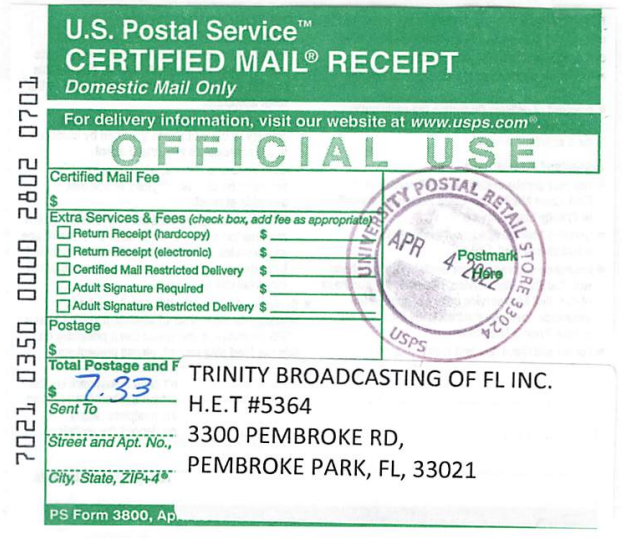
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

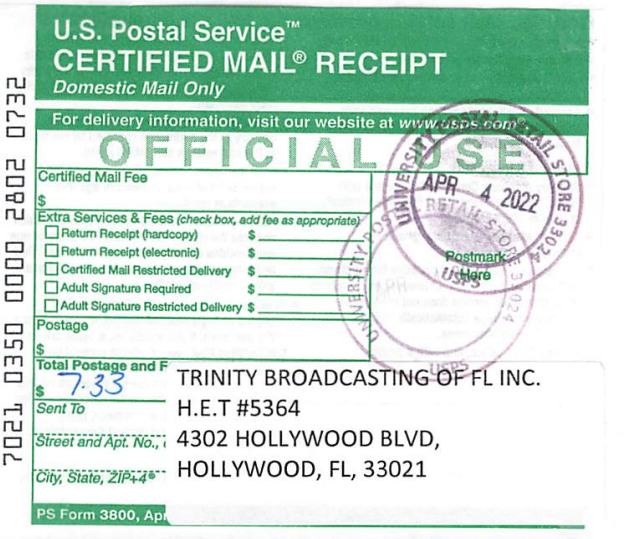
ail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

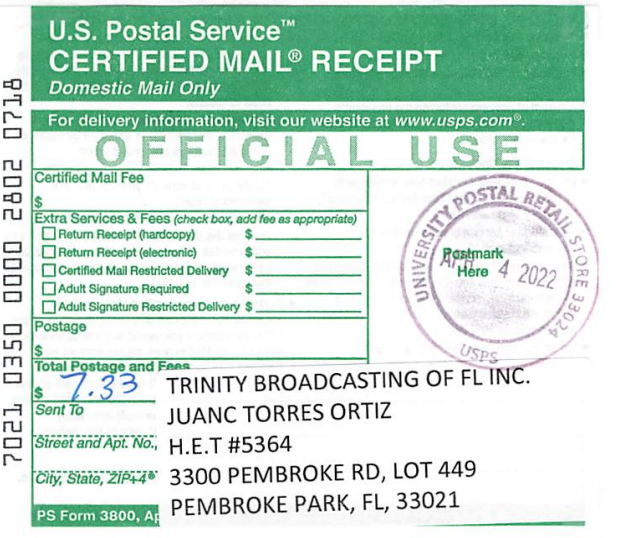

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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
FEB 07 2022
7021 0350 0000 2802 1821
Trinity Broadcasting of FL Inc./Juan C
Torres Ortiz
NOH #5364
3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021


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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
FEB 07 2022
7021 0350 0000 2802 1838
Trinity Broadcasting of FL Inc.
NOH #5364
4302 Hollywood Blvd
Hollywood, FL 33021-6635


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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
$ 7.33
Postmark Here
APR 4 2022
UNIVERSITY POSTAL RETAIL STORE 33024
USPS
7021 0350 0000 2802 0701
TRINITY BROADCASTING OF FL INC.
H.E.T #5364
3300 PEMBROKE RD,
PEMBROKE PARK, FL, 33021


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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
$ 7.33
Postmark Here
APR 4 2022
UNIVERSITY POSTAL RETAIL STORE 33024
USPS
7021 0350 0000 2802 0732
TRINITY BROADCASTING OF FL INC.
H.E.T #5364
4302 HOLLYWOOD BLVD,
HOLLYWOOD, FL, 33021


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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
$ 7.33
Postmark Here
APR 4 2022
UNIVERSITY POSTAL RETAIL STORE 33024
USPS
7021 0350 0000 2802 0725
MICHAEL EVERETT
H.E.T #5364
4655 VINELAND ROAD,
ORLANDO, FL, 32711


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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
$ 7.33
Postmark Here
APR 4 2022
UNIVERSITY POSTAL RETAIL STORE 33024
USPS
7021 0350 0000 2802 0718
TRINITY BROADCASTING OF FL INC.
JUANC TORRES ORTIZ
H.E.T #5364
3300 PEMBROKE RD, LOT 449
PEMBROKE PARK, FL, 33021



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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 7.33

Sent To
Trinity Broadcasting of FL
Inc./Maximiliano Caporale

Street and Apt. No.
NOH #5364
3300 Pembroke Rd, Lot 449

City, State, ZIP+4®
Pembroke Park, FL 33021

PS Form 3800, A

JAN – 5 2022
Postmark Here

7021 0350 0000 2802 1166



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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 an
$ 7.33

Sent To
Trinity Broadcasting of FL Inc.

Street and Apt. No.
NOH #5364
4302 Hollywood Blvd

City, State, ZIP+4
Hollywood, FL 33021-6635

PS Form 3800, A

See Reverse for Instructions

JAN – 5 2022
Postmark Here

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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
$ 7.33

Sent To
Trinity Broadcasting of FL Inc.

Street and Apt. No.
NOH #5364
3300 Pembroke Rd

City, State, ZIP+4®
Pembroke Park, FL 33021

PS Form 3800, A

JAN – 5 2022
Postmark Here

7021 0350 0000 2802 1180



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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage a
$ 7.32

Sent To
Everett, Michael

Street and Apt.
NOH #5364
4655 Vineland Road

City, State, ZIP+
Orlando, FL 32711

PS Form 3800,

JAN – Postmark Here

7021 0350 0000 2802 1197



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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
$

Everett, Michael
NOH #5364
4655 Vineland Road
Orlando, FL 32711

or Instructions

Postmark Here

7021 0350 0000 2802 1852



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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

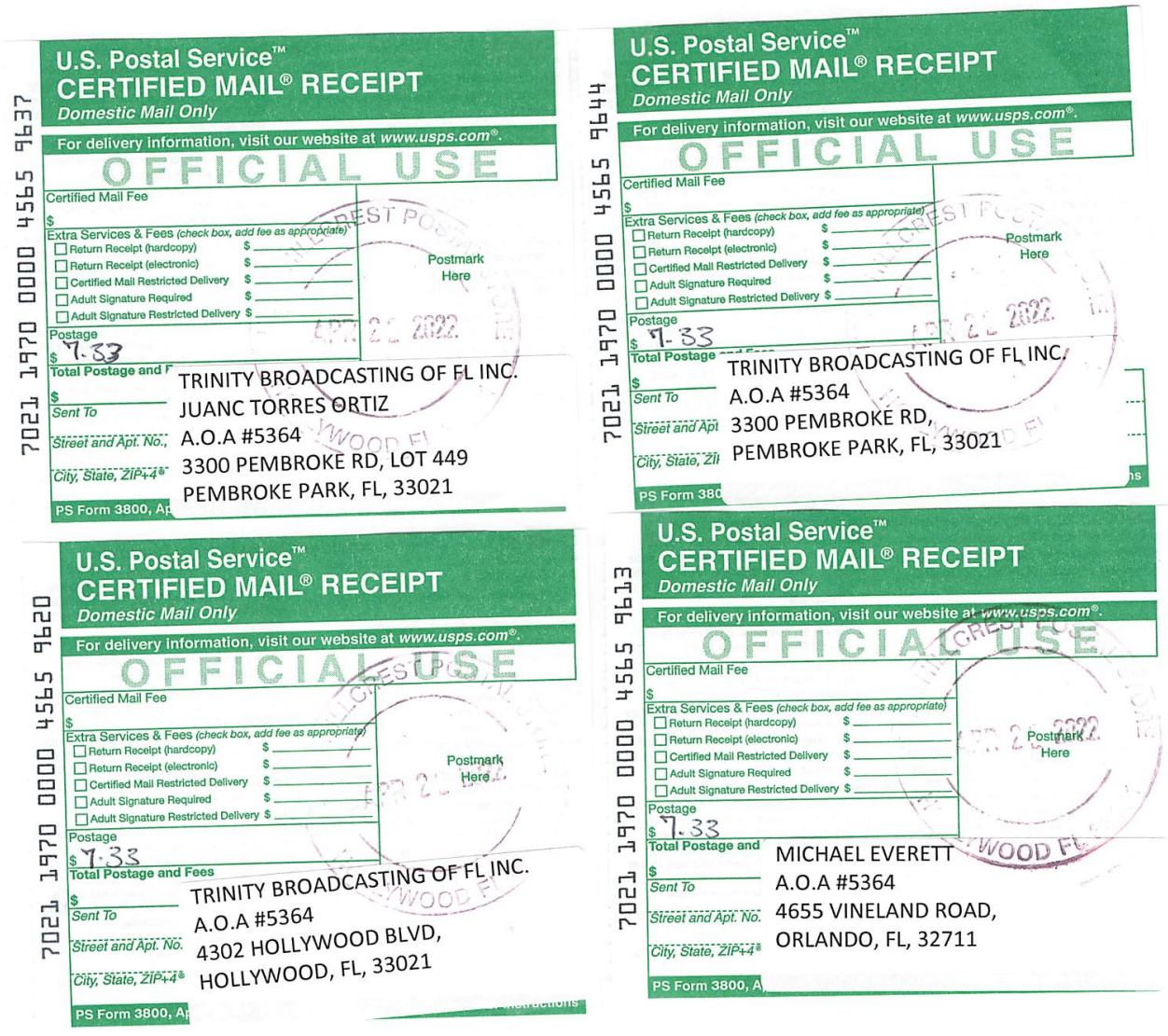
Postage
$

To
Trinity Broadcasting of FL Inc.
NOH #5364
3300 Pembroke Rd
Pembroke Park, FL 33021

r Instructions

Postmark Here

7021 0350 0000 2802 1845



7021 1970 0000 4565 9637

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and Fees
$

Sent To: TRINITY BROADCASTING OF FL INC.
Street and Apt. No.: JUANC TORRES ORTIZ
City, State, ZIP+4®: A.O.A #5364
3300 PEMBROKE RD, LOT 449
PEMBROKE PARK, FL, 33021

Postmark Here

APR 25 2022

PS Form 3800, Ap

7021 1970 0000 4565 9644

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
$

Sent To: TRINITY BROADCASTING OF FL INC.
Street and Apt: A.O.A #5364
City, State, Zi: 3300 PEMBROKE RD,
PEMBROKE PARK, FL, 33021

Postmark Here

APR 25 2022

PS Form 380

7021 1970 0000 4565 9620

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and Fees
$

Sent To: TRINITY BROADCASTING OF FL INC.
Street and Apt. No.: A.O.A #5364
City, State, ZIP+4®: 4302 HOLLYWOOD BLVD,
HOLLYWOOD, FL, 33021

Postmark Here

APR 25

PS Form 3800, Ap

7021 1970 0000 4565 9613

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: MICHAEL EVERETT
Street and Apt. No.: A.O.A #5364
City, State, ZIP+4®: 4655 VINELAND ROAD,
ORLANDO, FL, 32711

Postmark Here

APR 25 2022

PS Form 3800, A



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.

Trinity Broadcasting of FL
Maximiliano Caporale
#5364
3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021

9590 9402 6379 0303 8585 58

2. Article Number (Transfer from service label)
7021 0350 0000 2802 1166

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☑ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
01-07-22

D. Is delivery address different from item 1? ☑ Yes
If YES, enter delivery address below: ☐ No

C-19

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Trinity Broadcasting of FL Inc./Juan C Torres Ortiz
NOH #5364
3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021

9590 9402 6379 0303 8480 23

2. Article Number (Transfer from service label)
7021 0350 0000 2802 1821

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☑ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
01/07/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

C-19

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ
N.H.A.F #5364
3300 PEMBROKE ROAD,
PEMBROKE PARK, FL, 33021

9590 9402 6921 1104 9650 53

2. Article Number (Transfer from service label)
7021 1970 0000 4565 3819

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
01/07/22

D. Is delivery address different from item 1? ☑ Yes
If YES, enter delivery address below: ☐ No

C-19

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3300 PEMBROKE ROAD, PEMBROKE PARK FL 33021	ID #	5142 20 00 0370
Property Owner	TRINITY BROADCASTING OF FL INC	Millage	0613
Mailing Address	4302 HOLLYWOOD BLVD HOLLYWOOD FL 33021-6635	Use	28

Abbr Legal Description	20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734

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*	$4,625,940	$294,860	$4,920,800	$3,819,450	
2021	$4,625,940	$294,860	$4,920,800	$3,472,230	$84,029.73
2020	$4,163,350	$295,920	$4,459,270	$3,156,580	$76,598.92

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,920,800	$4,920,800	$4,920,800	$4,920,800
Portability	0	0	0	0
Assessed/SOH	$3,819,450	$4,920,800	$3,819,450	$3,819,450
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	$3,819,450	$4,920,800	$3,819,450	$3,819,450

Sales History

Date	Type	Price	Book/Page or CIN
3/25/2008	SWD-T	$100	45376 / 21
11/1/1992	QCD		20145 / 288

Land Calculations

Price	Factor	Type
$10.00	462,594	SF
Adj. Bldg. S.F. (Card, Sketch)		2691
Eff./Act. Year Built: 1980/1979		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Not For Profit Corporation
TRINITY BROADCASTING OF FLORIDA, INC.

Filing Information

Document Number	750421
FEI/EIN Number	59-1991004
Date Filed	12/31/1979
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/21/2011

Principal Address

4525 VINELAND RD
STE 200
ORLANDO, FL 32811

Changed: 03/29/2019

Mailing Address

13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Changed: 03/23/2020

Registered Agent Name & Address

EVERETT, MICHAEL
4655 VINELAND ROAD
ORLANDO, FL 32711

Name Changed: 01/06/2015

Address Changed: 08/25/2014

Officer/Director Detail

Name & Address

Title Director, President

CROUCH, MATTHEW W

13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Director, VP

CROUCH, LAURIE
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Director, VP

MAY, COLBY M
205 THIRD ST., S.E. ,
WASHINGTON, DE 20003

Title Treasurer, CFO

Mittan, James A
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Secretary

Tuccillo, Margaret C
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Fopma, Bob
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Everett, Mike
4655 VINELAND ROAD
ORLANDO, FL 32711

Title Asst. Secretary

Casoria, John B
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Crouch, Caylan
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Crouch, Cody
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Annual Reports

Report Year	Filed Date
2019	03/29/2019
2020	03/23/2020
2021	04/08/2021

Document Images

04/08/2021 -- ANNUAL REPORT	View image in PDF format
03/23/2020 -- ANNUAL REPORT	View image in PDF format
03/29/2019 -- ANNUAL REPORT	View image in PDF format
03/06/2018 -- ANNUAL REPORT	View image in PDF format
01/13/2017 -- ANNUAL REPORT	View image in PDF format
01/20/2016 -- ANNUAL REPORT	View image in PDF format
01/06/2015 -- ANNUAL REPORT	View image in PDF format
08/25/2014 -- Reg. Agent Change	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
01/10/2013 -- ANNUAL REPORT	View image in PDF format
04/12/2012 -- ANNUAL REPORT	View image in PDF format
05/20/2011 -- Reg. Agent Change	View image in PDF format
01/21/2011 -- REINSTATEMENT	View image in PDF format
04/28/2009 -- ANNUAL REPORT	View image in PDF format
04/21/2008 -- ANNUAL REPORT	View image in PDF format
04/26/2007 -- ANNUAL REPORT	View image in PDF format
04/24/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
04/23/2004 -- ANNUAL REPORT	View image in PDF format
04/24/2003 -- ANNUAL REPORT	View image in PDF format
05/20/2002 -- ANNUAL REPORT	View image in PDF format
05/05/2001 -- ANNUAL REPORT	View image in PDF format
04/21/2000 -- ANNUAL REPORT	View image in PDF format
05/03/1999 -- ANNUAL REPORT	View image in PDF format
05/01/1998 -- ANNUAL REPORT	View image in PDF format
05/15/1997 -- ANNUAL REPORT	View image in PDF format
04/24/1996 -- ANNUAL REPORT	View image in PDF format

06/14/1995 -- ANNUAL REPORT	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TRINITY BROADCASTING OF FL INC CASE NO. 5364
JUAN C TORRES ORTIZ
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3300 PEMBROKE ROAD, LOT 449, PEMBROKE PARK, FL, 33021

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3300 PEMBROKE ROAD, LOT 449, PEMBROKE PARK, FL, 33021

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TRINITY BROADCASTING OF FL INC/ JUAN C TORRES ORTIZ AT 3:52 P.M. ON THE 4 DAY OF APRIL 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

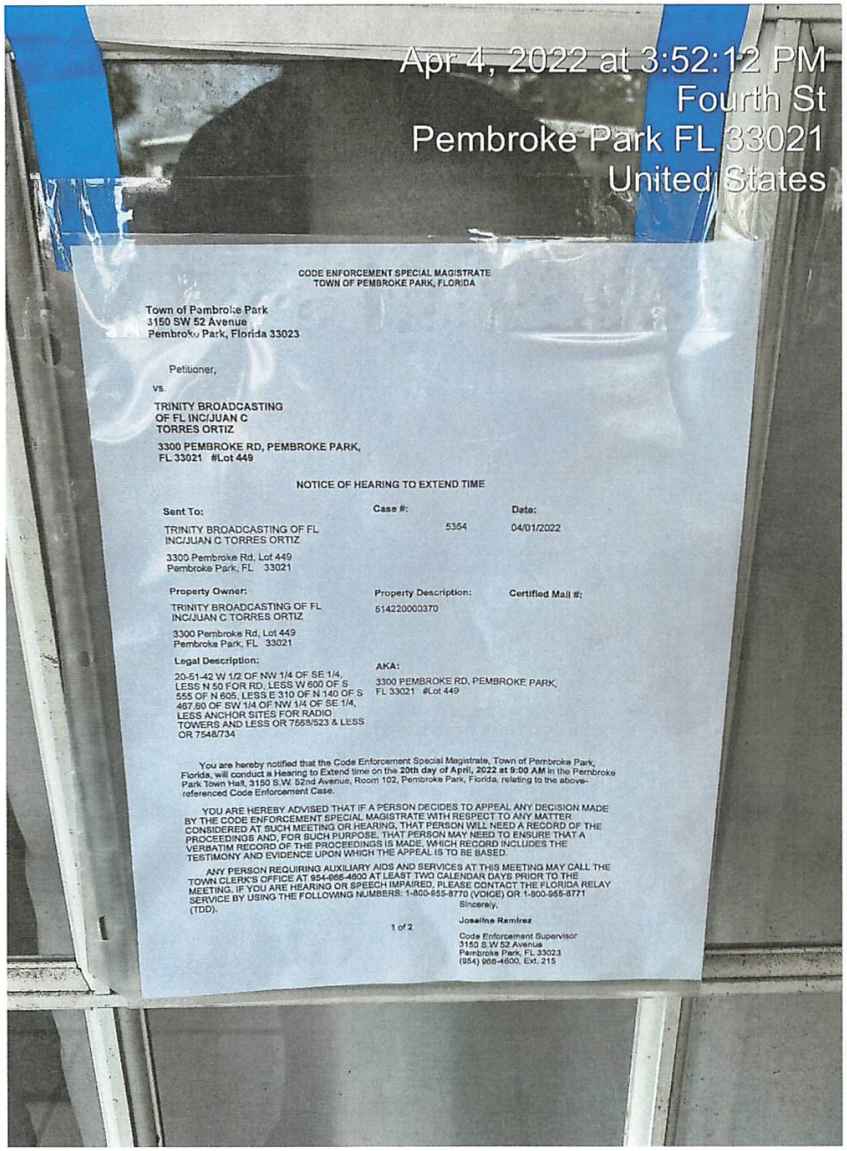
AFFIANT

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 April, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

TRINITY BROADCASTING
OF FL INC/JUAN C
TORRES ORTIZ

3300 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #Lot 449

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ 3300 Pembroke Rd, Lot 449 Pembroke Park, FL 33021	5354	04/01/2022

Property Owner:	Property Description:	Certified Mail #:
TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ 3300 Pembroke Rd, Lot 449 Pembroke Park, FL 33021	514220000370	

Legal Description:

20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7569/523 & LESS OR 7548/734

AKA:

3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 #Lot 449

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of April, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

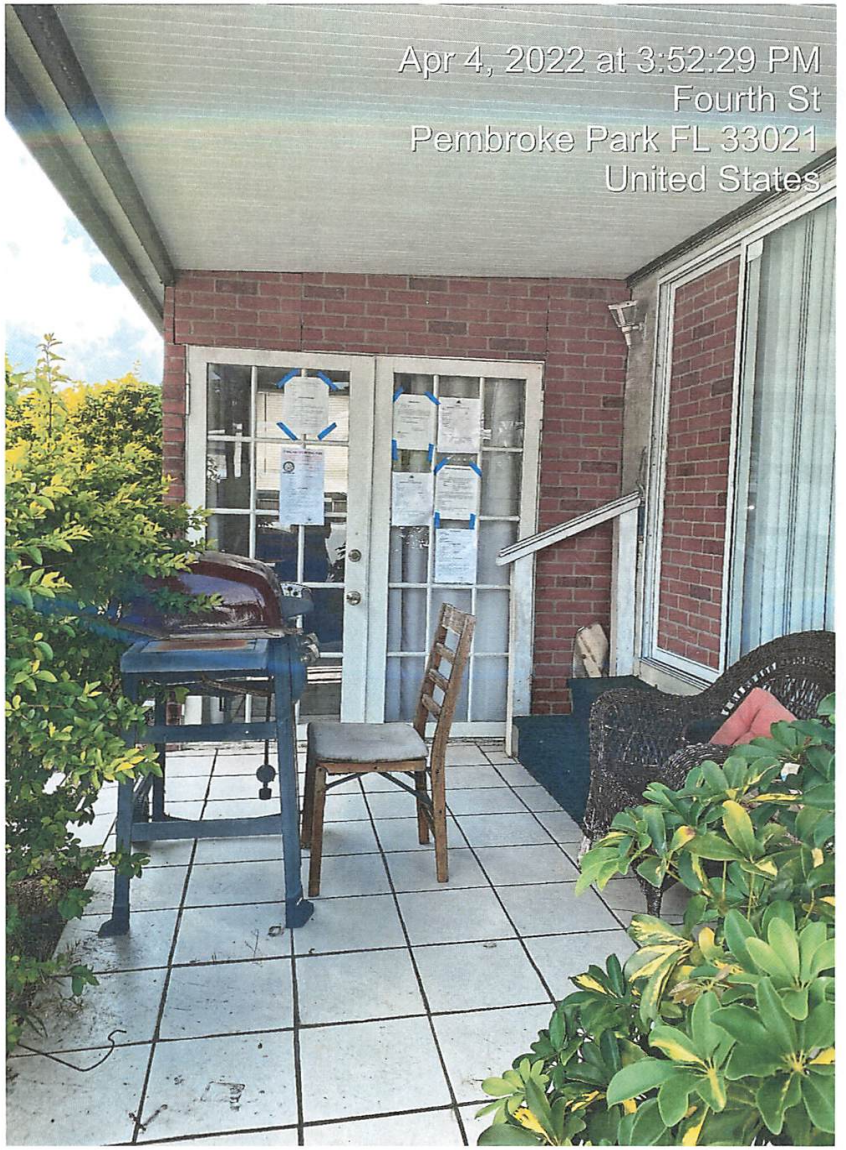
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

1 of 2

Joseline Ramirez
Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215




Apr 4, 2022 at 3:52:42 PM
Fourth St
Pembroke Park FL 33021
United States
449

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ

3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 #Lot 449

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ 3300 Pembroke Rd, Lot 449 Pembroke Park, FL 33021	5364	04/01/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ 3300 Pembroke Rd, Lot 449 Pembroke Park, FL 33021	514220000370	

Legal Description:	**AKA:**
20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734	3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 #Lot 449

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of April, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Joseline Ramirez

From: Juan Blandino <jblandino@jjplegal.com>
Sent: Friday, April 1, 2022 11:51 AM
To: Joseline Ramirez
Cc: Berenice Leyva; Juan Perez
Subject: Case #5364 - Extension of Time for Compliance

Good morning Joseline,

I hope you are well. I reached out a few weeks back to discuss an extension of time to comply with the Court's order in the above referenced matter. The court gave a deadline of April 3, 2022, to cure the violations cited and following our discussion, you mentioned that you would be willing to grant an extension of thirty (30) days. Please confirm the extension that will make the new deadline May 3, 2022. Just to update you, we have been granted the writ of possession by the judge and have delivered it to the Sheriff's office. As such, we anticipate it will be any day that we will be allowed to remove the possessions from the property and thus cure the violations cited.

If you have any other questions, please let me know. I look forward to hearing from you soon.

Best regards,

Juan Blandino, Esq.
9710 Stirling Rd. #105
Cooper City, Florida 33024
Phone: (954) 450-2585
Fax: (954) 450-2595

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BEWARE OF CYBER-FRAUD: *Before wiring any funds, call the intended recipient at a number you know is valid to confirm the instructions – and be very wary of any request to change wire instructions you already received.*

WARNING – FRAUDULENT FUNDING INSTRUCTIONS: Email hacking and fraud are on the rise to fraudulently misdirect funds. Please call your escrow officer immediately using contact information found from an independent source, such as the sales contact or internet, to verify any funding instructions received. We are not responsible for any wires sent by you to an incorrect bank account.

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CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,
vs.
TRINITY BROADCASTING OF FL INC
JUAN C TORRES ORTIZ
Respondent(s)

Case No.: 5364

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3300 PEMBROKE RD, LOT 449, PEMBROKE PARK, FL 33021

PROPERTY OWNER: TRINITY BROADCASTING OF FL INC. 3300 PEMBROKE RD, PEMBROKE PARK, FL 33021

FOLIO NO.: 5142 20 00 0370

LEGAL DESCRIPTION: 20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and 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 **WITHIN 45 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of February 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of February 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of February, 2022.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

LAKESIDE PARK ESTATES
7084 W GULF TO LAKE HWY STE 2A
CRYSTAL RIVER, FL 34429

Site Address:

3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 #Lot 449

Date 3/3/2022 4:03:37 PM
Invoice # 24707
For Code Enforcement Case# 5364

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
Total		**$100.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	4/3/2022		$50.00	0	$0.00
Admin Fixed	2/18/2022		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
3/3/2022	Credit	$100.00
Total		$100.00

Balance **$0.00**

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

LAKESIDE PARK ESTATES
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Total					$100.00

Payments

Date	Type	Amount
3/3/2022	Credit	$100.00
Total		$100.00

Balance **$0.00**

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5364

Hasler FIRST-CLASS MAIL
10/01/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:
Maximiliano Caporale
3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021

Case #:
5364

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5364

Hasler FIRST-CLASS MAIL
10/01/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Trinity Broadcasting of FL Inc.
3300 Pembroke Road
Pembroke Park, FL 33021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TRINITY BROADCASTING OF FL INC
JUAN C TORRES ORTIZ CASE NO. 5364

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3300 PEMBROKE RD, LOT 449, PEMBROKE PARK, FL 33021

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3300 PEMBROKE RD, LOT 449, PEMBROKE PARK, FL 33021

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ AT 1:09 P.M. ON THE 3 DAY OF FEBRUARY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

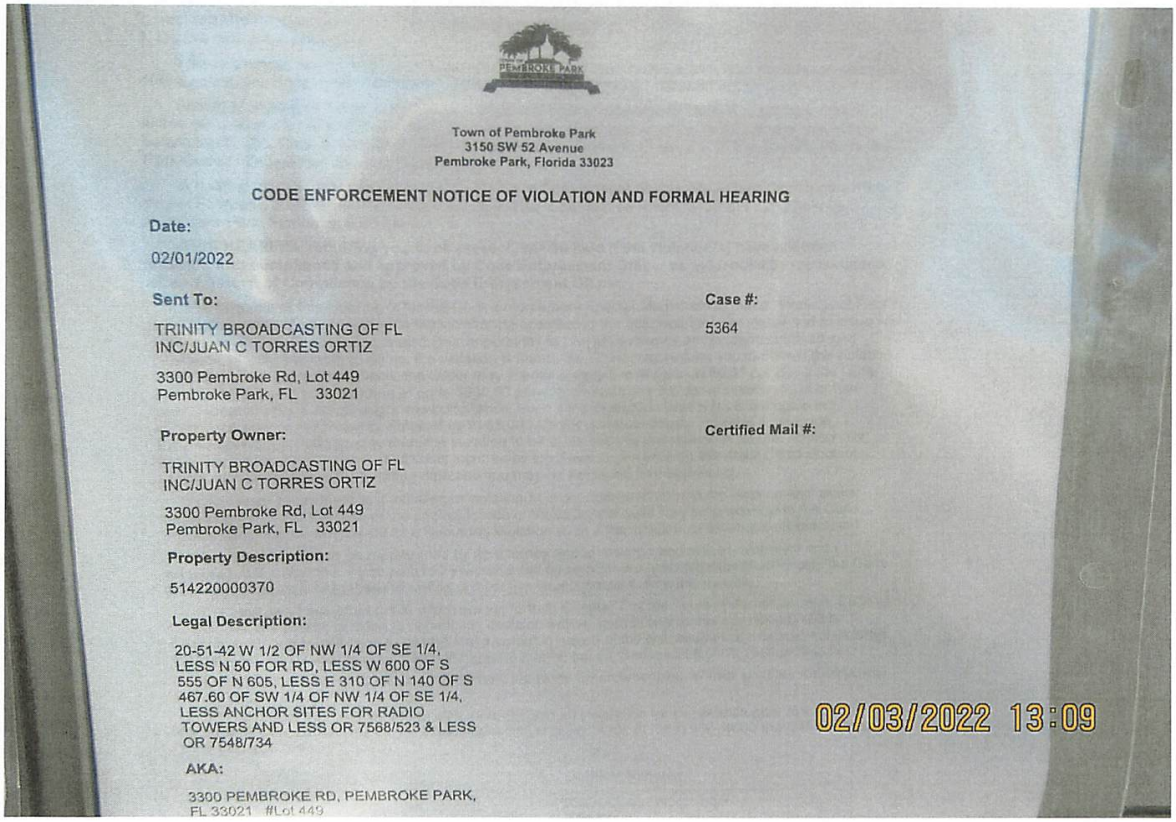
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 2, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public – State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/01/2022

Sent To:

TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ

3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021

Case #:

5364

Property Owner:

TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ

3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021

Certified Mail #:

Property Description:

514220000370

Legal Description:

20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734

02/03/2022 13:09

AKA:

3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 #Lot 449



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/01/2022

Sent To:

TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ

3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021

Case #:

5364

Property Owner:

TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ

3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021

Certified Mail #:

Property Description:

514220000370

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20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734

AKA:

3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 #Lot 449

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

1. Built addition without permits. Obtain permit and inspections.
2. Installed shed without permit. Obtain permit and inspections.
3. Double permit fee assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of February, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

2/1/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/05/2022

Sent To:

TRINITY BROADCASTING OF FL
INC/Maximiliano Caporale

3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021

Case #:

5364

Certified Mail #:

Property Owner:

TRINITY BROADCASTING OF FL
INC/Maximiliano Caporale

3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021

Property Description:

514220000370

01/06/2022 12:59

Legal Description:

20-51-42 W 1/2 OF NW 1/4 OF SE 1/4,
LESS N 50 FOR RD, LESS W 600 OF S
555 OF N 605, LESS E 310 OF N 140 OF S



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Cancelled - Rescheduled

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/05/2022

Sent To:

TRINITY BROADCASTING OF FL INC/Maximiliano Caporale

3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021

Case #:

5364

Property Owner:

TRINITY BROADCASTING OF FL INC/Maximiliano Caporale

3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021

Certified Mail #:

Property Description:

514220000370

Legal Description:

20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734

AKA:

3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 #Lot 449

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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1. Built addition without permits. Obtain permit and inspections.
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3. Double permit fee assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of January, 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.

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You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

1/5/2022

11/3/20
No Permit

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

Maximiliano Caporale

3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021

Case #:

5364

Date:

09/30/2020

Property Owner:

Maximiliano Caporale

3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021

Property Description:

514220000370

Certified Mail #:

Legal Description:

20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734

AKA:

3300 PEMBROKE RD, PEMBROKE PARK, FL 33021

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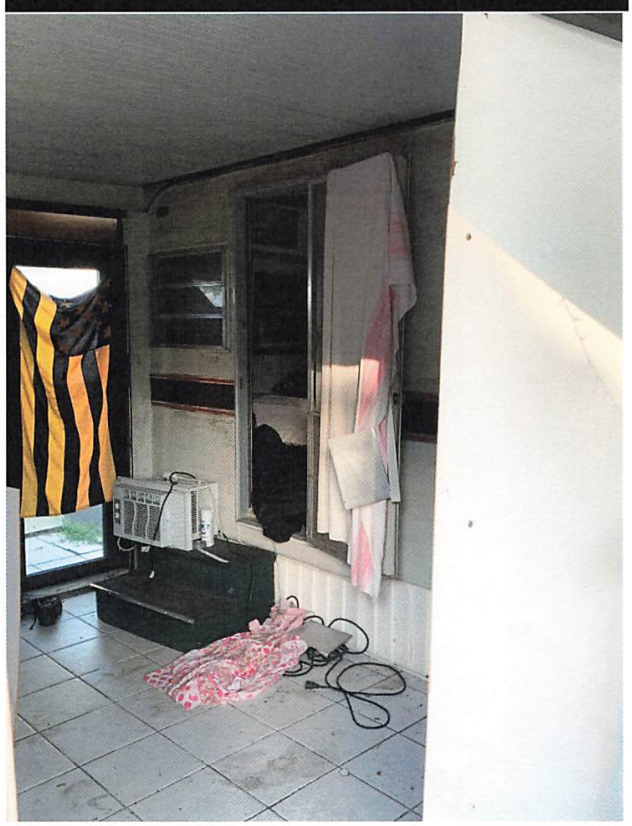
Notes/Means of Correction:

1. Built addition without permits. Obtain permit and inspections.
2. Installed shed without permit. Obtain permit and inspections.
3. Double permit fee assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.






05/19/2020 03:12


05/19/2020 03:12


449
05/19/2020 03:12


449
05/19/2020 03:13


449
05/19/2020 03:13


449
05/19/2020 03:13


05/19/2020 03:13

Noviembre 18, 2020

$5,000
-$1,000
-$3,000

$1,000 Mobile Home
+$100 Asociasion mensualidad octubre 15
+$545 Asociacion mensualidad Noviembre 15

Balance $1,645
esta semana el sabado Noviembre 21 $645
$1,000 Due December 18, 2020

He Recibido la cantida de $3.000 por concepto de Pago Mobil Home

Recibi conforme

-

Joseline Ramirez

From: Valeria Alvarez <valvarezverdier@gmail.com>
Sent: Wednesday, January 19, 2022 6:20 PM
To: Joseline Ramirez
Cc: Lakesideparkrv@gmail.com; Maximiliano Caporale
Subject: Re: SALE OF MOBILE HOME UNIT 449 -- MAXIMILIANO PORTO CAPORALE

Thank you for your email Officer Ramirez.

We appreciate your prompt response and attention to this matter.

Have a wonderful day.

On Wed, Jan 19, 2022 at 4:10 PM Joseline Ramirez <jramirez@tppfl.gov> wrote:

> Good afternoon Ms. Alvarez,
>
> Thank you for this information, I will make sure to address the Notice of Violation and Notice of Hearing to the correct owner of the mobile home going forward.
>
> Regards,
>
> **Joseline Ramirez**
>
> *Chief Code Enforcement Officer*
> **P: (954) 966-4600 ext. 215 • C: (954) 551-7147** / jramirez@tppfl.gov.com
> **Town of Pembroke Park /** Code Enforcement Dept.
> 3150 SW 52nd Avenue, Pembroke Park, FL 33023
> Follow us on: Facebook / www.townofpembrokepark.com
>
> **From:** Valeria Alvarez <valvarezverdier@gmail.com>
> **Sent:** Wednesday, January 19, 2022 10:53 AM
> **To:** Lakesideparkrv@gmail.com
> **Cc:** Maximiliano Caporale <maxicaporale26@gmail.com>; Joseline Ramirez <jramirez@tppfl.gov>
> **Subject:** RE: SALE OF MOBILE HOME UNIT 449 -- MAXIMILIANO PORTO CAPORALE

To whom it may concern,

I hope this email finds you well.

As per your conversation with Maximiliano Porto Caporale's ("Mr. Caporale") this morning and your request, attached please find Mr. Caporale proof that he is not the owner of the 1972 CARR TV 28' Mobile Home located in Lakeside Park, as it was sold to Juan Carlos Torres Ortiz ("Mr. Torres Ortiz") on or about November 18, 2020. The Department of Highway Safety and Motor Vehicles was notified of the same. Mr. Caporale has not lived nor signed a contract with Lakeside in over a year. In addition, when he sold the Mobile Home he was notified that the new owner would be responsible for any violations from the city, to which Mr. Torres agreed and said he would take care of it. We are providing proof that he is not the owner so that your system may be corrected.

Mr. Caporale appeared for today's hearing and spoke with Officer Ramirez who advised that the hearing was moved. Mr. Caporale only learned of this hearing through a voicemail that was kindly left by Renee. Since he does not own the mobile home, nor lives in Lakeside, he did not receive notice.

If there is anything else you need, please do not hesitate to contact us.

Your prompt attention in this matter is greatly appreciated.

Valeria Alvarez-Verdier, Esq.

(786) 838-8785

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

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WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

Case Overview

Property/Incident Information

Owner	Address	Site Address
VALUE STORE IT PEMBROKE PARK LLC/TODD RUDERMAN	3201 W COMMERCIAL BLVD #218 FORT LAUDERDALE, FL 33309	2801 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Legal Description

Case Status Closed **Case #** 5829

Notes
1. Operating U-Haul Rental without a Certificate of Use. Cease all "U-Haul Rental" until Business Tax Receipt/Certificate of Use is approved or obtained.
2. Installed U-Haul Rental cabinet sign without a permit. Obtain plans, permit and inspections.
3. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/10/2021		Notice of Violation	Regular Mail
5/4/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/18/2022	5/18/2022	Final Order	Certified Mail
9/2/2022		Affidavit of Compliance	Regular Mail
11/1/2022	11/16/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property 11/4/22 Certified Mail 11/3/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	9/2/2022
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)	9/2/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	9/2/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	9/2/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	9/2/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	9/2/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	9/2/2022	$19,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$19,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$19,100.00**

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: November 14, 2022
INVOICE # 430
FOR:

Case # 5829

VALUE STORE IT PEMBROKE PARK LLC / TODD RUDERMAN
2801 JOHN P LYONS LN,
PEMBROKE PARK, FL 33009

Bill To:

VALUE STORE IT PEMBROKE PARK LLC / TODD RUDERMAN
2801 JOHN P LYONS LN,
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Florida Building Code Section5-105; 5-17; 5-2(a)(b); 15-17 and 15-175.		
	Amended Final Order 05/18/2022		
1	Admin Fee	$ 100.00	$ 100.00
76	Day(s) of Per Diem from (06/18/22-09/02/2022)	$ 250.00	$ 19,000.00
	Recommend to Abate Per Diem Fine by 85%		$ 2,850.00
	2,850.00 + 100 =		**$ 2,950.00**
		Balance	$ 19,100.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

VALUE STORE IT PEMBROKE PARK LLC CASE NO. 5829
TODD RUDERMAN

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2801 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2801 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: VALUE STORE IT PEMBROKE PARK LLC / TODD RUDERMAN AT 10:57 A.M. ON THE 4 DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

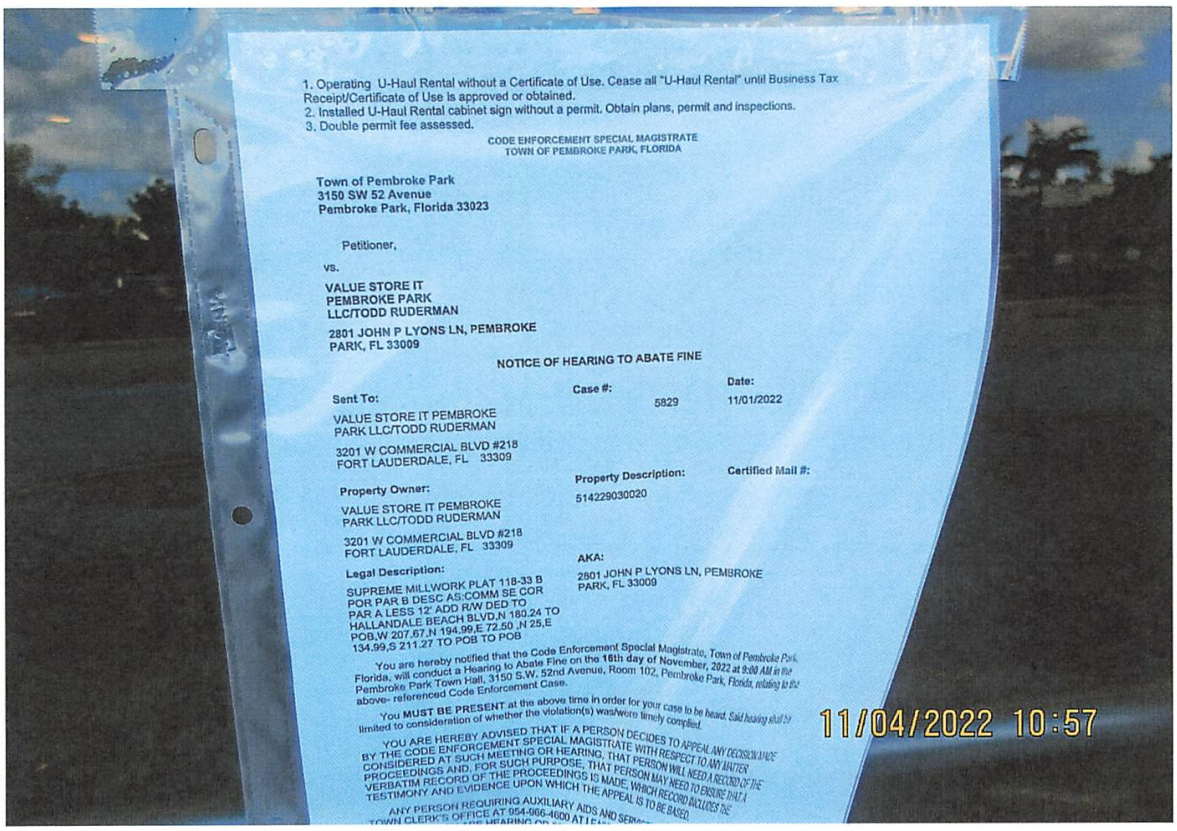
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 08 day of Nov, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.





1. Operating U-Haul Rental without a Certificate of Use. Cease all "U-Haul Rental" until Business Tax Receipt/Certificate of Use is approved or obtained.
2. Installed U-Haul Rental cabinet sign without a permit. Obtain plans, permit and inspections.
3. Double permit fee assessed.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

VALUE STORE IT
PEMBROKE PARK
LLC/TODD RUDERMAN

2801 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:
VALUE STORE IT PEMBROKE PARK LLC/TODD RUDERMAN

3201 W COMMERCIAL BLVD #218
FORT LAUDERDALE, FL 33309

Property Owner:
VALUE STORE IT PEMBROKE PARK LLC/TODD RUDERMAN

3201 W COMMERCIAL BLVD #218
FORT LAUDERDALE, FL 33309

Legal Description:
SUPREME MILLWORK PLAT 118-33 B POR PAR B DESC AS:COMM SE COR PAR A LESS 12' ADD R/W DED TO HALLANDALE BEACH BLVD,N 180.24 TO POB,W 207.67,N 194.99,E 72.50 ,N 25,E 134.99,S 211.27 TO POB TO POB

Case #: 5829

Date: 11/01/2022

Property Description: 514229030020

Certified Mail #:

AKA: 2801 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **16th day of November, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED A RECORD OF THE 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 FOR THIS HEARING OR [illegible] TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST

11/04/2022 10:57

1. Operating U-Haul Rental without a Certificate of Use. Cease all "U-Haul Rental" until Business Tax Receipt/Certificate of Use is approved or obtained.
2. Installed U-Haul Rental cabinet sign without a permit. Obtain plans, permit and inspections.
3. Double permit fee assessed.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

VALUE STORE IT
PEMBROKE PARK
LLC/TODD RUDERMAN

2801 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
VALUE STORE IT PEMBROKE PARK LLC/TODD RUDERMAN 3201 W COMMERCIAL BLVD #218 FORT LAUDERDALE, FL 33309	5829	11/01/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
VALUE STORE IT PEMBROKE PARK LLC/TODD RUDERMAN 3201 W COMMERCIAL BLVD #218 FORT LAUDERDALE, FL 33309	514229030020	

Legal Description:	**AKA:**
SUPREME MILLWORK PLAT 118-33 B POR PAR B DESC AS:COMM SE COR PAR A LESS 12' ADD R/W DED TO HALLANDALE BEACH BLVD,N 180.24 TO POB,W 207.67,N 194.99,E 72.50 ,N 25,E 134.99,S 211.27 TO POB TO POB	2801 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

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You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2801-2805 JOHN P LYONS LANE, PEMBROKE PARK FL 33009
Property Owner	VALUE STORE IT PEMBROKE PARK LLC
Mailing Address	3201 W COMMERCIAL BLVD #218 FORT LAUDERDALE FL 33309

ID #	5142 29 03 0020
Millage	0613
Use	48-03

Abbr Legal Description	SUPREME MILLWORK PLAT 118-33 B POR PAR B DESC AS:COMM SE COR PAR A LESS 12' ADD R/W DED TO HALLANDALE BEACH BLVD,N 180.24 TO POB,W 207.67,N 194.99,E 72.50 ,N 25,E 134.99,S 211.27 TO POB TO POB

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$1,289,730	$10,207,370	$11,497,100	$10,516,000	
2021	$1,289,730	$8,270,270	$9,560,000	$9,560,000	$205,583.98
2020	$1,289,730	$8,866,700	$10,156,430	$10,156,430	$219,194.05

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$11,497,100	$11,497,100	$11,497,100	$11,497,100
Portability	0	0	0	0
Assessed/SOH	$10,516,000	$11,497,100	$10,516,000	$10,516,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$10,516,000	$11,497,100	$10,516,000	$10,516,000

Sales History

Date	Type	Price	Book/Page or CIN
9/11/2018	SWD-D	$5,500,000	115334460
1/18/2017	WD-T	$100	114158063
11/22/2016	AFF-T		114073647
11/30/2016	WD-Q	$3,750,000	114073643
1/9/2004	WD	$1,550,000	36731 / 1738

Land Calculations

Price	Factor	Type
$30.00	42,991	SF
Adj. Bldg. S.F. (Card, Sketch)		124140
Eff./Act. Year Built: 2020/2019		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
W								
124140								



Detail by Entity Name

Florida Limited Liability Company
VALUE STORE IT PEMBROKE PARK, LLC

Filing Information

Document Number	L18000211240
FEI/EIN Number	83-1810215
Date Filed	09/05/2018
State	FL
Status	ACTIVE

Principal Address

3201 W. COMMERCIAL BLVD.
SUITE 218
FORT LAUDERDALE, FL 33309

Mailing Address

3201 W. COMMERCIAL BLVD.
SUITE 218
FORT LAUDERDALE, FL 33309

Registered Agent Name & Address

RUDERMAN, TODD A
3201 W. COMMERCIAL BLVD.
SUITE 218
FORT LAUDERDALE, FL 33309

Authorized Person(s) Detail

Name & Address

Title MGR

TARCO PEMBROKE PARK, LLC
3201 W COMMERCIAL BLVD, SUITE 218
FORT LAUDERDALE, FL 33309

Annual Reports

Report Year	Filed Date
2020	06/19/2020
2021	04/28/2021
2022	04/29/2022

Document Images

04/29/2022 -- ANNUAL REPORT	View image in PDF format
04/28/2021 -- ANNUAL REPORT	View image in PDF format
06/19/2020 -- ANNUAL REPORT	View image in PDF format
04/26/2019 -- ANNUAL REPORT	View image in PDF format
09/05/2018 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

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:

VALUE STORE IT PEMBROKE PARK LLC
TODD RUDERMAN
N.O.H #5829
3201 W COMMERCIAL BLVD #218,
FORT LAUDERDALE, FL, 33309

9590 9402 6921 1104 8095 62

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 6605

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* Beatrice Alba | C. Date of Delivery 5/9/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☑ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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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:

VALUE STORE IT PEMBROKE PARK LLC
TODD RUDERMAN
F.O #5829
2801 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 8094 49

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 5240

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ 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

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SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

VALUE STORE IT PEMBROKE PARK LLC
TODD RUDERMAN
F.O #5829
3201 W COMMERCIAL BLVD #218,
FORT LAUDERDALE, FL, 33309

9590 9402 6921 1104 8094 25

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 5233

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☑ Agent ☐ Addressee

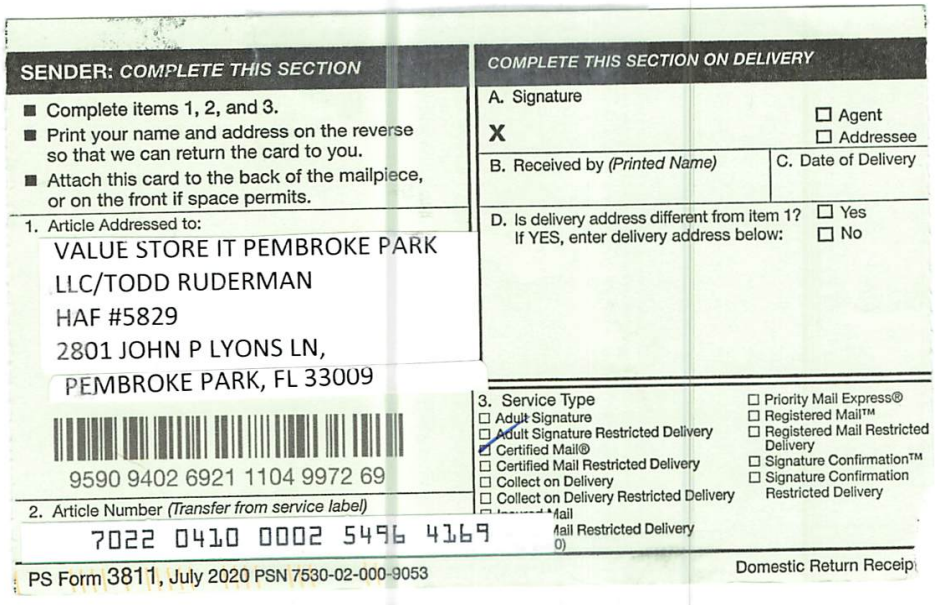
B. Received by *(Printed Name)* See Dr Frank | C. Date of Delivery 5-23-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☑ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
)0)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

VALUE STORE IT PEMBROKE PARK
LLC/TODD RUDERMAN
HAF #5829
2801 JOHN P LYONS LN,
PEMBROKE PARK, FL 33009

9590 9402 6921 1104 9972 69

2. Article Number *(Transfer from service label)*

7022 0410 0002 5496 4169

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
0)

☐ 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 Receip

7021 1970 0000 4565 5233

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
VALUE STORE IT PEMBROKE PARK LLC

Street and Apt. No.
TODD RUDERMAN
F.O #5829
3201 W COMMERCIAL BLVD #218,

City, State, ZIP+4®
FORT LAUDERDALE, FL, 33309

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

7021 1970 0000 4565 5240

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
VALUE STORE IT PEMBROKE PARK LLC

Street and Apt. No.
TODD RUDERMAN
F.O #5829
2801 JOHN P LYONS LANE,

City, State, ZIP+4®
PEMBROKE PARK, FL, 33009

Postmark Here

PS Form 3800, A

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:

VALUE STORE IT PEMBROKE PARK LLC
TODD RUDERMAN
N.O.H #5829
2801 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 8095 55

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 6582

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

ail Restricted Delivery
)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

7022 0410 0002 5496 4176

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To
VALUE STORE IT PEMBROKE PARK LLC/TODD RUDERMAN

Street and Apt. No.
HAF #5829
3201 W COMMERCIAL BLVD #218,

City, State, ZIP+4®
FORT LAUDERDALE, FL 33309

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0002 5496 4169

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage ar
$

Sent To
VALUE STORE IT PEMBROKE PARK LLC/TODD RUDERMAN

Street and Apt. N
HAF #5829
2801 JOHN P LYONS LN,

City, State, ZIP+7
PEMBROKE PARK, FL 33009

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5829
Petitioner,)
)
vs.)
)
VALUE STORE IT PEMBROKE PARK LLC)
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: 2801 JOHN P LYONS LANE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: VALUE STORE IT PEMBROKE PARK LLC

FOLIO NO.: 5142 29 03 0020

LEGAL DESCRIPTION: SUPREME MILLWORK PLAT 118-33 B POR PAR B DESC AS:COMM SE COR PAR A LESS 12' ADD R/W DED TO HALLANDALE BEACH BLVD,N 180.24 TO POB,W 207.67,N 194.99,E 72.50 ,N 25,E 134.99,S 211.27 TO POB TO POB

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; and 5-17;5-2(a)(b) and 15-17. 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;5-2(a)(b) and 15-17 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

There are SIX(6) Code violations

A SEPARATE FINE OF 250.00 PER DAY SHALL BE ASSESSED FOR EACH OF THE ABOVE LISTED VIOLATIONS.

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No ✓

I the undersigned, 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 CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park



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 VALUE STORE IT PEMBROKE PARK LLC

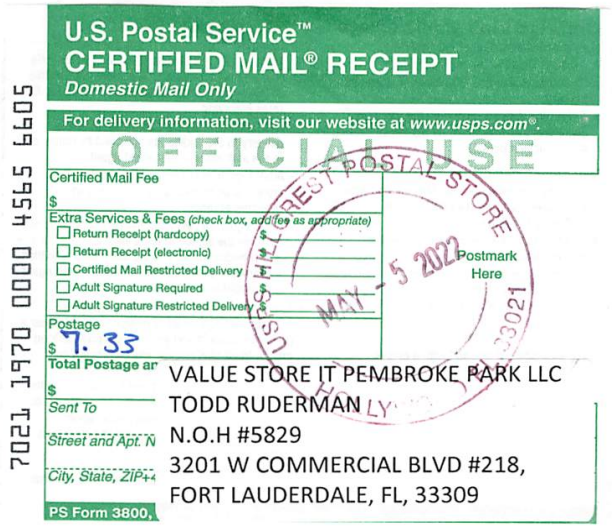
Street and Apt. No. TODD RUDERMAN

City, State, ZIP+4® N.O.H #5829
2801 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009

PS Form 3800, A

7021 1970 0000 4565 6582

US POSTAL SERVICE HILLCREST HOLLYWOOD FL 33021
MAY - 5 2022
Postmark Here



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage ar
$

Sent To VALUE STORE IT PEMBROKE PARK LLC

Street and Apt. N TODD RUDERMAN

City, State, ZIP+4 N.O.H #5829
3201 W COMMERCIAL BLVD #218,
FORT LAUDERDALE, FL, 33309

PS Form 3800,

7021 1970 0000 4565 6605

US POSTAL SERVICE HILLCREST POSTAL STORE FORT LAUDERDALE FL 33021
MAY - 5 2022
Postmark Here

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5829

Hasler FIRST-CLASS MAIL
05/10/2021
US POSTAGE $000.51º
ZIP 33023
011D10656696

Value Store IT Pembroke Park LLC
2801 John P. Lyons Lane
Pembroke Park, FL 33009

N OF PEMBROKE PARK
2ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5829

Hasler FIRST-CLASS MAIL
05/10/2021
US POSTAGE $000.51º
ZIP 33023
011D10656696

Sent To:

VALUE STORE IT PEMBROKE PARK LLC/TODD RUDERMAN

3201 W COMMERCIAL BLVD #218
FORT LAUDERDALE, FL 33309

Case #:

5829

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

VALUE STORE IT PEMBROKE PARK LLC CASE NO. 5829
TODD RUDERMAN

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2801 JOHN P LYONS LANE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2801 JOHN P LYONS LANE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: VALUE STORE IT PEMBROKE PARK LLC / TODD RUDERMAN AT 11:50 A.M. ON THE 6 DAY OF MAY 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.

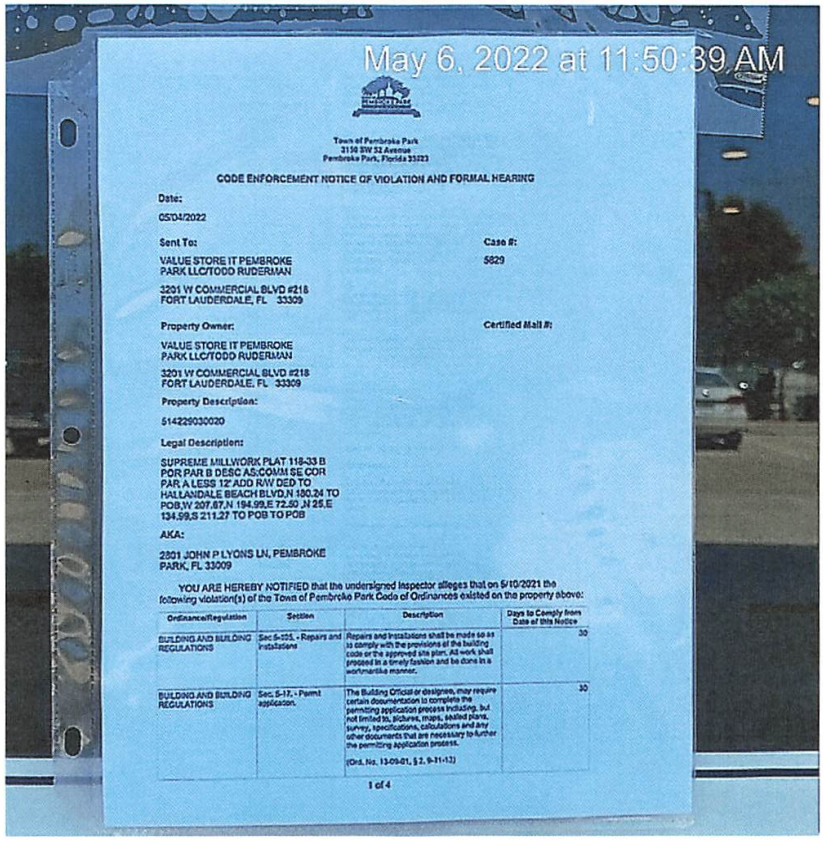
_____
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 10 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
05/04/2022

Sent To:
VALUE STORE IT PEMBROKE PARK LLC/TODD RUDERMAN
3201 W COMMERCIAL BLVD #218
FORT LAUDERDALE, FL 33309

Case #:
5829

Property Owner:
VALUE STORE IT PEMBROKE PARK LLC/TODD RUDERMAN
3201 W COMMERCIAL BLVD #218
FORT LAUDERDALE, FL 33309

Certified Mail #:

Property Description:
514229030020

Legal Description:
SUPREME MILLWORK PLAT 118-33 B POR PAR B DESC AS:COMM SE COR PAR A,LESS 12' ADD R/W DED TO HALLANDALE BEACH BLVD,N 180.24 TO POB,W 207.87,N 194.09,E 72.50 ,N 25.E 134.59,S 211.27 TO POB TO POB

AKA:
2801 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/10/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec.5-155. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1 of 4



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:

VALUE STORE IT PEMBROKE PARK LLC/TODD RUDERMAN

3201 W COMMERCIAL BLVD #218
FORT LAUDERDALE, FL 33309

Case #:

5829

Property Owner:

VALUE STORE IT PEMBROKE PARK LLC/TODD RUDERMAN

3201 W COMMERCIAL BLVD #218
FORT LAUDERDALE, FL 33309

Certified Mail #:

Property Description:

514229030020

Legal Description:

SUPREME MILLWORK PLAT 118-33 B POR PAR B DESC AS:COMM SE COR PAR A LESS 12' ADD R/W DED TO HALLANDALE BEACH BLVD,N 180.24 TO POB,W 207.67,N 194.99,E 72.50 ,N 25,E 134.99,S 211.27 TO POB TO POB

AKA:

2801 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/10/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	10

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - 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

1. Operating U-Haul Rental without a Certificate of Use. Cease all "U-Haul Rental" until Business Tax Receipt/Certificate of Use is approved or obtained.
2. Installed U-Haul Rental cabinet sign without a permit. Obtain plans, permit and inspections.
3. Double permit fee assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

5/4/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

VALUE STORE IT PEMBROKE PARK LLC/TODD RUDERMAN

3201 W COMMERCIAL BLVD #218
FORT LAUDERDALE, FL 33309

Case #:

5829

Date:

05/10/2021

Property Owner:

VALUE STORE IT PEMBROKE PARK LLC/TODD RUDERMAN

3201 W COMMERCIAL BLVD #218
FORT LAUDERDALE, FL 33309

Property Description:

514229030020

Certified Mail #:

Legal Description:

SUPREME MILLWORK PLAT 118-33 B POR PAR B DESC AS:COMM SE COR PAR A LESS 12' ADD R/W DED TO HALLANDALE BEACH BLVD,N 180.24 TO POB,W 207.67,N 194.99,E 72.50 ,N 25,E 134.99,S 211.27 TO POB TO POB

AKA:

2801 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

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BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

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BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	10

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - 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

Notes/Means of Correction:

1. Operating U-Haul Rental without a Certificate of Use. Cease all "U-Haul Rental" until Business Tax Receipt/Certificate of Use is approved or obtained.
2. Installed U-Haul Rental cabinet sign without a permit. Obtain plans, permit and inspections.
3. Double permit fee assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Enforcement Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2801-2805 JOHN P LYONS LANE, PEMBROKE PARK FL 33009
Property Owner	VALUE STORE IT PEMBROKE PARK LLC
Mailing Address	3201 W COMMERCIAL BLVD #218 FORT LAUDERDALE FL 33309

ID #	5142 29 03 0020
Millage	0613
Use	48

Abbr Legal Description	SUPREME MILLWORK PLAT 118-33 B POR PAR B DESC AS:COMM SE COR PAR A LESS 12' ADD R/W DED TO HALLANDALE BEACH BLVD,N 180.24 TO POB,W 207.67,N 194.99,E 72.50 ,N 25,E 134.99,S 211.27 TO POB TO POB

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$1,289,730	$8,866,700	$10,156,430	$10,156,430	
2020	$1,289,730	$8,866,700	$10,156,430	$10,156,430	$219,194.05
2019	$1,289,730		$1,289,730	$1,289,730	$28,159.98

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$10,156,430	$10,156,430	$10,156,430	$10,156,430
Portability	0	0	0	0
Assessed/SOH	$10,156,430	$10,156,430	$10,156,430	$10,156,430
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$10,156,430	$10,156,430	$10,156,430	$10,156,430

Sales History

Date	Type	Price	Book/Page or CIN
9/11/2018	SWD-D	$5,500,000	115334460
1/18/2017	WD-T	$100	114158063
11/22/2016	AFF-T		114073647
11/30/2016	WD-Q	$3,750,000	114073643
1/9/2004	WD	$1,550,000	36731 / 1738

Land Calculations

Price	Factor	Type
$30.00	42,991	SF
Adj. Bldg. S.F. (Card, Sketch)		124140
Eff./Act. Year Built: 2020/2019		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
W								
124140								

Detail by Entity Name

Florida Limited Liability Company
VALUE STORE IT PEMBROKE PARK, LLC

Filing Information

Document Number	L18000211240
FEI/EIN Number	83-1810215
Date Filed	09/05/2018
State	FL
Status	ACTIVE

Principal Address

3201 W. COMMERCIAL BLVD.
SUITE 218
FORT LAUDERDALE, FL 33309

Mailing Address

3201 W. COMMERCIAL BLVD.
SUITE 218
FORT LAUDERDALE, FL 33309

Registered Agent Name & Address

RUDERMAN, TODD A
3201 W. COMMERCIAL BLVD.
SUITE 218
FORT LAUDERDALE, FL 33309

Authorized Person(s) Detail

Name & Address

Title MGR

TARCO PEMBROKE PARK, LLC
3201 W COMMERCIAL BLVD, SUITE 218
FORT LAUDERDALE, FL 33309

Annual Reports

Report Year	Filed Date
2019	04/26/2019
2020	06/19/2020
2021	04/28/2021

Document Images

04/28/2021 -- ANNUAL REPORT	View image in PDF format
06/19/2020 -- ANNUAL REPORT	View image in PDF format
04/26/2019 -- ANNUAL REPORT	View image in PDF format
09/05/2018 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations


U-HAUL
U-HAUL
02/25/2021 16:12


U-HAUL
U-HAUL
02/25/2021 16:12


02/25/2021 16:14


U-HAUL
RENTALS
SELF
01/25/2021 14:45


SELF STORAGE
01/25/2021 14:45

Town of Pembroke Park
Business Tax / Billing Division

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 961-4760

Customer Number 130756

APPLICATION FORM

Application Category: Services **Application Date:** 5/21/2021

Business Owner Information (Residential Usage)

Business Name: VALUE STORE IT PEMB PK LLC

Business Owner/Corporation/Partnership:

Business Address: 2801 J P LYONS LN

City/State/Zip: PEMBROKE PK/ FL /33009

Business Phone: **Other Phone:** 7542331113 **Fax #:**

E-Mail: value22@valuestoreit.com **Contact Person's Name:** LISA FIGUEROA, PROPERTY MGR

Parcel Information

Folio Number: 514229030020 **Legal Description:**

Prior Use: SELF STORAGE

Current Use: U-HAUL RENTALS

Contact Information

Name:

Mailing Address: 2801 J P LYONS LN

City / State / Zip: PEMBROKE PK FL 33009

Business Description:
U-HAUL RENTALS

Limitations:



Town of Pembroke Park
Business Tax / Billing Division

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 961-4760

(NO BTR - STILL IN PROCESS)

Case Overview

Property/Incident Information

Owner	Address	Site Address
ARDEVCO LLC	3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Closed **Case #** 5902

Notes

1. 24 a/c units were installed prior of obtaining the permits. Obtain a permit for each a/c change out with plans and inspections.
2. Unit 404 has an second door installed without a permit. Obtain a permit for the second door with any plans and inspections.
3. Water heater was replaced on the 4th floor in the laundry room area. Obtain a permit for the water heater replacement with any plans and inspections.
4. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/2/2021		Notice of Violation	Regular Mail
7/30/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/25/2021	8/19/2021	Final Order	Certified Mail
1/3/2022	1/19/2022	Notice of Formal Hearing - Extension of Time	Certified Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
2/18/2022	2/16/2022	Amended Final Order	Certified Mail
11/4/2022	11/16/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property 11/4/22
11/4/2022		Affidavit of Compliance	Regular Mail Email 11/6/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	11/4/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	11/4/2022	$85,000.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00

Case Overview

			Total Fines	$85,200.00

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$85,200.00

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 11/6/2022 Phone #: (954) 865-1453

Case # 5902 E-mail: dd@meridian-commercial.com

Address of Violation: 3181 W. Hallandale Beach Boulevard, Pembroke Park, Florida 33009

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Douglas Driver (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5902 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the Owner, and shall be held at the 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 08/25/2021 imposing the fine of $ 500 / per diem for violation(s)of the Town's Code of Ordinances: BUILDING AND BUILDING REGULATION - Sec. 5-105. Repairs & installations

Brief summary for request: The owner of the property resides in Quebec, Canada and travel to South Florida to address the code violations was very difficult to due to the pandemic. In response, the owner hired a commercial real estate consultant to address the violations and my firm has been working diligently to cure those violations. It has taken some time to mostly due to the challenges with obtaining both labor and materials in the current market. Now that the violations have been cured, we hope that a significant amount can be abated. Thank you.

Douglas Driver
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Douglas Driver and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 11/7/2022.

Notary Public State of Florida: Sharon Trepiccione My Commission expires: 1/28/2025

SHARON TREPICCIONE
Notary Public - State of Florida
Commission # HH 073268
My Comm. Expires Jan 28, 2025

Produced FDL

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
ARDEVCO LLC		CASE NO. 5902
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 3181 W HALLANDALE BEACH BLVD OFFICE 300, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3181 W HALLANDALE BEACH BLVD OFFICE 300, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ARDEVCO LLC AT 03:00 P.M. ON THE 4 DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

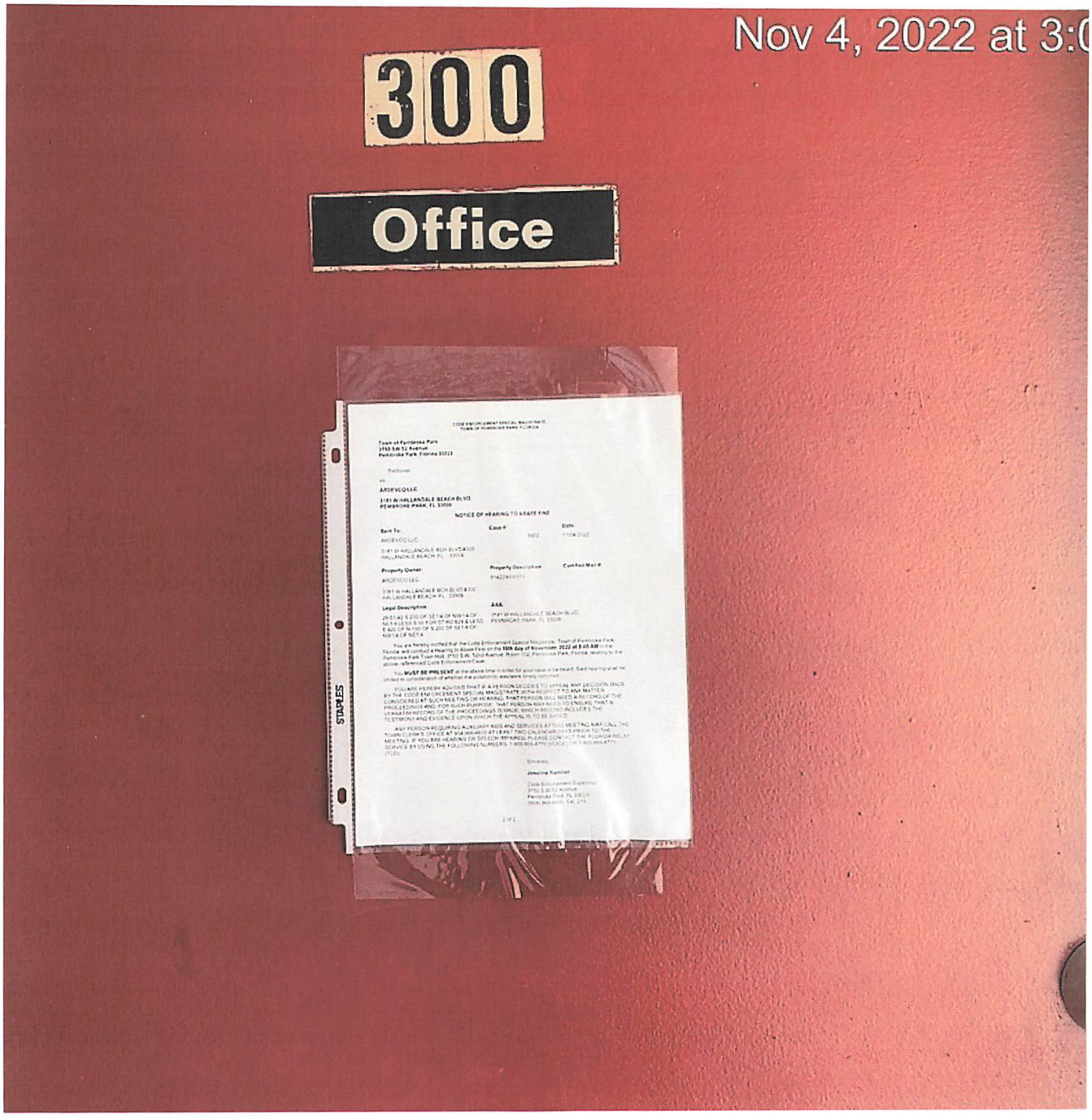
AFFIANT

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 9 day of Nov, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____


Nov 4, 2022 at 3:0
300
Office
STAPLES

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: November 9, 2022
INVOICE # 430
FOR:

Case # 5902

ARDEVCO LLC /
SUNDRIFT APARTMENTS
3181 W HALLANDALE BEACH
BLVD,
PEMBROKE PARK, FL, 33009

Bill To:

ARDEVCO LLC /
SUNDRIFT APARTMENTS
3181 W HALLANDALE BEACH
BLVD, #300
PEMBROKE PARK, FL, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Code Section 5-105		
	Amended Final Order 02/16/2022		
2	Admin Fee	$ 100.00	$ 200.00
170	Day(s) of Per Diem from (05/18/2022-11/04/2022)	$ 500.00	$ 85,000.00
			$ 17,000.00
	Town's Motion to abate fine by 80% ($17,000.00+$200.00)		**$ 17,200**
		Balance	$ 85,200.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. ARDEVCO LLC Respondent(s)	)	Case No.: 5902

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 19, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33009

PROPERTY OWNER: ARDEVCO LLC, 3181 W HALLANDALE BEACH BLVD #300, PEMBROKE PARK FL 33009

FOLIO NO.: 5142 30 29 0111

LEGAL DESCRIPTION: 29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 19th day of August 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 19TH day of August 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of August 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. ARDEVCO LLC Respondent(s)	)	Case No.: 5902

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 16th, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3181 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009

PROPERTY OWNER: ARDEVCO LLC, 3181 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009

FOLIO NO.: 5142 29 00 0111

LEGAL DESCRIPTION: 29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and 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) 5-10 (**WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of February 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of February 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of February, 2022.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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Total Postage and
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Sent To
Ardevco LLC
A.F.O. #5902

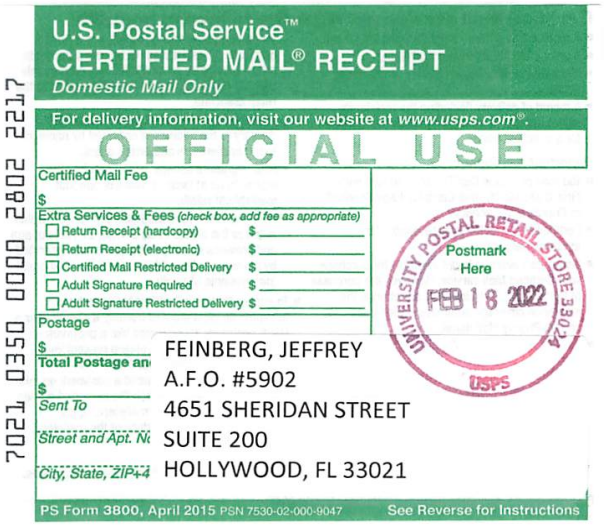
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3181 W Hallandale Beach Blvd #300

City, State, ZIP+4
Hallandale Beach Blvd, FL 33009

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Total Postage and
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FEINBERG, JEFFREY
A.F.O. #5902

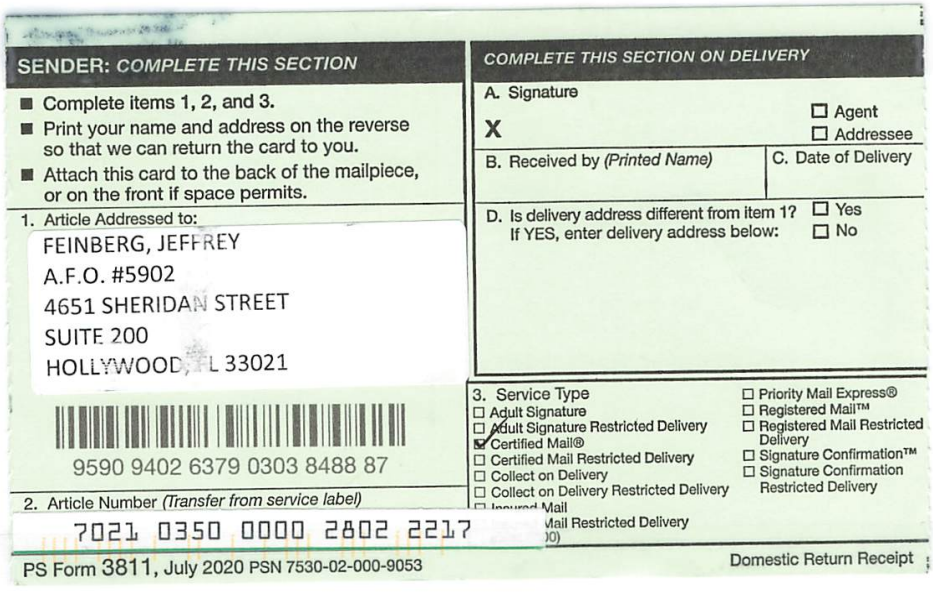
Street and Apt. No
4651 SHERIDAN STREET
SUITE 200

City, State, ZIP+4
HOLLYWOOD, FL 33021

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
FEINBERG, JEFFREY
A.F.O. #5902
4651 SHERIDAN STREET
SUITE 200
HOLLYWOOD, FL 33021

9590 9402 6379 0303 8488 87

2. Article Number (Transfer from service label)
7021 0350 0000 2802 2217

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A. Signature
X
☐ Agent
☐ Addressee

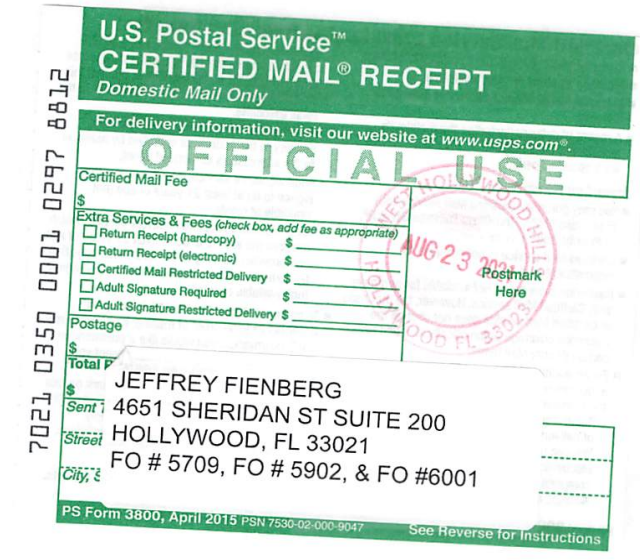
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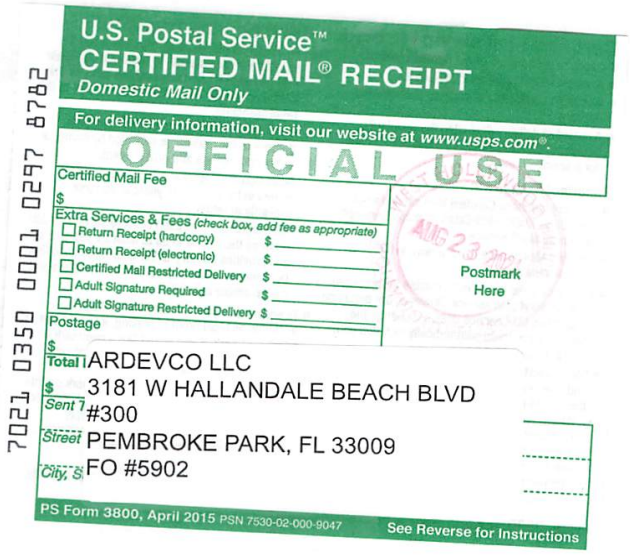
C. Date of Delivery

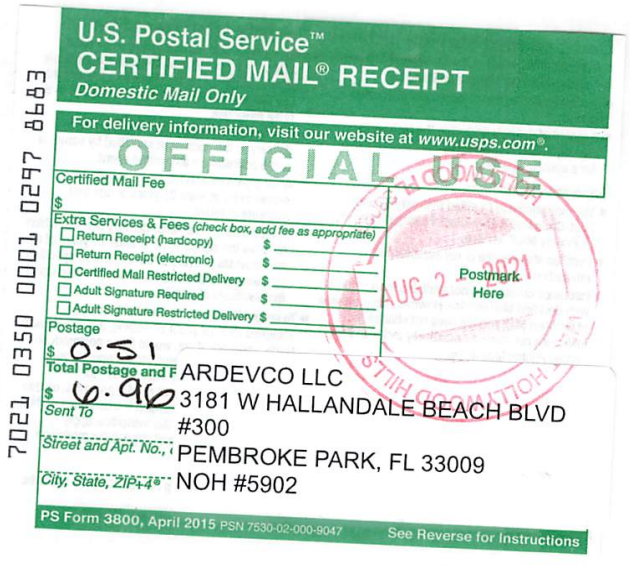
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

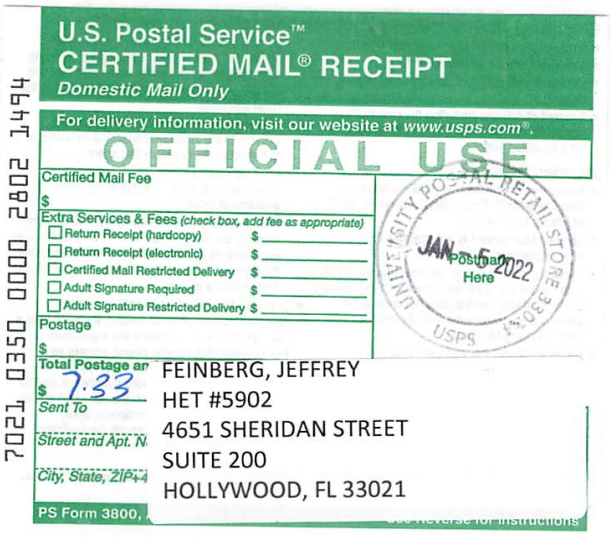

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AUG 23 2021
7021 0350 0001 0297 8812
JEFFREY FIENBERG
4651 SHERIDAN ST SUITE 200
HOLLYWOOD, FL 33021
FO # 5709, FO # 5902, & FO #6001
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7021 0350 0001 0297 8782
ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300
PEMBROKE PARK, FL 33009
FO #5902
PS Form 3800, April 2015 PSN 7530-02-000-9047
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Adult Signature Restricted Delivery
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$6.96
Postmark Here
AUG 2 2021
7021 0350 0001 0297 8683
ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300
PEMBROKE PARK, FL 33009
NOH #5902
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Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
7021 0350 0000 2802 2590
Ardevco LLC
HET #5902
3181 W Hallandale Beach Blvd #300
Hallandale Beach Blvd, FL 33009
PS Form 3800,


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SUITE 200
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 7.33

Postmark Here
JAN 6 2022

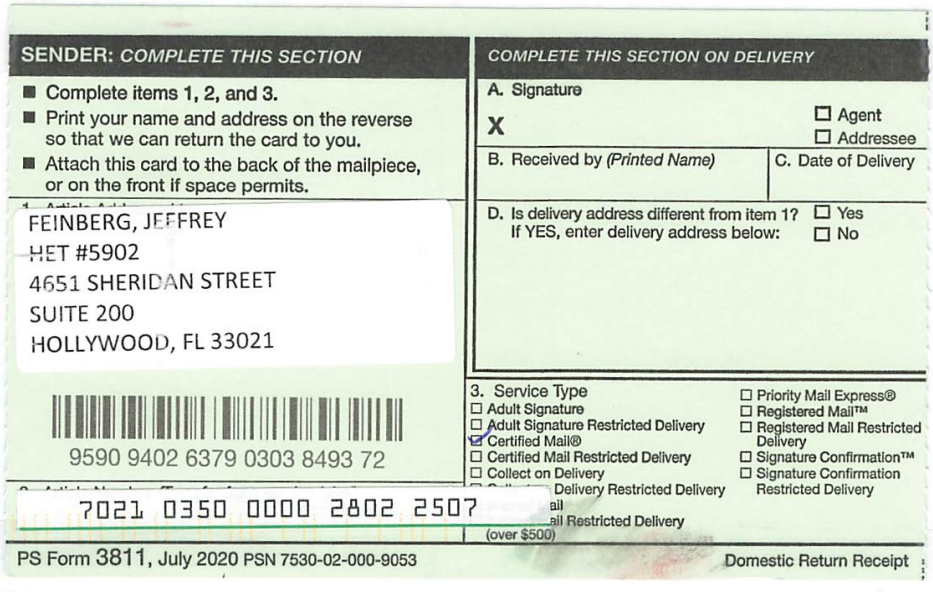
Sent To
FEINBERG, JEFFREY
HET #5902

Street and Apt. No.
4651 SHERIDAN STREET
SUITE 200

City, State, ZIP+4
HOLLYWOOD, FL 33021

PS Form 3800, ...

7021 0350 0000 2802 1494



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.

FEINBERG, JEFFREY
HET #5902
4651 SHERIDAN STREET
SUITE 200
HOLLYWOOD, FL 33021

9590 9402 6379 0303 8493 72

7021 0350 0000 2802 2507

COMPLETE THIS SECTION ON DELIVERY

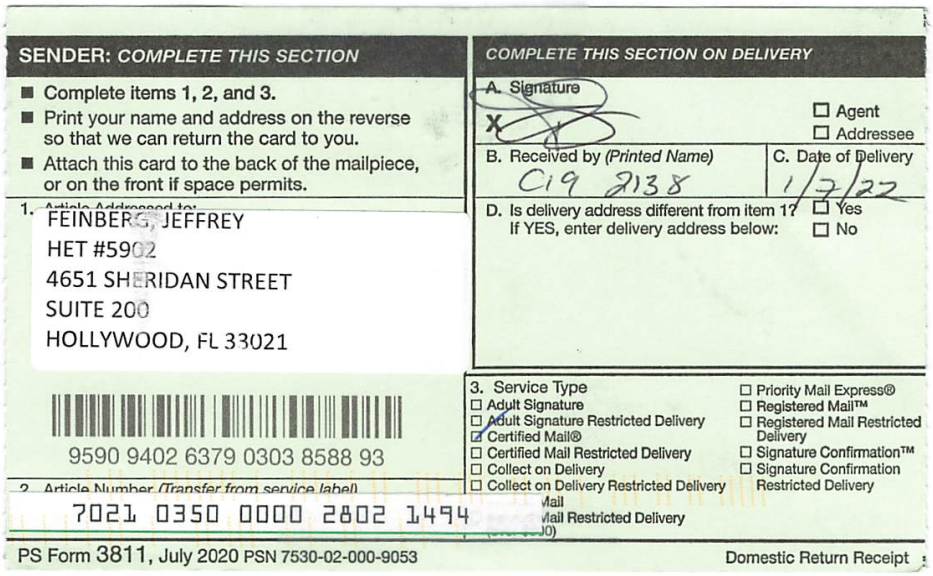
A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Delivery Restricted Delivery
- ☐ ail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

FEINBERG, JEFFREY
HET #5902
4651 SHERIDAN STREET
SUITE 200
HOLLYWOOD, FL 33021

9590 9402 6379 0303 8588 93

2. Article Number (Transfer from service label)

7021 0350 0000 2802 1494

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name) C19 2138

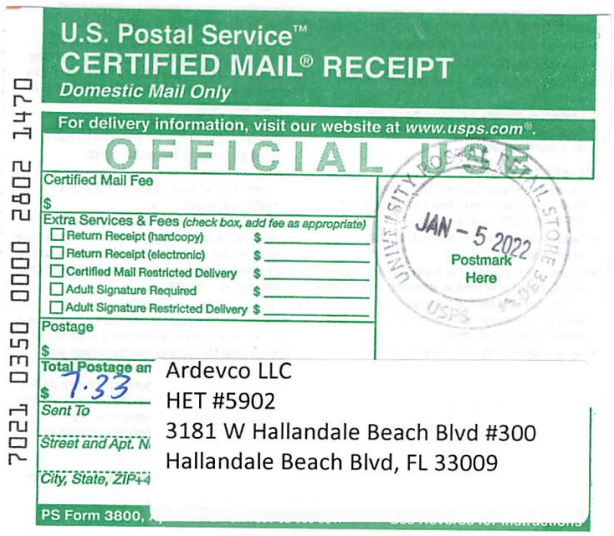
C. Date of Delivery 1/7/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ 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
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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 an
$ 7.33
Sent To
Street and Apt. N
City, State, ZIP+4
PS Form 3800,
JAN - 5 2022
Postmark Here
Ardevco LLC
HET #5902
3181 W Hallandale Beach Blvd #300
Hallandale Beach Blvd, FL 33009
7021 0350 0000 2802 1470



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3181 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	ARDEVCO LLC
Mailing Address	3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH FL 33009

ID #	5142 29 00 0111
Millage	0613
Use	03

Abbr Legal Description	29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 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*	$338,330	$3,130,010	$3,468,340	$3,468,340	
2021	$338,330	$3,130,010	$3,468,340	$3,468,340	$74,585.26
2020	$338,330	$3,058,310	$3,396,640	$3,396,640	$73,305.60

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,468,340	$3,468,340	$3,468,340	$3,468,340
Portability	0	0	0	0
Assessed/SOH	$3,468,340	$3,468,340	$3,468,340	$3,468,340
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,468,340	$3,468,340	$3,468,340	$3,468,340

Sales History

Date	Type	Price	Book/Page or CIN
2/28/2018	QCD-T	$100	115044482
7/14/2015	WD-Q	$3,000,000	113121896
1/9/1995	WD	$1,000,000	23121 / 797
5/1/1974	QCD	$400,000	1160 / 767
9/1/1971	WD	$156,000	

Land Calculations

Price	Factor	Type
$9.00	37,592	SF
Adj. Bldg. S.F. (Card, Sketch)		28751
Units		32
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
ARDEVCO, LLC

Filing Information

Document Number	L18000021942
FEI/EIN Number	82-4464614
Date Filed	01/24/2018
State	FL
Status	ACTIVE

Principal Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Mailing Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

FEINBERG, JEFFREY
4651 SHERIDAN STREET
SUITE 200
HOLLYWOOD, FL 33021

Authorized Person(s) Detail

Name & Address

Title AMBR

GARONE, ANTHONY
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Title AMBR

D'ELIA, ROCCO
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2019	04/02/2019
2020	02/20/2020
2021	03/12/2021

Document Images

03/12/2021 -- ANNUAL REPORT	View image in PDF format
02/20/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
01/24/2018 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ARDEVCO LLC CASE NO. 5902

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3181 W HALLANDALE BEACH BLVD, #300, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3181 W HALLANDALE BEACH BLVD, #300 PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ARDEVCO LLC AT 1:25 P.M. ON THE 3 DAY OF FEBRUARY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 2, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

ARDEVCO LLC

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
ARDEVCO LLC	5902	02/01/2022
3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
ARDEVCO LLC	514229000111	
3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009		

Legal Description:	**AKA:**
29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of February, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

ARDEVCO LLC

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
ARDEVCO LLC	5902	02/01/2022
3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
ARDEVCO LLC	514229000111	
3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009		

Legal Description:	**AKA:**
29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

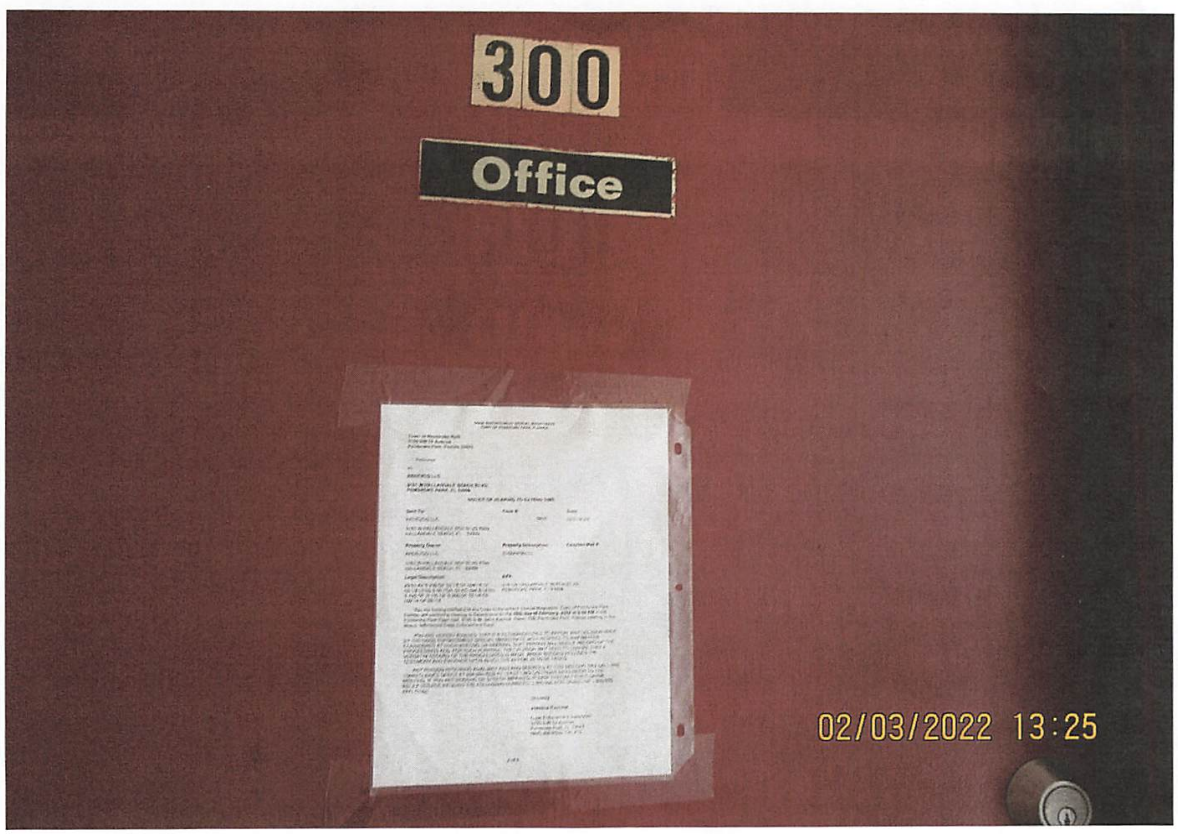
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02/03/2022 13:25

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).


3 1 8 1
02/03/2022 13:24


300
Office
02/03/2022 13:25


3 1 8 1
01/06/2022 14:26

Joseline Ramirez

From: dd@meridian-commercial.com
Sent: Monday, December 13, 2021 4:50 PM
To: Joseline Ramirez
Subject: FW: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Ms. Ramirez –

Nice meeting with you today. See below email to Ms. Malcolm requesting an extension for case 5902.

Thank you,

Douglas E. Driver, CCIM, CMI
Managing Director | Meridian Commercial
M (954) 865-1453 | O (754) 900-1900
A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065

From: dd@meridian-commercial.com <dd@meridian-commercial.com>
Sent: Monday, November 1, 2021 1:32 PM
To: 'Teressa Malcolm' <tmalcolm@tppfl.gov>
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Hi Teresa –

Hope you had a nice weekend. Thanks for your help with the extension on the two code violation cases! It was very much appreciated.

Attached is an updated spreadsheet of our progress. At this point, we have submitted permit applications for everything except the air-conditioning units. The cost and sourcing of multiple units right now has been challenging.

We are running into some issues with the parking lot repairs. Under current code, we would lose 7 parking spaces. The issue is that the landlord has assigned parking in their lease agreements, which the restriping would breach. Do we have the option to patch and replace parking stops but not seal coat? Could we just brighten the current striping? Just wanted to see if that was an option.

Also, for case 5902 can we request an extension? That violation includes the A/C units, which are going to take the longest of all the violations to cure. The other two items in that violation case will be addressed with the next few weeks.

Regards,

Doug

Douglas E. Driver, CCIM, CMI
Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900

A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065

meridian commercial

From: Teressa Malcolm <tmalcolm@tppfl.gov>
Sent: Monday, September 27, 2021 8:18 AM
To: dd@meridian-commercial.com
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations
Importance: High

Douglas:

Good morning,

Thank you for reaching out to me and keeping me updated with the cases. I will present this hearing for extension on October 20th, 2021 at 9 am to the Special Magistrate.
I will begin sending the notices out this week for that hearing date and posting the notices as well.

Please advise,

Teressa Malcolm
Code Enforcement Officer
P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tppfl.gov.com
Town of Pembroke Park / Code Enforcement
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

Effective immediately Please forward any future emails being sent to **tmalcolm@townofpembrokepark.com** to **tmalcolm@tppfl.gov**

/********** EMAIL DISCLAIMER **********/ Please note: Florida has a very broad public records law. Most written communications to or from Town Officials and employees regarding Town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.
Consider the Environment before printing.

From: dd@meridian-commercial.com <dd@meridian-commercial.com>
Sent: Monday, September 20, 2021 7:16 PM
To: Teressa Malcolm <tmalcolm@tppfl.gov>
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Ms. Malcolm –

As you know, at the hearing on 8/19/2021 we were given 30 days to remedy two of the code violations cases by the Magistrate. It has been 30 days and we have made significant progress on those cases. However, we are requesting some additional time to complete them:

CASE #6001 – This case is for unit #306 1.) water leaks and 2.) drywall repairs. We signed the painting permit application but the contractor needs us to remove the fences in back for his equipment. We are still waiting on the fence removal permit. This work should take 2-3 weeks and we still will have to get on the contractors schedule. **I'm requesting an additional 60 days to complete the work.** I don't think it's possible for us to get this done in a shorter timeframe. The permit (with drawings) is ready to pick up for drywall repairs, so that should be remedied quickly.

CASE #5709 – 15 violations under this case. Property maintenance was addressed in case #6001. We have remedied the cracked tiles, missing light covers, concrete wall (ownership issue), abandoned vehicles, and wireless cameras. We have submitted master permit applications with drawing to remove the low voltage camera system and screen door on #404. We signed the permit for the asphalt patching, re-striping and parking stops. That contractor will also cut out the asphalt so we can plant foliage along Hallandale Beach Blvd. We also signed the permit for new fencing. Both have hopefully been submitted**. I'm requesting an additional 60 days to complete the work.** This is primarily due to the "property maintenance" violations related to the paint and stucco that was addressed in Case #6001. The remainder of the violations will hopefully be completed in less than 30 days.

Thanks again for your help navigating through these violations… it's much appreciated. Have a nice evening.

Regards,

Douglas E. Driver, CCIM, CMI
Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900
W www.meridian-commercial.com | LinkedIn Bio
A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065

meridian commercial

From: dd@meridian-commercial.com <dd@meridian-commercial.com>
Sent: Tuesday, September 14, 2021 1:12 PM
To: 'Teressa Malcolm' <tmalcolm@tppfl.gov>
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Great… thanks!

Douglas E. Driver, CCIM, CMI
Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900
W www.meridian-commercial.com | LinkedIn Bio
A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065

meridian commercial

From: Teressa Malcolm <tmalcolm@tppfl.gov>
Sent: Tuesday, September 14, 2021 12:03 PM
To: dd@meridian-commercial.com
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Okay, Let's go for Friday at 10 am.

I'll send an invite for this shortly.

Regards,

Teressa Malcolm
Code Enforcement Officer
P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tppfl.gov.com
Town of Pembroke Park / Code Enforcement
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

Effective immediately Please forward any future emails being sent to **tmalcolm@townofpembrokepark.com** to **tmalcolm@tppfl.gov**

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Consider the Environment before printing.

From: dd@meridian-commercial.com <dd@meridian-commercial.com>
Sent: Tuesday, September 14, 2021 11:31 AM
To: Teressa Malcolm <tmalcolm@tppfl.gov>
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Good morning,

Friday would be good for me, as I hope to get permits submitted throughout the week. My schedule is open on Friday, so I'm available at your convenience.

Regards,

Douglas E. Driver, CCIM, CMI
Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900
W www.meridian-commercial.com | LinkedIn Bio
A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065

meridian commercial

From: Teressa Malcolm <tmalcolm@tppfl.gov>
Sent: Tuesday, September 14, 2021 8:31 AM
To: dd@meridian-commercial.com
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Good morning,

Regarding the hearing set for tomorrow at 9am we will just be confirming the fines, usually there is no need for the respondent to appear at such hearings.

Thank you for the updates on those two cases. My availability this week would be later during the week such as anytime Friday due to prepping for tomorrow's hearing today and I'll be in training all day on Thursday.

We can also do a zoom meeting for quicker response time for meeting today if you're available.

Please let me know,

Teressa Malcolm
Code Enforcement Officer
P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tppfl.gov.com
Town of Pembroke Park / Code Enforcement
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

Effective immediately Please forward any future emails being sent to **tmalcolm@townofpembrokepark.com** to **tmalcolm@tppfl.gov**

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Consider the Environment before printing.

From: dd@meridian-commercial.com <dd@meridian-commercial.com>
Sent: Monday, September 13, 2021 3:56 PM
To: Teressa Malcolm <tmalcolm@tppfl.gov>
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Ms. Malcolm –

Good afternoon. As you probably know, I met with Ms. Manzerolle, Mr. Nunez and Ms. Ramirez on Friday, September 3rd. They were very helpful on how I need to apply for the permits. They also let me know that there is a hearing for the Per Diem fines on cases #5706 and #5195 on September 15th. Is that a public hearing that I should attend? Below is an update on the progress to remedy those two cases:

#5706 – This case is exclusive to violations in unit #105. That tenant should be evicted literally any day now. The building officials want me to pull a master permit for each unit that has violations. Shop drawings have been completed for four units (101, 105, 306 and 404) showing the location of each violation, as required by the building dept. (see attached). I hope to submit that permit application tomorrow.

#5195 – This case refers to:
1. *Building maintenance*: We have entered into a contract with Suncoast Painting for the painting, sealing and stucco work for the building maintenance. The permit application was signed and delivered to the contractor last week, so that application has hopefully been submitted at this point.

2. *Removal of the Royal Palms on Hallandale Beach Blvd*: When I met with the building dept. last week they said that because this was a zoning issue it could be removed from the violations. The issue seems to be with FPL; they did not re-plant Royal Palms, as per the Town's ordinance. The issue is that the Royal Palms will just grow back into power lines. They suggested possibly changing the Town's ordinances to allow for a shorter type of Palm tree under the power lines.
3.) *Exterior lights that were installed w/o permit:* We have a contract with Atlantis Electrical that we are modifying due to the electrical work that will be done on the individual units and the A/C cut-off switches on the roof that the A/C contractor was previously going to coordinate with their electrician. We have given them a deposit and hope to have this contract and permit application signed by the end of the week.

Are you available this week to meet and go over the progress on the other outstanding violations?

Regards,

Douglas E. Driver, CCIM, CMI
Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900
W www.meridian-commercial.com | LinkedIn Bio
A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065

meridian commercial

From: dd@meridian-commercial.com <dd@meridian-commercial.com>
Sent: Tuesday, August 24, 2021 5:48 PM
To: 'Teressa Malcolm' <tmalcolm@tppfl.gov>
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Confirmed for Friday @ 10AM.

I 'll be the point person for all 5 of the Notice of Violations. We will also be doing some additional improvements as well.

Regards,

Douglas E. Driver, CCIM, CMI
Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900
W www.meridian-commercial.com | LinkedIn Bio
A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065

meridian commercial

From: Teressa Malcolm <tmalcolm@tppfl.gov>
Sent: Tuesday, August 24, 2021 5:23 PM
To: dd@meridian-commercial.com
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Sounds good, I'll see you then here at the office located in the "Building Department".

I have all the photos unless you'll have more photos or documents to share.

But just to clarify, will you be taken care of all the Notice of Violations on that property or just the (3) cases from last week's hearing?

Regards,

Teressa Malcolm
Code Enforcement Officer
P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tppfl.gov.com
Town of Pembroke Park / Code Enforcement
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

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Consider the Environment before printing.

From: dd@meridian-commercial.com <dd@meridian-commercial.com>
Sent: Tuesday, August 24, 2021 5:19 PM
To: Teressa Malcolm <tmalcolm@tppfl.gov>
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

How about Friday at 10AM?

Douglas E. Driver, CCIM, CMI
Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900
W www.meridian-commercial.com | LinkedIn Bio
A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065

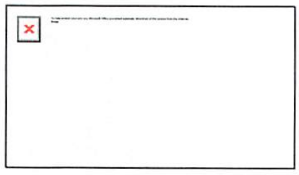
meridian commercial

From: Teressa Malcolm <tmalcolm@tppfl.gov>
Sent: Tuesday, August 24, 2021 4:52 PM
To: dd@meridian-commercial.com
Subject: Re: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Good afternoon,

Whichever dates work for me so you can choose the date and time and I'll add it to my calendar.

Regards,



Teressa Malcolm
Code Enforcement Officer
P: (954) 966-4600 ext. 300 • C: (954) 870-0165 /tmalcolm@tppfl.gov.com
Town of Pembroke Park / Code Enforcement
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook /www.townofpembrokepark.com

Effective immediately Please forward any future emails being sent to **tmalcolm@townofpembrokepark.com**to **tmalcolm@tppfl.gov**

From: dd@meridian-commercial.com <dd@meridian-commercial.com>
Sent: Tuesday, August 24, 2021 12:57:46 PM
To: Teressa Malcolm <tmalcolm@tppfl.gov>
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Hi Officer Malcolm –

In person may be better in case we need to look at pictures? I can meet you at your office or wherever you prefer. The best times for me is tomorrow between 9AM and 12pm, Thursday at 9am or Friday between 9AM-12PM. I'm not sure if the City is open on Friday though.

Regards,

Douglas E. Driver, CCIM, CMI
Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900
W www.meridian-commercial.com | LinkedIn Bio
A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065

meridian commercial

From: Teressa Malcolm <tmalcolm@tppfl.gov>
Sent: Tuesday, August 24, 2021 8:09 AM
To: dd@meridian-commercial.com
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Doug:

Good morning,

Sure thing, what would you prefer and which date and time?

Regards,

Teressa Malcolm
Code Enforcement Officer
P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tppfl.gov.com

Town of Pembroke Park / Code Enforcement
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

Effective immediately Please forward any future emails being sent to **tmalcolm@townofpembrokepark.com** to **tmalcolm@tppfl.gov**

/********** EMAIL DISCLAIMER **********/ Please note: Florida has a very broad public records law. Most written communications to or from Town Officials and employees regarding Town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.
Consider the Environment before printing.

From: dd@meridian-commercial.com <dd@meridian-commercial.com>
Sent: Monday, August 23, 2021 4:20 PM
To: Teressa Malcolm <tmalcolm@tppfl.gov>
Subject: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Code Officer Malcolm –

It was nice meeting you the hearing last Thursday (8/19/2021). As you may remember, I represented my client concerning the violations on the above referenced property. I have a few questions on several of the outstanding items in the violations (and the other two violations as well). Do you have time to discuss in person or over the phone sometime this week at your convenience?

Sincerely,

Douglas E. Driver, CCIM, CMI
Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900
W www.meridian-commercial.com | LinkedIn Bio
A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065

meridian commercial

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TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number:

Job Address: 3181 W HALLANDALE BEACH BLVD

Job Name: SUNDRIFT

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date:10/14/2021 1:12:23 PM

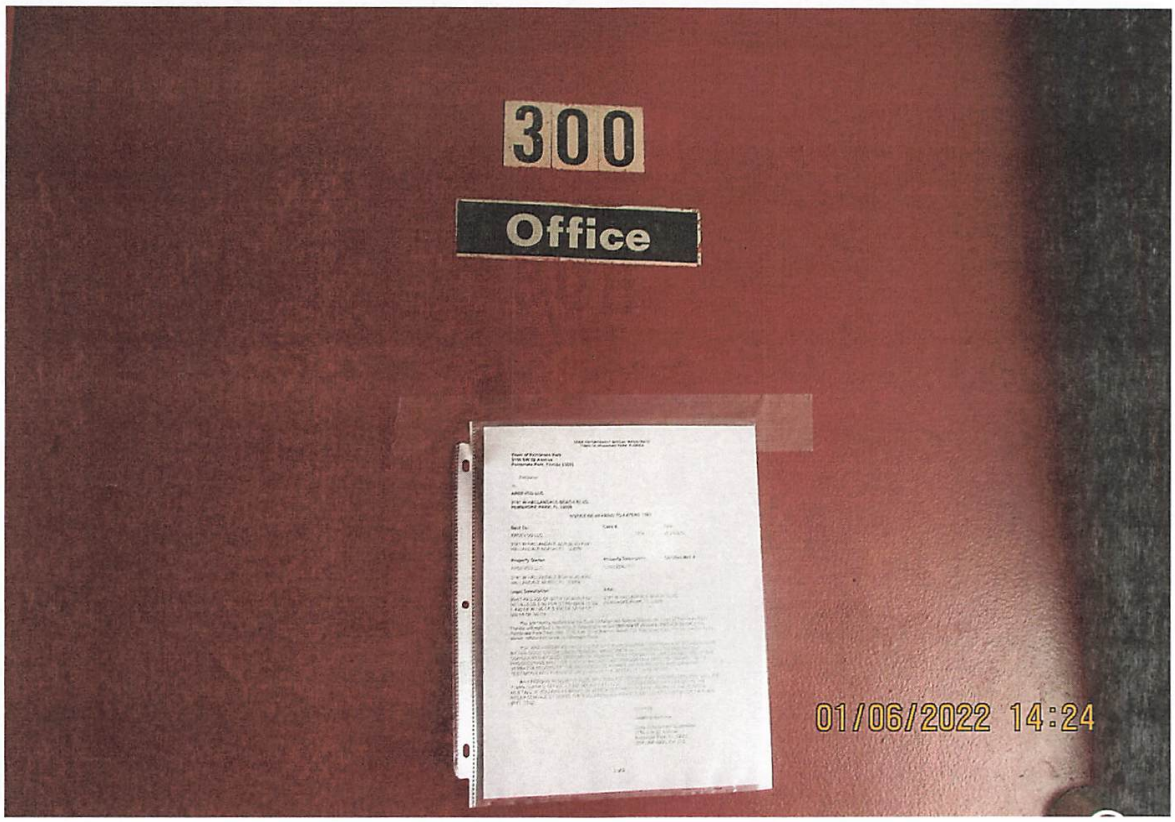
Application Date: 10/14/2021 1:03:41 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Denied	12/8/2021 10:00:30 AM
PLUMBING	Approved	12/8/2021 1:44:20 AM



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

ARDEVCO LLC

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
ARDEVCO LLC 3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009	5902	01/03/2022
Property Owner:	**Property Description:**	**Certified Mail #:**
ARDEVCO LLC 3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009	514229000111	
Legal Description:	**AKA:**	
29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	

01/06/2022 14:24

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **19th day of January, 2022 at 9:00 AM** in the

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

ARDEVCO LLC

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
ARDEVCO LLC	5902	01/03/2022
3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
ARDEVCO LLC	514229000111	
3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009		

Legal Description:	**AKA:**
29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **19th day of January, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

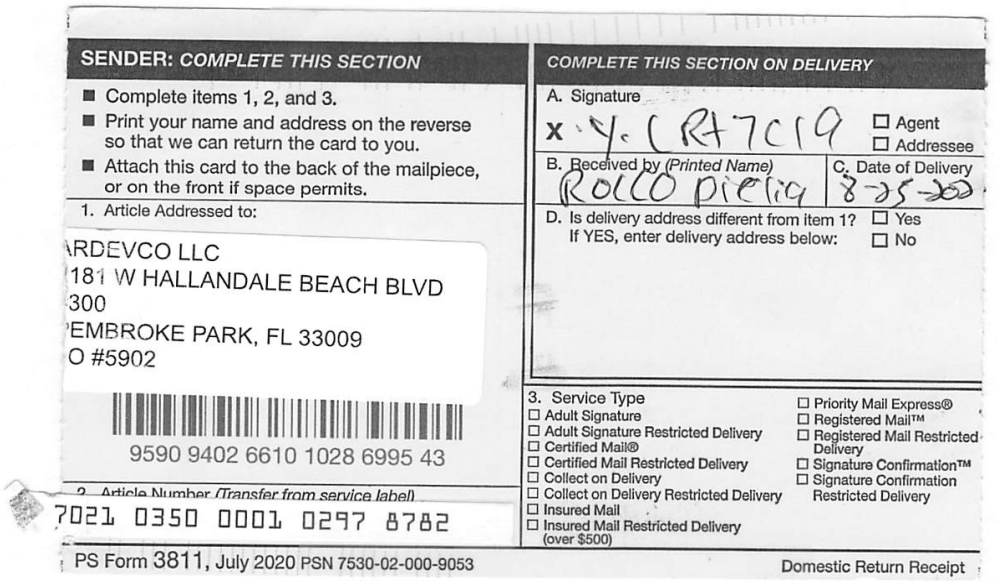
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



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:

ARDEVCO LLC
181 W HALLANDALE BEACH BLVD
300
EMBROKE PARK, FL 33009
O #5902

9590 9402 6610 1028 6995 43

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 8782

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [illegible] RATCIA ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* ROCCO PIERIA
C. Date of Delivery 8-25-20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
ARDEVCO LLC	3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5902 **Date Next Inspection** 8/19/2021

Notes

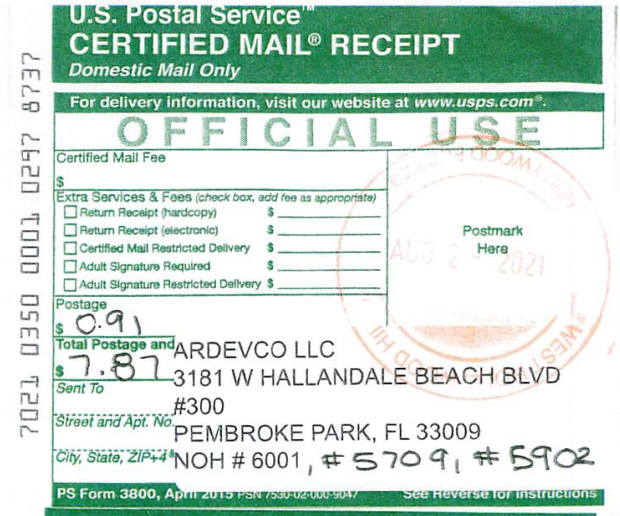
1. 24 a/c units were installed prior of obtaining the permits. Obtain a permit for each a/c change out with plans and inspections.
2. Unit 404 has an second door installed without a permit. Obtain a permit for the second door with any plans and inspections.
3. Water heater was replaced on the 4th floor in the laundry room area. Obtain a permit for the water heater replacement with any plans and inspections.
4. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/2/2021		Notice of Violation	Regular Mail
7/30/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/19/2021



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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
$ 0.91

Total Postage and
$ 7.87

Sent To
ARDEVCO LLC

Street and Apt. No
3181 W HALLANDALE BEACH BLVD #300

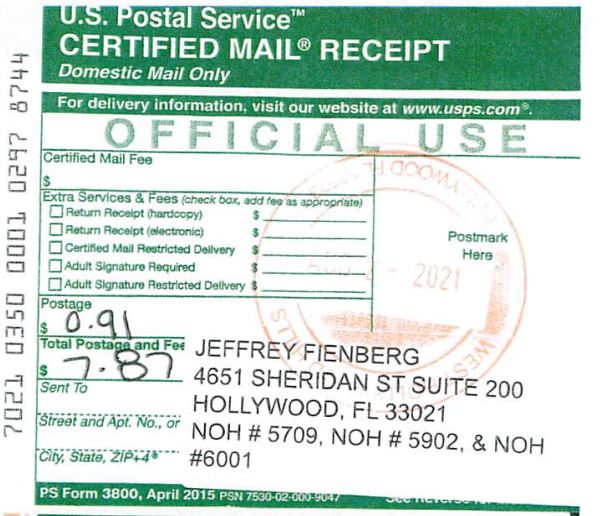
City, State, ZIP+4®
PEMBROKE PARK, FL 33009

NOH # 6001, # 5709, # 5902

Postmark Here
AUG 2 - 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 8737



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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
$ 0.91

Total Postage and Fee
$ 7.87

Sent To
JEFFREY FIENBERG

Street and Apt. No., or
4651 SHERIDAN ST SUITE 200 HOLLYWOOD, FL 33021

City, State, ZIP+4®
NOH # 5709, NOH # 5902, & NOH #6001

Postmark Here
AUG 2 - 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047

7021 0350 0001 0297 8744



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$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and F
$ 6.96

Sent To
ARDEVCO LLC

Street and Apt. No.,
3181 W HALLANDALE BEACH BLVD #300

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

NOH #5902

Postmark Here
AUG 2 - 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 8683



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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
$ 0.51

Total Postage and F
$ 6.96

Sent To
ARDEVCO LLC

Street and Apt. No.,
3181 W HALLANDALE BEACH BLVD #300

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

NOH #5709

Postmark Here
AUG 2 - 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047

7021 0350 0001 0297 8607

NOV # 5902

N OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
06/02/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Jeffrey Feinberg
4651 Sheridan St
#200
Hollywood FL
33021

NOV # 5902

N OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
06/02/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

ARDEVCO LLC
3181 W Hallandale Beach Blvd
#300
Pembroke Park
FL
33009

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
ARDEVCO, LLC

Filing Information

Document Number	L18000021942
FEI/EIN Number	82-4464614
Date Filed	01/24/2018
State	FL
Status	ACTIVE

Principal Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Mailing Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

FEINBERG, JEFFREY
4651 SHERIDAN STREET
SUITE 200
HOLLYWOOD, FL 33021

Authorized Person(s) Detail

Name & Address

Title AMBR

GARONE, ANTHONY
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Title AMBR

D'ELIA, ROCCO
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2019	04/02/2019
2020	02/20/2020
2021	03/12/2021

Document Images

03/12/2021 -- ANNUAL REPORT	View image in PDF format
02/20/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
01/24/2018 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3181 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	ARDEVCO LLC
Mailing Address	3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH FL 33009

ID #	5142 29 00 0111
Millage	0613
Use	03

Abbr Legal Description	29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$338,330	$3,130,010	$3,468,340	$3,468,340	
2020	$338,330	$3,058,310	$3,396,640	$3,396,640	$73,305.60
2019	$338,330	$3,058,310	$3,396,640	$3,396,640	$74,162.24

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,468,340	$3,468,340	$3,468,340	$3,468,340
Portability	0	0	0	0
Assessed/SOH	$3,468,340	$3,468,340	$3,468,340	$3,468,340
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,468,340	$3,468,340	$3,468,340	$3,468,340

Sales History

Date	Type	Price	Book/Page or CIN
2/28/2018	QCD-T	$100	115044482
7/14/2015	WD-Q	$3,000,000	113121896
1/9/1995	WD	$1,000,000	23121 / 797
5/1/1974	QCD	$400,000	1160 / 767
9/1/1971	WD	$156,000	

Land Calculations

Price	Factor	Type
$9.00	37,592	SF
Adj. Bldg. S.F. (Card, Sketch)		28751
Units		32
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

07/30/2021

Sent To:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #:

5902

Property Owner:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514229000111

Legal Description:

29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

AKA:

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

1. 24 a/c units were installed prior of obtaining the permits. Obtain a permit for each a/c change out with plans and inspections.
2. Unit 404 has an second door installed without a permit. Obtain a permit for the second door with any plans and inspections.
3. Water heater was replaced on the 4th floor in the laundry room area. Obtain a permit for the water heater replacement with any plans and inspections.
4. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of August, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer

7/30/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
ARDEVCO LLC	)	CASE NO. 5902
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: ARDEVCO LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3181 W HALLANDALE BEACH BLVD #300, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: ARDEVCO LLC AT **11:54** **A.M.**/P.M. ON THE **2** DAY OF **AUGUST** 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of 8, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

07/30/2021

Sent To:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #:

5902

Property Owner:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514229000111

Legal Description:

29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4.

08/02/2021 23:54

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Case #:

5902

Date:

06/02/2021

Property Owner:

ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Property Description:

514229000111

Certified Mail #:

Legal Description:

29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

AKA:

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

Notes/Means of Correction:

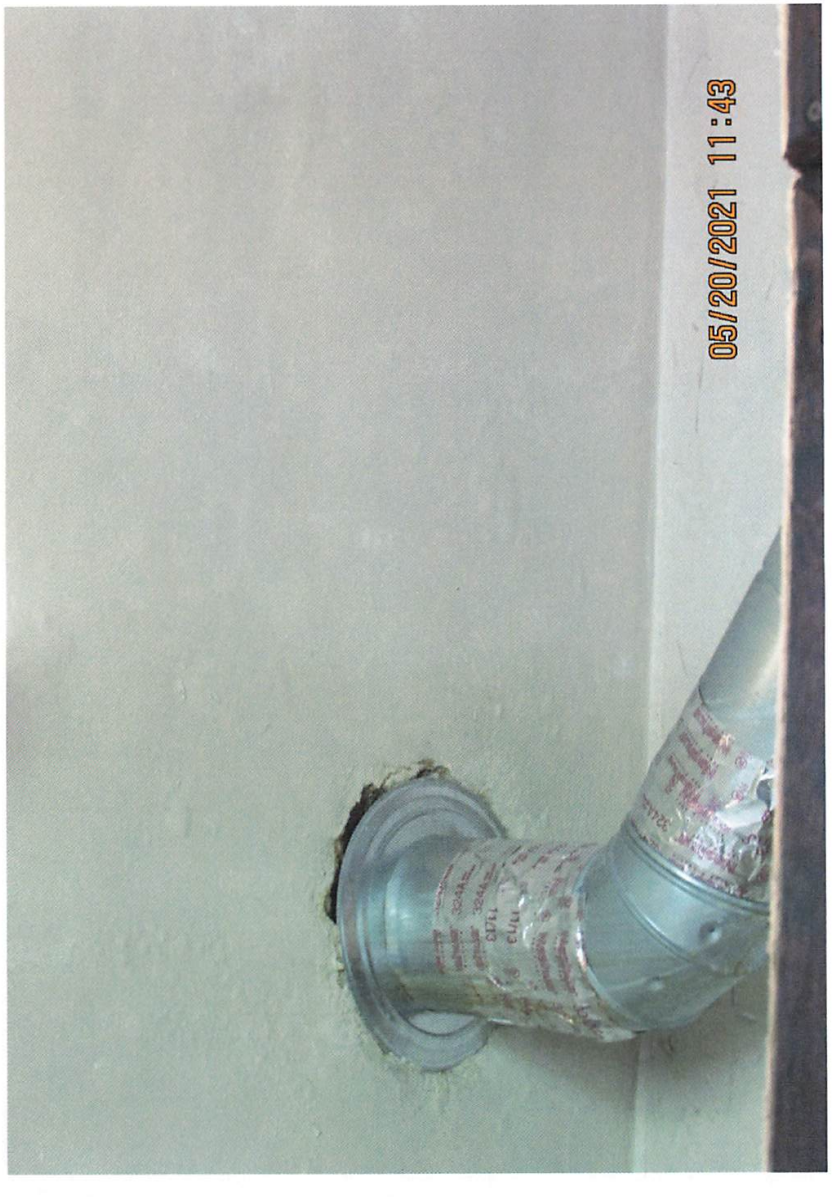
1. 24 a/c units were installed prior of obtaining the permits. Obtain a permit for each a/c change out with plans and inspections.
2. Unit 404 has an second door installed without a permit. Obtain a permit for the second door with any plans and inspections.
3. Water heater was replaced on the 4th floor in the laundry room area. Obtain a permit for the water heater replacement with any plans and inspections.
4. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer


404
05/20/2021 11:42


05/20/2021 11:43


05/25/2021 11:24


05/25/2021 11:24


05/25/2021 11:24


05/25/2021 11:24

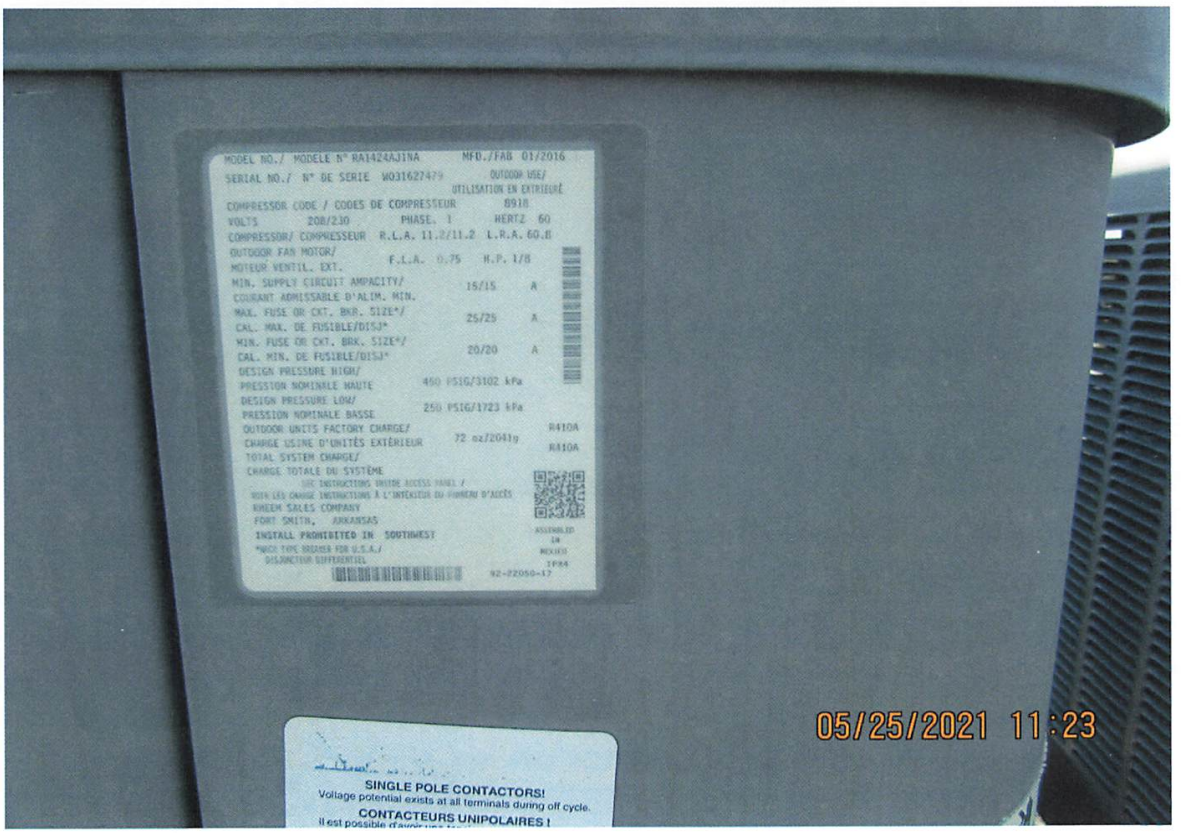

05/25/2021 11:24


05/25/2021 11:24

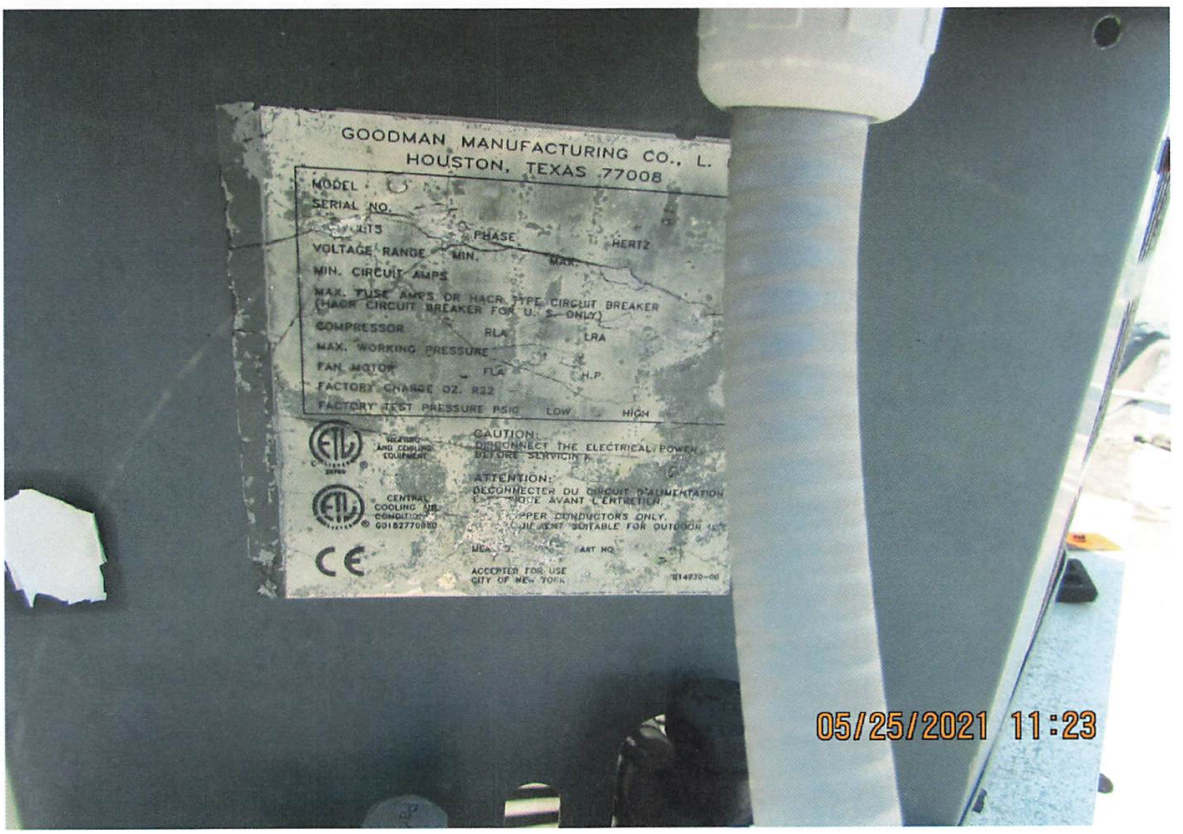

05/25/2021 11:24


18
05/25/2021 11:23


MODEL NO./ MODELE N° RA1424AJ1NA
MFD./FAB 07/2016
SERIAL NO./ N° DE SERIE W271612720
OUTDOOR USE/
UTILISATION EN EXTRIEURE
COMPRESSOR CODE / CODES DE COMPRESSEUR 8918
VOLTS 208/230 PHASE. 1 HERTZ 60
COMPRESSOR/ COMPRESSEUR R.L.A. 11.2/11.2 L.R.A. 60.8
OUTDOOR FAN MOTOR/
MOTEUR VENTIL. EXT. F.L.A. 0.75 H.P. 1/8
MIN. SUPPLY CIRCUIT AMPACITY/
COURANT ADMISSABLE D'ALIM. MIN. 15/15 A
MAX. FUSE OR CKT. BKR. SIZE*/
CAL. MAX. DE FUSIBLE/DISJ* 25/25 A
MIN. FUSE OR CKT. BRK. SIZE*/
CAL. MIN. DE FUSIBLE/DISJ* 20/20 A
DESIGN PRESSURE HIGH/
PRESSION NOMINALE HAUTE 450 PSIG/3102 kPa
DESIGN PRESSURE LOW/
PRESSION NOMINALE BASSE 250 PSIG/1723 kPa
OUTDOOR UNITS FACTORY CHARGE/
CHARGE USINE D'UNITÉS EXTÉRIEUR 66 oz/1871g R410A
TOTAL SYSTEM CHARGE/
CHARGE TOTALE DU SYSTÈME R410A
SEE INSTRUCTIONS INSIDE ACCESS PANEL /
VOIR LES CHARGE INSTRUCTIONS À L'INTÉRIEUR DU PANNEAU D'ACCÈS
RHEEM SALES COMPANY
FORT SMITH, ARKANSAS
INSTALL PROHIBITED IN SOUTHWEST
*HACR TYPE BREAKER FOR U.S.A./
DISJONCTEUR DIFFERENTIEL
92-22050-17
ASSEMBLED IN MEXICO
SINGLE POLE CONTACTORS!
Voltage potential exists at all terminals during off cycle.
CONTACTEURS UNIPOLAIRES !
Il est possible d'avoir une tension sur toutes les bornes pendant le cycle d'arrêt.
05/25/2021 11:23

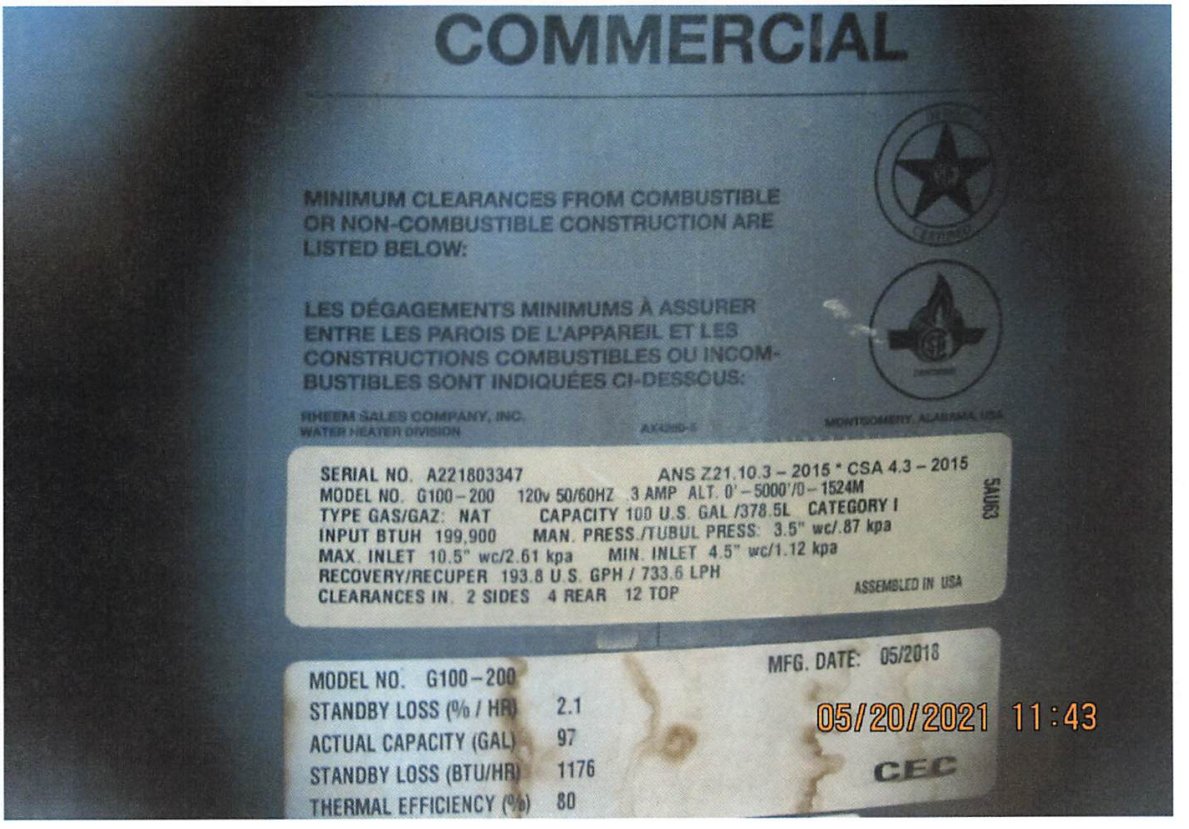

MODEL NO./ MODELE N° RA1424AJ1NA
MFD./FAB 01/2016
SERIAL NO./ N° DE SERIE W031627479
OUTDOOR USE/
UTILISATION EN EXTRIEURE
COMPRESSOR CODE / CODES DE COMPRESSEUR 8918
VOLTS 208/230 PHASE. 1 HERTZ 60
COMPRESSOR/ COMPRESSEUR R.L.A. 11.2/11.2 L.R.A. 60.8
OUTDOOR FAN MOTOR/
MOTEUR VENTIL. EXT. F.L.A. 0.75 H.P. 1/8
MIN. SUPPLY CIRCUIT AMPACITY/
COURANT ADMISSABLE D'ALIM. MIN. 15/15 A
MAX. FUSE OR CKT. BKR. SIZE*/
CAL. MAX. DE FUSIBLE/DISJ* 25/25 A
MIN. FUSE OR CKT. BRK. SIZE*/
CAL. MIN. DE FUSIBLE/DISJ* 20/20 A
DESIGN PRESSURE HIGH/
PRESSION NOMINALE HAUTE 450 PSIG/3102 kPa
DESIGN PRESSURE LOW/
PRESSION NOMINALE BASSE 250 PSIG/1723 kPa
OUTDOOR UNITS FACTORY CHARGE/
CHARGE USINE D'UNITÉS EXTÉRIEUR 72 oz/2041g R410A
TOTAL SYSTEM CHARGE/
CHARGE TOTALE DU SYSTÈME R410A
RHEEM SALES COMPANY
FORT SMITH, ARKANSAS
INSTALL PROHIBITED IN SOUTHWEST
92-22050-17
SINGLE POLE CONTACTORS!
Voltage potential exists at all terminals during off cycle.
CONTACTEURS UNIPOLAIRES !
05/25/2021 11:23


RHEEM SALES COMPANY, INC.
Acondicionador de Aire Central
Modelo: RA1424AJ1NA
Tensión Nominal: ~ 208/230 V
Fases: 1
Frecuencia: 60 Hz
Corriente Nominal: 15/15 A
Requiere Tierra Física
ENSAMBLADO EN MÉXICO
Leer Manual de Instalación y Operación Anexo
¡ PRECAUCION !
Antes de tener acceso a los dispositivos terminales, todos los circuitos de alimentación deben ser interrumpidos.
05/25/2021 11:23

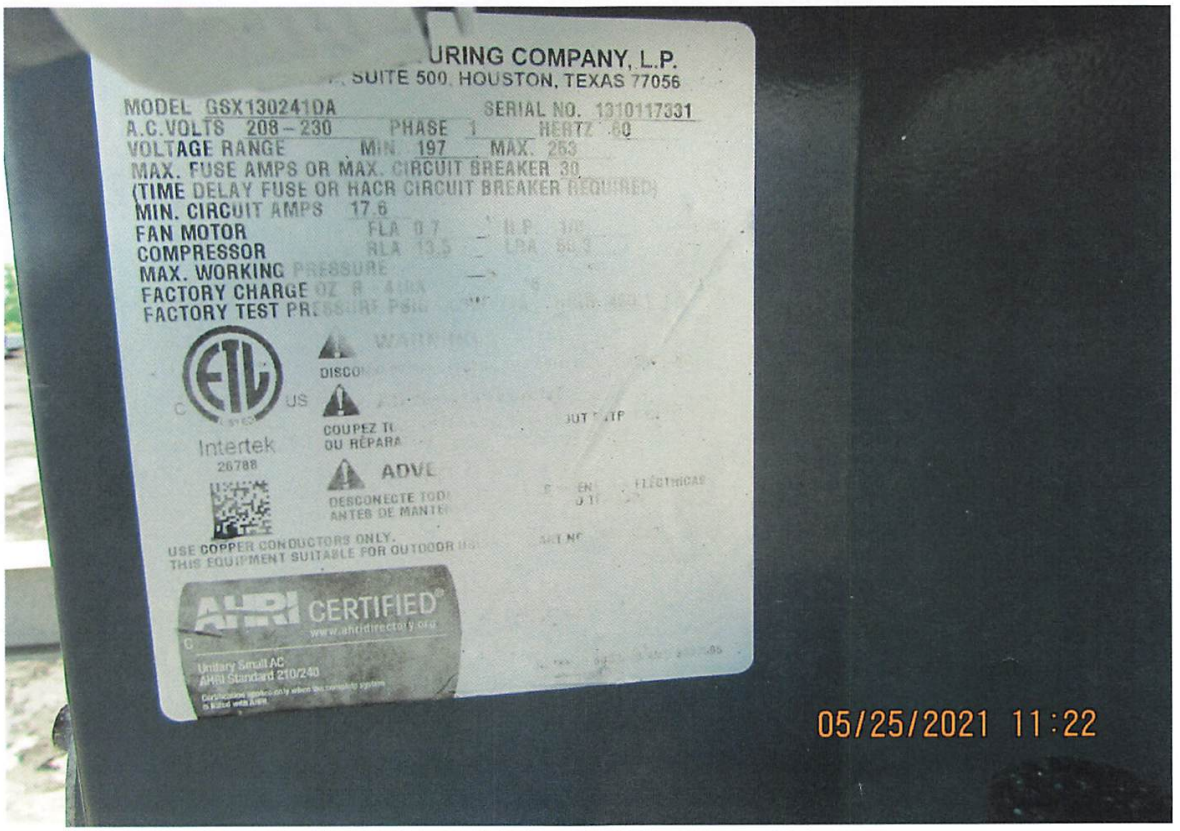

GOODMAN MANUFACTURING CO., L.
HOUSTON, TEXAS 77008
MODEL
SERIAL NO.
PHASE
HERTZ
VOLTAGE RANGE MIN. MAX.
MIN. CIRCUIT AMPS
MAX. FUSE AMPS OR HACR TYPE CIRCUIT BREAKER
(HACR CIRCUIT BREAKER FOR U. S. ONLY)
COMPRESSOR RLA LRA
MAX. WORKING PRESSURE
FAN MOTOR FLA H.P.
FACTORY CHARGE OZ. R22
FACTORY TEST PRESSURE PSIG LOW HIGH
CAUTION:
ATTENTION:
ACCEPTED FOR USE CITY OF NEW YORK
05/25/2021 11:23


05/20/2021 11:43

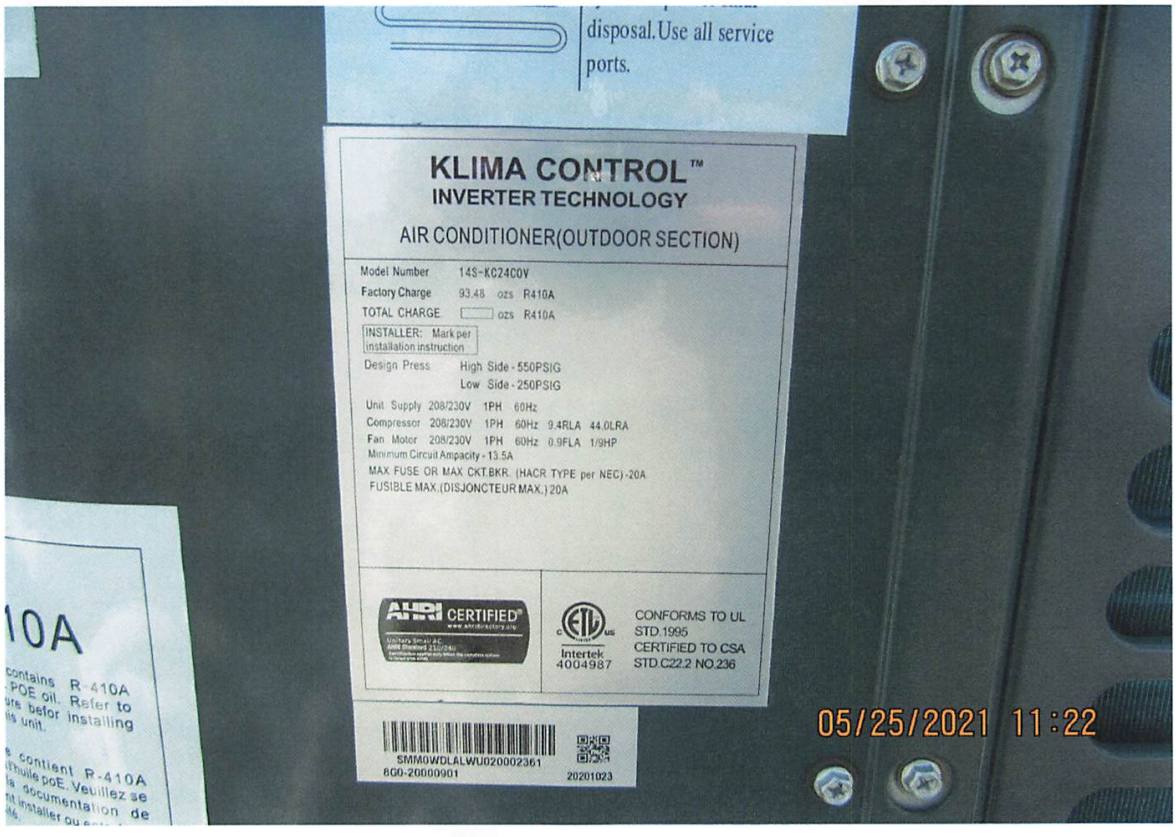

05/20/2021 11:43


COMMERCIAL
MINIMUM CLEARANCES FROM COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION ARE LISTED BELOW:
LES DÉGAGEMENTS MINIMUMS À ASSURER ENTRE LES PAROIS DE L'APPAREIL ET LES CONSTRUCTIONS COMBUSTIBLES OU INCOMBUSTIBLES SONT INDIQUÉES CI-DESSOUS:
RHEEM SALES COMPANY, INC.
WATER HEATER DIVISION
MONTGOMERY, ALABAMA, USA
SERIAL NO. A221803347
ANS Z21.10.3 – 2015 * CSA 4.3 – 2015
MODEL NO. G100–200 120v 50/60HZ .3 AMP ALT. 0' – 5000'/0 – 1524M
TYPE GAS/GAZ: NAT CAPACITY 100 U.S. GAL /378.5L CATEGORY I
INPUT BTUH 199,900 MAN. PRESS./TUBUL PRESS: 3.5" wc/.87 kpa
MAX. INLET 10.5" wc/2.61 kpa MIN. INLET 4.5" wc/1.12 kpa
RECOVERY/RECUPER 193.8 U.S. GPH / 733.6 LPH
CLEARANCES IN. 2 SIDES 4 REAR 12 TOP
ASSEMBLED IN USA
MODEL NO. G100–200
MFG. DATE: 05/2018
STANDBY LOSS (% / HR) 2.1
ACTUAL CAPACITY (GAL) 97
STANDBY LOSS (BTU/HR) 1176
THERMAL EFFICIENCY (%) 80
05/20/2021 11:43
CEC

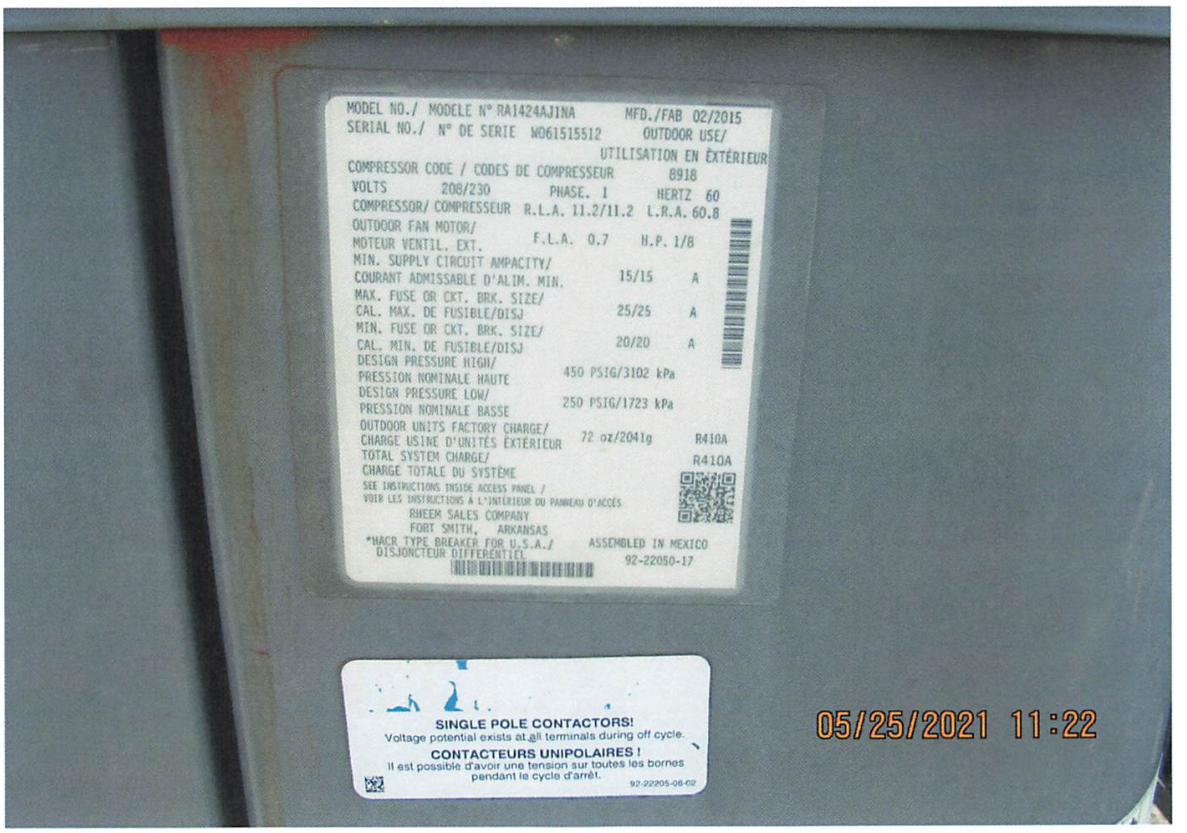

107
05/25/2021 11:22

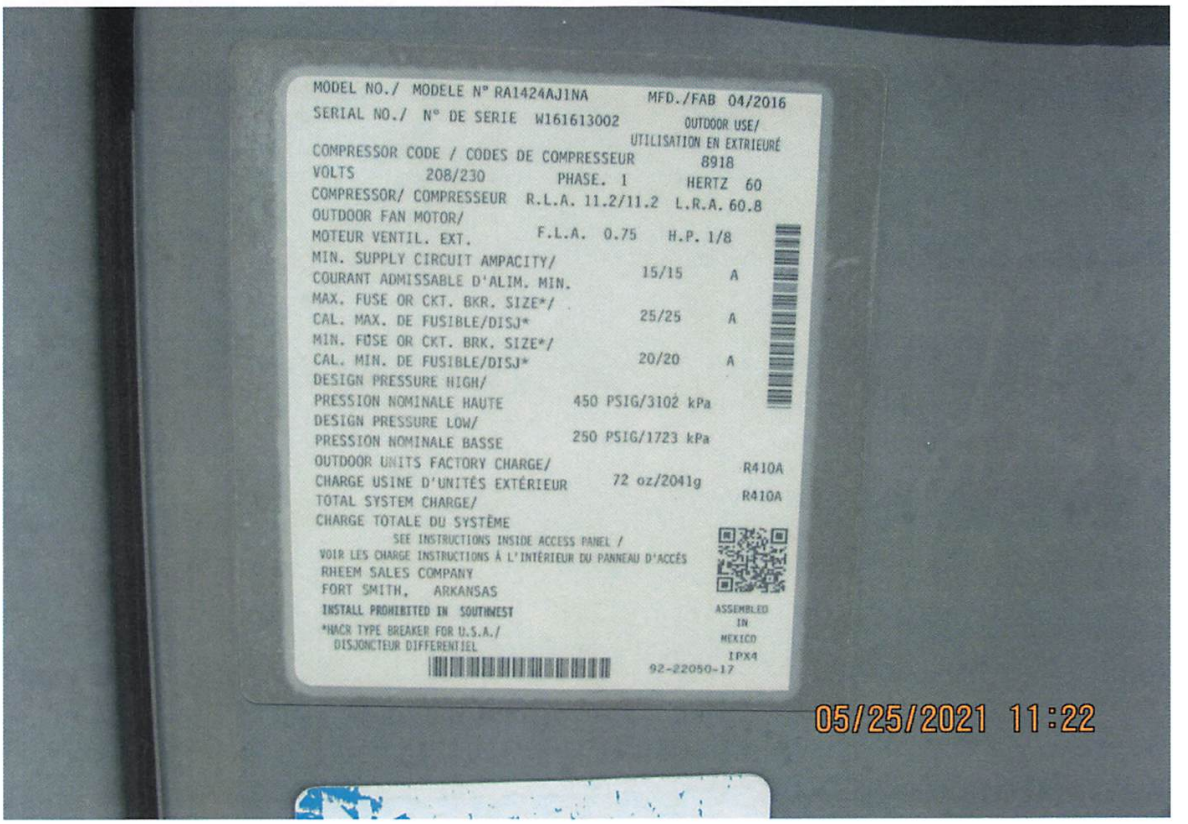

URING COMPANY, L.P.
SUITE 500, HOUSTON, TEXAS 77056
MODEL GSX130241DA
SERIAL NO. 1310117331
A.C.VOLTS 208 – 230
PHASE 1
HERTZ 60
VOLTAGE RANGE
MIN. 197
MAX. 253
MAX. FUSE AMPS OR MAX. CIRCUIT BREAKER 30
(TIME DELAY FUSE OR HACR CIRCUIT BREAKER REQUIRED)
MIN. CIRCUIT AMPS 17.6
FAN MOTOR
COMPRESSOR
MAX. WORKING
FACTORY CHARGE
FACTORY TEST
Intertek
26788
USE COPPER CONDUCTORS ONLY.
AHRI CERTIFIED
Unitary Small AC
AHRI Standard 210/240
05/25/2021 11:22


05/25/2021 11:22

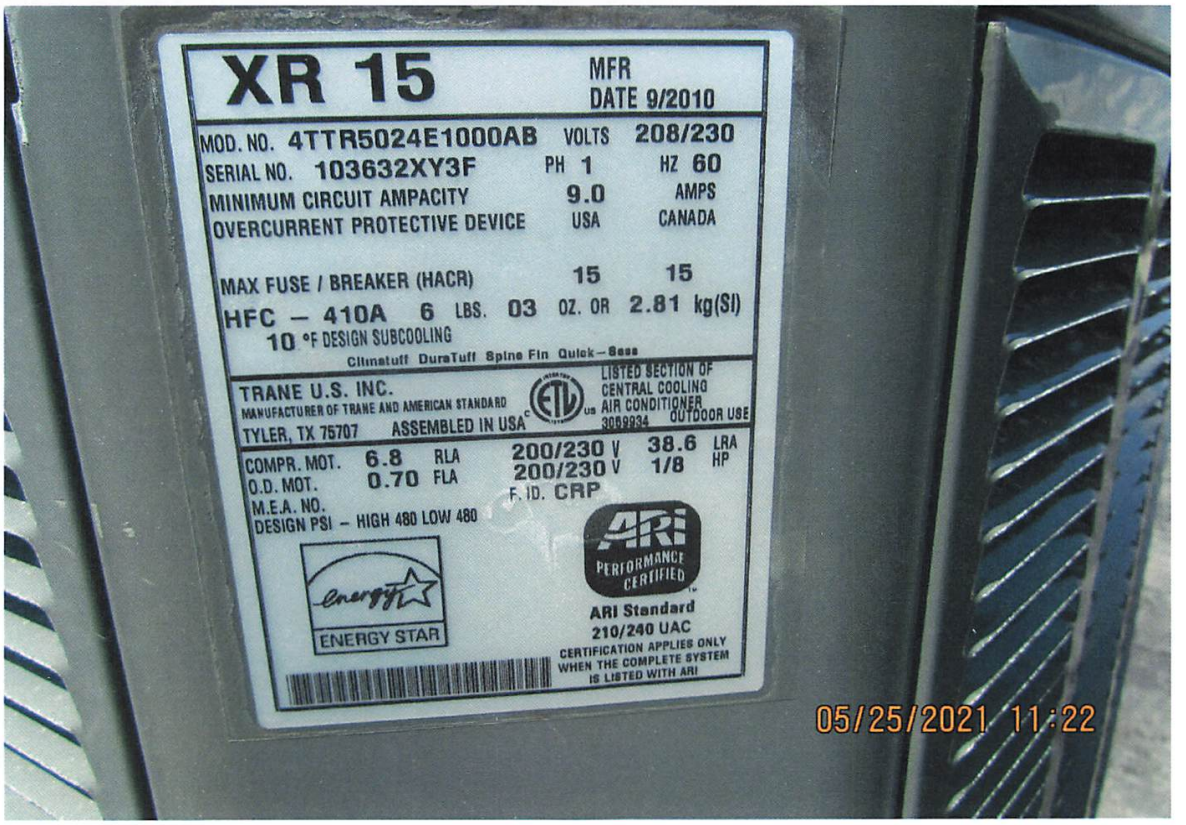

disposal.Use all service
ports.
KLIMA CONTROL™
INVERTER TECHNOLOGY
AIR CONDITIONER(OUTDOOR SECTION)
Model Number 14S-KC24C0V
Factory Charge 93.48 ozs R410A
TOTAL CHARGE ozs R410A
INSTALLER: Mark per installation instruction
Design Press High Side - 550PSIG
Low Side - 250PSIG
Unit Supply 208/230V 1PH 60Hz
Compressor 208/230V 1PH 60Hz 9.4RLA 44.0LRA
Fan Motor 208/230V 1PH 60Hz 0.9FLA 1/9HP
Minimum Circuit Ampacity - 13.5A
MAX FUSE OR MAX CKT.BKR. (HACR TYPE per NEC) - 20A
FUSIBLE MAX.(DISJONCTEUR MAX.) 20A
AHRI CERTIFIED
Intertek 4004987
CONFORMS TO UL STD.1995
CERTIFIED TO CSA STD.C22.2 NO.236
SMM0WDLALWU020002361
8G0-20000901
20201023
05/25/2021 11:22

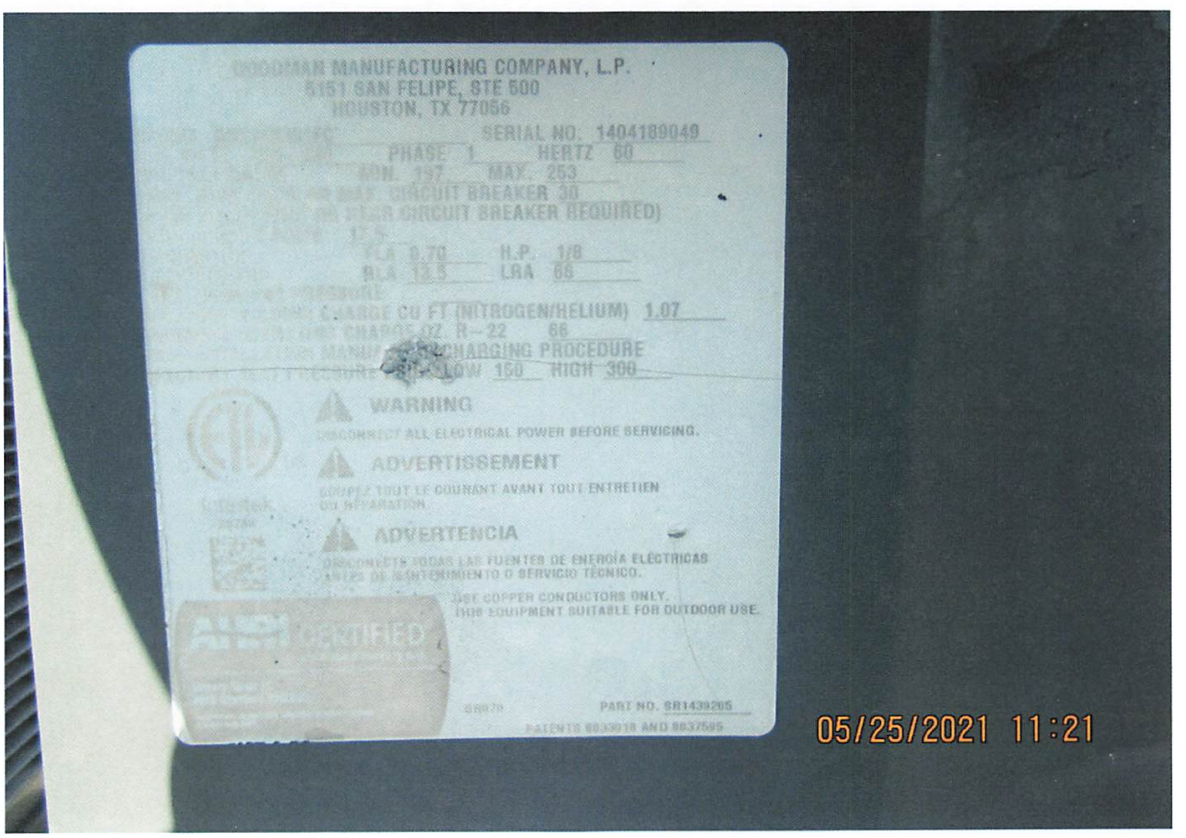

GOODMAN MANUFACTURING
HOUSTON, TEXAS 77008
MODEL
SERIAL NO.
A.C.VOLTS
PHASE
HERTZ
VOLTAGE RANGE MIN.
MAX.
MIN. CIRCUIT AMPS
MAX. FUSE AMPS OR HACR TYPE CIRCUIT BREAKER
(HACR CIRCUIT BREAKER FOR U. S. ONLY)
COMPRESSOR
RLA
LRA
MAX. WORKING PRESSURE
FAN MOTOR
FLA
H.P.
FACTORY CHARGE OZ. R22
FACTORY TEST PRESSURE PSIG
LOW
HIGH
HEATING AND COOLING EQUIPMENT
CAUTION:
DISCONNECT THE ELECTRICAL POWER BEFORE SERVICING.
ATTENTION:
DECONNECTER DU CIRCUIT L'ALIMENTATION ELECTRIQUE AVANT L'ENTRETIEN.
CENTRAL COOLING AIR CONDITIONER
GD182770080
USE COPPER CONDUCTORS ONLY.
THIS EQUIPMENT SUITABLE FOR OUTDOOR USE.
MEA NO.
PART NO.
ACCEPTED FOR USE
CITY OF NEW YORK
05/25/2021 11:22


MODEL NO./ MODELE N° RA1424AJ1NA
MFD./FAB 02/2015
SERIAL NO./ N° DE SERIE W061515512
OUTDOOR USE/
UTILISATION EN EXTÉRIEUR
COMPRESSOR CODE / CODES DE COMPRESSEUR 8918
VOLTS 208/230 PHASE. 1 HERTZ 60
COMPRESSOR/ COMPRESSEUR R.L.A. 11.2/11.2 L.R.A. 60.8
OUTDOOR FAN MOTOR/
MOTEUR VENTIL. EXT. F.L.A. 0.7 H.P. 1/8
MIN. SUPPLY CIRCUIT AMPACITY/
COURANT ADMISSABLE D'ALIM. MIN. 15/15 A
MAX. FUSE OR CKT. BRK. SIZE/
CAL. MAX. DE FUSIBLE/DISJ 25/25 A
MIN. FUSE OR CKT. BRK. SIZE/
CAL. MIN. DE FUSIBLE/DISJ 20/20 A
DESIGN PRESSURE HIGH/
PRESSION NOMINALE HAUTE 450 PSIG/3102 kPa
DESIGN PRESSURE LOW/
PRESSION NOMINALE BASSE 250 PSIG/1723 kPa
OUTDOOR UNITS FACTORY CHARGE/
CHARGE USINE D'UNITÉS EXTÉRIEUR 72 oz/2041g R410A
TOTAL SYSTEM CHARGE/
CHARGE TOTALE DU SYSTÈME R410A
SEE INSTRUCTIONS INSIDE ACCESS PANEL /
VOIR LES INSTRUCTIONS À L'INTÉRIEUR DU PANNEAU D'ACCÈS
RHEEM SALES COMPANY
FORT SMITH, ARKANSAS
*HACR TYPE BREAKER FOR U.S.A./
DISJONCTEUR DIFFERENTIEL
ASSEMBLED IN MEXICO
92-22050-17
SINGLE POLE CONTACTORS!
Voltage potential exists at all terminals during off cycle.
CONTACTEURS UNIPOLAIRES !
Il est possible d'avoir une tension sur toutes les bornes pendant le cycle d'arrêt.
92-22205-06-02
05/25/2021 11:22


MODEL NO./ MODELE N° RA1424AJ1NA MFD./FAB 04/2016
SERIAL NO./ N° DE SERIE W161613002
OUTDOOR USE/ UTILISATION EN EXTRIEURÉ
COMPRESSOR CODE / CODES DE COMPRESSEUR 8918
VOLTS 208/230 PHASE. 1 HERTZ 60
COMPRESSOR/ COMPRESSEUR R.L.A. 11.2/11.2 L.R.A. 60.8
OUTDOOR FAN MOTOR/
MOTEUR VENTIL. EXT. F.L.A. 0.75 H.P. 1/8
MIN. SUPPLY CIRCUIT AMPACITY/
COURANT ADMISSABLE D'ALIM. MIN. 15/15 A
MAX. FUSE OR CKT. BKR. SIZE*/
CAL. MAX. DE FUSIBLE/DISJ* 25/25 A
MIN. FUSE OR CKT. BRK. SIZE*/
CAL. MIN. DE FUSIBLE/DISJ* 20/20 A
DESIGN PRESSURE HIGH/
PRESSION NOMINALE HAUTE 450 PSIG/3102 kPa
DESIGN PRESSURE LOW/
PRESSION NOMINALE BASSE 250 PSIG/1723 kPa
OUTDOOR UNITS FACTORY CHARGE/
CHARGE USINE D'UNITÉS EXTÉRIEUR 72 oz/2041g R410A
TOTAL SYSTEM CHARGE/
CHARGE TOTALE DU SYSTÈME R410A
SEE INSTRUCTIONS INSIDE ACCESS PANEL /
VOIR LES CHARGE INSTRUCTIONS À L'INTÉRIEUR DU PANNEAU D'ACCÈS
RHEEM SALES COMPANY
FORT SMITH, ARKANSAS
INSTALL PROHIBITED IN SOUTHWEST
*HACR TYPE BREAKER FOR U.S.A./
DISJONCTEUR DIFFERENTIEL
ASSEMBLED IN MEXICO
IPX4
92-22050-17
05/25/2021 11:22

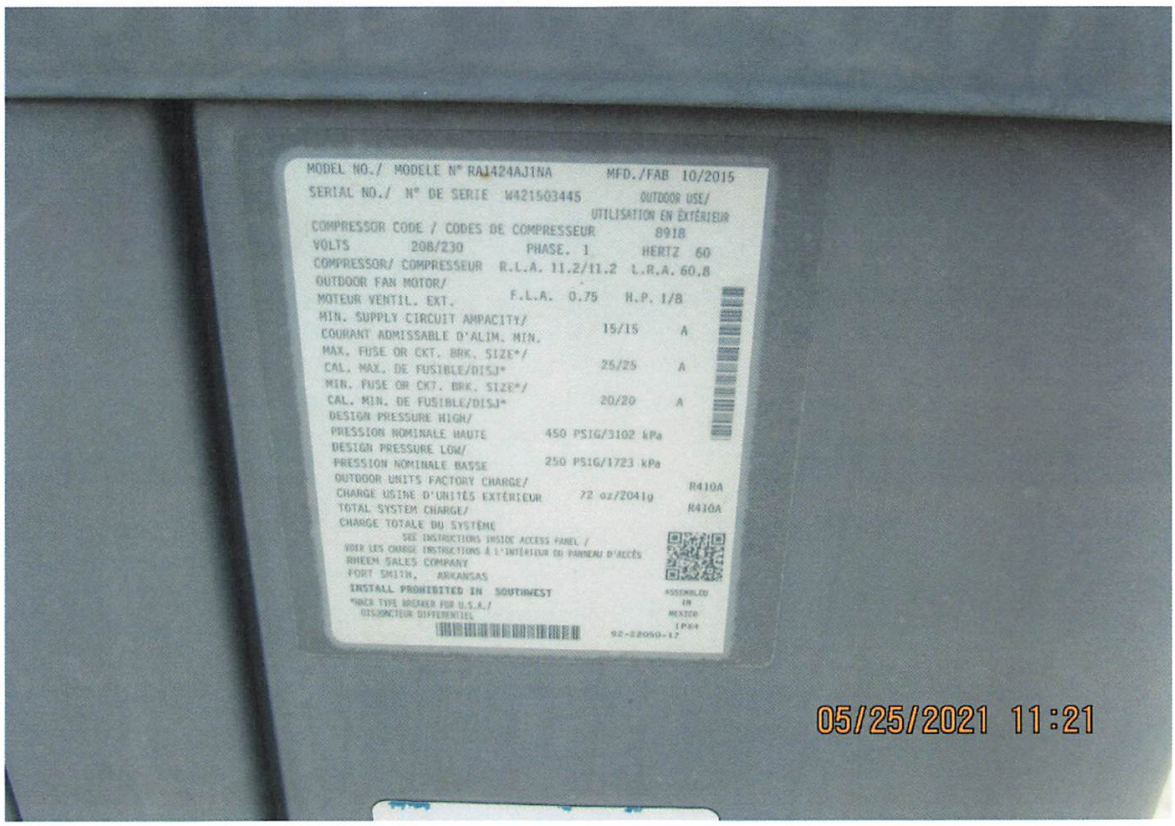

GOODMAN MANUFACTURING CORP.
HOUSTON, TEXAS 77008
MODEL CK18-18
SERIAL NO. 9605046634
VOLTS 208/230 PHASE 1 HERTZ
VOLTAGE RANGE MIN. 197 MAX.
MIN. CIRCUIT AMPS 12.6
MAX. FUSE AMPS OR HACR TYPE CIRCUIT BREAKER 20
(HACR CIRCUIT BREAKER FOR U. S. ONLY)
COMPRESSOR RLA LRA 45.0
MAX. WORKING PRESSURE
FAN MOTOR FL 1.3 H.P. 1/6
FACTORY CHARGE OZ. R22 59
FACTORY TEST PRESSURE PSIG LOW HIGH
CAUTION: DISCONNECT THE ELECTRICAL BEFORE SERVICING.
ATTENTION: DECONNECTER DU CIRCUIT ELECTRIQUE AVANT L'ENTR
USE COPPER CONDUCTORS ONLY
THIS EQUIPMENT SUITABLE FOR OUTDOOR USE.
HEAT PUMP ACCEPTED FOR USE CITY OF NEW YORK
G0181770080
MEA NO.
PART NO.
CENTRAL COOLING CONDITIONER
G0182770080
05/25/2021 11:22

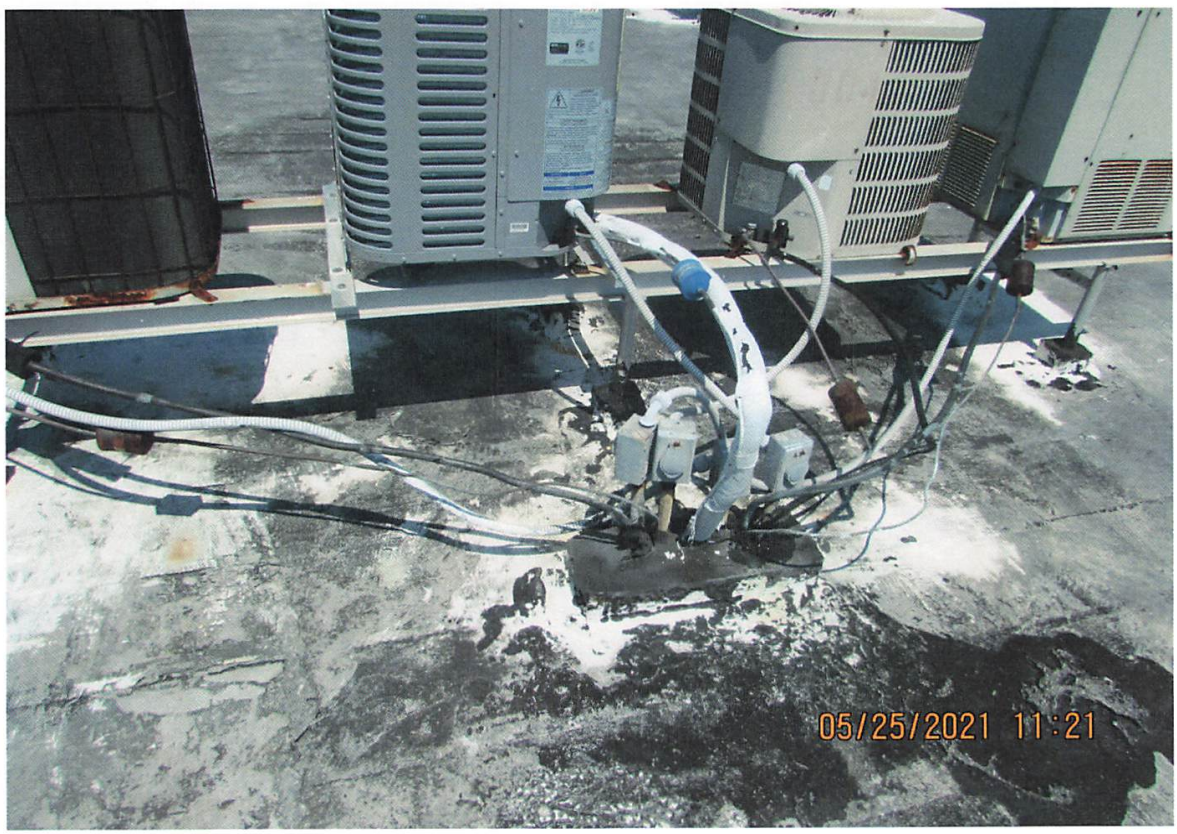

XR 15
MFR
DATE 9/2010
MOD. NO. 4TTR5024E1000AB
VOLTS 208/230
SERIAL NO. 103632XY3F
PH 1
HZ 60
MINIMUM CIRCUIT AMPACITY
9.0
AMPS
OVERCURRENT PROTECTIVE DEVICE
USA
CANADA
MAX FUSE / BREAKER (HACR)
15
15
HFC – 410A 6 LBS. 03 OZ. OR 2.81 kg(SI)
10 °F DESIGN SUBCOOLING
Climatuff DuraTuff Spine Fin Quick–Seal
TRANE U.S. INC.
MANUFACTURER OF TRANE AND AMERICAN STANDARD
TYLER, TX 75707
ASSEMBLED IN USA
LISTED SECTION OF
CENTRAL COOLING
AIR CONDITIONER
3089934
OUTDOOR USE
COMPR. MOT. 6.8 RLA 200/230 V 38.6 LRA
O.D. MOT. 0.70 FLA 200/230 V 1/8 HP
M.E.A. NO.
F. ID. CRP
DESIGN PSI – HIGH 480 LOW 480
ENERGY STAR
PERFORMANCE CERTIFIED
ARI Standard
210/240 UAC
CERTIFICATION APPLIES ONLY
WHEN THE COMPLETE SYSTEM
IS LISTED WITH ARI
05/25/2021 11:22

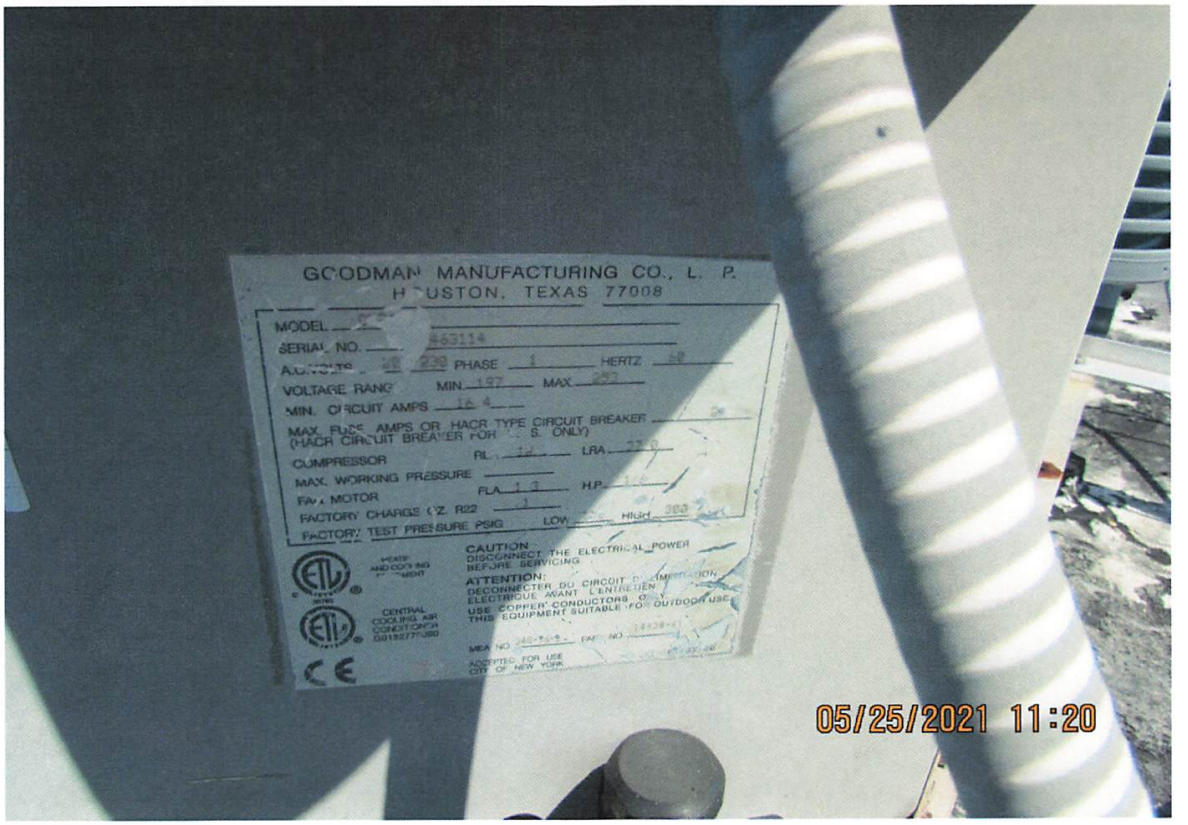

GOODMAN MANUFACTURING COMPANY, L.P.
5151 SAN FELIPE, STE 500
HOUSTON, TX 77056
SERIAL NO. 1404189049
PHASE 1 HERTZ 60
MIN. 197 MAX. 253
MAX. CIRCUIT BREAKER 30
CIRCUIT BREAKER REQUIRED)
H.P. 1/8
LRA 68
CHARGE CU FT (NITROGEN/HELIUM) 1.07
R-22 66
CHARGING PROCEDURE
LOW 150 HIGH 300
WARNING
DISCONNECT ALL ELECTRICAL POWER BEFORE SERVICING.
ADVERTISSEMENT
COUPEZ TOUT LE COURANT AVANT TOUT ENTRETIEN
OU RÉPARATION.
ADVERTENCIA
DESCONECTE TODAS LAS FUENTES DE ENERGÍA ELÉCTRICAS
ANTES DE MANTENIMIENTO O SERVICIO TÉCNICO.
USE COPPER CONDUCTORS ONLY.
THIS EQUIPMENT SUITABLE FOR OUTDOOR USE.
PART NO. SB1439205
05/25/2021 11:21


HOUSTON, TEXAS 77008
SERIAL NO.
A.C. VOLTS
PHASE
HERTZ
VOLTAGE RANGE MIN.
MAX.
MIN. CIRCUIT AMPS.
COMPRESSOR
MAX. WORKING PRESSURE
FAN MOTOR
FACTORY CHARGE OZ.
FACTORY TEST PRESSURE
HIGH
HEATING AND COOLING EQUIPMENT
CENTRAL COOLING AIR CONDITIONER
ATTENTION:
USE COPPER CONDUCTORS ONLY
THIS EQUIPMENT SUITABLE FOR OUTDOOR USE.
ACCEPTED FOR USE
CITY OF NEW YORK
05/25/2021 11:21


RHEEM SALES COMPANY, INC.
Acondicionador de Aire Central
Modelo: RA1424AJ1NA
Tensión Nominal: ~ 208/230 V
Fases: 1
Frecuencia: 60 Hz
Corriente Nominal: 15/15 A
Requiere Tierra Física
ENSAMBLADO EN MÉXICO
Leer Manual de Instalación y Operación Anexo
¡ PRECAUCION !
Antes de tener acceso a los dispositivos terminales, todos los circuitos de alimentación deben ser interrumpidos.
05/25/2021 11:21


MODEL NO./ MODELE N° RA1424AJ1NA
MFD./FAB 10/2015
SERIAL NO./ N° DE SERIE W421503445
OUTDOOR USE/
UTILISATION EN EXTÉRIEUR
COMPRESSOR CODE / CODES DE COMPRESSEUR 8918
VOLTS 208/230 PHASE. 1 HERTZ 60
COMPRESSOR/ COMPRESSEUR R.L.A. 11.2/11.2 L.R.A. 60.8
OUTDOOR FAN MOTOR/
MOTEUR VENTIL. EXT. F.L.A. 0.75 H.P. 1/8
MIN. SUPPLY CIRCUIT AMPACITY/
COURANT ADMISSABLE D'ALIM. MIN. 15/15 A
MAX. FUSE OR CKT. BRK. SIZE*/
CAL. MAX. DE FUSIBLE/DISJ* 25/25 A
MIN. FUSE OR CKT. BRK. SIZE*/
CAL. MIN. DE FUSIBLE/DISJ* 20/20 A
DESIGN PRESSURE HIGH/
PRESSION NOMINALE HAUTE 450 PSIG/3102 kPa
DESIGN PRESSURE LOW/
PRESSION NOMINALE BASSE 250 PSIG/1723 kPa
OUTDOOR UNITS FACTORY CHARGE/
CHARGE USINE D'UNITÉS EXTÉRIEUR 72 oz/2041g R410A
TOTAL SYSTEM CHARGE/
CHARGE TOTALE DU SYSTÈME R410A
SEE INSTRUCTIONS INSIDE ACCESS PANEL /
VOIR LES CHARGE INSTRUCTIONS À L'INTÉRIEUR DU PANNEAU D'ACCÈS
RHEEM SALES COMPANY
FORT SMITH, ARKANSAS
INSTALL PROHIBITED IN SOUTHWEST
*HACR TYPE BREAKER FOR U.S.A./
DISJONCTEUR DIFFÉRENTIEL
ASSEMBLED IN MEXICO
92-22050-17
05/25/2021 11:21


05/25/2021 11:21

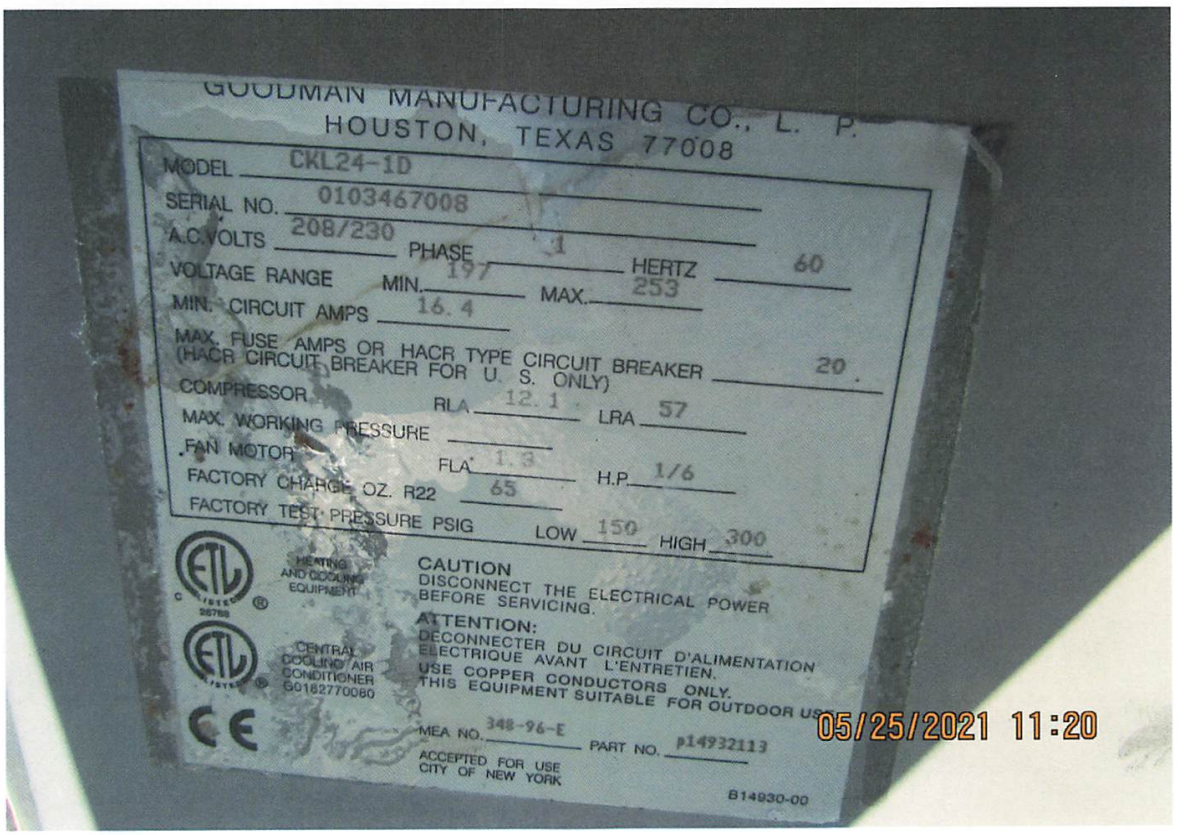

GOODMAN MANUFACTURING CO., L. P.
HOUSTON, TEXAS 77008
MODEL
SERIAL NO.
PHASE
HERTZ
VOLTAGE RANGE
MIN.
MAX.
MIN. CIRCUIT AMPS
COMPRESSOR
MAX. WORKING PRESSURE
FACTORY CHARGE
FACTORY TEST PRESSURE PSIG
LOW
HIGH
CAUTION
DISCONNECT THE ELECTRICAL POWER
BEFORE SERVICING
ATTENTION
USE COPPER CONDUCTORS ONLY
THIS EQUIPMENT SUITABLE FOR OUTDOOR USE
CENTRAL
COOLING AIR
CONDITIONER
ACCEPTED FOR USE
CITY OF NEW YORK
05/25/2021 11:20


Ameristar
05/25/2021 11:20


Model Number M4AC4024D1000AA
Factory Charge 5 lbs 5 oz R410A
TOTAL CHARGE lbs oz R410A
INSTALLER: Mark per Installation Instruction
Serial Number
201240457M
Design Press High side - 550PSIG
Low side - 250PSIG
For Outdoor Use Only
Unit Supply 208/230V 1PH 60Hz UTILISATION À L'EXTÉRIEUR
Compressor 208/230V 1PH 60Hz 10.1 RLA 52.0 LRA
Fan Motor 208/230V 1PH 60Hz 0.7 FLA 1/8 HP
Minimum Circuit Ampacity - 13.4A
MAX FUSE OR MAX CKT.BKR. (HACR TYPE per NEC) - 20A
FUSIBLE MAX. (DISJONCTEUR MAX.) 20 COURANT
AHRI CERTIFIED
Intertek
3124627
CONFORMS TO UL STD 1995 CERTIFIED TO CSA STD. C22.2 No.236
Ingersoll Rand Company
800 Beaty Street, Davidson, NC, 28036
05/25/2021 11:20


WARNING
HAZARDOUS VOLTAGE
AVERTISSEMENT
ADVERTENCIA
05/25/2021 11:20

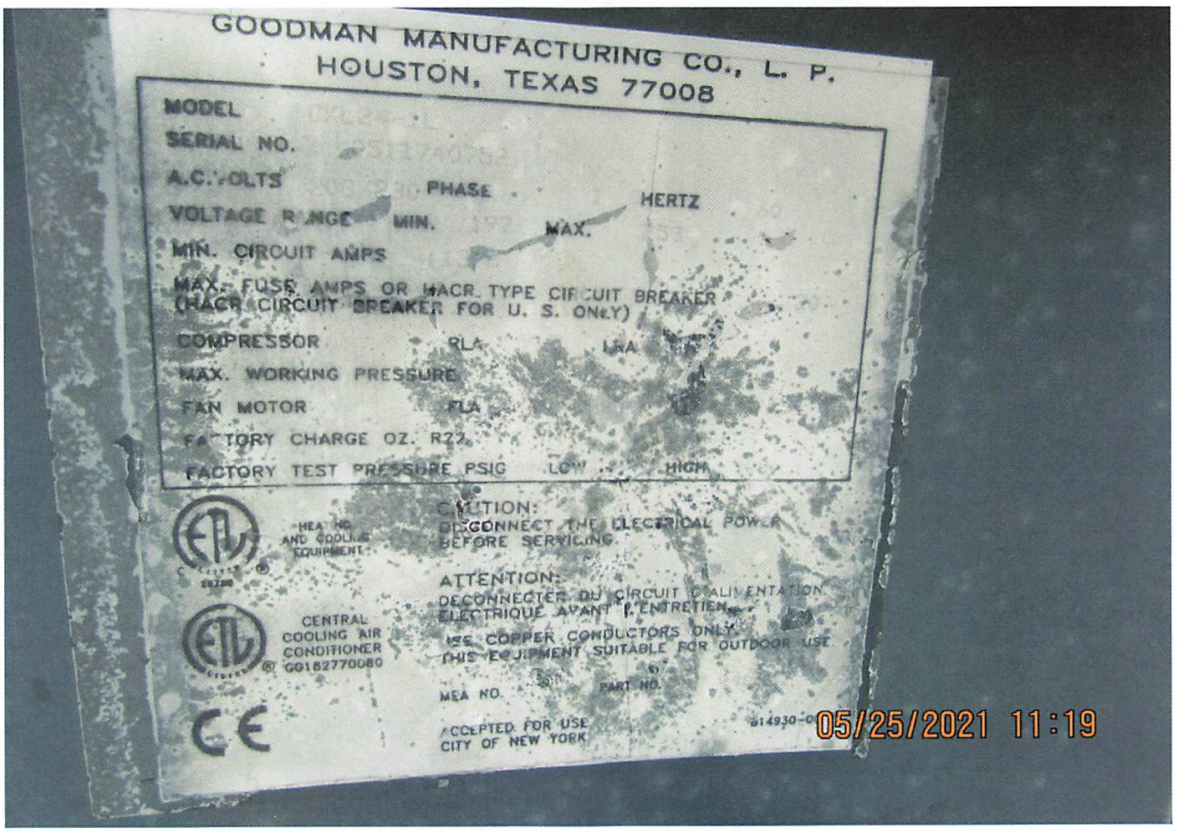

05/25/2021 11:20


GOODMAN MANUFACTURING CO., L. P.
HOUSTON, TEXAS 77008
MODEL CKL24-1D
SERIAL NO. 0103467008
A.C. VOLTS 208/230 PHASE 1 HERTZ 60
VOLTAGE RANGE MIN. 197 MAX. 253
MIN. CIRCUIT AMPS 16.4
MAX. FUSE AMPS OR HACR TYPE CIRCUIT BREAKER (HACR CIRCUIT BREAKER FOR U. S. ONLY) 20
COMPRESSOR RLA 12.1 LRA 57
MAX. WORKING PRESSURE
FAN MOTOR FLA 1.3 H.P. 1/6
FACTORY CHARGE OZ. R22 65
FACTORY TEST PRESSURE PSIG LOW 150 HIGH 300
HEATING AND COOLING EQUIPMENT
CAUTION
DISCONNECT THE ELECTRICAL POWER BEFORE SERVICING.
ATTENTION:
DECONNECTER DU CIRCUIT D'ALIMENTATION ELECTRIQUE AVANT L'ENTRETIEN.
USE COPPER CONDUCTORS ONLY.
THIS EQUIPMENT SUITABLE FOR OUTDOOR USE
CENTRAL COOLING AIR CONDITIONER G0162770080
MEA NO. 348-96-E PART NO. P14932113
ACCEPTED FOR USE CITY OF NEW YORK
B14930-00
05/25/2021 11:20


05/25/2021 11:20


05/25/2021 11:20


05/25/2021 11:19


GOODMAN MANUFACTURING CO., L. P.
HOUSTON, TEXAS 77008
MODEL
SERIAL NO.
A.C. VOLTS
PHASE
HERTZ
VOLTAGE RANGE
MIN.
MAX.
MIN. CIRCUIT AMPS
MAX. FUSE AMPS OR HACR TYPE CIRCUIT BREAKER
(HACR CIRCUIT BREAKER FOR U. S. ONLY)
COMPRESSOR
RLA
LRA
MAX. WORKING PRESSURE
FAN MOTOR
FLA
FACTORY CHARGE OZ. R22.
FACTORY TEST PRESSURE PSIG
LOW
HIGH
CAUTION:
DISCONNECT THE ELECTRICAL POWER
BEFORE SERVICING
HEA NO.
AND COOLING
EQUIPMENT
ATTENTION:
DECONNECTER DU CIRCUIT D'ALIMENTATION
ELECTRIQUE AVANT L'ENTRETIEN
USE COPPER CONDUCTORS ONLY
THIS EQUIPMENT SUITABLE FOR OUTDOOR USE
CENTRAL
COOLING AIR
CONDITIONER
G0152770080
MEA NO.
PART NO.
CE
ACCEPTED FOR USE
CITY OF NEW YORK
05/25/2021 11:19


GOODMAN MANUFACTURING CO., L. P.
HOUSTON, TEXAS 77008
MODEL
SERIAL NO.
A.C. VOLTS
PHASE
HERTZ
VOLTAGE RANGE
MIN.
MAX.
MIN. CIRCUIT AMPS
COMPRESSOR
RLA
LRA
FAN MOTOR
FLA
FACTORY TEST PRESSURE PSIG
LOW
HIGH
CE
05/25/2021 11:19


05/25/2021 11:19


HOUSTON, TEXAS 77008
MODEL
SERIAL NO. 0702092397
A.C.VOLTS 208/230 PHASE
HERTZ 60
VOLTAGE RANGE MIN. 197 MAX.
MIN. CIRCUIT AMPS 11.1
MAX. FUSE AMPS OR HACR TYPE CIRCUIT BREAKER
(HACR CIRCUIT BREAKER FOR U. S. ONLY)
COMPRESSOR RLA LRA
MAX. WORKING PRESSURE
FAN MOTOR FLA H.P.
FACTORY CHARGE OZ. R22
FACTORY TEST PRESSURE PSIG LOW HIGH
HEATING AND COOLING EQUIPMENT
CENTRAL COOLING AIR CONDITIONER
CAUTION:
DISCONNECT THE ELECTRICAL POWER BEFORE SERVICING.
ATTENTION:
DECONNECTER DU CIRCUIT D'ALIMENTATION ELECTRIQUE AVANT L'ENTRETIEN.
USE COPPER CONDUCTORS ONLY.
THIS EQUIPMENT SUITABLE FOR OUTDOOR USE.
PART NO.
MEA NO.
ACCEPTED FOR USE CITY OF NEW YORK
CE
ARI PERFORMANCE CERTIFIED
05/25/2021 11:19

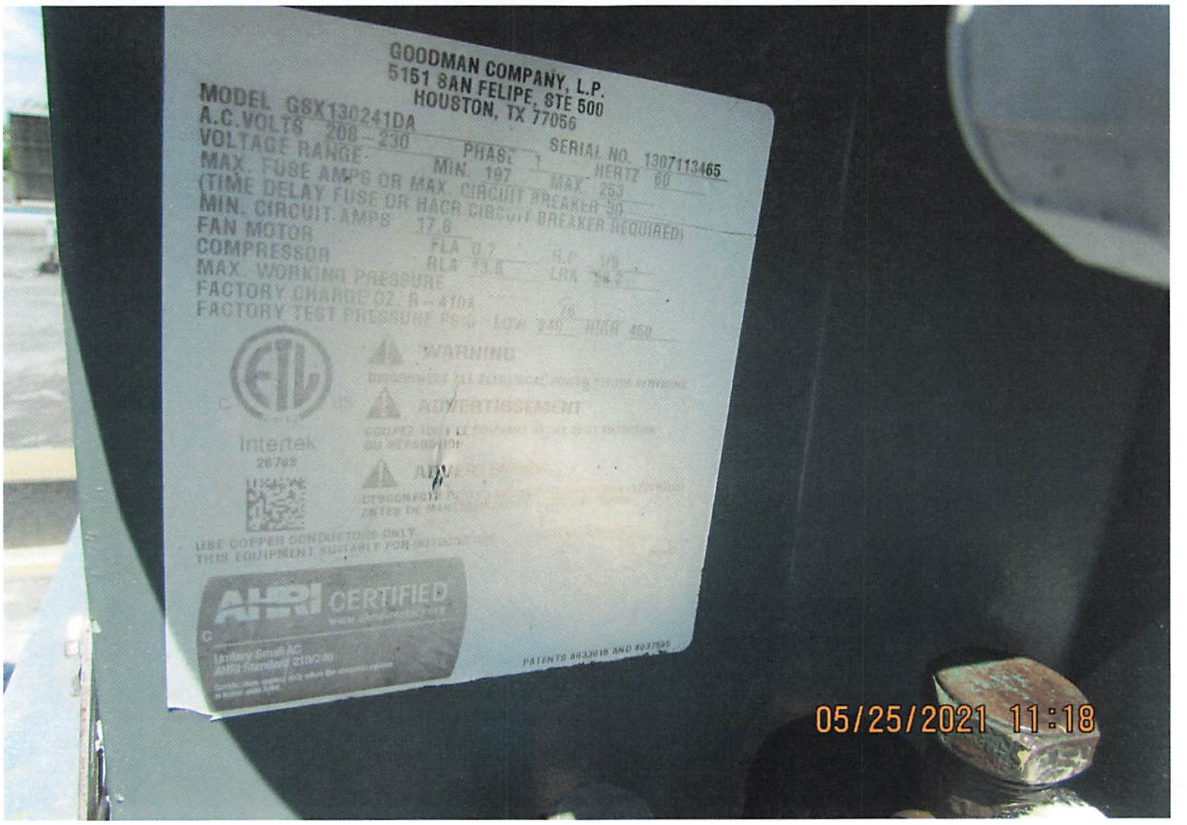

GOODMAN MANUFACTURING CO., L. P.
HOUSTON, TEXAS 77008
MODEL CKL24-1H
SERIAL NO. 0304454510
A.C.VOLTS 208/230 PHASE 1 HERTZ 60
VOLTAGE RANGE MIN. 197 MAX. 253
MIN. CIRCUIT AMPS 16.4
MAX. FUSE AMPS OR HACR TYPE CIRCUIT BREAKER (HACR CIRCUIT BREAKER FOR U. S. ONLY) 20
COMPRESSOR RLA 12.1 LRA 57
MAX. WORKING PRESSURE
FAN MOTOR FLA 1.3 H.P. 1/8
FACTORY CHARGE OZ. R22 72
FACTORY TEST PRESSURE PSIG LOW 150 HIGH 300
CAUTION:
DISCONNECT THE ELECTRICAL POWER BEFORE SERVICING.
ATTENTION:
DECONNECTER DU CIRCUIT D'ALIMENTATION ELECTRIQUE AVANT L'ENTRETIEN.
USE COPPER CONDUCTORS ONLY.
THIS EQUIPMENT SUITABLE FOR OUTDOOR USE.
MEA NO.
PART NO. P1493303
ACCEPTED FOR USE CITY OF NEW YORK
B14930-03
CE
05/25/2021 11:19


05/25/2021 11:18

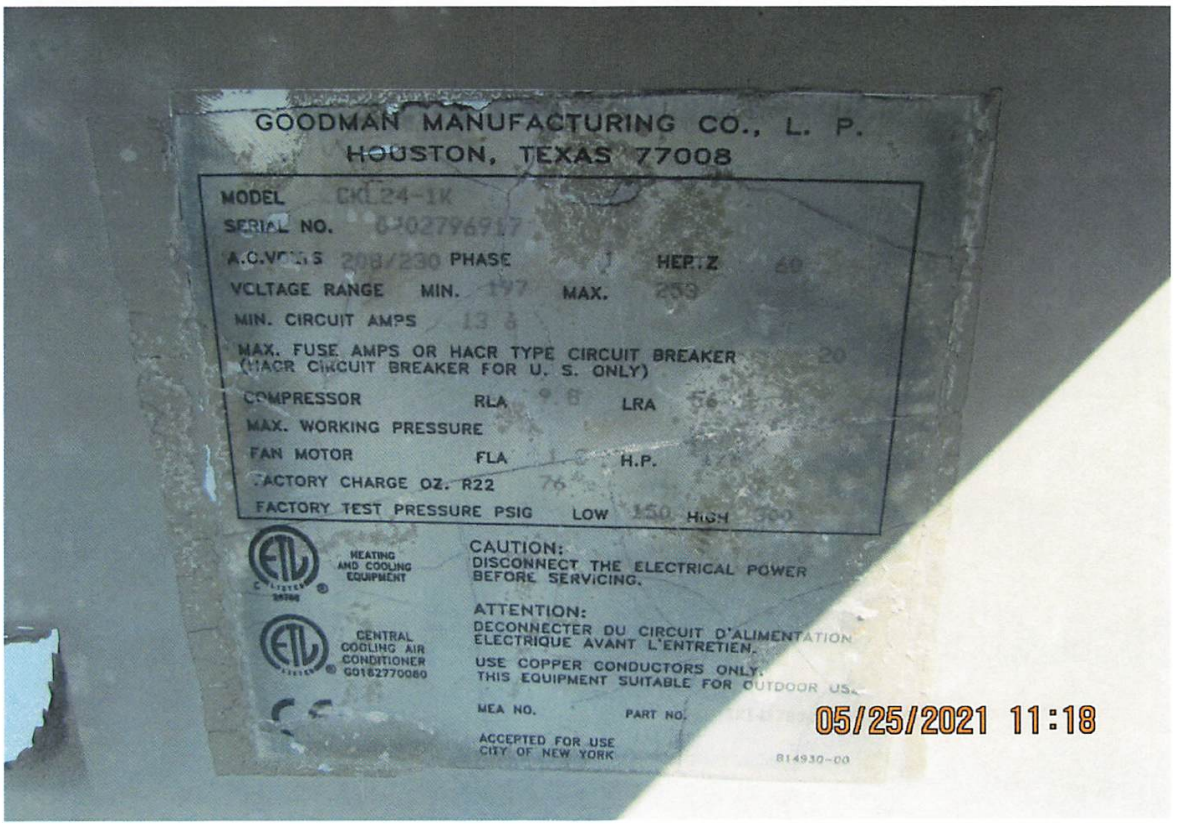

05/25/2021 11:19


05/25/2021 11:18


05/25/2021 11:18


GOODMAN COMPANY, L.P.
5151 SAN FELIPE, STE 500
HOUSTON, TX 77056
MODEL GSX130241DA
A.C.VOLTS 208-230
SERIAL NO. 1307113465
WARNING
ADVERTISSEMENT
AHRI CERTIFIED
05/25/2021 11:18


302
05/25/2021 11:18

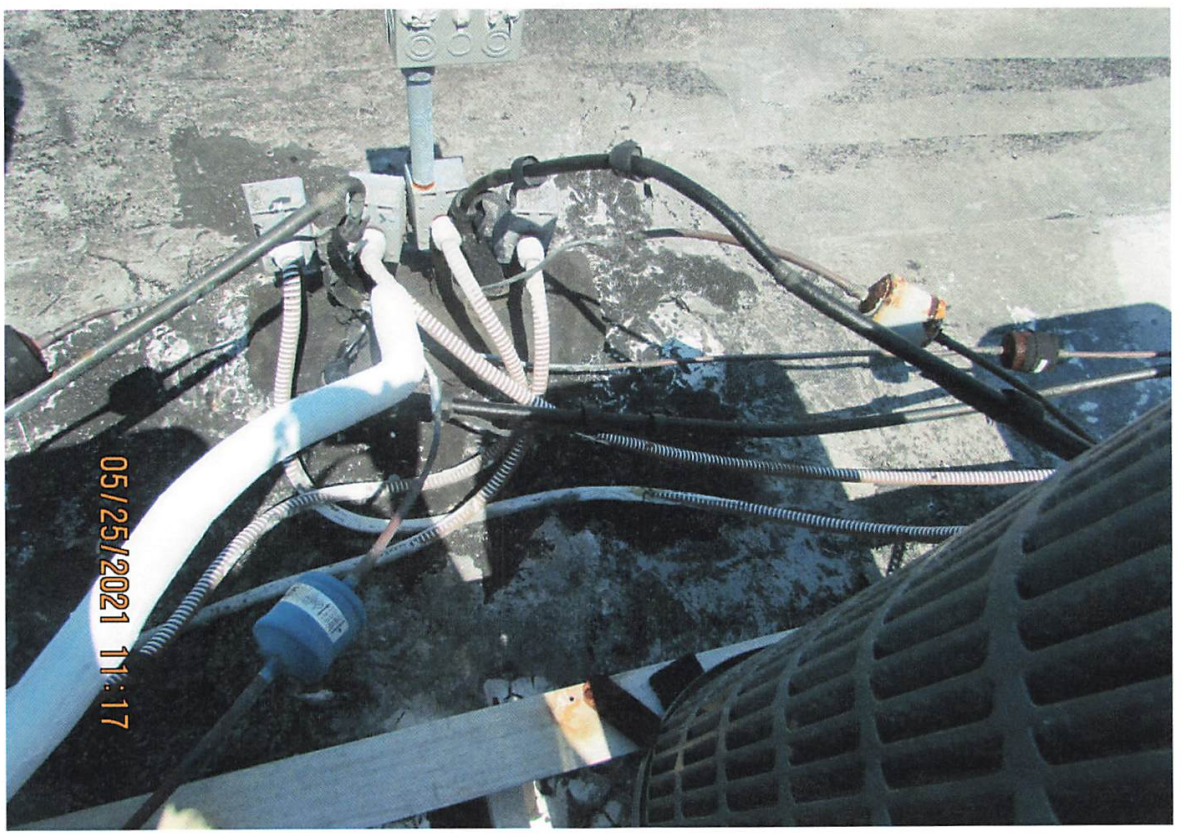

GOODMAN MANUFACTURING CO., L. P.
HOUSTON, TEXAS 77008
MODEL CKL24-1K
SERIAL NO. 0702796917
A.C.VOLTS 208/230 PHASE 1 HERTZ 60
VOLTAGE RANGE MIN. 197 MAX. 253
MIN. CIRCUIT AMPS 13.8
MAX. FUSE AMPS OR HACR TYPE CIRCUIT BREAKER (HACR CIRCUIT BREAKER FOR U. S. ONLY) 20
COMPRESSOR RLA 8 LRA 56
MAX. WORKING PRESSURE
FAN MOTOR FLA H.P.
FACTORY CHARGE OZ. R22 76
FACTORY TEST PRESSURE PSIG LOW 150 HIGH 300
HEATING AND COOLING EQUIPMENT
CAUTION:
DISCONNECT THE ELECTRICAL POWER BEFORE SERVICING.
ATTENTION:
DECONNECTER DU CIRCUIT D'ALIMENTATION ELECTRIQUE AVANT L'ENTRETIEN.
CENTRAL COOLING AIR CONDITIONER G0162770080
USE COPPER CONDUCTORS ONLY.
THIS EQUIPMENT SUITABLE FOR OUTDOOR USE
MEA NO.
PART NO.
ACCEPTED FOR USE CITY OF NEW YORK
814930-00
05/25/2021 11:18

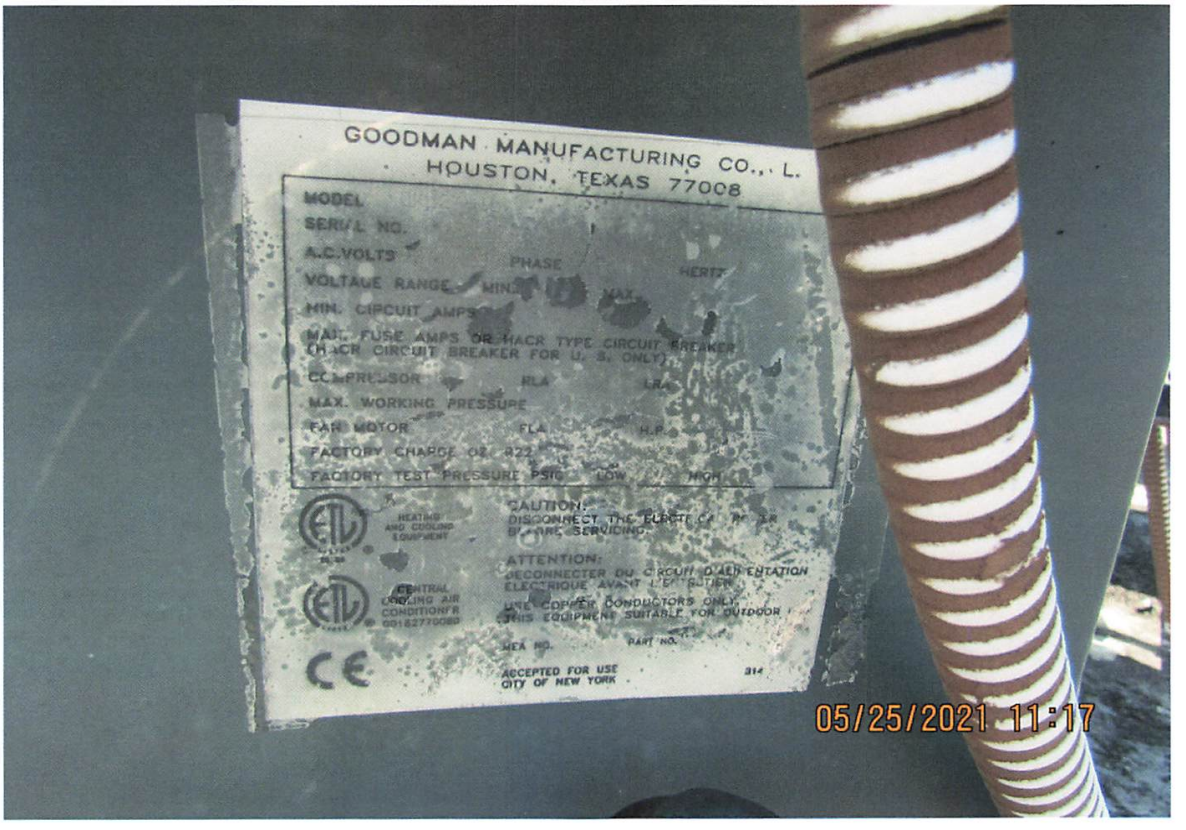

202
05/25/2021 11:18

05/25/2021 11:17
102

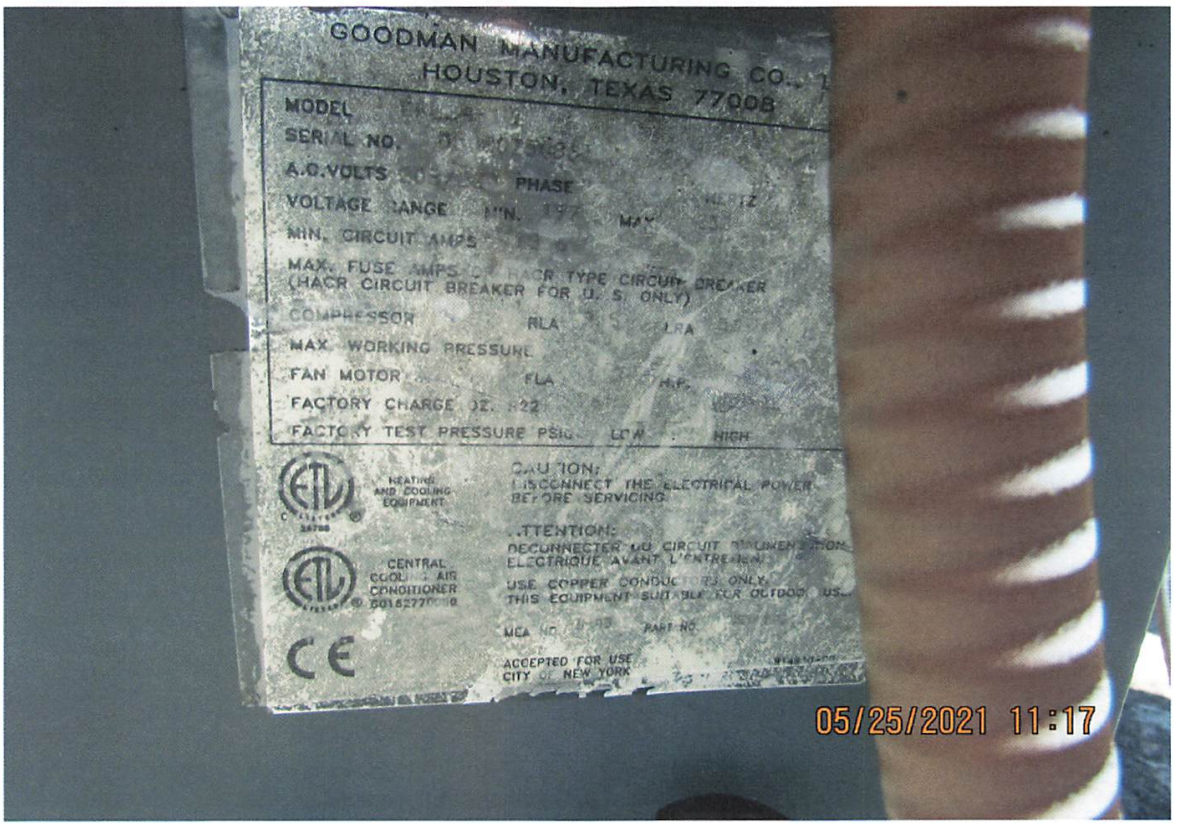
05/25/2021 11:18


05/25/2021 11:17


05/25/2021 11:17


GOODMAN MANUFACTURING CO., L.
HOUSTON, TEXAS 77008
MODEL
SER/L NO.
A.C.VOLTS
PHASE
HERTZ
VOLTAGE RANGE MIN.
MAX.
MIN. CIRCUIT AMPS
MAX. FUSE AMPS OR HACR TYPE CIRCUIT BREAKER
(HACR CIRCUIT BREAKER FOR U. S. ONLY)
COMPRESSOR RLA LRA
MAX. WORKING PRESSURE
FAN MOTOR FLA H.P.
FACTORY CHARGE OZ. R22
FACTORY TEST PRESSURE PSIG LOW HIGH
HEATING AND COOLING EQUIPMENT
CAUTION:
ATTENTION:
CENTRAL COOLING AIR CONDITIONER
USE COPPER CONDUCTORS ONLY
THIS EQUIPMENT SUITABLE FOR OUTDOOR
MFR NO.
PART NO.
ACCEPTED FOR USE CITY OF NEW YORK
314
05/25/2021 11:17

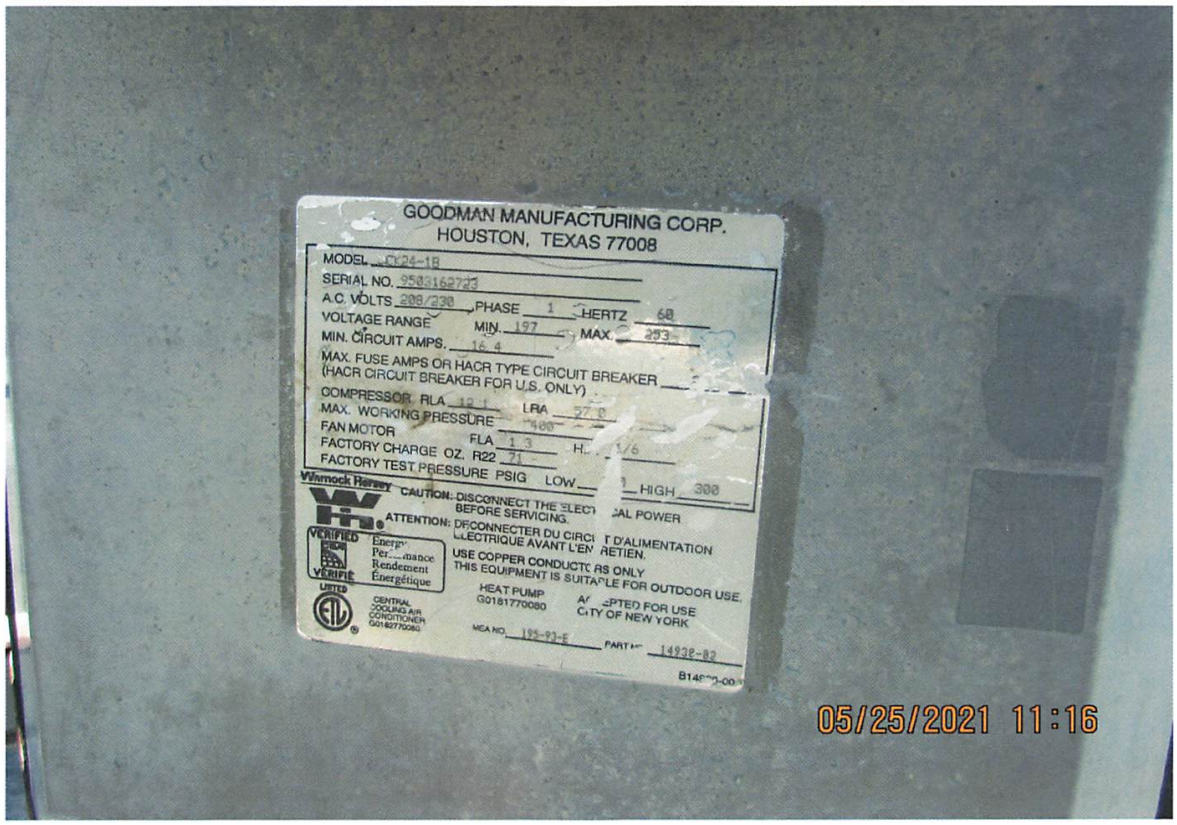

05/25/2021 11:17


GOODMAN MANUFACTURING CO.
HOUSTON, TEXAS 77008
MODEL
SERIAL NO.
A.C. VOLTS
PHASE
VOLTAGE RANGE MIN. MAX.
MIN. CIRCUIT AMPS
MAX. FUSE AMPS
(HACR CIRCUIT BREAKER FOR U. S. ONLY)
COMPRESSOR RLA LRA
MAX. WORKING PRESSURE
FAN MOTOR FLA H.P.
FACTORY CHARGE OZ. R22
FACTORY TEST PRESSURE PSIG. LOW HIGH
HEATING AND COOLING EQUIPMENT
CAUTION:
DISCONNECT THE ELECTRICAL POWER BEFORE SERVICING
ATTENTION:
CENTRAL COOLING AIR CONDITIONER
USE COPPER CONDUCTORS ONLY
THIS EQUIPMENT SUITABLE FOR OUTDOOR USE
MCA MOP PART NO.
CE
ACCEPTED FOR USE CITY OF NEW YORK
05/25/2021 11:17


301
05/25/2021 11:17


201
05/25/2021 11:17


GOODMAN MANUFACTURING CO., L. P.
HOUSTON, TEXAS 77008
MODEL CKL24-1H
SERIAL NO. 0304454737
A.C.VOLTS 208/230 PHASE 1 HERTZ 60
VOLTAGE RANGE MIN. 197 MAX. 253
MIN. CIRCUIT AMPS 16.4
MAX. FUSE AMPS OR HACR TYPE CIRCUIT BREAKER (HACR CIRCUIT BREAKER FOR U.S. ONLY) 20
COMPRESSOR RLA 12.1 LRA 57
MAX. WORKING PRESSURE
FAN MOTOR FLA .3 H.P. 1/8
FACTORY CHARGE OZ. R22 72
FACTORY TEST PRESSURE PSIG LOW 15 HIGH 300
CAUTION:
DISCONNECT THE ELECTRICAL POWER BEFORE SERVICING.
ATTENTION:
DECONNECTER DU CIRC T D'ALIMENTATION ELECTRIQUE AVANT L'EN RETIEN.
USE COPPER CONDUCTORS ONLY.
THIS EQUIPMENT SUITABLE FOR OUTDOOR USE.
MEA NO.
PART NO. 81-WZ9303
ACCEPTED FOR USE CITY OF NEW YORK
05/25/2021 11:16


GOODMAN MANUFACTURING CORP.
HOUSTON, TEXAS 77008
MODEL CK24-1B
SERIAL NO. 9503162723
A.C. VOLTS 208/230 PHASE 1 HERTZ 60
VOLTAGE RANGE MIN. 197 MAX. 253
MIN. CIRCUIT AMPS. 16.4
MAX. FUSE AMPS OR HACR TYPE CIRCUIT BREAKER
(HACR CIRCUIT BREAKER FOR U.S. ONLY)
COMPRESSOR RLA 12.1 LRA 57.0
MAX. WORKING PRESSURE
FAN MOTOR FLA 1.3
FACTORY CHARGE OZ. R22 71
FACTORY TEST PRESSURE PSIG LOW HIGH 300
Winnock Reray
CAUTION: DISCONNECT THE ELECTRICAL POWER BEFORE SERVICING.
ATTENTION: DECONNECTER DU CIRCUIT D'ALIMENTATION ELECTRIQUE AVANT L'ENTRETIEN.
USE COPPER CONDUCTORS ONLY
THIS EQUIPMENT IS SUITABLE FOR OUTDOOR USE.
VERIFIED Energy Performance Rendement Energétique
HEAT PUMP
G0181770080
ACCEPTED FOR USE CITY OF NEW YORK
CENTRAL COOLING AIR CONDITIONER
MEA NO. 125-93-E
PART 14938-02
05/25/2021 11:16


05/25/2021 11:16


05/25/2021 11:16


05/25/2021 11:16

	Permit #	Folio #	Company	Job Address	Status	Job
70862	080905-0	514229000111	Florida State Security, Inc.	3181 HALLANDALE BLVD	Permit Complete	Commercial Fire Alarms
70956	080964-0	514229000111	Nation 1 Electrical Service, Inc	3181 Hallandale Blvd	Permit Complete	Commercial Electrical Work
71018	080963-0	514229000111	A/C Three, Inc.	3181 Hallandale Blvd	Permit Complete	
71133		514229000113	G & D Asphalt and Sealcoating Inc.	3181 Hallandale Blvd	Archived	Commercial Paving & Restripping
72846	103558-0	514229000113	Restore Painting & Waterproofing Inc.	3181 Hallandale Blvd	Permit Complete	Commercial Paving & Restripping
75052	124584-0	514229000111	Silca Comercio Internacional	3181 HALLANDALE BEACH Blvd PEMBROKE PARK, FL	Permit Complete	Commercial Paving & Restripping
77270	145647-0	514229000111	ABLE-SORG FENCE INC	3181 W HALLANDALE BEACH Blvd	Permit Complete	Commercial Fences - Chainlink
82046		514229000111	DESIGN CONCEPT REMODELING SERVICES	3181 W HALLANDALE BEACH BLVD	Canceled Permit	Commercial Repairs - STRUCTURAL
83398	177187-0	514230140090	A & D Air Conditioning & Refrig	3181 SW 54 AVE, UNIT 16-2L	Permit Complete	Residential A.C. Changeouts
90313	1910125-0	514229000111	A-1 PARADISE PLUMBING INC	3181 W HALLANDALE BEACH BLVD	Permit Complete	Commercial Backflow
91234	1910490-0	514230130630	Florida Power & Light	W SIDE OF SW 52 AVE & N SIDE OF COUNTYLINE RD (NE 215 ST) WR#8931817	Expired	Commercial Underground Cabling (R.O.W)
92962	2110870-0	514230140090	A+ Roofing Co Inc.	3183,3181,3179,3 SW 54 A VE (BLDG 16)	Permit Complete	Commercial Re-Roof Composition Shingle

SUNDRIFT A/C'S

permits needed AS of 5/26/2021

- water heater replaced (3rd floor laundry room area)
- A/C permits (24)
- 404 - unit 2nd screen door.

NEW NO

SUNDRIFT

- ~~third~~ 4th floor water heater
- 404 2nd screen door
- A/C permits

SUNDRIFT ACS

roof.

WALK THRU 5-26-21

- steps fixed
- camera removed from unit 101
- shutter removed from wall.
- ~~###~~ wall is adjacent property for repair.

Question Format for Code Hearings

1. Please state your name and official position
2. What is the property address in question?
3. Who is the owner of the property?
4. How did you determine the ownership?
    a. Official records of the Dade County Property Appraiser Report
5. What is the violation?
    a. If Work Without Permits – Please elaborate on the violation
6. What date did you issue a Warning Notice of Violation?
7. What date did you issue a Civil Violation Notice?
8. Did you provide any extensions of time?
9. How many days did you approve for correction of the violation?
    a. From the date you issued the WNOV to the day permit was obtained and correction obtained
    b. From the date you issued the WNOV to today and correction was not obtained
10. How did you achieve service on the property?
    a. By Certified Mail Return Receipt AND/OR Posting
11. When was the last time you inspected the property?
    a. Officers should inspect all properties going to hearing the day before the hearing
11. **FOR WORK WITHOUT PERMITS**:
    When was the last time you inspected the City's records? **"Today"**
    What did you determine? **"No permit has been issued"**
12. Is the property in compliance?


05/25/2021 11:16


05/25/2021 11:16

108 - Bring up 2 code w/ elect.
208
308
107 - 13" HDA -
207 - 2020 unit
307 - Bring up to code.
407 -
406 -
306 - Bring up to code.
206 - Bring up to code
106 - Bring up.
105 - Bring
205 - Bring
305 -
405 - permit
104 - Bring
204 - New
304 - Bring
403 - permit
203 - elect Bring
303 - up to code

103 - Bring up to code.
102 - Bring up "D"
202 - 01' Bring up to code.
302 - 13
402 - Bring up.
401 - 95' Bring up.
201 - 03'
301 - 05 - 06' -
101 - up to code

10 years research minimum numbers

Need to provide list to Doug Driver for A/C permits Bring up code

Case Overview

Property/Incident Information

Owner	Address	Site Address
XEXE INC	12001 NW 5 ST PLANTATION, FL 33325	2311 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #2315 John P. Lyons Lane, Pembroke Park, FL 3

Legal Description

Case Status Closed **Case #** 6010

Notes

1. Operating without a business tax receipt. Obtain business tax receipt and display on property (IA Stem Foundation, Inc., Machinery Wiz, Inc., V-8 Garage USA, INC., USA General Upholstery, INC.)
2. Abandon vehicles on property. All vehicles are required to have a current tag, operable and repaired condition.
3. Parking on swale prohibited. Remove all vehicles from swale area and park vehicles within parking lot parking zones.
4. Installed security camera without a permit. Obtain plans, permit and inspections.
5. Exterior backend wall has graffiti and requires maintenance (i.e. pressure wash, chemical treatment, repair, paint).
6. Exterior north and south walls require maintenance (i.e. pressure wash, chemical treatment, repair, paint).
7. Parking lot requires maintenance. Pave and re-stripe with plans, permit and inspections.
8. Prohibited outdoor storage. Remove all pallets.
9. Portable storage container prohibited. Obtain plans, permit and inspections.
10. BTR/CU must be displayed in unit.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/12/2021		Notice of Violation	Regular Mail
8/1/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/5/2022		Affidavit of Compliance	Hand
8/18/2022	8/17/2022	Final Order	Certified Mail Hand
10/27/2022		Affidavit of Compliance	Regular Mail
10/27/2022	11/16/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	10/27/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	10/27/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	10/27/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	8/5/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	10/27/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	10/27/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	10/27/2022
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	10/27/2022

Case Overview

JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-1. - Definitions	The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: Abandoned property means all tangible property which does not have an identifiable owner or tangible property which has been disposed on public or private property in a wrecked, inoperative, or partially dismantled condition or which has no apparent intrinsic value to the rightful owner. Such abandoned property shall include, but not be limited to, a motor vehicle, recreational vehicle, trailer, boat, boat trailer, aircraft or special-purpose vehicle, which is parked or stored without having all wheels mounted or which is in a condition of substantial disrepair, or which is parked or stored without having all tires inflated or which does not have affixed a current motor vehicle license tag or vessel registration sticker. Code inspector means those employees or other agents of the Town duly aut...	10/27/2022
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	10/27/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	10/27/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	10/27/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	10/27/2022
ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.	10/27/2022
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	10/27/2022

Case Overview

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	10/27/2022	$2,500.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$2,600.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$2,600.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

XEXE INC CASE NO. 6010

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2315 – 2311 JOHN P. LYONS LANE, PEMBROKE PARK, FL 33021

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2315 – 2311 JOHN P. LYONS LANE, PEMBROKE PARK, FL 33021

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: XEXE INC AT 11:04 A.M. ON THE 4 DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

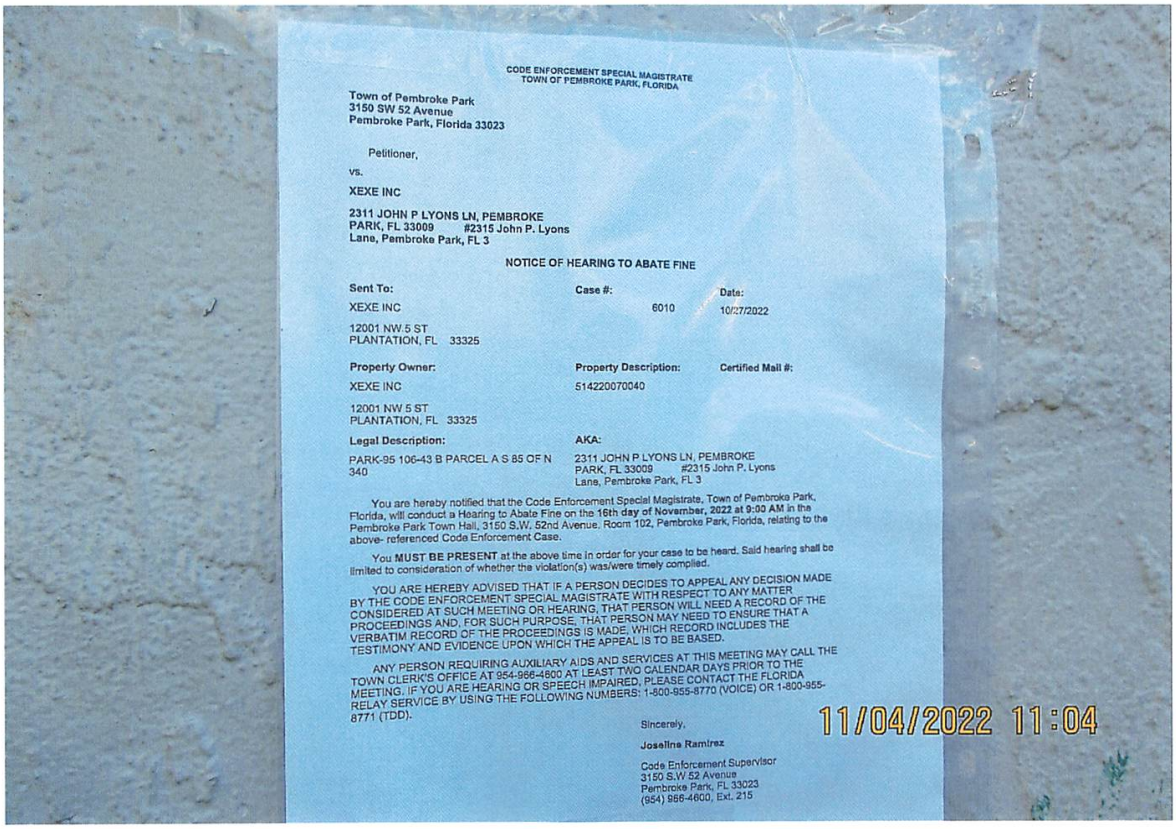
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known x OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

XEXE INC

2311 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #2315 John P. Lyons Lane, Pembroke Park, FL 3

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
XEXE INC 12001 NW 5 ST PLANTATION, FL 33325	6010	10/27/2022

Property Owner:	Property Description:	Certified Mail #:
XEXE INC 12001 NW 5 ST PLANTATION, FL 33325	514220070040	

Legal Description:	AKA:
PARK-95 106-43 B PARCEL A S 85 OF N 340	2311 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #2315 John P. Lyons Lane, Pembroke Park, FL 3

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **16th day of November, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

11/04/2022 11:04

Sincerely,

Joselina Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: November 14, 2022
INVOICE # 430
FOR:

Case # 6010

XEXE INC
2315 JOHN P. LYONS LANE,
PEMBROKE PARK, FL, 33009

Bill To:

XEXE INC
2315 JOHN P. LYONS LANE,
PEMBROKE PARK, FL, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Florida Building Code Section 5-103(a)(k); 5-105; 5-207; 5-17; 15-28; 15-40; 28-307(a) and 28-346(f)		
	Final Order 08/17/2022		
1	Admin Fee	$ 100.00	$ 100.00
10	Day(s) of Per Diem from (10/17/22-10/27/2022)	$ 250.00	$ 2,500.00
	Recommend to Abate Per Diem Fine by 85%		$ 375.00
	$375.00 + $100 =		$ 475.00
		Balance	$ 2,600.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

XEXE INC

2311 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #2315 John P. Lyons Lane, Pembroke Park, FL 3

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
XEXE INC	6010	10/27/2022
12001 NW 5 ST PLANTATION, FL 33325		

Property Owner:	**Property Description:**	**Certified Mail #:**
XEXE INC	514220070040	
12001 NW 5 ST PLANTATION, FL 33325		

Legal Description:	**AKA:**
PARK-95 106-43 B PARCEL A S 85 OF N 340	2311 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #2315 John P. Lyons Lane, Pembroke Park, FL 3

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 10/26/22

Phone #: 954-821-7892

Case # 6010

E-mail: ELori946@AOL.com

Address of Violation: 2311-2315 John P. Lyons Lane Pemb. Park FL 33009

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Lori English (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6010 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the November 16, 2022 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on Aug. 17, 2022 imposing the fine of $ 250.00 for violation(s)of the Town's Code of Ordinances: Please see attached code Enforcement Notice of Violation Listing all ordinances ~~cited~~ and incorporating same as if fully rewritten herein.

Brief summary for request: We have been diligently working on compliance since the final order + but for covid, Architectural delays, permit processing + hurricane delay we would have complied within the ordered time period. Appreciate consideration of these delays

Lori English XETE, INC.

Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward

Personally appeared before me the undersigned authority, Lori English and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 10/24/2022

Notary Public State of Florida: Marisol Rueda My Commission expires: 10/11/2025

MARISOL RUEDA NOTARY My Comm. Expires October 11, 2025 No. HH 183875 PUBLIC STATE OF FLORIDA

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
XEXE, INC.

Filing Information

Document Number	P01000000752
FEI/EIN Number	65-1072662
Date Filed	01/03/2001
State	FL
Status	ACTIVE

Principal Address

12001 NW 5TH STREET
PLANTATION, FL 33325

Changed: 04/25/2006

Mailing Address

12001 NW 5TH STREET
PLANTATION, FL 33325

Changed: 04/25/2006

Registered Agent Name & Address

ENGLISH, LORI G
12001 NW 5TH STREET
PLANTATION, FL 33325

Name Changed: 05/03/2004

Address Changed: 04/25/2006

Officer/Director Detail

Name & Address

Title P,D

ENGLISH, LORI
12001 NW 5TH STREET
PLANTATION, FL 33325

Annual Reports

Report Year	Filed Date
2020	04/22/2020
2021	02/03/2021
2022	04/10/2022

Document Images

04/10/2022 -- ANNUAL REPORT	View image in PDF format
02/03/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/23/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
06/04/2017 -- ANNUAL REPORT	View image in PDF format
04/27/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
04/21/2014 -- ANNUAL REPORT	View image in PDF format
04/23/2013 -- ANNUAL REPORT	View image in PDF format
04/27/2012 -- ANNUAL REPORT	View image in PDF format
04/27/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
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04/16/2008 -- ANNUAL REPORT	View image in PDF format
04/16/2007 -- ANNUAL REPORT	View image in PDF format
04/25/2006 -- ANNUAL REPORT	View image in PDF format
04/26/2005 -- ANNUAL REPORT	View image in PDF format
05/03/2004 -- ANNUAL REPORT	View image in PDF format
05/08/2003 -- ANNUAL REPORT	View image in PDF format
05/12/2002 -- ANNUAL REPORT	View image in PDF format
01/03/2001 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
XEXE INC 12001 NW 5 ST PLANTATION, FL 33325	6010	07/12/2021

Property Owner:	Property Description:	Certified Mail #:
XEXE INC 12001 NW 5 ST PLANTATION, FL 33325	514220070040	

Legal Description:	AKA:
PARK-95 106-43 B PARCEL A S 85 OF N 340	2311 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #2315 John P. Lyons Lane, Pembroke Park, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/12/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

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
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-1. - Definitions	The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: Abandoned property means all tangible property which does not have an identifiable owner or tangible property which has been disposed on public or private property in a wrecked, inoperative, or partially dismantled condition or which has no apparent intrinsic value to the rightful owner. Such abandoned property shall include, but not be limited to, a motor vehicle, recreational vehicle, trailer, boat, boat trailer, aircraft or special-purpose vehicle, which is parked or stored without having all wheels mounted or which is in a condition of substantial disrepair, or which is parked or stored without having all tires inflated or which does not have affixed a current motor vehicle license tag or vessel registration sticker. Code inspector means those employees or other agents of the Town duly aut...	30
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30
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
ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.	30

Notes/Means of Correction:

ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	30

Notes/Means of Correction:

1. Operating without a business tax receipt. Obtain business tax receipt and display on property (IA Stem Foundation, Inc., Machinery Wiz, Inc., V-8 Garage USA, INC., USA General Upholstery, INC.)
2. Abandon vehicles on property. All vehicles are required to have a current tag, operable and repaired condition.
3. Parking on swale prohibited. Remove all vehicles from swale area and park vehicles within parking lot parking zones.
4. Installed security camera without a permit. Obtain plans, permit and inspections.
5. Exterior backend wall has graffiti and requires maintenance (i.e. pressure wash, chemical treatment, repair, paint).
6. Exterior north and south walls require maintenance (i.e. pressure wash, chemical treatment, repair, paint).
7. Parking lot requires maintenance. Pave and re-stripe with plans, permit and inspections.
8. Prohibited outdoor storage. Remove all pallets.
9. Portable storage container prohibited. Obtain plans, permit and inspections.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Enforcement Officer

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 10/26/22 Phone #: 954-821-7892

Case # 6010 E-mail: ELori946@AOL.com

Address of Violation: 2311-2315 John P. Lyons Lane Pemb. Park FL 33009

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Lori English (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6010 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the November 16, 2022 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on Aug. 17, 2022 imposing the fine of $ 250.00 for violation(s)of the Town's Code of Ordinances: Please see attached code Enforcement Notice of Violation Listing all ordinances ~~cited~~ and incorporating same as if fully rewritten herein.

Brief summary for request: We have been dilligently working on compliance since the final order + but for covid, Architectural delays, permit processing + hurricane delay we would have complied within time ordered time period. Appreciate consideration of these delays

Lori English XETE, INC.
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Lori English and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 10/24/2022

Notary Public State of Florida: Marisol Rueda My Commission expires: 10/11/2025

MARISOL RUEDA NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires October 11, 2025 No. HH 183875

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
XEXE INC 12001 NW 5 ST PLANTATION, FL 33325	6010	07/12/2021

Property Owner:	Property Description:	Certified Mail #:
XEXE INC 12001 NW 5 ST PLANTATION, FL 33325	514220070040	

Legal Description:	AKA:
PARK-95 106-43 B PARCEL A S 85 OF N 340	2311 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #2315 John P. Lyons Lane, Pembroke Park, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/12/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

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
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-1. - Definitions	The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: Abandoned property means all tangible property which does not have an identifiable owner or tangible property which has been disposed on public or private property in a wrecked, inoperative, or partially dismantled condition or which has no apparent intrinsic value to the rightful owner. Such abandoned property shall include, but not be limited to, a motor vehicle, recreational vehicle, trailer, boat, boat trailer, aircraft or special-purpose vehicle, which is parked or stored without having all wheels mounted or which is in a condition of substantial disrepair, or which is parked or stored without having all tires inflated or which does not have affixed a current motor vehicle license tag or vessel registration sticker. Code inspector means those employees or other agents of the Town duly aut...	30
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30
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
ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.	30

Notes/Means of Correction:

ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	30

Notes/Means of Correction:

1. Operating without a business tax receipt. Obtain business tax receipt and display on property (IA Stem Foundation, Inc., Machinery Wiz, Inc., V-8 Garage USA, INC., USA General Upholstery, INC.)
2. Abandon vehicles on property. All vehicles are required to have a current tag, operable and repaired condition.
3. Parking on swale prohibited. Remove all vehicles from swale area and park vehicles within parking lot parking zones.
4. Installed security camera without a permit. Obtain plans, permit and inspections.
5. Exterior backend wall has graffiti and requires maintenance (i.e. pressure wash, chemical treatment, repair, paint).
6. Exterior north and south walls require maintenance (i.e. pressure wash, chemical treatment, repair, paint).
7. Parking lot requires maintenance. Pave and re-stripe with plans, permit and inspections.
8. Prohibited outdoor storage. Remove all pallets.
9. Portable storage container prohibited. Obtain plans, permit and inspections.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Enforcement Officer

7020 0090 0001 3495 9898

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$ 7.82

Total Postage and Fees
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XEXE INC

Street and Apt. No.
HAF #6010
2315 JOHN P. LYONS LANE,

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047

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FL 33021

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XEXE INC

Street and Apt. No.
ENGLISH, LORI G
HAF #6010

City, State, ZIP+4®
12001 NW 5 ST,
PLANTATION, FL 33325

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Postage
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Total Postage and Fees
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XEXE INC

Street and Apt. No.,
HAF #6010
2311 JOHN P. LYONS LANE,

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

XEXE INC
HAF #6010
2315 JOHN P. LYONS LANE,
PEMBROKE PARK, FL 33009

9590 9402 6921 1104 9666 54

2. Article Number *(Transfer from service label)*
7020 0090 0001 3495 9898

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
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- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,
vs.
XEXE INC
Respondent(s)

Case No.: 6010

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 17, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ✓ NO ____

SUBJECT REAL PROPERTY: 2315 JOHN P LYONS LANE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: XEXE INC

FOLIO NO.: 5142 20 07 0040

LEGAL DESCRIPTION: PARK-95 106-43 B PARCEL A S 85 OF N 340

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(k); 5-105; 5-207; 5-17; 5-2(a)(b); 12-48; 13-1; 13-2; 15-17; 15-28; 15-40; 28-307(a) and 28-346(f). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(c)(e)(f)(g)(h)(i)(k)(l)(m)(n); 5-105; 5-207; 5-104; 5-17; 12-48; 13-2 and 28-215 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of August 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of August 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

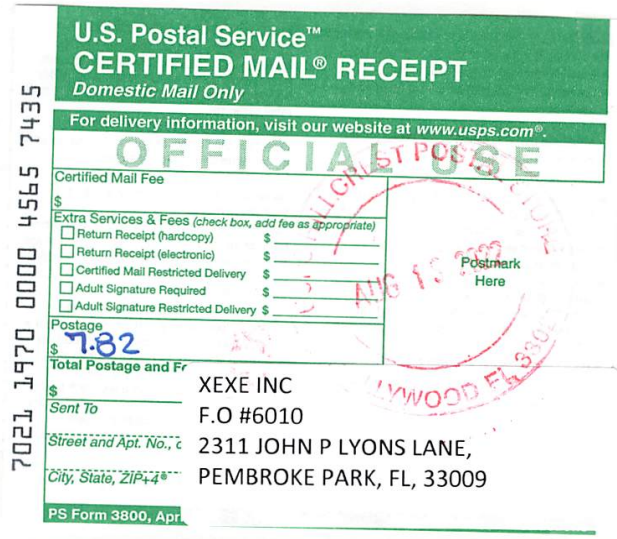
Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ✓ No____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of AUGUST, 2022.

Nazly Dayana A

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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Sent To XEXE INC
Street and Apt. No., c F.O #6010
City, State, ZIP+4® 2311 JOHN P LYONS LANE, PEMBROKE PARK, FL, 33009

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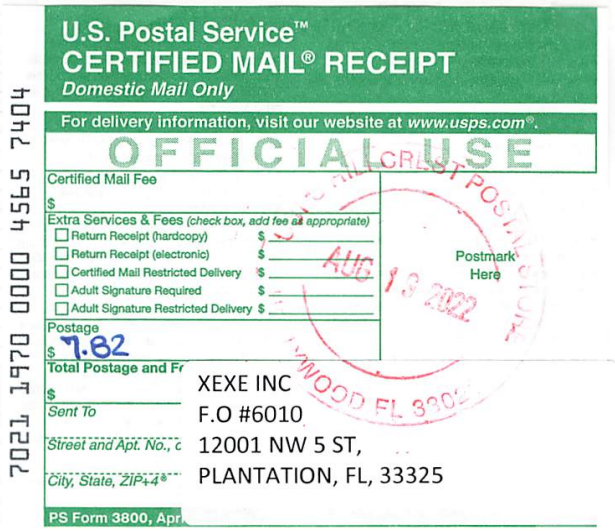
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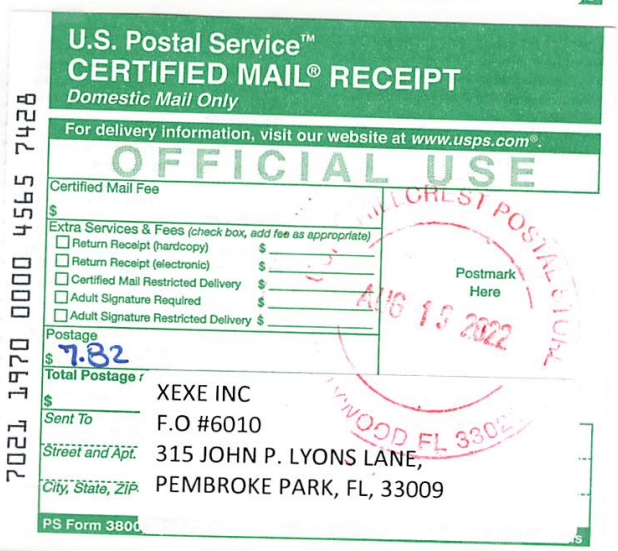
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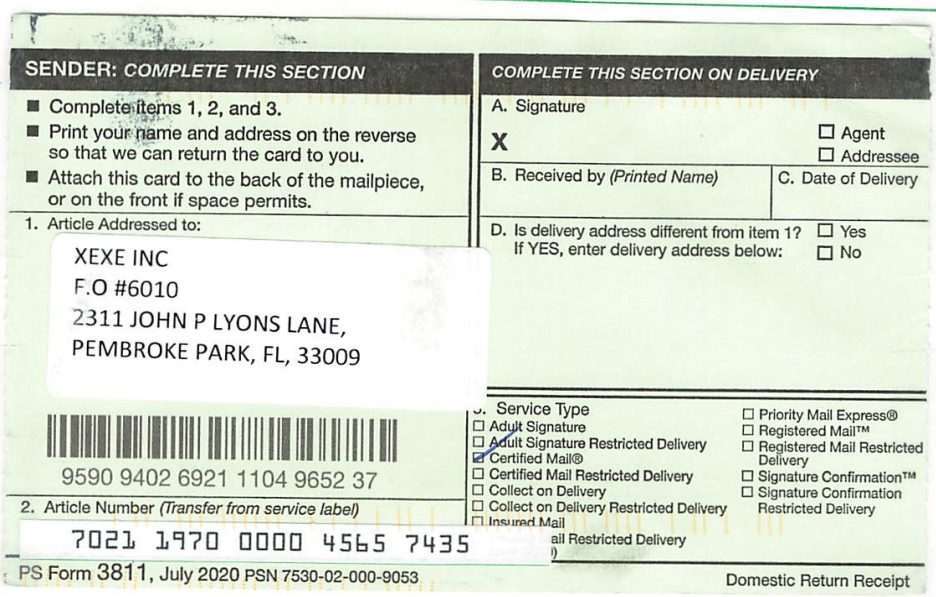
Total Postage
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Sent To XEXE INC
Street and Apt. F.O #6010
City, State, ZIP 315 JOHN P. LYONS LANE, PEMBROKE PARK, FL, 33009

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1. Article Addressed to:

XEXE INC
F.O #6010
2311 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9652 37

2. Article Number (Transfer from service label)

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A. Signature
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☐ Agent
☐ Addressee

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3. Service Type
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- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

ail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
XEXE INC	12001 NW 5 ST PLANTATION, FL 33325	2311 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #2315 John P. Lyons Lane, Pembroke Park, FL 3

Legal Description

Case Status Open **Case #** 6010 **Date Next Inspection** 8/5/2022

Notes

1. Operating without a business tax receipt. Obtain business tax receipt and display on property (IA Stem Foundation, Inc., Machinery Wiz, Inc., V-8 Garage USA, INC., USA General Upholstery, INC.)
2. Abandon vehicles on property. All vehicles are required to have a current tag, operable and repaired condition. incomplete
3. Parking on swale prohibited. Remove all vehicles from swale area and park vehicles within parking lot parking zones.
4. Installed security camera without a permit. Obtain plans, permit and inspections.
5. Exterior backend wall has graffiti and requires maintenance (i.e. pressure wash, chemical treatment, repair, paint).
6. Exterior north and south walls require maintenance (i.e. pressure wash, chemical treatment, repair, paint).
7. Parking lot requires maintenance. Pave and re-stripe with plans, permit and inspections.
8. Prohibited outdoor storage. Remove all pallets.
9. Portable storage container prohibited. Obtain plans, permit and inspections.
10. BTR/CU must be displayed in unit.

2 items Corrected Out of 10

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/12/2021		Notice of Violation	Regular Mail 7/13/21
8/1/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 8/5/22
			Certified Mail 8/2/22
8/5/2022		Affidavit of Compliance	

Violations

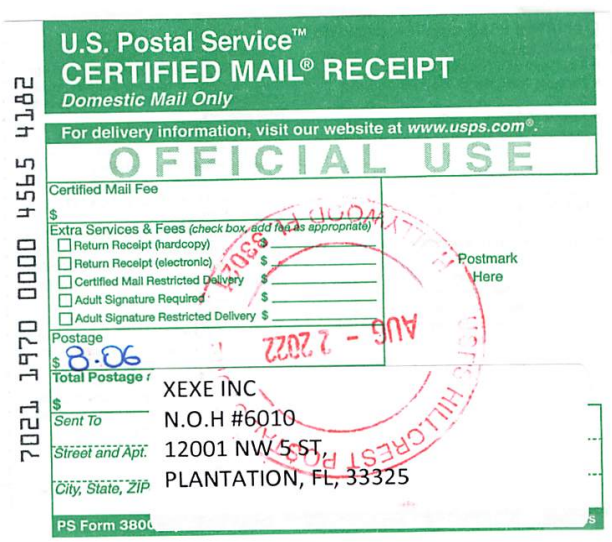
Ordinance/Regulation	Section	Description	Date Complied
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BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 8/5/2022

Case Overview

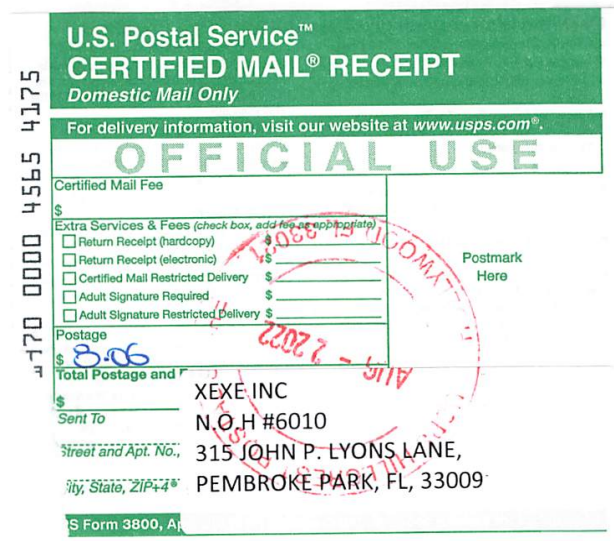
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/5/2022
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HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 8/5/2022
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-1. - Definitions	The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: Abandoned property means all tangible property which does not have an identifiable owner or tangible property which has been disposed on public or private property in a wrecked, inoperative, or partially dismantled condition or which has no apparent intrinsic value to the rightful owner. Such abandoned property shall include, but not be limited to, a motor vehicle, recreational vehicle, trailer, boat, boat trailer, aircraft or special-purpose vehicle, which is parked or stored without having all wheels mounted or which is in a condition of substantial disrepair, or which is parked or stored without having all tires inflated or which does not have affixed a current motor vehicle license tag or vessel registration sticker. Code inspector means those employees or other agents of the Town duly aut...	Not in Compliance - Reinspection Date: 8/5/2022
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 8/5/2022

Case Overview

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: 8/5/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 8/5/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 8/5/2022
ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.	Not in Compliance - Reinspection Date: 8/5/2022
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	Not in Compliance - Reinspection Date: 8/5/2022


7021 1970 0000 4565 4182
U.S. Postal Service™
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Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
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Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.06
Total Postage and Fees
Sent To
XEXE INC
Street and Apt. No.
N.O.H #6010
12001 NW 5 ST,
City, State, ZIP+4®
PLANTATION, FL, 33325
Postmark Here
AUG - 2 2022
PS Form 3800, April 2015


7021 1970 0000 4565 4168
U.S. Postal Service™
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ENGLISH, LORI G
Street and Apt. No.
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12001 NW 5TH STREET,
City, State, ZIP+4®
PLANTATION, FL, 33325
Postmark Here
AUG - 2 2022
PS Form 3800, April 2015


7021 1970 0000 4565 4175
U.S. Postal Service™
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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.06
Total Postage and Fees
Sent To
XEXE INC
Street and Apt. No.
N.O.H #6010
315 JOHN P. LYONS LANE,
City, State, ZIP+4®
PEMBROKE PARK, FL, 33009
Postmark Here
AUG - 2 2022
PS Form 3800, April 2015


7021 1970 0000 4565 4199
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.06
Total Postage and Fees
Sent To
XEXE INC
Street and Apt. No.
N.O.H #6010
2311 JOHN P LYONS LANE,
City, State, ZIP+4®
PEMBROKE PARK, FL, 33009
Postmark Here
AUG - 2 2022
PS Form 3800, April 2015

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

XEXE INC
N.O.H #6010
2311 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9859 21

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 4199

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

lail
lail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #6010

Hasler FIRST CLASS MAIL
07/13/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Curren Tenant
XEXE Inc.
2315 John P Lyons Lane
Pembroke Park, FL 33009

[OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #6010

Hasler FIRST-CLASS MAIL
07/13/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Sent To:
XEXE INC
12001 NW 5 ST
PLANTATION, FL 33325

Case #:
6010

Property Owner:



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2311-2315 JOHN P LYONS LANE, PEMBROKE PARK FL 33009
Property Owner	XEXE INC
Mailing Address	12001 NW 5 ST PLANTATION FL 33325

ID #	5142 20 07 0040
Millage	0613
Use	48

Abbr Legal Description	PARK-95 106-43 B PARCEL A S 85 OF N 340

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$124,470	$661,230	$785,700	$595,830	
2020	$124,470	$456,330	$580,800	$541,670	$11,944.77
2019	$124,470	$367,960	$492,430	$492,430	$10,751.74

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$785,700	$785,700	$785,700	$785,700
Portability	0	0	0	0
Assessed/SOH	$595,830	$785,700	$595,830	$595,830
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	$595,830	$785,700	$595,830	$595,830

Sales History

Date	Type	Price	Book/Page or CIN
1/24/2001	WD	$280,000	31226 / 102
6/2/1998	QCD	$100	28418 / 593
5/1/1985	WD	$250,000	12593 / 653

Land Calculations

Price	Factor	Type
$7.00	17,781	SF
Adj. Bldg. S.F. (Card, Sketch)		7707
Eff./Act. Year Built: 1984/1983		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation
XEXE, INC.

Filing Information

Document Number	P01000000752
FEI/EIN Number	65-1072662
Date Filed	01/03/2001
State	FL
Status	ACTIVE

Principal Address

12001 NW 5TH STREET
PLANTATION, FL 33325

Changed: 04/25/2006

Mailing Address

12001 NW 5TH STREET
PLANTATION, FL 33325

Changed: 04/25/2006

Registered Agent Name & Address

ENGLISH, LORI G
12001 NW 5TH STREET
PLANTATION, FL 33325

Name Changed: 05/03/2004

Address Changed: 04/25/2006

Officer/Director Detail

Name & Address

Title P,D

ENGLISH, LORI
12001 NW 5TH STREET
PLANTATION, FL 33325

Annual Reports

Report Year	Filed Date

2019	04/23/2019
2020	04/22/2020
2021	02/03/2021

Document Images

02/03/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/23/2019 -- ANNUAL REPORT	View image in PDF format
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04/27/2016 -- ANNUAL REPORT	View image in PDF format
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04/23/2013 -- ANNUAL REPORT	View image in PDF format
04/27/2012 -- ANNUAL REPORT	View image in PDF format
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05/08/2003 -- ANNUAL REPORT	View image in PDF format
05/12/2002 -- ANNUAL REPORT	View image in PDF format
01/03/2001 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

XEXE INC CASE NO. 6010

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2311 - 2315 JOHN P. LYONS LANE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2311 - 2315 JOHN P. LYONS LANE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: XEXE INC AT 09:34 A.M. ON THE 5 DAY OF AUGUST 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 9 day of August 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/01/2022

Case #:

6010

Sent To:

XEXE INC

12001 NW 5 ST
PLANTATION, FL 33325

Certified Mail #:

Property Owner:

XEXE INC

12001 NW 5 ST
PLANTATION, FL 33325

Property Description:

514220070040

Legal Description:

PARK-95 106-43 B PARCEL A S 85 OF N 340

AKA:

2311 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #2315 John P. Lyons Lane, Pembroke Park, FL 3

08/05/2022 09:34

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/12/2021 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

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/01/2022

Sent To:

XEXE INC

12001 NW 5 ST
PLANTATION, FL 33325

Case #:

6010

Property Owner:

XEXE INC

12001 NW 5 ST
PLANTATION, FL 33325

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514220070040

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JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-1. - Definitions	The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: Abandoned property means all tangible property which does not have an identifiable owner or tangible property which has been disposed on public or private property in a wrecked, inoperative, or partially dismantled condition or which has no apparent intrinsic value to the rightful owner. Such abandoned property shall include, but not be limited to, a motor vehicle, recreational vehicle, trailer, boat, boat trailer, aircraft or special-purpose vehicle, which is parked or stored without having all wheels mounted or which is in a condition of substantial disrepair, or which is parked or stored without having all tires inflated or which does not have affixed a current motor vehicle license tag or vessel registration sticker. Code inspector means those employees or other agents of the Town duly aut...	30
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30

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. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14 -06-04, § 12, 6-11-14)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - 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
ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.	30

ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	30

1. Operating without a business tax receipt. Obtain business tax receipt and display on property (IA Stem Foundation, Inc., Machinery Wiz, Inc., V-8 Garage USA, INC., USA General Upholstery, INC.)
2. Abandon vehicles on property. All vehicles are required to have a current tag, operable and repaired condition.
3. Parking on swale prohibited. Remove all vehicles from swale area and park vehicles within parking lot parking zones.
4. Installed security camera without a permit. Obtain plans, permit and inspections.
5. Exterior backend wall has graffiti and requires maintenance (i.e. pressure wash, chemical treatment, repair, paint).
6. Exterior north and south walls require maintenance (i.e. pressure wash, chemical treatment, repair, paint).
7. Parking lot requires maintenance. Pave and re-stripe with plans, permit and inspections.
8. Prohibited outdoor storage. Remove all pallets.
9. Portable storage container prohibited. Obtain plans, permit and inspections.
10. BTR/CU must be displayed in unit.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

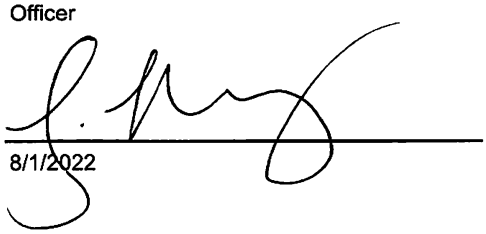
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer



8/1/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
XEXE INC 12001 NW 5 ST PLANTATION, FL 33325	6010	07/12/2021

Property Owner:	Property Description:	Certified Mail #:
XEXE INC 12001 NW 5 ST PLANTATION, FL 33325	514220070040	

Legal Description:	AKA:
PARK-95 106-43 B PARCEL A S 85 OF N 340	2311 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #2315 John P. Lyons Lane, Pembroke Park, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/12/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

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
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-1. - Definitions	The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: Abandoned property means all tangible property which does not have an identifiable owner or tangible property which has been disposed on public or private property in a wrecked, inoperative, or partially dismantled condition or which has no apparent intrinsic value to the rightful owner. Such abandoned property shall include, but not be limited to, a motor vehicle, recreational vehicle, trailer, boat, boat trailer, aircraft or special-purpose vehicle, which is parked or stored without having all wheels mounted or which is in a condition of substantial disrepair, or which is parked or stored without having all tires inflated or which does not have affixed a current motor vehicle license tag or vessel registration sticker. Code inspector means those employees or other agents of the Town duly aut...	30
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30
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
ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation of each parking space as required herein shall not be required in stabilized grass areas permitted in section 28-304.1.	30

Notes/Means of Correction:

ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	30

Notes/Means of Correction:

1. Operating without a business tax receipt. Obtain business tax receipt and display on property (IA Stem Foundation, Inc., Machinery Wiz, Inc., V-8 Garage USA, INC., USA General Upholstery, INC.)
2. Abandon vehicles on property. All vehicles are required to have a current tag, operable and repaired condition.
3. Parking on swale prohibited. Remove all vehicles from swale area and park vehicles within parking lot parking zones.
4. Installed security camera without a permit. Obtain plans, permit and inspections.
5. Exterior backend wall has graffiti and requires maintenance (i.e. pressure wash, chemical treatment, repair, paint).
6. Exterior north and south walls require maintenance (i.e. pressure wash, chemical treatment, repair, paint).
7. Parking lot requires maintenance. Pave and re-stripe with plans, permit and inspections.
8. Prohibited outdoor storage. Remove all pallets.
9. Portable storage container prohibited. Obtain plans, permit and inspections.

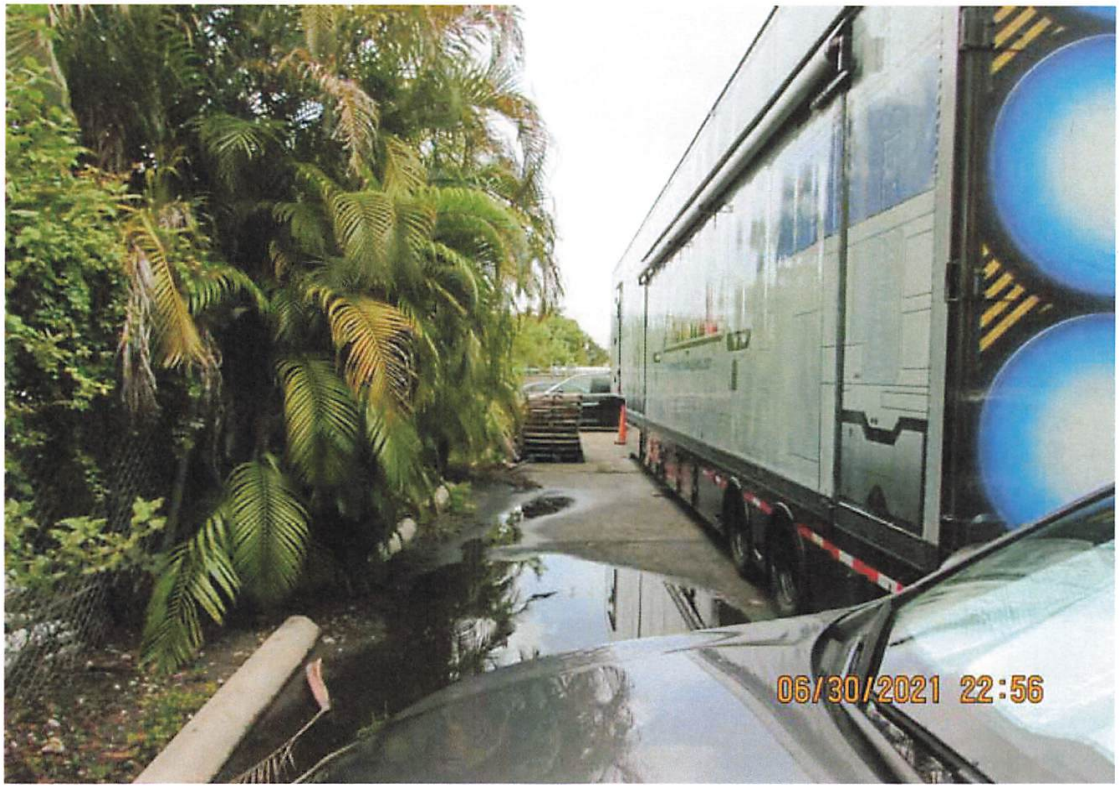
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Enforcement Officer


06/30/2021 22:50


231
06/30/2021 22:50


06/30/2021 22:56


06/30/2021 22:56


06/30/2021 22:56


NON-FLAMMABLE
GAS
2
06/30/2021 22:56


FUEL POD
FUEL POD
06/30/2021 22:57


Sook's
AUTO PAINT & BODY
SINCE 1980
ALL INSURANCE ACCEPTED
Licensed & Insured
954.983.0112
06/30/2021 22:57


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06/30/2021 22:50

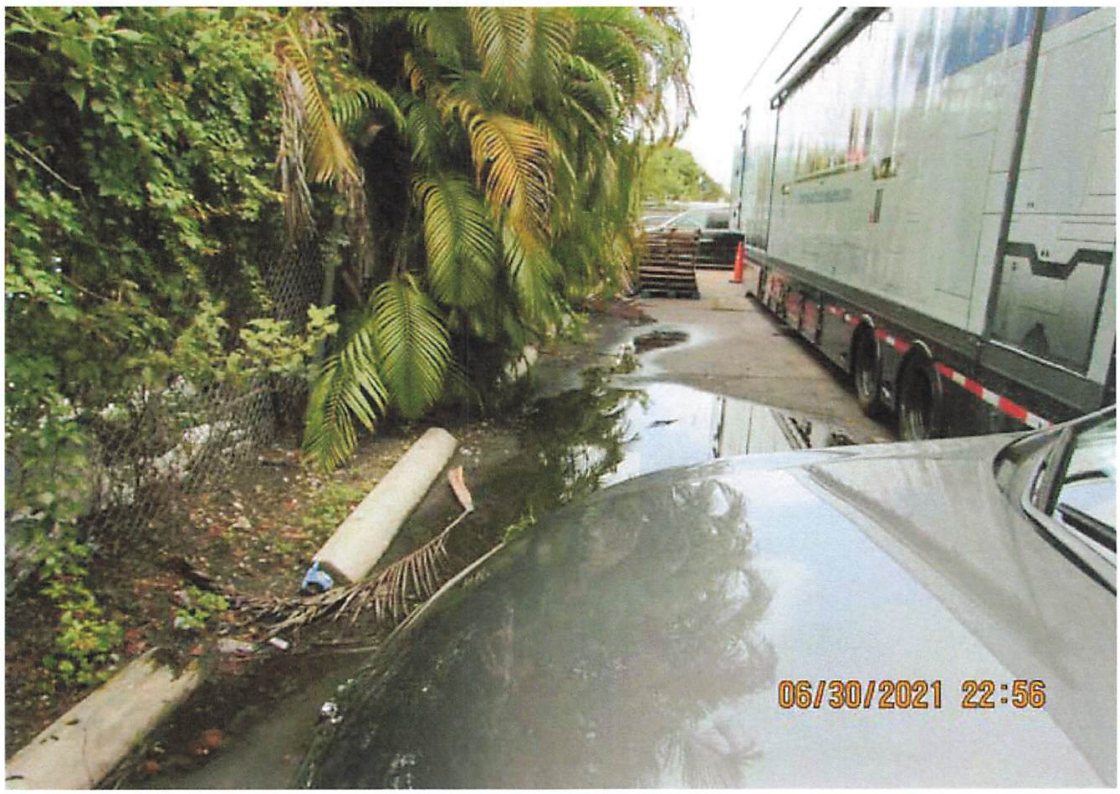

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AUTO PAINT & BODY
954-983-0112
06/30/2021 22:50


06/30/2021 22:56


06/30/2021 22:56

Joseline Ramirez

From: Joseline Ramirez
Sent: Tuesday, August 16, 2022 4:40 PM
To: 'LORI ENGLISH'
Subject: RE: Case 6010

Good afternoon Ms. English,

Unfortunately, I was not able to inspect the property today. However, I will be presenting this email thread of communication at the hearing tomorrow. If time allows, I will inspect the property either Wednesday late afternoon or Thursday late morning.

I do appreciate your diligent work towards correcting the violations and I will make sure time will be given to you to correct the remainder of the violations at tomorrow's Special Magistrate Hearing.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

From: LORI ENGLISH <elori976@aol.com>
Sent: Tuesday, August 16, 2022 9:27 AM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: Case 6010

Good morning Ms. Ramirez

Regarding item 6, if you have time you can stop by later this afternoon he's painting now on the South wall. He completed the north yesterday. he will be done today.

Regarding item 7, I wasn't aware I had to pave the whole thing I thought I just needed to make repairs which I did many months ago and striping/ADA which I am waiting for my final today. Maybe I can get half complete on that I won't be able to pave the whole thing obviously before tomorrow; but I'm trying to schedule it with the paving company and put in the plans for that hopefully by early next week.

Regarding item four, The tenant is removing the camera today and will apply for permitting by next week.

Thanks for your assistance,

Lori English
(954)821-7892 cellular
(954)981-1154 Office
Elori976@aol.com

On Aug 16, 2022, at 8:12 AM, Joseline Ramirez <jramirez@tppfl.gov> wrote:

Good morning Lori,

Yes, I'm referring to item #6, item #4 and item #7

6. Exterior north and south walls require maintenance (i.e. pressure wash, chemical treatment, repair, paint). In-complete
7. Parking lot requires maintenance. Pave and re-stripe with plans, permit and inspections. In-complete. The entire parking lot is aged and cracked and requires to be paved.
4. Installed security camera without a permit. Obtain plans, permit and inspections. In-complete

Please let me know if you would like me to stop by this afternoon.

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

From: LORI ENGLISH <elori976@aol.com>
Sent: Monday, August 15, 2022 6:11 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: Case 6010

Dear Ms. Ramirez

Regarding the painting, The front and the back of the building were painted when you first issued the violation they did not do the two sides that is what is remaining. is that what you're referencing regarding painting?
The painter was there today and completed the north side of the building and will be working on The Southside which will be completed tomorrow.

Regarding the cameras, I will have the tenant take pictures showing that there are no wires attached - that they are dummies and I will send them to you or I can have them pointed out to you if you're there.
I called the company who fills in the potholes and cracks and he said he will try and get it done as soon as possible I probably won't have it done by Wednesday. a lot of the potholes were repaired about a year ago but I guess some new ones have opened.

Thanks for taking the time to let me know.

Lori English
(954)821-7892 cellular
(954)981-1154 Office

Elori976@aol.com

On Aug 15, 2022, at 12:53 PM, Joseline Ramirez <jramirez@tppfl.gov> wrote:

Hi Lori,

Yes, I was next door this afternoon and noticed that the building was not painted. The parking lot still requires paving as it is aged and cracked, stripping is not enough to correct the parking lot maintenance code. As for the cameras, if they are dummies, please send a photo or evidence that there is no electrical, or I can pass by tomorrow to inspect.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

From: LORI ENGLISH <elori976@aol.com>
Sent: Monday, August 15, 2022 12:23 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: Case 6010

Good afternoon Ms. Ramirez

Thank you. We are trying our best. The painter didn't finish everything this weekend but he's working today to finish the sides he did pressure clean them; it's a bit more difficult because there's not too much room in between the buildings but he's working on it.
The inspector came this morning for the striping and passed it so that is good.
It looks like they moved all the things that you told them to. I'm waiting for the tenant to give me the submission permit number for the occupational license work we're going to have to do but like I said that won't be till we get our permit actually issued.
The tenant tells me the cameras on the outside of the building are dummy cameras that are not working. He says he will apply for a permit in the future so that they can be functional.
let me know if you see something that still needs to be done so I can continue working on it.

Thanks

Lori English
(954)821-7892 cellular
(954)981-1154 Office

Elori976@aol.com

On Aug 15, 2022, at 11:14 AM, Joseline Ramirez <jramirez@tppfl.gov> wrote:

Lori,

I am very impressed with your email; I will stop by late this afternoon to do a re-inspection. Both occupied spaces require a BTR/CU and it has to be display within the unit.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.c
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

From: LORI ENGLISH <elori976@aol.com>
Sent: Friday, August 12, 2022 2:14 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: Case 6010

Good afternoon Ms. Ramirez:

Thank you for updating me and clarifying some things. I've told the tenants to address the items that pertain to them and they should be completed by Monday.
Such as: all pictured outdoor storage items are removed. All abandoned cars are no longer there. Cars without proper tags are no longer there. However you will note from time to time there will be ones like that because they will not be able to obtain a tag until the body shop fixes them and they are inspected and they will all have a repair order should you request same.
The painting will be completed by Monday and pressure cleaning of the side walls and any touchups needed in the back of the building.
I have my final inspections for the striping on Monday. We already addressed the only Fail comment yesterday.
Regarding the occupational licenses, they have been applied for but the tenant is submitting plans which will be done either today or Monday to do work required prior to being able to obtain the occupational license so that will take a little longer. Once the permit is issued the work will be done quickly; after it is inspected and approved then they will issue the occupational license.

So coming into the hearing the only remaining item will be the occupational license which will be in the city awaiting permitting.

There are two companies you list that need occupational license that do not occupy that space they are:

V-8 Garage USA, INC., USA General Upholstery, INC.)
I believe USA General upholstery is next building to the north the other one I have no idea.
If I missed something please let me know so I can take care of it. I appreciate you reaching out to me with this- it was very helpful.

Regards

Lori

Sent from my iPhone
Lori English
(954)821-7892 cellular
(954)981-1154 Office
Elori976@aol.com

> On Aug 12, 2022, at 11:01 AM, Joseline Ramirez <jramirez@tppfl.gov> wrote:
>
> Good morning Lori,
>
> I hope to find you well, please be advised that the property at 2311-2315 John P Lyons Lane is not in compliance. Please see below my findings from the inspection on 08/5/22 with the attached photos.
>
> 1. Operating without a business tax receipt. Obtain business tax receipt and display on property (IA Stem Foundation, Inc., Machinery Wiz, Inc., V-8 Garage USA, INC., USA General Upholstery, INC.) – Incomplete – Obtain Business Tax Receipt for current Businesses and display BTR/CU in unit.
> 2. Abandon vehicles on property. All vehicles are required to have a current tag, operable and repaired condition. In-complete
> 3. Parking on swale prohibited. Remove all vehicles from swale area and park vehicles within parking lot parking zones. Completed
> 4. Installed security camera without a permit. Obtain plans, permit and inspections. In-complete

5. Exterior backend wall has graffiti and requires maintenance (i.e. pressure wash, chemical treatment, repair, paint). Completed.
6. Exterior north and south walls require maintenance (i.e. pressure wash, chemical treatment, repair, paint). In-complete
7. Parking lot requires maintenance. Pave and re-stripe with plans, permit and inspections. In-complete.
8. Prohibited outdoor storage. In-complete see attached photos.
9. Portable storage container prohibited. Obtain plans, permit and inspections. Only allowed with Business Tax Receipt.
10. BTR/CU must be displayed in unit. In-complete.

Regards,

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

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DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Street Address

Florida Profit Corporation
V-8 GARAGE USA, INC.

Filing Information

Document Number	P18000060080
FEI/EIN Number	83-1203542
Date Filed	07/10/2018
Effective Date	07/09/2018
State	FL
Status	ACTIVE

Principal Address

2315 JOHN P LYONS LN
HALLANDALE, FL 33009

Mailing Address

2315 JOHN P LYONS LN
HALLANDALE, FL 33009

Registered Agent Name & Address

SOOKDEO, STEVE
1024 SW 2ND STREET
HALLANDALE, FL 33009

Officer/Director Detail

Name & Address

Title P

SOOKDEO, STEVE
1024 SW 2ND STREET
HALLANDALE, FL 33009

Title V

MAXIME, EDRIC
1024 SW 2ND STREET
HALLANDALE, FL 33009

Annual Reports

Report Year	Filed Date

2019	03/22/2019
2020	03/26/2020
2021	04/16/2021

Document Images

04/16/2021 -- ANNUAL REPORT	View image in PDF format
03/26/2020 -- ANNUAL REPORT	View image in PDF format
03/22/2019 -- ANNUAL REPORT	View image in PDF format
07/10/2018 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

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Detail by Street Address

Florida Profit Corporation
USA GENERAL UPHOLSTERY, INC.

Filing Information

Document Number	P99000038255
FEI/EIN Number	65-0918871
Date Filed	04/23/1999
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	08/29/2018
Event Effective Date	NONE

Principal Address

2315 JOHN P LYONS LN
HALLANDALE, FL 33009

Changed: 04/18/2010

Mailing Address

2315 JOHN P LYONS LN
HALLANDALE, FL 33009

Changed: 04/18/2010

Registered Agent Name & Address

SOOKDEO, STEVE
2315 JOHN P LYONS LN
HALLANDALE, FL 33009

Address Changed: 04/18/2010

Officer/Director Detail

Name & Address

Title V

SOOKDEO, MARLENE
1024 SW 2 ST
1ALLANDALE, FL 33009

Title V

SOOKDEO, STEVEN K
1024 SW 2 ST
HALLANDALE, FL 33009

Title V

SOOKDEO, STEVE
1024 SW 2ND ST
HALLANDALE, FL 33009

Annual Reports

Report Year	Filed Date
2018	04/06/2018
2019	03/22/2019
2020	03/26/2020

Document Images

03/26/2020 -- ANNUAL REPORT	View image in PDF format
03/22/2019 -- ANNUAL REPORT	View image in PDF format
08/29/2018 -- Amendment	View image in PDF format
04/06/2018 -- ANNUAL REPORT	View image in PDF format
04/10/2017 -- ANNUAL REPORT	View image in PDF format
04/11/2016 -- ANNUAL REPORT	View image in PDF format
04/09/2015 -- ANNUAL REPORT	View image in PDF format
04/17/2014 -- ANNUAL REPORT	View image in PDF format
05/29/2013 -- ANNUAL REPORT	View image in PDF format
04/14/2012 -- ANNUAL REPORT	View image in PDF format
05/13/2011 -- Amendment	View image in PDF format
04/11/2011 -- ANNUAL REPORT	View image in PDF format
08/23/2010 -- Amendment	View image in PDF format
04/18/2010 -- ANNUAL REPORT	View image in PDF format
04/21/2009 -- ANNUAL REPORT	View image in PDF format
09/25/2008 -- Amendment	View image in PDF format
04/07/2008 -- Amendment	View image in PDF format
03/17/2008 -- ANNUAL REPORT	View image in PDF format
02/07/2007 -- ANNUAL REPORT	View image in PDF format
07/10/2006 -- ANNUAL REPORT	View image in PDF format
03/14/2005 -- ANNUAL REPORT	View image in PDF format
04/12/2004 -- ANNUAL REPORT	View image in PDF format
04/21/2003 -- ANNUAL REPORT	View image in PDF format
04/02/2002 -- ANNUAL REPORT	View image in PDF format
02/01/2001 -- ANNUAL REPORT	View image in PDF format
01/24/2000 -- ANNUAL REPORT	View image in PDF format
04/23/1999 -- Domestic Profit	View image in PDF format

DIVISION OF CORPORATIONS

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Detail by Street Address

Florida Profit Corporation
MACHINERY WIZ, INC.

Filing Information

Document Number	P20000035646
FEI/EIN Number	85-1104510
Date Filed	05/14/2020
State	FL
Status	ACTIVE

Principal Address

2315 JOHN P LYONS LN
HALLANDALE BEACH, FL 33009

Mailing Address

2315 JOHN P LYONS LN
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

VASS, SUSANNA
2315 JOHN P LYONS LN
HALLANDALE BEACH, FL 33009

Officer/Director Detail

Name & Address

Title P

VASS, SUSANNA
2315 JOHN P LYONS LN
HALLANDALE BEACH, FL 33009

Title VP

VASS, JEFFREY
2315 JOHN P LYONS LN
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2021	01/29/2021

Document Images

01/29/2021 -- ANNUAL REPORT	View image in PDF format
05/14/2020 -- Domestic Profit	View image in PDF format

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DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Street Address /

Detail by Street Address

Florida Not For Profit Corporation
IA STEM FOUNDATION, INC.

Filing Information

Document Number	N20000009842
FEI/EIN Number	85-2811121
Date Filed	08/31/2020
State	FL
Status	ACTIVE

Principal Address

2315 JOHN P LYONS LANE
HALLANDALE, FL 33009

Mailing Address

2315 JOHN P LYONS LANE
HALLANDALE, FL 33009

Registered Agent Name & Address

CANAS, NATALIA
2315 JOHN P LYONS LANE
HALLANDALE, FL 33009

Officer/Director Detail

Name & Address

Title DIR

CANAS, NATALIA
2162 NW 158TH LANE
PEMBROKE PINES, FL 33028

Title DIR

YOUNG, GAIL
2671 E SARATOGA DRIVE
COOPER CITY, FL 33026

Title DIR

LONDONO, MARGARITA

20015 LAKE PICKETT ROAD
ORLANDO, FL 32820

Title DIR

CANAS, DANIEL
100 BEWICKS CIRCLE
SACRAMENTO, CA 95834

Annual Reports

Report Year	Filed Date
2021	04/28/2021

Document Images

04/28/2021 -- ANNUAL REPORT	View image in PDF format
08/31/2020 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations

Town of Pembroke Park
Business Tax / Billing Division

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 961-4760

Customer Number 077015

APPLICATION FORM

Application Category: Manufacturing **Application Date:** 8/4/2021

Business Owner Information (Residential Usage)

Business Name: INTERGALACTIC ADVENTURES LLC

Business Owner/Corporation/Partnership:

Business Address: 2315 J P LYONS LN

City/State/Zip: PEMBROKE PK/ FL /33009

Business Phone: **Other Phone:** 9543367334 **Fax #:**

E-Mail: orinoco601@gmail.com **Contact Person's Name:** NATALIA CABRERA

Parcel Information

Folio Number: 514230140092 **Legal Description:**

Prior Use: BOAT REPAIR/ STORAGE

Current Use: MANF/DIST - FURNITURE/FIXTURES, WAREHOUSING-ELECTRONIC SYSTEMS & TECHNOLOGY

Contact Information

Name:

Mailing Address: 2315 J P LYONS LN

City / State / Zip: PEMBROKE PK FL 33009

Business Description:

MANF/DIST - FURNITURE/FIXTURES, WAREHOUSING-ELECTRONIC SYSTEMS & TECHNOLOGY

Limitations:



Town of Pembroke Park
Business Tax / Billing Division

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 961-4760

(NO BTR - STILL IN PROCESS)

Case Overview

Property/Incident Information

Owner	Address	Site Address
O'TOOLE,EDWIN D & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC.	4019 W PARK ROAD HOLLYWOOD, FL 33021	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

Legal Description

Case Status Closed **Case #** 6184

Notes

1. Exterior maintenance of building four walls and roof required (i.e. pressure wash, wash, treatment, repair, paint, etc.)
2. Damaged and unpermitted wooden fence. Replace with permit, plans and inspections.
3. Damaged and unpermitted canopy. Obtain permit, plans and inspection.
4. Damaged and unpermitted chain-link fence. Obtain plans, permit and inspections.
5. Damaged awnings. Repair with permit, plans and inspections.
6. Damaged and unpermitted carport. Exterior maintenance of carport required (pressure wash, paint, treatment, etc.). Repair with permit, plans and inspections.
7. Overgrown vines on chain-link fence. Remove overgrown vines from fence.
8. Overgrown weeds. Trim all overgrown weeds.
9. Dead vegetation. Remove dead vegetation.
10. Trash and debris on property. Remove trash and debris.
11. Parking lot exterior requires maintenance (i.e. pressure wash, paint, treatment, etc.)
12. Unpermitted business sign. Obtain permit for business sign or remove.

Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/27/2021		Notice of Violation	Regular Mail
1/3/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/18/2022	2/16/2022	Final Order	Certified Mail
6/23/2022	7/20/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
7/21/2022	7/20/2022	Supplemental Order/Claim of Lien	Certified Mail Hand
11/15/2022		Affidavit of Compliance	Regular Mail
11/15/2022	11/16/2022	Notice of Formal Hearing - Abate Fine	Hand

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.	11/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	11/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	11/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	11/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	11/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	11/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	11/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	11/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	11/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	11/15/2022
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)	11/15/2022

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 10-31-22 Phone #: 954-983-4831

Case # 6184 E-mail: Arrowasph@aol.com

Address of Violation: 2111 SW 31 Ave Pembroke Park, fl 33009

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Jean O'Toole (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6184 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 11-16-2022 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 7-20-22 imposing the fine of $ 16,450.00 for violation(s)of the Town's Code of Ordinances: 5-103a bcfghik
5-105
5-17 and 5-2ab and 21-23a

Brief summary for request: All code violation corrected and request for mitigation of fines and liens.

JEAN MARIE O'TOOLE
Petitioner's Name (Print)

x Jean Marie O'Toole
Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Jean Marie O'Toole and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 10-31-2022.

Notary Public State of Florida: _____ My Commission expires: 10-20-25

IVANA PEON
Notary Public - State of Florida
Commission # HH 189533
My Comm. Expires Oct 20, 2025
Bonded through National Notary Assn.

Instr# 118399865 , Page 1 of 5, Recorded 09/13/2022 at 03:30 PM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

O'TOOLE, JEAN MARIE
Respondent(s)

Case No.: **6184**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on February 16, 2022, Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES X NO __

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2111 JOHN P LYONS LANE, PEMBROKE PARK, FL, 33021

PROPERTY OWNER: O'TOOLE, JEAN MARIE

FOLIO NO.: 5142 20 00 0543

1. The Special Magistrate entered a Final Order on February 16, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-103(a)(b)(c)(f)(g)(h)(i)(k); 5-105; 5-17; 5-2(a)(b) and 21-23(a).. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FORTY FIVE (45) DAYS FROM THE DATE OF THE FORMAL HEARING held on February 16, 2022, or if no compliance occurred by the due date, there would be a per diem fine of **$150.00** (ONE HUNDRED AND FIFTY DOLLARS 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on February 16, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of **$16,450.00** (SIXTEEN THOUSAND FOUR HUNDRED AND FIFTY 00/100 DOLLARS) as of the date of this hearing

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

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

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of July 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Chief Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

July 20, 2022.

Notary Public, state of Florida

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of JUL, 2022.

Nazly Cardona A.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. O'TOOLE, EDWIN D & JEAN MARIE ASPHALT SEALCOATING PRODUCTS, INC. Respondent(s)	Case No.: 6184

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

PROPERTY OWNER: O'TOOLE,EDWIN D & JEAN MARIE, 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

FOLIO NO.: 5142 20 00 0543

LEGAL DESCRIPTION: 20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b)(c)(e)(f)(g)(h)(i)(k); 5-105; 5-17; 5-2(a)(b); 21-23(a). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(c)(e)(f)(g)(h)(i)(k); 5-105; 5-17; 5-2(a)(b); 21-23(a) **WITHIN** 45 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of February 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 150.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of February 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of February, 2022.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

O'TOOLE, JEAN MARIE
Respondent(s)

Case No.: **6184**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on February 16, 2022, Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES X NO __

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2111 JOHN P LYONS LANE, PEMBROKE PARK, FL, 33021

PROPERTY OWNER: O'TOOLE, JEAN MARIE

FOLIO NO.: 5142 20 00 0543

1. The Special Magistrate entered a Final Order on February 16, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-103(a)(b)(c)(f)(g)(h)(i)(k); 5-105; 5-17; 5-2(a)(b) and 21-23(a).. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FORTY FIVE (45) DAYS FROM THE DATE OF THE FORMAL HEARING held on February 16, 2022, or if no compliance occurred by the due date, there would be a per diem fine of **$150.00** (ONE HUNDRED AND FIFTY DOLLARS 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on February 16, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of **$16,450.00** (SIXTEEN THOUSAND FOUR HUNDRED AND FIFTY 00/100 DOLLARS) as of the date of this hearing

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

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

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of July 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Chief Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

July 20, 2022.

Notary Public, state of Florida

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of JUL, 2022.

Nazly Dayana A.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. O'TOOLE, EDWIN D & JEAN MARIE ASPHALT SEALCOATING PRODUCTS, INC. Respondent(s)	)	Case No.: 6184

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

PROPERTY OWNER: O'TOOLE,EDWIN D & JEAN MARIE, 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

FOLIO NO.: 5142 20 00 0543

LEGAL DESCRIPTION: 20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b)(c)(e)(f)(g)(h)(i)(k); 5-105; 5-17; 5-2(a)(b); 21-23(a). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(c)(e)(f)(g)(h)(i)(k); 5-105; 5-17; 5-2(a)(b); 21-23(a) **WITHIN** 45 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of February 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 150.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of February 2022.

TOWN OF PEMBROKE PARK

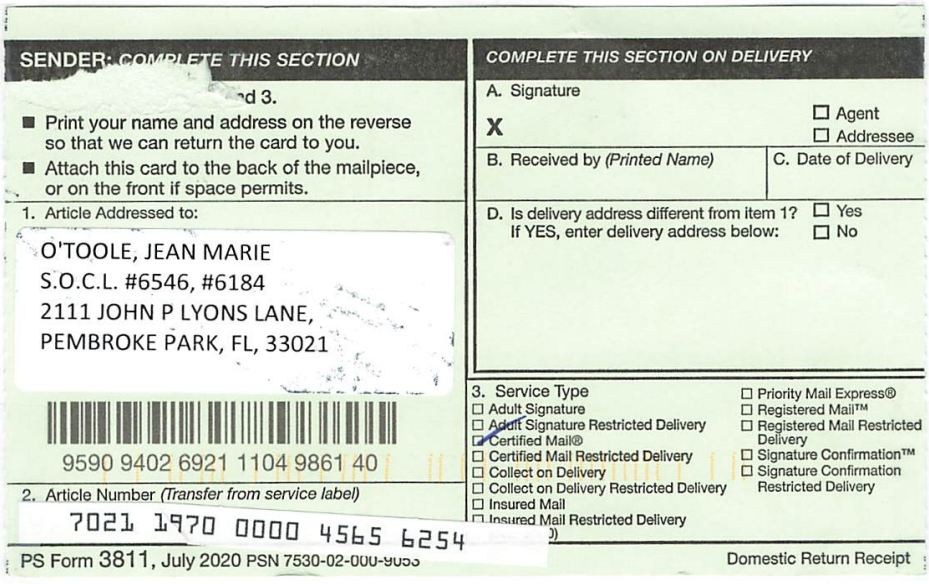
Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of February, 2022.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



SENDER: COMPLETE THIS SECTION

d 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:

O'TOOLE, JEAN MARIE
S.O.C.L. #6546, #6184
2111 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33021

9590 9402 6921 1104 9861 40

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 6254

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

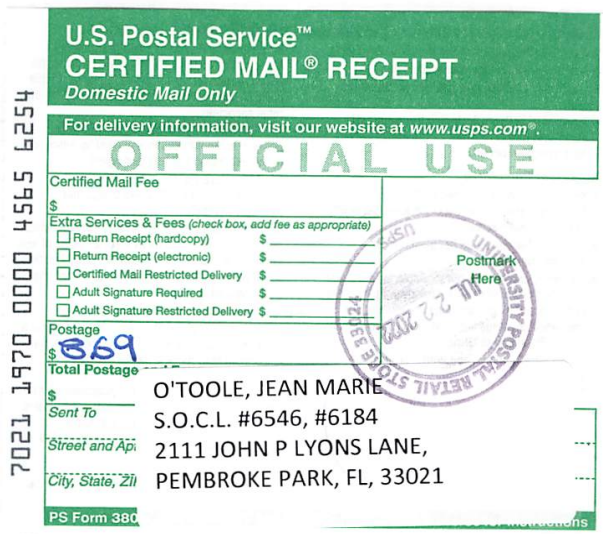
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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☐ 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®
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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.69

Total Postage
$

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Street and Apt
City, State, Zil

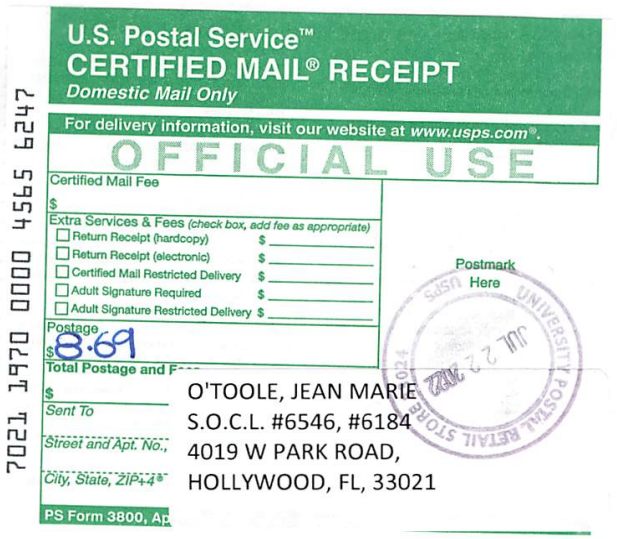
Postmark Here

JUL 22 2024

O'TOOLE, JEAN MARIE
S.O.C.L. #6546, #6184
2111 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33021

PS Form 380

7021 1970 0000 4565 6254



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Postage
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City, State, ZIP+4®

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O'TOOLE, JEAN MARIE
S.O.C.L. #6546, #6184
4019 W PARK ROAD,
HOLLYWOOD, FL, 33021

PS Form 3800, Ap

7021 1970 0000 4565 6247

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: July 8, 2022
INVOICE # 320
FOR:

Case # 6184
O'TOOLE, JEAN MARIE
2111 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33021

Bill To:
O'TOOLE, JEAN MARIE
4019 W PARK ROAD,
HOLLYWOOD, FL, 33021

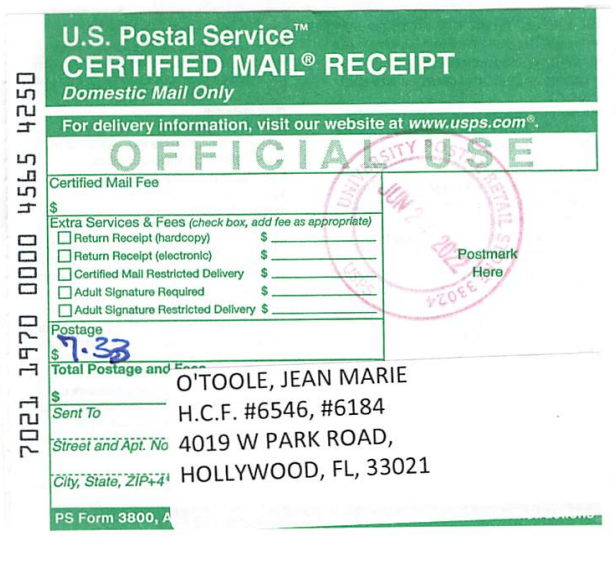
QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-103(a)(b)(c)(f)(g)(h)(i)(k); 5-105; 5-17; 5-2(a)(b) and 21-23(a).		
	Final Order on 02/16/2022		
1	Admin Fee	$ 100.00	$ 100.00
109	Day(s) of Per Diem from (04/02/22-07/20/22)	$ 150.00	$ 16,350.00
		Balance	$ 16,450.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!



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☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.33
Total Postage and
$
Sent To O'TOOLE, JEAN MARIE
Street and Apt. N H.C.F. #6546, #6184
City, State, ZIP+4 2111 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33021
PS Form 3800,
Postmark Here
JUN 24 2022
7021 1970 0000 4565 4243



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☐ 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 O'TOOLE, JEAN MARIE
Street and Apt. No H.C.F. #6546, #6184
City, State, ZIP+4 4019 W PARK ROAD,
HOLLYWOOD, FL, 33021
PS Form 3800, A
Postmark Here
7021 1970 0000 4565 4250

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, CASE NO.: 6184

Petitioner,

vs.

O'TOOLE, EDWIN D. & JEAN MARIE/
ASPHALT SEALCOATING PRODUCTS, INC.

Respondents.

NOTICE OF APPEARANCE;
REQUEST FOR POSTPONEMENT OF 7/20/22 HEARING; &
NOTICE OF UNAVAILABILITY

1. The undersigned law firm, Hinden, McLean & Arbeiter, P.A. ("HMA"), hereby gives notice of its appearance on behalf of Respondents, O'TOOLE, EDWIN D. & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC., in the above captioned code violation matter, and HMA requests that copies of all documentation relating to the instant code enforcement case be served upon Jon A. Hinden, Esq. and Shawn D. Arbeiter, Esq., Hinden, McLean & Arbeiter, P.A. at the street address and email addresses set forth below.
2. Since HMA has recently been retained, as of July 13, 2022, by Respondents, O'TOOLE, EDWIN D. & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC. ("Respondents") on this code violation case, Respondents request a sixty (60) day continuance and postponement of the July 20, 2022, hearing.
3. The continuance is requested by Respondents so that HMA can further investigate the pending issues, and to attempt to reach a resolution with the Town of Pembroke Park (the "Town") on this case.
4. There will be no prejudice to the Town if the July 20, 2022, hearing is postponed to a later date, and this request is submitted by Respondents in good faith and not for purposes of delay.
5. The undersigned advises the Town that the undersigned is unavailable on July 20, 2022, since the undersigned has a trial scheduled in Volusia County, Florida on that date.

CERTIFICATE OF SERVICE

WE HEREBY CERTIFY that a true and correct copy of the foregoing has been delivered via E-Mail and U.S. Mail to Joseline Ramirez, Chief Code Enforcement Officer/Code Enforcement Supervisor [jramirez@tppfl.gov], and to Melissa Anderson, Esq., Town Attorney [townatty@tppfl.gov], Town of Pembroke Park, 3150 SW 52nd Avenue, Pembroke Park, Florida 33023 this 13th day of July, 2022.

HINDEN, McLEAN & ARBEITER, P.A.
Attorneys for Respondents
4430 SW 64th Avenue
Davie, Florida 33314
(954) 587-3058 – Phone / (954) 587-1770 – Facsimile
Primary Email: sarbeiter@lawhma.com; and
lphelps@lawhma.com
Secondary Email: jhinden@lawhma.com

By: */s/ Shawn Arbeiter*
Shawn D. Arbeiter, Esq.
Florida Bar No: 0151505
Jon A. Hinden, Esq.
Florida Bar No. 582300

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

O'TOOLE,EDWIN D &
JEAN MARIE/ASPHALT
SEALCOATING
PRODUCTS, INC.

2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
O'TOOLE,EDWIN D & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC. 4019 W PARK ROAD HOLLYWOOD, FL 33021	6184	06/23/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
O'TOOLE,EDWIN D & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC. 4019 W PARK ROAD HOLLYWOOD, FL 33021	514220000543	

Legal Description:	**AKA:**
20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of July, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

O'TOOLE, JEAN MARIE CASE NO. 6184

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2111 JOHN P LYONS LANE, PEMBROKE PARK, FL, 33021

TYPE OF PROCESS: NOTICE HEARING TO CONFIRM FINE

ADDRESS: 2111 JOHN P LYONS LANE, PEMBROKE PARK, FL, 33021

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: O'TOOLE, JEAN MARIE AT 10:40 A.M. ON THE 7 DAY OF JULY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

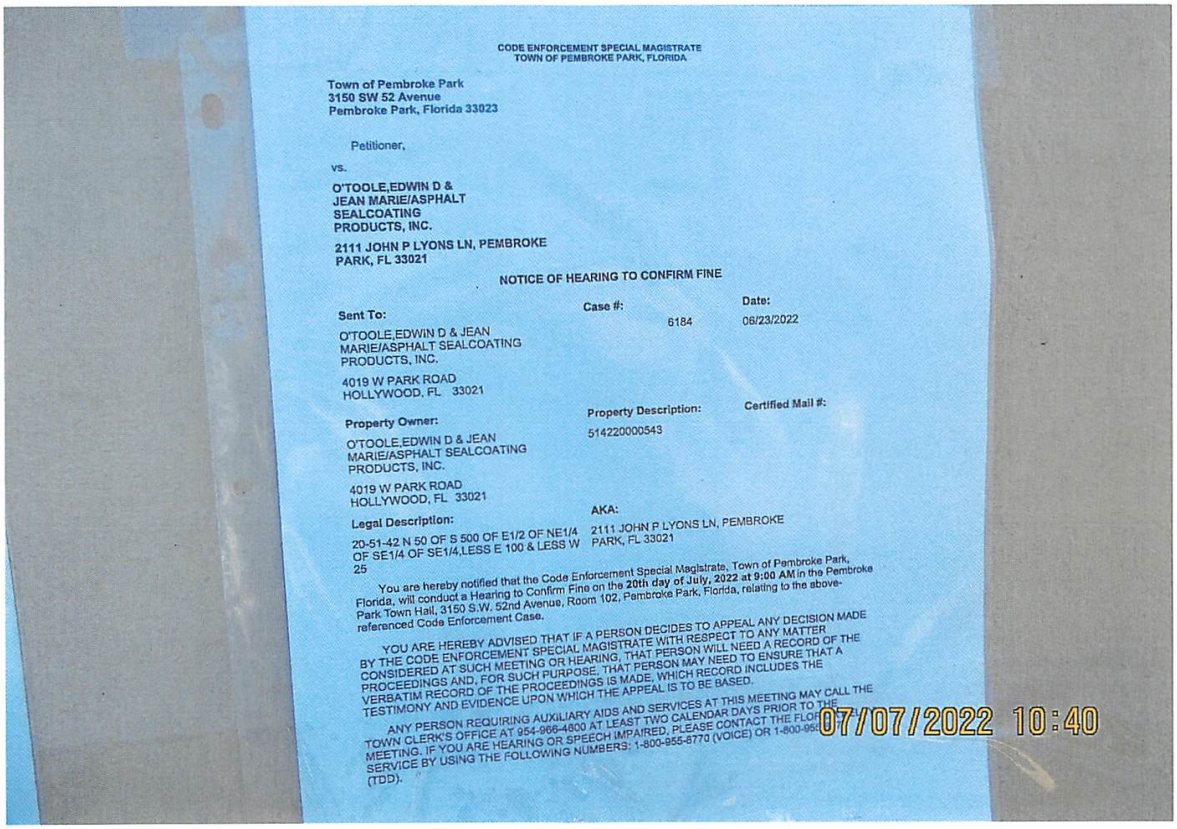
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 12 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

O'TOOLE,EDWIN D &
JEAN MARIE/ASPHALT
SEALCOATING
PRODUCTS, INC.

2111 JOHN P LYONS LN, PEMBROKE
PARK, FL 33021

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
O'TOOLE,EDWIN D & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC. 4019 W PARK ROAD HOLLYWOOD, FL 33021	6184	06/23/2022

Property Owner:	Property Description:	Certified Mail #:
O'TOOLE,EDWIN D & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC. 4019 W PARK ROAD HOLLYWOOD, FL 33021	514220000543	

Legal Description:	AKA:
20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of July, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2111 JOHN P LYONS LANE, PEMBROKE PARK FL 33021	ID #	5142 20 00 0543
Property Owner	O'TOOLE, JEAN MARIE	Millage	0613
Mailing Address	4019 W PARK ROAD HOLLYWOOD FL 33021-4360	Use	48-01
Abbr Legal Description	20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25		

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*	$72,030	$165,990	$238,020	$231,610	
2021	$72,030	$138,530	$210,560	$210,560	$4,528.01
2020	$72,030	$138,920	$210,950	$210,950	$4,552.69

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$238,020	$238,020	$238,020	$238,020
Portability	0	0	0	0
Assessed/SOH	$231,610	$238,020	$231,610	$231,610
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis 1	$500	$500	$500	$500
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$231,110	$237,520	$231,110	$231,110

Sales History

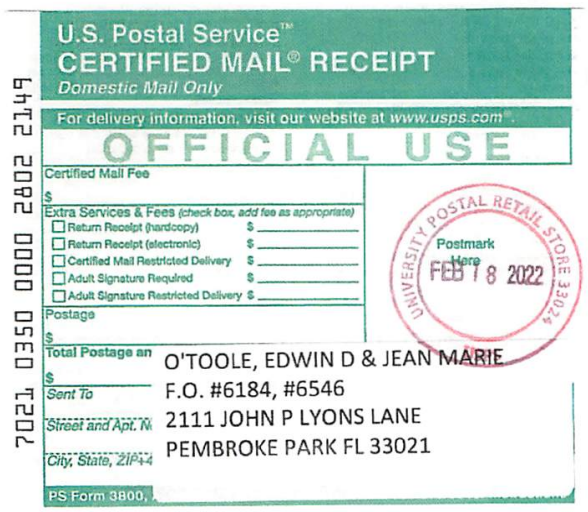
Date	Type	Price	Book/Page or CIN
4/20/1983	WD		10820 / 769

Land Calculations

Price	Factor	Type
$7.00	10,290	SF
Adj. Bldg. S.F. (Card, Sketch)		1834
Eff./Act. Year Built: 1944/1943		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc


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O'TOOLE, EDWIN D & JEAN MARIE
F.O. #6184, #6546
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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Postage an
$
Sent To
Street and Apt. N
City, State, ZIP+4
PS Form 3800,
UNIVERSITY POSTAL RETAIL STORE 3024
Postmark Here
FEB 18 2022
USPS
O'Toole, Edwin D & Jean Marie
Asphalt Sealcoating Products, Inc.
F.O. #6184, #6546
4019 W Park Road
Hollywood, FL 33021

Case Overview

Property/Incident Information

Owner	Address	Site Address
O'TOOLE,EDWIN D & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC.	4019 W PARK ROAD HOLLYWOOD, FL 33021	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

Legal Description

Case Status Open **Case #** 6184 **Date Next Inspection** 2/16/2022

Notes

1. Exterior maintenance of building four walls and roof required (i.e. pressure wash, wash, treatment, repair, paint, etc.)
2. Damaged and unpermitted wooden fence. Replace with permit, plans and inspections.
3. Damaged and unpermitted canopy. Obtain permit, plans and inspection.
4. Damaged and unpermitted chain-link fence. Obtain plans, permit and inspections.
5. Damaged awnings. Repair with permit, plans and inspections.
6. Damaged and unpermitted carport. Exterior maintenance of carport required (pressure wash, paint, treatment, etc.). Repair with permit, plans and inspections.
7. Overgrown vines on chain-link fence. Remove overgrown vines from fence.
8. Overgrown weeds. Trim all overgrown weeds.
9. Dead vegetation. Remove dead vegetation.
10. Trash and debris on property. Remove trash and debris.
11. Parking lot exterior requires maintenance (i.e. pressure wash, paint, treatment, etc.)
12. Unpermitted business sign. Obtain permit for business sign or remove.

Double permit fee assessed.

NO compliance

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/27/2021		Notice of Violation	Regular Mail 8/27/2021
1/3/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property - 1/6/22 Certified Mail 1/5/22
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 2/3/22 Certified Mail 2/2/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 2/16/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 2/16/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 2/16/2022
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 2/16/2022



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
$

Total Postag
$

Sent To

Street and Ap

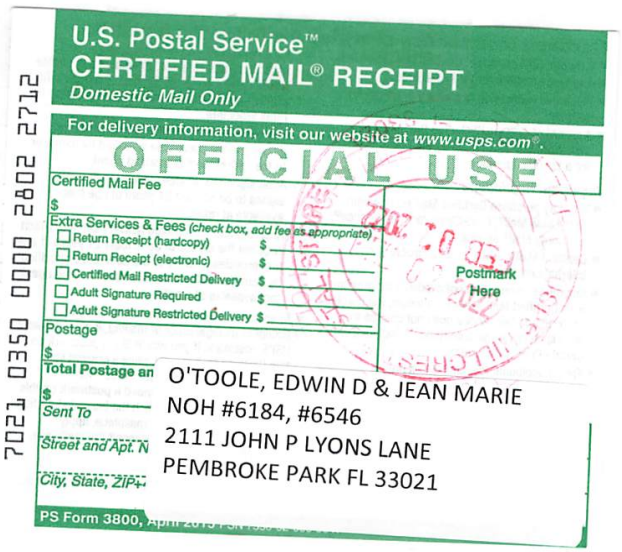
City, State, Z

PS Form 38

Postmark Here

7021 0350 0000 2802 2705

O'Toole, Edwin D & Jean Marie
Asphalt Sealcoating Products, Inc.
NOH #6184, #6546
4019 W Park Road
Hollywood, FL 33021



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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage an
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Sent To

Street and Apt. N

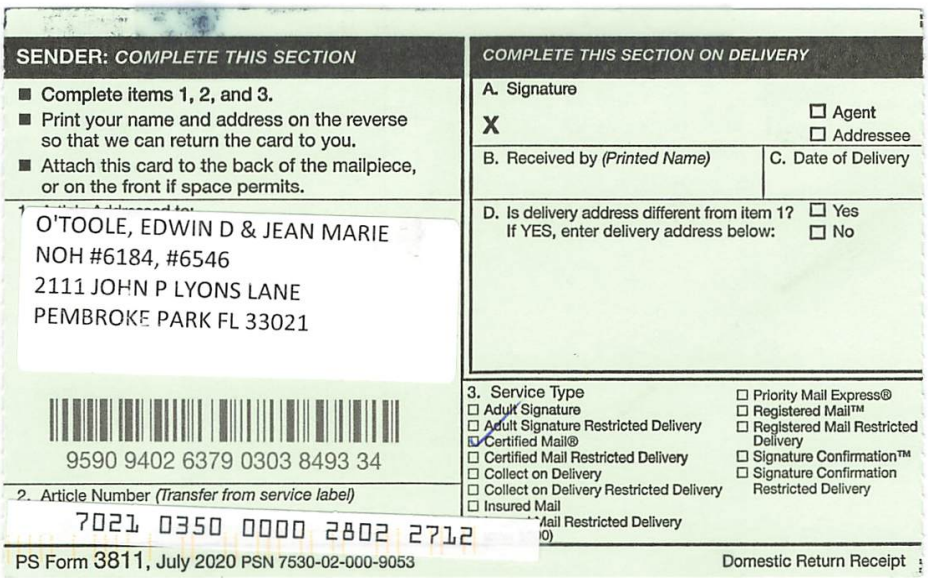
City, State, ZIP+

PS Form 3800,

Postmark Here

7021 0350 0000 2802 2712

O'TOOLE, EDWIN D & JEAN MARIE
NOH #6184, #6546
2111 JOHN P LYONS LANE
PEMBROKE PARK FL 33021



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

O'TOOLE, EDWIN D & JEAN MARIE
NOH #6184, #6546
2111 JOHN P LYONS LANE
PEMBROKE PARK FL 33021

9590 9402 6379 0303 8493 34

2. Article Number (Transfer from service label)
7021 0350 0000 2802 2712

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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
$

Total Postage and Fees
$ 7.53

Postmark Here
JAN 5 2022

Sent To
O'Toole, Edwin D & Jean Marie / NOH #6546 #6184

Street and Apt. No., or PO Box No.
2111 John P. Lyons LN

City, State, ZIP+4®
Pembroke Park, FL 33021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 2802 1548



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
$

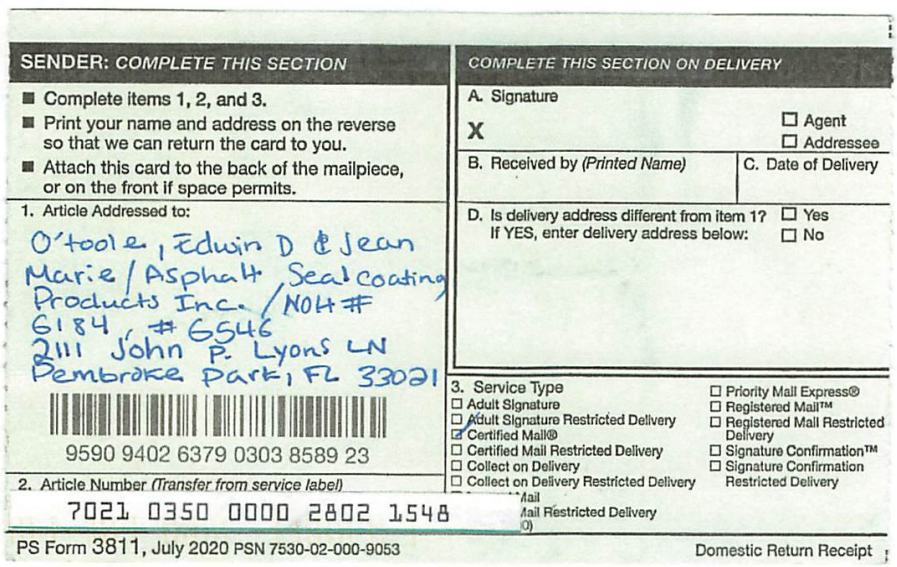
Total Postage and Fees
$ 7.53

Postmark Here
JAN - 5 2022

Sent To
O'Toole, Edwin D & Jean Marie
Asphalt Sealcoating Products, Inc.
NOH #6184, #6546
4019 W Park Road
Hollywood, FL 33021

PS Form 3800,

7021 0350 0000 2802 1531



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:

O'toole, Edwin D & Jean Marie / Asphalt Sealcoating Products Inc. / NOH # 6184, # 6546
2111 John P. Lyons LN
Pembroke Park, FL 33021

9590 9402 6379 0303 8589 23

2. Article Number (Transfer from service label)
7021 0350 0000 2802 1548

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

Mail
Mail Restricted Delivery
0)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
08/27/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Sent To:

O'TOOLE,EDWIN D & JEAN
MARIE/ASPHALT SEALCOATING
PRODUCTS, INC.

4019 W PARK ROAD
HOLLYWOOD. FL 33021

Case #:

6184

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
08/27/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

O'TOOLE, EDWIN D & JEAN
MARIE/ASPHALT SEALCOATIN
PRODUCTS, INC.
N.O.V. #6134
2111 JOHN P LYONS LN,
PEMBROKE PARK, FL, 33021



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2111 JOHN P LYONS LANE, PEMBROKE PARK FL 33021	ID #	5142 20 00 0543
Property Owner	O'TOOLE, EDWIN D & JEAN MARIE	Millage	0613
Mailing Address	4019 W PARK ROAD HOLLYWOOD FL 33021-4360	Use	48
Abbr Legal Description	20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25		

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*	$72,030	$138,530	$210,560	$210,560	
2021	$72,030	$138,530	$210,560	$210,560	$4,528.01
2020	$72,030	$138,920	$210,950	$210,950	$4,552.69

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$210,560	$210,560	$210,560	$210,560
Portability	0	0	0	0
Assessed/SOH	$210,560	$210,560	$210,560	$210,560
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	$210,560	$210,560	$210,560	$210,560

Sales History

Date	Type	Price	Book/Page or CIN
4/20/1983	WD		10820 / 769

Land Calculations

Price	Factor	Type
$7.00	10,290	SF
Adj. Bldg. S.F. (Card, Sketch)		1834
Eff./Act. Year Built: 1944/1943		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

O'TOOLE,EDWIN D & JEAN MARIE
ASPHALT SEALCOATING PRODUCTS, INC. CASE NO. 6184

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: O'TOOLE,EDWIN D & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC. AT 12:47 P.M. ON THE 3 DAY OF FEBRUARY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

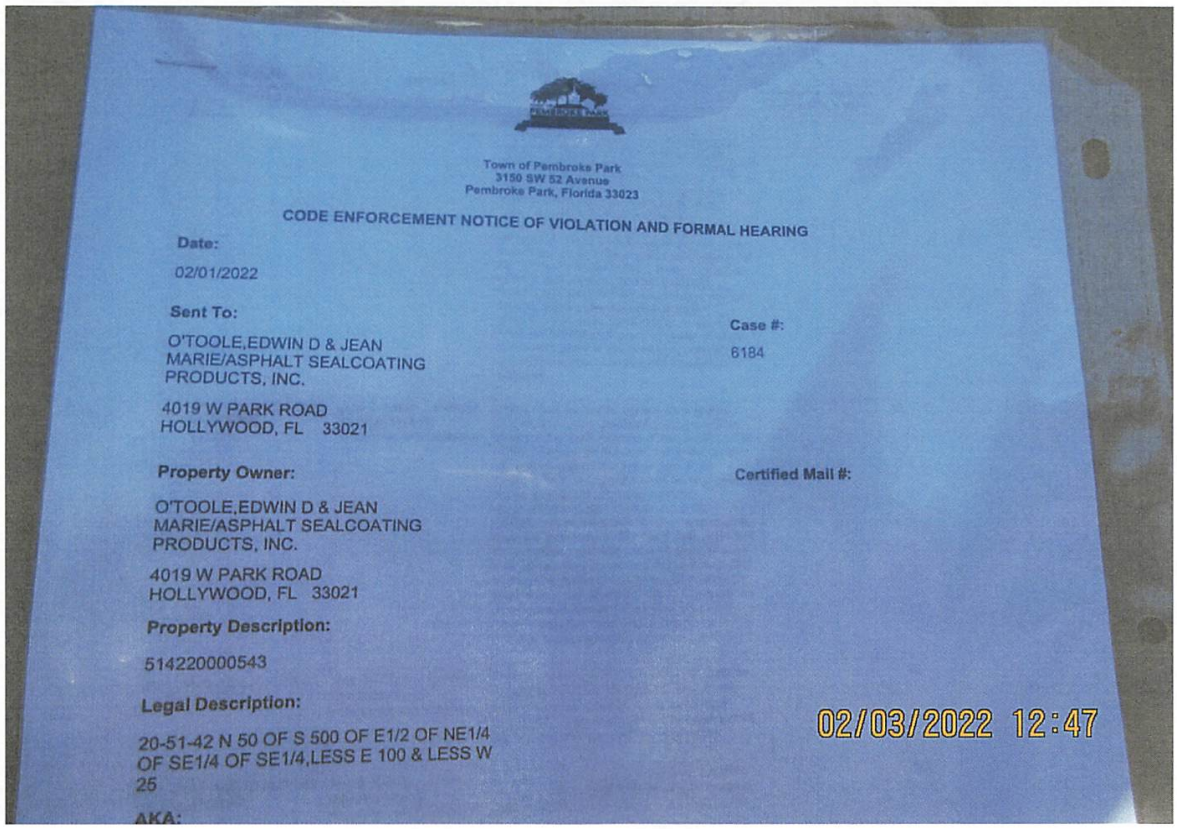
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 2, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public – State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/01/2022

Sent To:

O'TOOLE,EDWIN D & JEAN
MARIE/ASPHALT SEALCOATING
PRODUCTS, INC.

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Case #:

6184

Property Owner:

O'TOOLE,EDWIN D & JEAN
MARIE/ASPHALT SEALCOATING
PRODUCTS, INC.

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000543

Legal Description:

20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4
OF SE1/4 OF SE1/4,LESS E 100 & LESS W
25

AKA:

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/01/2022

Sent To:

O'TOOLE,EDWIN D & JEAN
MARIE/ASPHALT SEALCOATING
PRODUCTS, INC.

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Case #:

6184

Property Owner:

O'TOOLE,EDWIN D & JEAN
MARIE/ASPHALT SEALCOATING
PRODUCTS, INC.

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000543

Legal Description:

20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4
OF SE1/4 OF SE1/4,LESS E 100 & LESS W
25

AKA:

2111 JOHN P LYONS LN, PEMBROKE
PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
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BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	30

1. Exterior maintenance of building four walls and roof required (i.e. pressure wash, wash, treatment, repair, paint, etc.)
2. Damaged and unpermitted wooden fence. Replace with permit, plans and inspections.
3. Damaged and unpermitted canopy. Obtain permit, plans and inspection.
4. Damaged and unpermitted chain-link fence. Obtain plans, permit and inspections.
5. Damaged awnings. Repair with permit, plans and inspections.
6. Damaged and unpermitted carport. Exterior maintenance of carport required (pressure wash, paint, treatment, etc.). Repair with permit, plans and inspections.
7. Overgrown vines on chain-link fence. Remove overgrown vines from fence.
8. Overgrown weeds. Trim all overgrown weeds.
9. Dead vegetation. Remove dead vegetation.
10. Trash and debris on property. Remove trash and debris.
11. Parking lot exterior requires maintenance (i.e. pressure wash, paint, treatment, etc.)
12. Unpermitted business sign. Obtain permit for business sign or remove.
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 16th day of February, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

2/1/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/03/2022

Sent To:

O'TOOLE,EDWIN D & JEAN
MARIE/ASPHALT SEALCOATING
PRODUCTS, INC.

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Case #:

6184

Property Owner:

O'TOOLE,EDWIN D & JEAN
MARIE/ASPHALT SEALCOATING
PRODUCTS, INC.

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

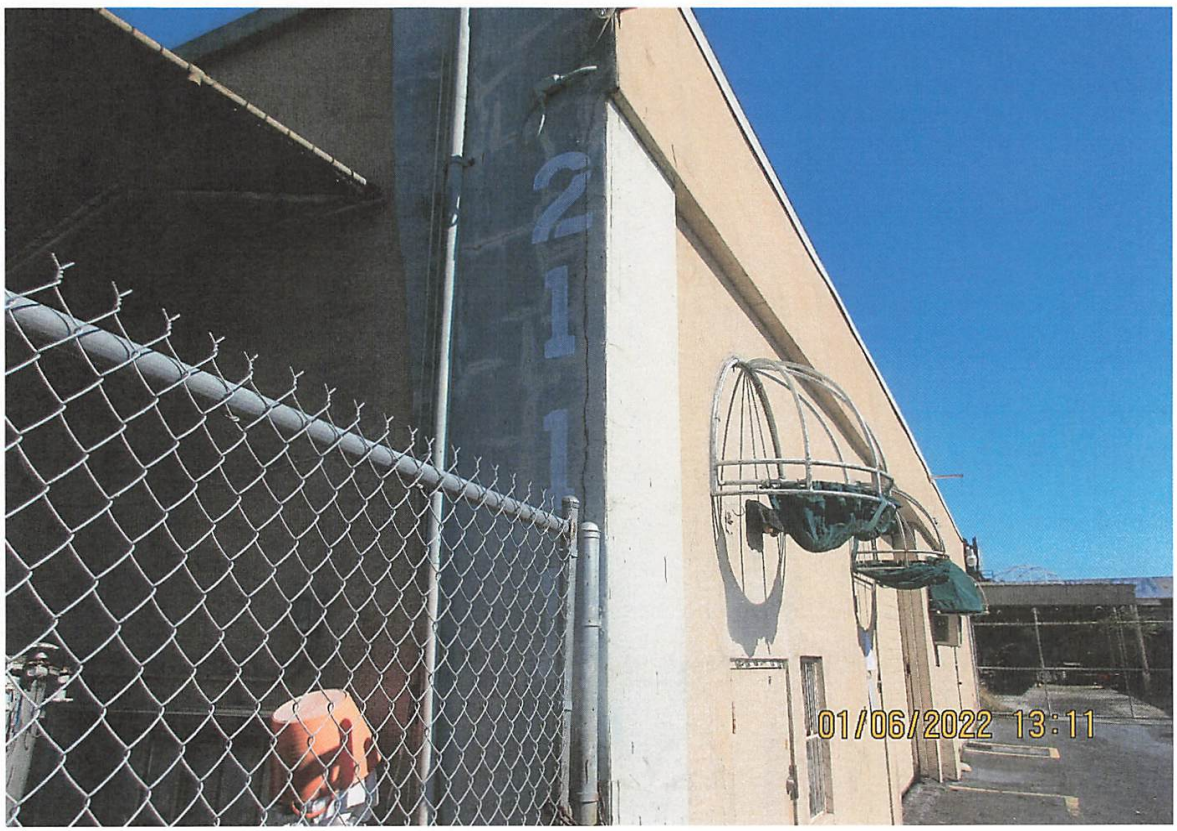
514220000543

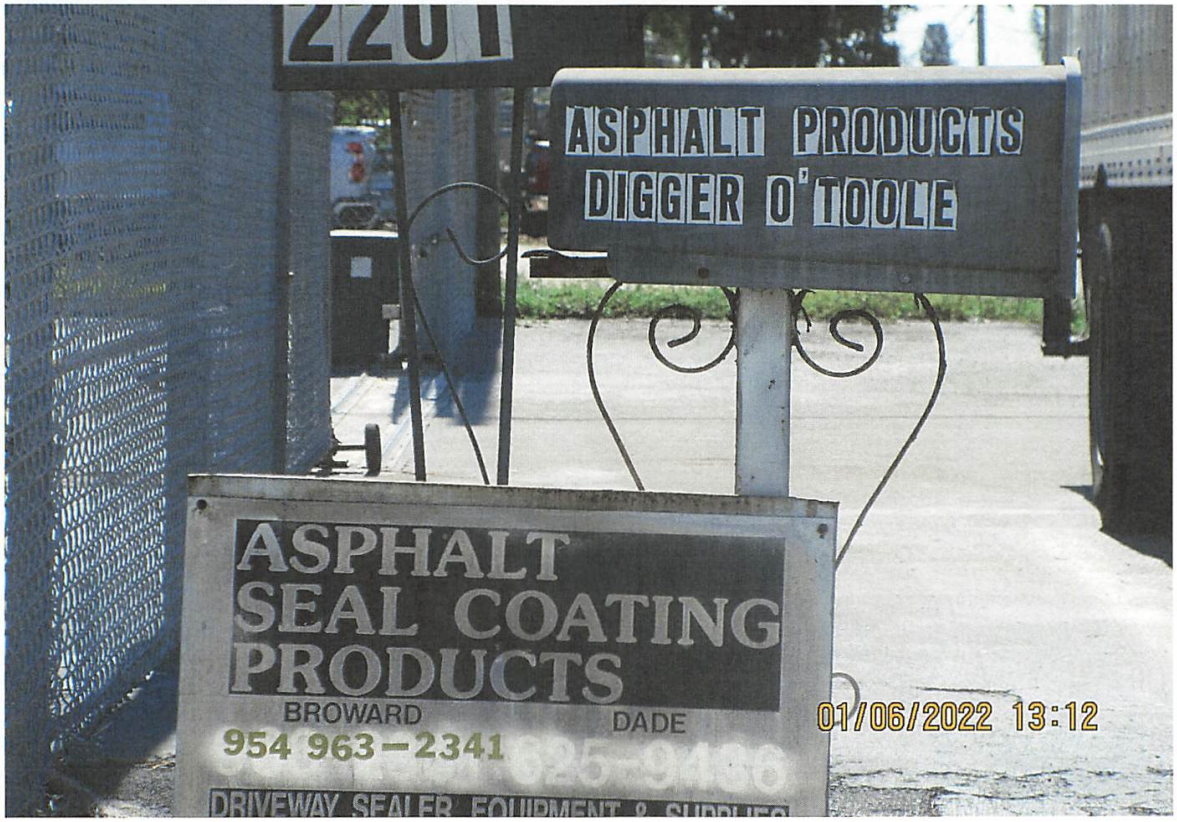
Legal Description:

20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4
OF SE1/4 OF SE1/4,LESS E 100 & LESS W
25

AKA:

01/06/2022 13:11




2201
ASPHALT PRODUCTS
DIGGER O'TOOLE
ASPHALT
SEAL COATING
PRODUCTS
BROWARD
DADE
954 963-2341
01/06/2022 13:12

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/03/2022

Sent To:

O'TOOLE,EDWIN D & JEAN
MARIE/ASPHALT SEALCOATING
PRODUCTS, INC.

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Case #:

6184

Property Owner:

O'TOOLE,EDWIN D & JEAN
MARIE/ASPHALT SEALCOATING
PRODUCTS, INC.

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000543

Legal Description:

20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4
OF SE1/4 OF SE1/4,LESS E 100 & LESS W
25

AKA:

2111 JOHN P LYONS LN, PEMBROKE
PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	30

1. Exterior maintenance of building four walls and roof required (i.e. pressure wash, wash, treatment, repair, paint, etc.)
2. Damaged and unpermitted wooden fence. Replace with permit, plans and inspections.
3. Damaged and unpermitted canopy. Obtain permit, plans and inspection.
4. Damaged and unpermitted chain-link fence. Obtain plans, permit and inspections.
5. Damaged awnings. Repair with permit, plans and inspections.
6. Damaged and unpermitted carport. Exterior maintenance of carport required (pressure wash, paint, treatment, etc.). Repair with permit, plans and inspections.
7. Overgrown vines on chain-link fence. Remove overgrown vines from fence.
8. Overgrown weeds. Trim all overgrown weeds.
9. Dead vegetation. Remove dead vegetation.
10. Trash and debris on property. Remove trash and debris.
11. Parking lot exterior requires maintenance (i.e. pressure wash, paint, treatment, etc.)
12. Unpermitted business sign. Obtain permit for business sign or remove.
Double permit fee assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of January, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

1/3/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
O'TOOLE,EDWIN D & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC. 4019 W PARK ROAD HOLLYWOOD, FL 33021	6184	08/27/2021
Property Owner:	**Property Description:**	**Certified Mail #:**
O'TOOLE,EDWIN D & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC. 4019 W PARK ROAD HOLLYWOOD, FL 33021	514220000543	
Legal Description:	**AKA:**	
20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	30
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BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
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Notes/Means of Correction:

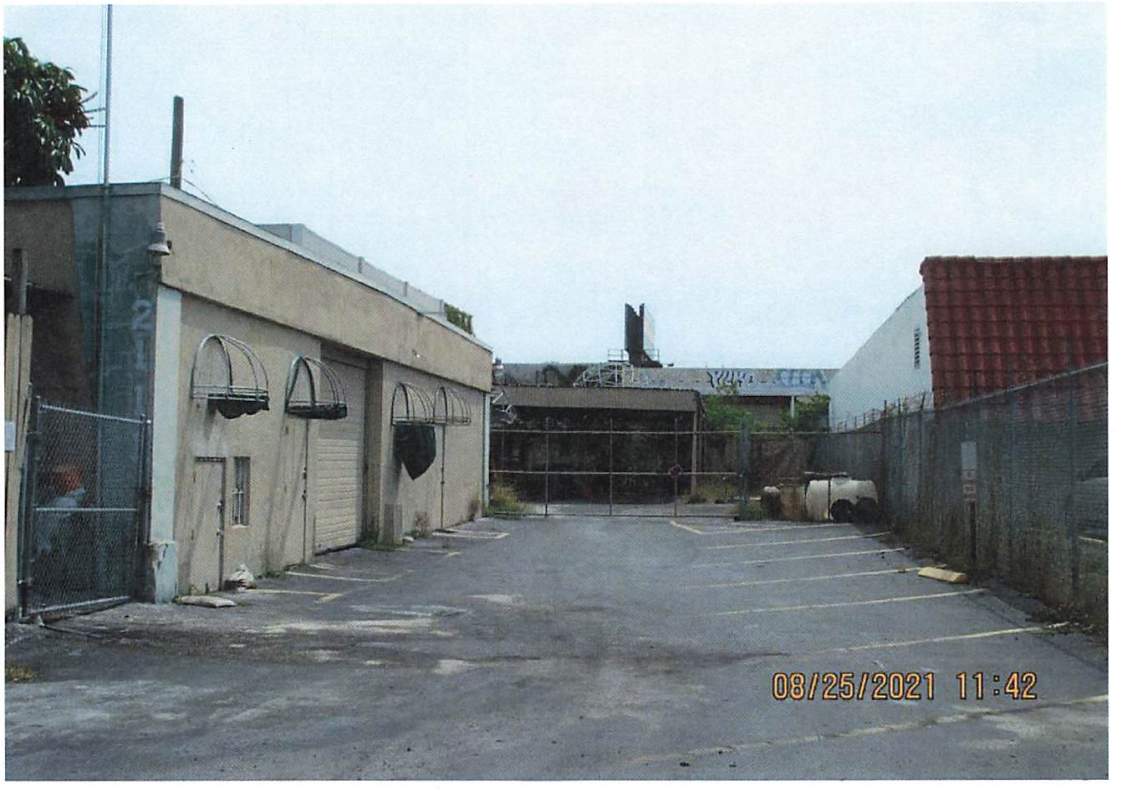
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2. Damaged and unpermitted wooden fence. Replace with permit, plans and inspections.
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5. Damaged awnings. Repair with permit, plans and inspections.
6. Damaged and unpermitted carport. Exterior maintenance of carport required (pressure wash, paint, treatment, etc.). Repair with permit, plans and inspections.
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9. Dead vegetation. Remove dead vegetation.
10. Trash and debris on property. Remove trash and debris.
11. Parking lot exterior requires maintenance (i.e. pressure wash, paint, treatment, etc.)
12. Unpermitted business sign. Obtain permit for business sign or remove.
Double permit fee assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

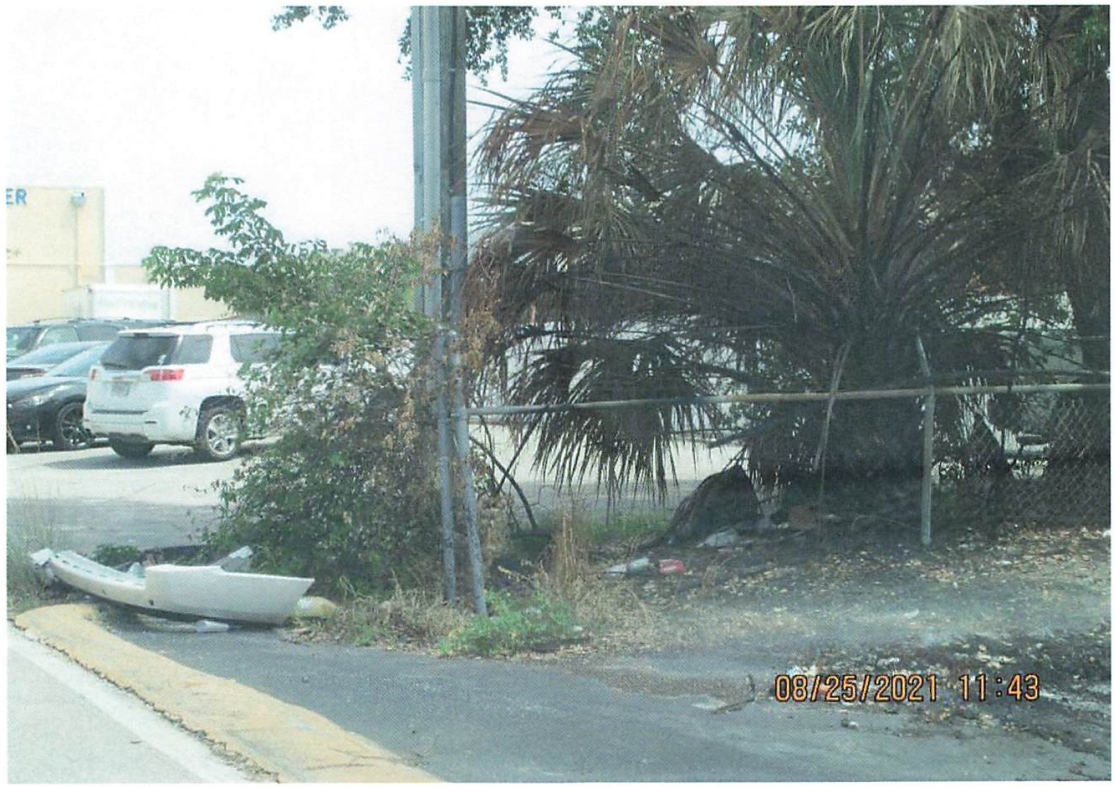
Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Enforcement Officer


08/25/2021 11:42


08/25/2021 11:42

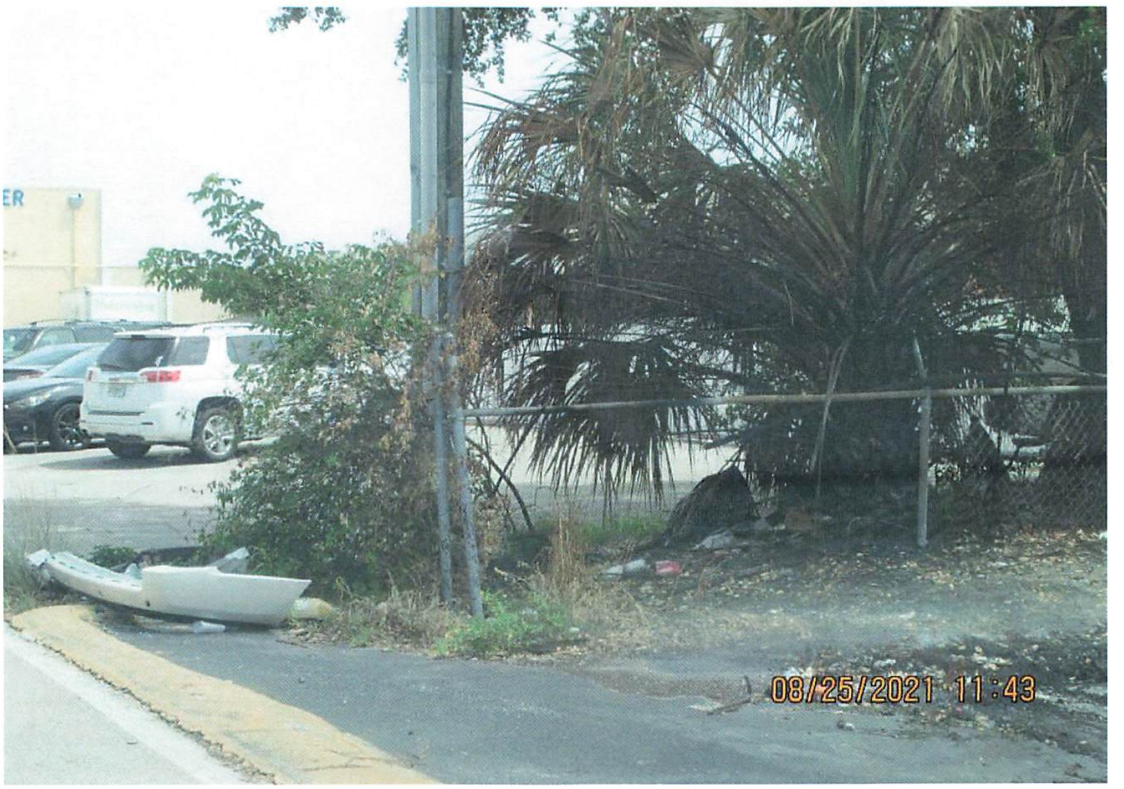

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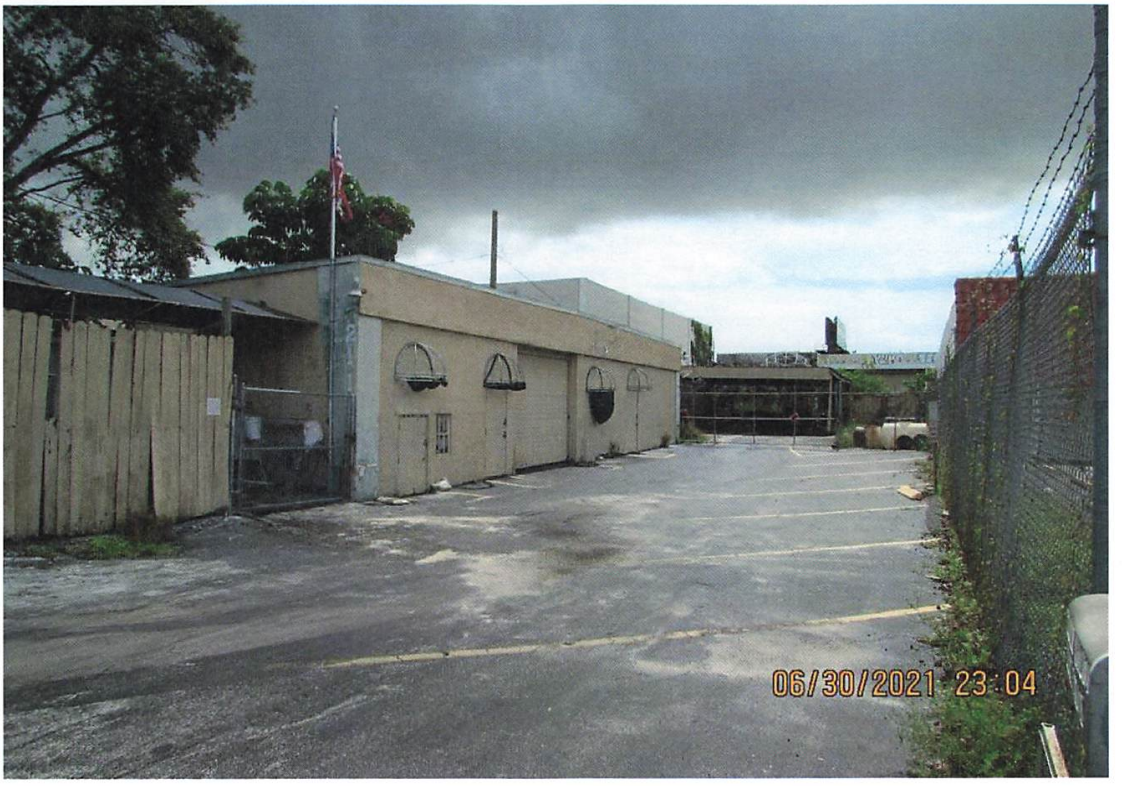

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06/30/2021 23:06


ASPHALT PRODUCTS
DIGGER O'TOOLE
ASPHALT
SEAL COATING
PRODUCTS
BROWARD
DADE
954 963-2341
DRIVEWAY SEALER EQUIPMENT & SUPPLIES
06/30/2021 23:07



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2111 JOHN P LYONS LANE, PEMBROKE PARK FL 33021	ID #	5142 20 00 0543
Property Owner	O'TOOLE, EDWIN D & JEAN MARIE	Millage	0613
Mailing Address	4019 W PARK ROAD HOLLYWOOD FL 33021-4360	Use	48
Abbr Legal Description	20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$72,030	$138,530	$210,560	$210,560	
2020	$72,030	$138,920	$210,950	$210,950	$4,552.69
2019	$72,030	$138,920	$210,950	$199,430	$4,431.99

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$210,560	$210,560	$210,560	$210,560
Portability	0	0	0	0
Assessed/SOH	$210,560	$210,560	$210,560	$210,560
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	$210,560	$210,560	$210,560	$210,560

Sales History

Date	Type	Price	Book/Page or CIN
4/20/1983	WD		10820 / 769

Land Calculations

Price	Factor	Type
$7.00	10,290	SF
Adj. Bldg. S.F. (Card, Sketch)		1834
Eff./Act. Year Built: 1944/1943		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2111 JOHN P LYONS LANE, PEMBROKE PARK FL 33021	ID #	5142 20 00 0543
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Eff./Act. Year Built: 1944/1943		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Case Overview

Property/Incident Information

Owner	Address	Site Address
O'TOOLE,EDWIN D & JEAN MARIE	4019 W PARK ROAD HOLLYWOOD, FL 33021	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

Legal Description

Case Status Closed **Case #** 6546

Notes 1. Installed new wooden fence without a building permit. Repeat violation. Contact the building dept at 954-966-4600, ext 182 or via email at permits@tppfl.gov.
2. Remove trash and debris from property.
Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/30/2021		Notice of Violation	Regular Mail
1/3/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/18/2022	2/16/2022	Final Order	Certified Mail
6/23/2022	7/20/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
7/21/2022	7/20/2022	Supplemental Order/Claim of Lien	Certified Mail Hand
10/12/2022		Affidavit of Compliance	
11/15/2022	11/16/2022	Notice of Formal Hearing - Abate Fine	~~Regular Mail~~ Email 11/7/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	10/12/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	10/12/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	10/12/2022	$48,000.00

Case Overview

Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$48,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$48,100.00**

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 10-31-22 Phone #: 954-983-4831

Case # 6546 E-mail: Arrowasph@aol.com

Address of Violation: 2111 SW 31 Ave Pembroke Park, FL 33009

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Jean O'Toole (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6546 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 11-16-22 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 7-20-22 imposing the fine of $ 27350.00 for violation(s)of the Town's Code of Ordinances: Sections 5-105 and 5-17

Brief summary for request: All code violations corrected (or in process of completion) and request for mitigation of fines and liens

JEAN MARIE O'Toole
Petitioner's Name (Print)

x Jean Marie O'Toole
Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Jean Marie O'Toole and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 10-31-2022.

Notary Public State of Florida: _____ My Commission expires: 10-20-25

IVANA PEON
Notary Public - State of Florida
Commission # HH 189533
My Comm. Expires Oct 20, 2025
Bonded through National Notary Assn.

Instr# 118399890 , Page 1 of 5, Recorded 09/13/2022 at 03:39 PM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

O'TOOLE, JEAN MARIE
Respondent(s)

Case No.: **6546**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on February 16, 2022. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES X NO __

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2111 JOHN P LYONS LANE, PEMBROKE PARK, FL, 33021

PROPERTY OWNER: O'TOOLE, JEAN MARIE

FOLIO NO.: 5142 20 00 0543

1. The Special Magistrate entered a Final Order on February 16, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-105 and 5-17. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FORTY FIVE (45) DAYS FROM THE DATE OF THE FORMAL HEARING held on February 16, 2022, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED AND FIFTY DOLLARS 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on February 16, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$27,350.00** (TWENTY SEVEN THOUSAND TREE HUNDRED AND FIFTY 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

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

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of July 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Chief Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: July 20, 2022.

Notary Public, state of Florida

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of JUN, 2022.

Nazly Cardona CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. O'TOOLE, EDWIN D & JEAN MARIE ASPHALT SEALCOATING PRODUCTS, INC. Respondent(s)	Case No.: 6546

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

PROPERTY OWNER: O'TOOLE,EDWIN D & JEAN MARIE, 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

FOLIO NO.: 5142 20 00 0543

LEGAL DESCRIPTION: 20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25

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. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 **WITHIN 45 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of February 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of February 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of February, 2022.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

O'TOOLE, JEAN MARIE
Respondent(s)

Case No.: **6546**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on February 16, 2022. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES X NO __

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2111 JOHN P LYONS LANE, PEMBROKE PARK, FL, 33021

PROPERTY OWNER: O'TOOLE, JEAN MARIE

FOLIO NO.: 5142 20 00 0543

1. The Special Magistrate entered a Final Order on February 16, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-105 and 5-17. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FORTY FIVE (45) DAYS FROM THE DATE OF THE FORMAL HEARING held on February 16, 2022, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED AND FIFTY DOLLARS 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on February 16, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$27,350.00** (TWENTY SEVEN THOUSAND TREE HUNDRED AND FIFTY 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

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5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of July 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Chief Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: July 20, 2022.

Notary Public, state of Florida

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes X No ____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of July, 2022.

Nazly Cardona CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. O'TOOLE, EDWIN D & JEAN MARIE ASPHALT SEALCOATING PRODUCTS, INC. Respondent(s)	Case No.: 6546

FINAL ORDER

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FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

PROPERTY OWNER: O'TOOLE,EDWIN D & JEAN MARIE, 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

FOLIO NO.: 5142 20 00 0543

LEGAL DESCRIPTION: 20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25

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. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 **WITHIN** 45 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of February 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.**

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DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of February 2022.

TOWN OF PEMBROKE PARK

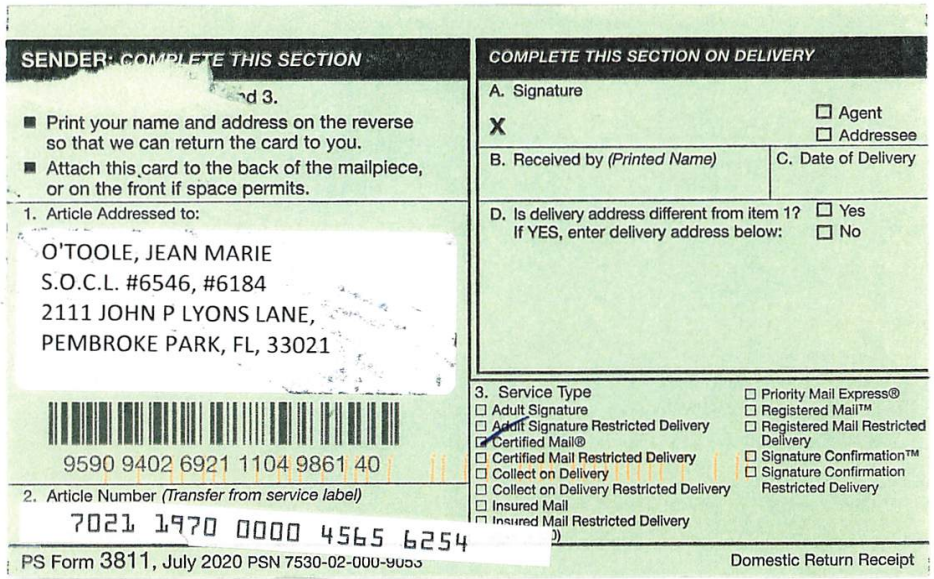
Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of February, 2022.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



SENDER: COMPLETE THIS SECTION

...d 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:

O'TOOLE, JEAN MARIE
S.O.C.L. #6546, #6184
2111 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33021

9590 9402 6921 1104 9861 40

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 6254

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

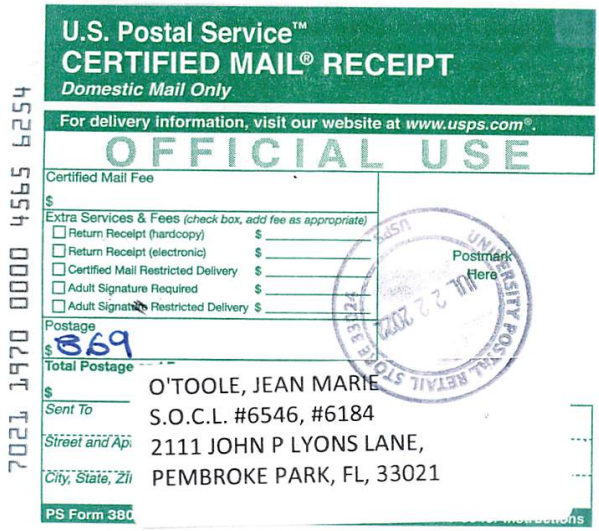
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery
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- ☐ Registered Mail™
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- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.69

Total Postage
$

Sent To
Street and Apt
City, State, Zip

O'TOOLE, JEAN MARIE
S.O.C.L. #6546, #6184
2111 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33021

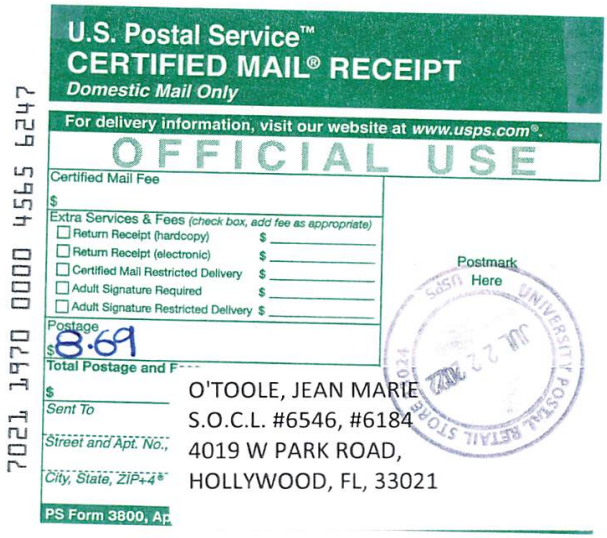
PS Form 380

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JUL 22 2021

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.69

Total Postage and F
$

Sent To
Street and Apt. No.,
City, State, ZIP+4®

O'TOOLE, JEAN MARIE
S.O.C.L. #6546, #6184
4019 W PARK ROAD,
HOLLYWOOD, FL, 33021

PS Form 3800, Ap

Postmark Here

JUL 22 2021

UNIVERSITY POSTAL RETAIL STORE

7021 1970 0000 4565 6247

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: July 8, 2022
INVOICE # 320
FOR:

Case # 6546
O'TOOLE,EDWIN D & JEAN MARIE
2111 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33021

Bill To:
O'TOOLE,EDWIN D & JEAN MARIE
4019 W PARK ROAD,
HOLLYWOOD, FL, 33021

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105 and 5-17.		
	Final Order on 02/16/2022		
1	Admin Fee	$ 100.00	$ 100.00
109	Day(s) of Per Diem from (04/02/22-07/20/22)	$ 250.00	$ 27,250.00
		Balance	$ 27,350.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, CASE NO.: 6546

Petitioner,

vs.

O'TOOLE, EDWIN D. & JEAN MARIE/
ASPHALT SEALCOATING PRODUCTS, INC.

Respondents.

NOTICE OF APPEARANCE;
REQUEST FOR POSTPONEMENT OF 7/20/22 HEARING; &
NOTICE OF UNAVAILABILITY

1. The undersigned law firm, Hinden, McLean & Arbeiter, P.A. ("HMA"), hereby gives notice of its appearance on behalf of Respondents, O'TOOLE, EDWIN D. & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC., in the above captioned code violation matter, and HMA requests that copies of all documentation relating to the instant code enforcement case be served upon Jon A. Hinden, Esq. and Shawn D. Arbeiter, Esq., Hinden, McLean & Arbeiter, P.A. at the street address and email addresses set forth below.
2. Since HMA has recently been retained, as of July 13, 2022, by Respondents, O'TOOLE, EDWIN D. & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC. ("Respondents") on this code violation case, Respondents request a sixty (60) day continuance and postponement of the July 20, 2022, hearing.
3. The continuance is requested by Respondents so that HMA can further investigate the pending issues, and to attempt to reach a resolution with the Town of Pembroke Park (the "Town") on this case.
4. There will be no prejudice to the Town if the July 20, 2022, hearing is postponed to a later date, and this request is submitted by Respondents in good faith and not for purposes of delay.
5. The undersigned advises the Town that the undersigned is unavailable on July 20, 2022, since the undersigned has a trial scheduled in Volusia County, Florida on that date.

CERTIFICATE OF SERVICE

WE HEREBY CERTIFY that a true and correct copy of the foregoing has been delivered via E-Mail and U.S. Mail to Joseline Ramirez, Chief Code Enforcement Officer/Code Enforcement Supervisor [jramirez@tppfl.gov], and to Melissa Anderson, Esq., Town Attorney [townatty@tppfl.gov], Town of Pembroke Park, 3150 SW 52nd Avenue, Pembroke Park, Florida 33023 this 13th day of July, 2022.

HINDEN, McLEAN & ARBEITER, P.A.
Attorneys for Respondents
4430 SW 64th Avenue
Davie, Florida 33314
(954) 587-3058 – Phone / (954) 587-1770 – Facsimile
Primary Email: sarbeiter@lawhma.com; and
lphelps@lawhma.com
Secondary Email: jhinden@lawhma.com

By: */s/ Shawn Arbeiter*
Shawn D. Arbeiter, Esq.
Florida Bar No: 0151505
Jon A. Hinden, Esq.
Florida Bar No. 582300

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

O'TOOLE,EDWIN D &
JEAN MARIE

2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
O'TOOLE,EDWIN D & JEAN MARIE	6546	06/23/2022
4019 W PARK ROAD HOLLYWOOD, FL 33021		

Property Owner:	**Property Description:**	**Certified Mail #:**
O'TOOLE,EDWIN D & JEAN MARIE	514220000543	
4019 W PARK ROAD HOLLYWOOD, FL 33021		

Legal Description:	**AKA:**
20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of July, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

O'TOOLE, JEAN MARIE CASE NO. 6546

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2111 JOHN P LYONS LANE, PEMBROKE PARK, FL, 33021

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2111 JOHN P LYONS LANE, PEMBROKE PARK, FL, 33021

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: O'TOOLE, JEAN MARIE AT 10:40 A.M. ON THE 7 DAY OF JULY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

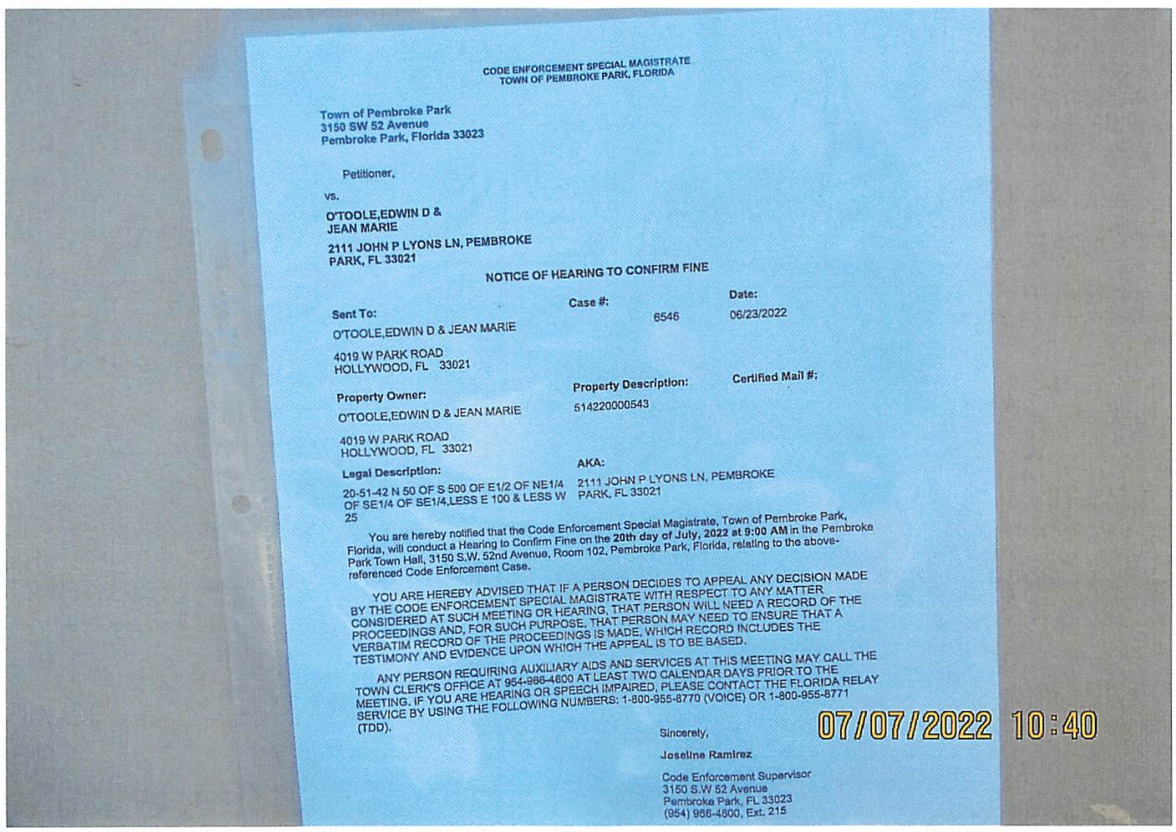
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 11 day of July, 2022, by Joselina Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

O'TOOLE,EDWIN D &
JEAN MARIE

2111 JOHN P LYONS LN, PEMBROKE
PARK, FL 33021

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
O'TOOLE,EDWIN D & JEAN MARIE 4019 W PARK ROAD HOLLYWOOD, FL 33021	6546	06/23/2022

Property Owner:	Property Description:	Certified Mail #:
O'TOOLE,EDWIN D & JEAN MARIE 4019 W PARK ROAD HOLLYWOOD, FL 33021	514220000543	

Legal Description:	AKA:
20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of July, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-986-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 986-4600, Ext. 215


07/07/2022 10:40



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

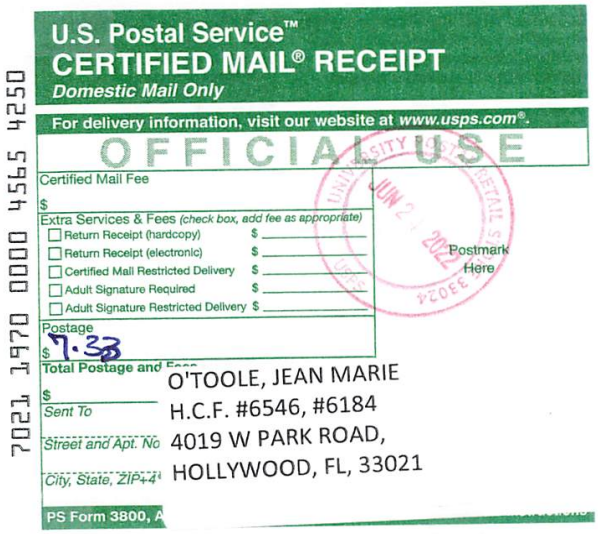
Total Postage and Fees
$

Sent To O'TOOLE, JEAN MARIE
Street and Apt. No. H.C.F. #6546, #6184
City, State, ZIP+4 2111 JOHN P LYONS LANE, PEMBROKE PARK, FL, 33021

Postmark Here
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JUN 24 2022
USPS

PS Form 3800,

7021 1970 0000 4565 4243



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- ☐ Certified Mail Restricted Delivery $
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- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

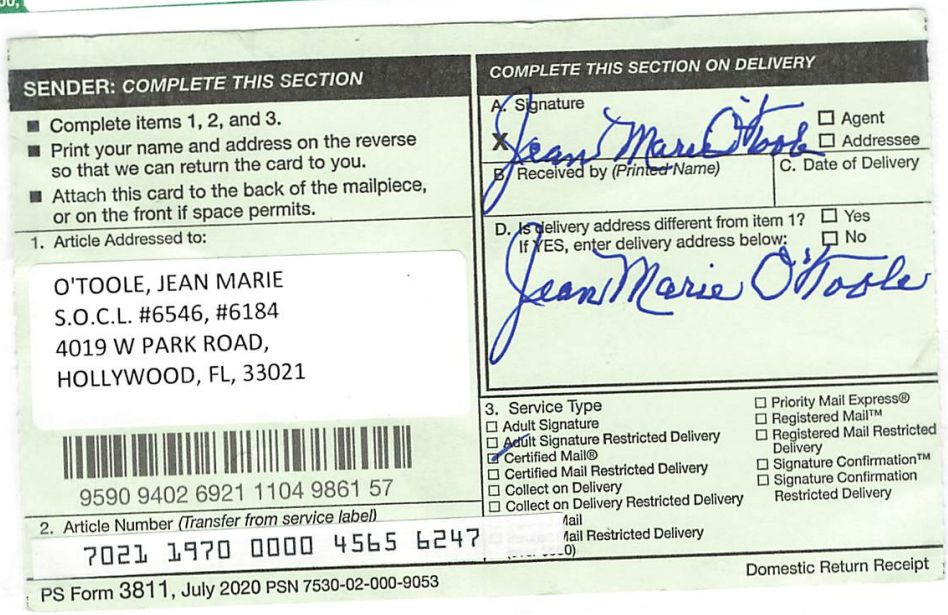
Total Postage and Fees
$

Sent To O'TOOLE, JEAN MARIE
Street and Apt. No. H.C.F. #6546, #6184
City, State, ZIP+4 4019 W PARK ROAD, HOLLYWOOD, FL, 33021

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JUN 24 2022
USPS

PS Form 3800, A

7021 1970 0000 4565 4250



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:

O'TOOLE, JEAN MARIE
S.O.C.L. #6546, #6184
4019 W PARK ROAD,
HOLLYWOOD, FL, 33021

9590 9402 6921 1104 9861 57

2. Article Number (Transfer from service label)
7021 1970 0000 4565 6247

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Jean Marie O'Toole ☐ 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
Jean Marie O'Toole

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2111 JOHN P LYONS LANE, PEMBROKE PARK FL 33021	ID #	5142 20 00 0543
Property Owner	O'TOOLE, JEAN MARIE	Millage	0613
Mailing Address	4019 W PARK ROAD HOLLYWOOD FL 33021-4360	Use	48-01
Abbr Legal Description	20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25		

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*	$72,030	$165,990	$238,020	$231,610	
2021	$72,030	$138,530	$210,560	$210,560	$4,528.01
2020	$72,030	$138,920	$210,950	$210,950	$4,552.69

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$238,020	$238,020	$238,020	$238,020
Portability	0	0	0	0
Assessed/SOH	$231,610	$238,020	$231,610	$231,610
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis 1	$500	$500	$500	$500
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$231,110	$237,520	$231,110	$231,110

Sales History

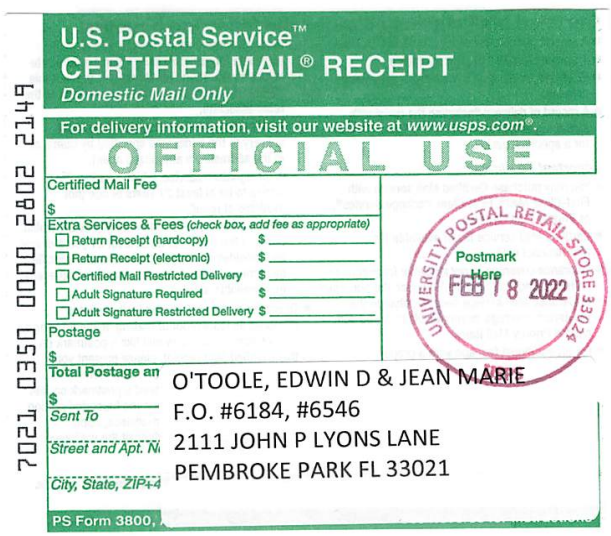
Date	Type	Price	Book/Page or CIN
4/20/1983	WD		10820 / 769

Land Calculations

Price	Factor	Type
$7.00	10,290	SF
Adj. Bldg. S.F. (Card, Sketch)		1834
Eff./Act. Year Built: 1944/1943		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc


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Postage
$
Total Postage an
$
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Street and Apt. N
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Postmark Here
FEB 18 2022
O'TOOLE, EDWIN D & JEAN MARIE
F.O. #6184, #6546
2111 JOHN P LYONS LANE
PEMBROKE PARK FL 33021


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Return Receipt (electronic) $
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Adult Signature Restricted Delivery $
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Total Postage an
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FEB 18 2022
USPS
O'Toole, Edwin D & Jean Marie
Asphalt Sealcoating Products, Inc.
F.O. #6184, #6546
4019 W Park Road
Hollywood, FL 33021

Case Overview

Property/Incident Information

Owner	Address	Site Address
O'TOOLE,EDWIN D & JEAN MARIE	4019 W PARK ROAD HOLLYWOOD, FL 33021	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

Legal Description

Case Status Open **Case #** 6546 **Date Next Inspection** 2/16/2022

Notes 1. Installed new wooden fence without a building permit. Repeat violation. Contact the building dept at 954-966-4600, ext 182 or via email at permits@tppfl.gov.
2. Remove trash and debris from property.
Double permit fee assessed.

No Permit

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/30/2021		Notice of Violation	Regular Mail 12/1/21
1/3/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 1/6/22 Certified Mail 1/5/22
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 2/3/22 Certified Mail 2/2/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/16/2022


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Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postag
Sent To
Street and Ap
City, State, Z
Postmark Here
O'Toole, Edwin D & Jean Marie
Asphalt Sealcoating Products, Inc.
NOH #6184, #6546
4019 W Park Road
Hollywood, FL 33021
PS Form 38


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Sent To
Street and Apt. N
City, State, ZIP+
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O'TOOLE, EDWIN D & JEAN MARIE
NOH #6184, #6546
2111 JOHN P LYONS LANE
PEMBROKE PARK FL 33021
PS Form 3800,

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postag
$

Sent To
Street and Ap
City, State, Z

O'Toole, Edwin D & Jean Marie
Asphalt Sealcoating Products, Inc.
NOH #6184, #6546
4019 W Park Road
Hollywood, FL 33021

Postmark Here

PS Form 38 ons

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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
$

Total Postage an
$

Sent To
Street and Apt. N
City, State, ZIP+

O'TOOLE, EDWIN D & JEAN MARIE
NOH #6184, #6546
2111 JOHN P LYONS LANE
PEMBROKE PARK FL 33021

Postmark Here

PS Form 3800,

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

O'TOOLE, EDWIN D & JEAN MARIE
NOH #6184, #6546
2111 JOHN P LYONS LANE
PEMBROKE PARK FL 33021

9590 9402 6379 0303 8493 34

2. Article Number (Transfer from service label)
7021 0350 0000 2802 2712

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ 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

7021 0350 0000 2802 1548

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ ____
- ☐ Return Receipt (electronic) $ ____
- ☐ Certified Mail Restricted Delivery $ ____
- ☐ Adult Signature Required $ ____
- ☐ Adult Signature Restricted Delivery $ ____

Postage
$

Total Postage and Fees
$ 7.53

Postmark Here
JAN 5 2022
UNIVERSITY POSTAL RETAIL STORE 33024
USPS

Sent To O'toole, Edwin D & Jean Marie / NOH #6546 #6184
Street and Apt. No., or PO Box No. 2111 John P. Lyons LN
City, State, ZIP+4® Pembroke Park, FL 33021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 2802 1531

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ ____
- ☐ Return Receipt (electronic) $ ____
- ☐ Certified Mail Restricted Delivery $ ____
- ☐ Adult Signature Required $ ____
- ☐ Adult Signature Restricted Delivery $ ____

Postage
$

Total Postage and Fees
$ 7.53

Postmark Here
JAN - 5 2022
UNIVERSITY POSTAL RETAIL STORE 33024
USPS

Sent To
Street and Apt. No.
City, State, ZIP+4

PS Form 3800,

O'Toole, Edwin D & Jean Marie
Asphalt Sealcoating Products, Inc.
NOH #6184, #6546
4019 W Park Road
Hollywood, FL 33021

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

O'toole, Edwin D & Jean Marie / Asphalt Sealcoating Products Inc. / NOH # 6184, # 6546
2111 John P. Lyons LN
Pembroke Park, FL 33021

9590 9402 6379 0303 8589 23

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 1548

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

N.O.V. #6546

Hasler FIRST-CLASS MAIL
12/01/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

O'TOOLE,EDWIN D & JEAN MARIE

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Case #:

6546

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

N.O.V. #6546

Hasler FIRST-CLASS MAIL
12/01/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

O'toole, Edwin D & Jean Marie
2111 John P. Lyons Ln.
Pembroke Park, FL 33021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

O'TOOLE,EDWIN D & JEAN MARIE
ASPHALT SEALCOATING PRODUCTS, INC. CASE NO. 6546

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: O'TOOLE,EDWIN D & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC. AT 12:47 P.M. ON THE 3 DAY OF FEBRUARY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 2, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2111 JOHN P LYONS LANE, PEMBROKE PARK FL 33021	ID #	5142 20 00 0543
Property Owner	O'TOOLE, EDWIN D & JEAN MARIE	Millage	0613
Mailing Address	4019 W PARK ROAD HOLLYWOOD FL 33021-4360	Use	48
Abbr Legal Description	20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25		

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*	$72,030	$138,530	$210,560	$210,560	
2021	$72,030	$138,530	$210,560	$210,560	$4,528.01
2020	$72,030	$138,920	$210,950	$210,950	$4,552.69

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$210,560	$210,560	$210,560	$210,560
Portability	0	0	0	0
Assessed/SOH	$210,560	$210,560	$210,560	$210,560
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	$210,560	$210,560	$210,560	$210,560

Sales History

Date	Type	Price	Book/Page or CIN
4/20/1983	WD		10820 / 769

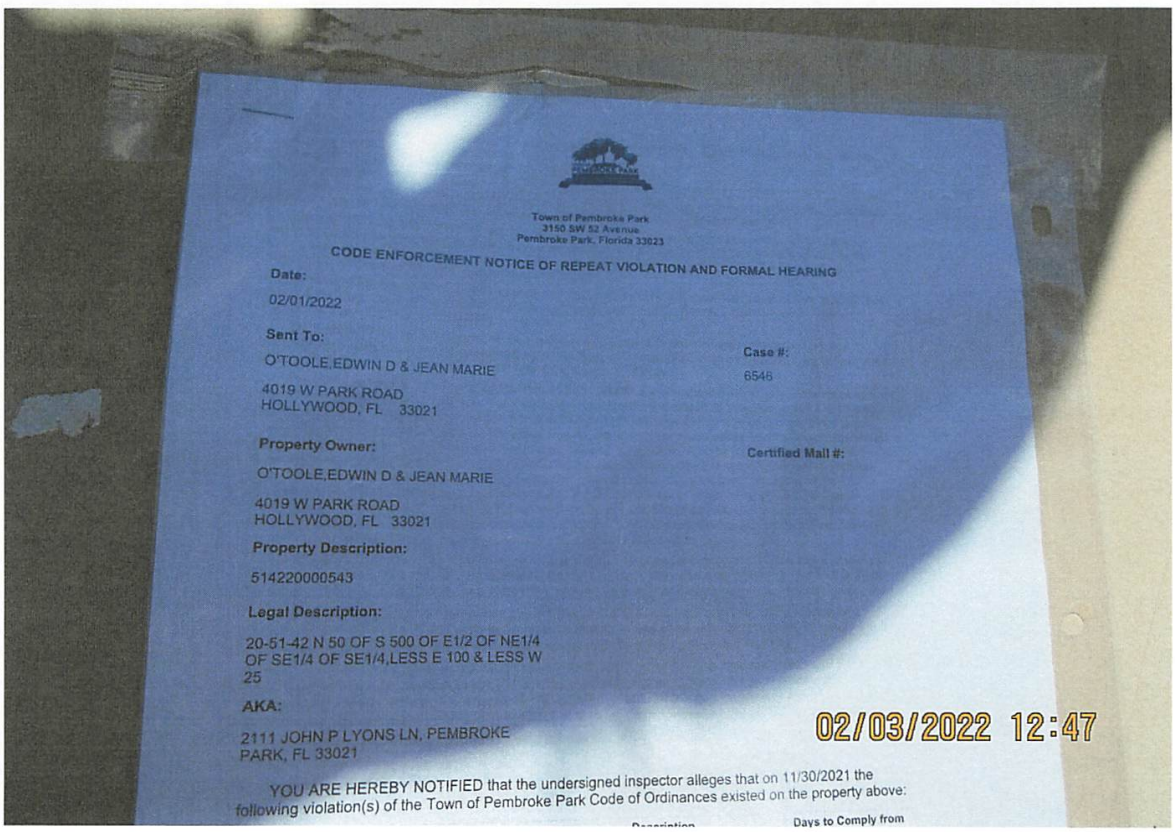
Land Calculations

Price	Factor	Type
$7.00	10,290	SF
Adj. Bldg. S.F. (Card, Sketch)		1834
Eff./Act. Year Built: 1944/1943		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc


02/03/2022 12:47


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
02/01/2022
Sent To:
O'TOOLE,EDWIN D & JEAN MARIE
4019 W PARK ROAD
HOLLYWOOD, FL 33021
Case #:
6546
Property Owner:
O'TOOLE,EDWIN D & JEAN MARIE
4019 W PARK ROAD
HOLLYWOOD, FL 33021
Certified Mail #:
Property Description:
514220000543
Legal Description:
20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25
AKA:
2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021
02/03/2022 12:47
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Days to Comply from

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

02/01/2022

Sent To:

O'TOOLE,EDWIN D & JEAN MARIE

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Case #:

6546

Property Owner:

O'TOOLE,EDWIN D & JEAN MARIE

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000543

Legal Description:

20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25

AKA:

2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15

1. Installed new wooden fence without a building permit. Repeat violation. Contact the building dept at 954-966-4600, ext 182 or via email at permits@tppfl.gov.
2. Remove trash and debris from property.
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 16th day of February, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

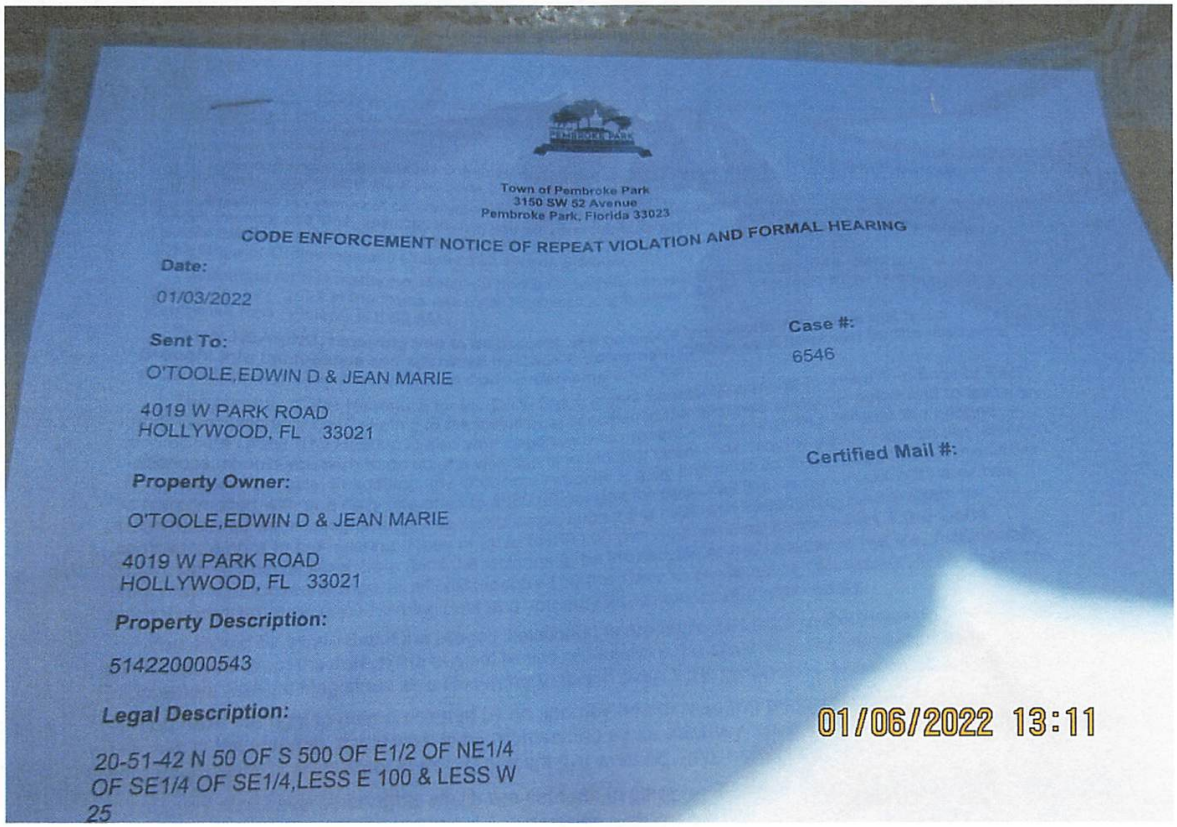
For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

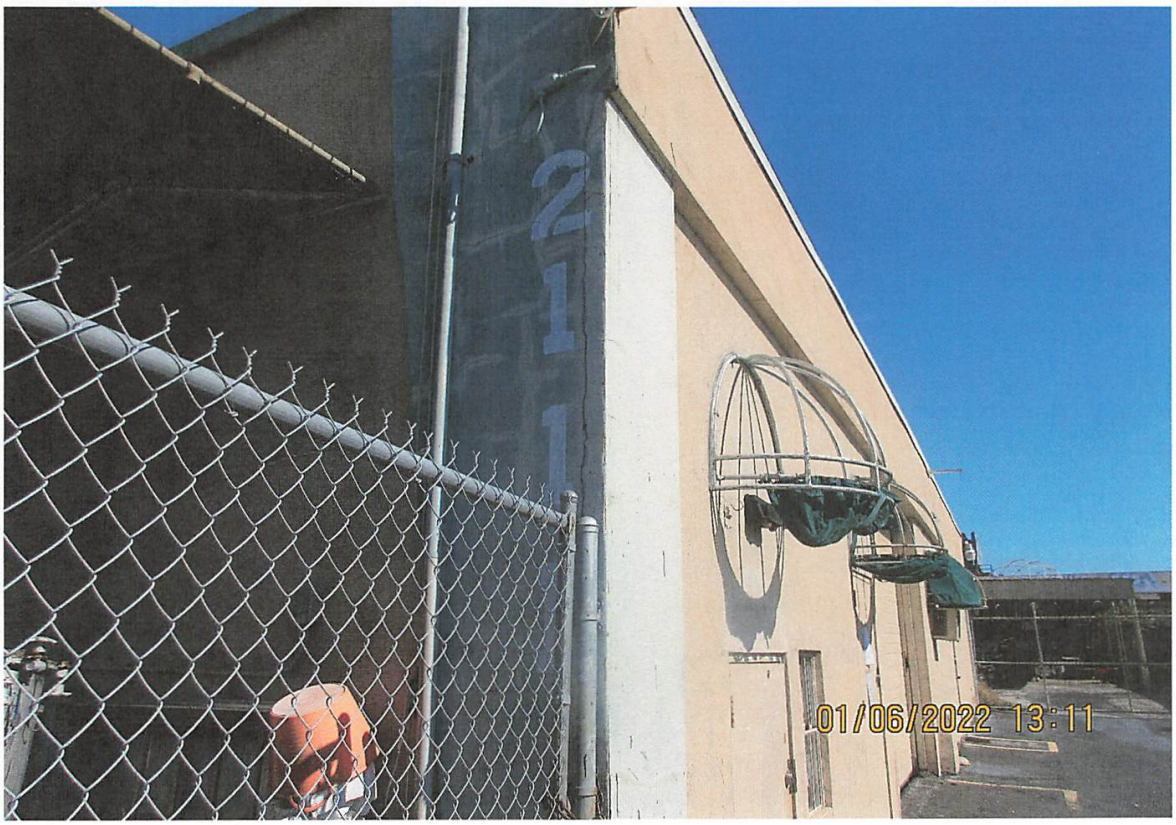
Joseline Ramirez

Chief Code Enforcement Officer

2/1/2022


ASPHALT PRODUCTS
DIGGER O'TOOLE
ASPHALT
SEAL COATING
PRODUCTS
BROWARD
DADE
954 963-2341
01/06/2022 13:12


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
01/03/2022
Case #:
6546
Sent To:
O'TOOLE,EDWIN D & JEAN MARIE
4019 W PARK ROAD
HOLLYWOOD, FL 33021
Certified Mail #:
Property Owner:
O'TOOLE,EDWIN D & JEAN MARIE
4019 W PARK ROAD
HOLLYWOOD, FL 33021
Property Description:
514220000543
Legal Description:
20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4
OF SE1/4 OF SE1/4,LESS E 100 & LESS W
25
01/06/2022 13:11


01/06/2022 13:11

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

01/03/2022

Sent To:

O'TOOLE,EDWIN D & JEAN MARIE

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Case #:

6546

Property Owner:

O'TOOLE,EDWIN D & JEAN MARIE

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000543

Legal Description:

20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25

AKA:

2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15

1. Installed new wooden fence without a building permit. Repeat violation. Contact the building dept at 954-966-4600, ext 182 or via email at permits@tppfl.gov.
2. Remove trash and debris from property.
Double permit fee assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of January, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

1/3/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
O'TOOLE,EDWIN D & JEAN MARIE 4019 W PARK ROAD HOLLYWOOD, FL 33021	6546	11/30/2021
Property Owner:	**Property Description:**	**Certified Mail #:**
O'TOOLE,EDWIN D & JEAN MARIE 4019 W PARK ROAD HOLLYWOOD, FL 33021	514220000543	
Legal Description:	**AKA:**	
20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15

Notes/Means of Correction:

1. Installed new wooden fence without a building permit. Repeat violation. Contact the building dept at 954-966-4600, ext 182 or via email at permits@tppfl.gov.
2. Remove trash and debris from property.
Double permit fee assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Enforcement Officer


10/05/2021 02:51


10/05/2021 02:51


10/05/2021 02:51


10/05/2021 02:52


10/05/2021 02:52


10/05/2021 02:52



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2111 JOHN P LYONS LANE, PEMBROKE PARK FL 33021	ID #	5142 20 00 0543
Property Owner	O'TOOLE, EDWIN D & JEAN MARIE	Millage	0613
Mailing Address	4019 W PARK ROAD HOLLYWOOD FL 33021-4360	Use	48
Abbr Legal Description	20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4,LESS E 100 & LESS W 25		

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	$72,030	$138,530	$210,560	$210,560	
2021	$72,030	$138,530	$210,560	$210,560	$4,528.01
2020	$72,030	$138,920	$210,950	$210,950	$4,552.69

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$210,560	$210,560	$210,560	$210,560
Portability	0	0	0	0
Assessed/SOH	$210,560	$210,560	$210,560	$210,560
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	$210,560	$210,560	$210,560	$210,560

Sales History

Date	Type	Price	Book/Page or CIN
4/20/1983	WD		10820 / 769

Land Calculations

Price	Factor	Type
$7.00	10,290	SF
Adj. Bldg. S.F. (Card, Sketch)		1834
Eff./Act. Year Built: 1944/1943		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 10-31-22

Phone #: 954-983-4831

Case # 6184

E-mail: Arrowasph@aol.com

Address of Violation: 2111 SW 31 Ave Pembroke Park, fl 33009

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Jean O'Toole (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6184 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 11-16-2022 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 7-20-22 imposing the fine of $ 16,450.00 for violation(s)of the Town's Code of Ordinances: 5-103abcfghik
5-105
5-17 and 5-2ab and 21-23a

Brief summary for request: All code violation corrected and request for mitigation of fines and liens.

JEAN MARIE O'TOOLE
Petitioner's Name (Print)

x Jean Marie O'Toole
Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Jean Marie O'Toole and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 10-31-2022.

Notary Public State of Florida: _____ My Commission expires: 10-20-25

IVANA PEON
Notary Public - State of Florida
Commission # HH 189533
My Comm. Expires Oct 20, 2025
Bonded through National Notary Assn.

Case Overview

Property/Incident Information

Owner	Address	Site Address
DREWBOY INC	3056 S STATE ROAD 7 #55 PEMBROKE PARK, FL 33023	W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Closed **Case #** 6832

Notes

1. Storing abandon vehicles on property. Remove all vehicles with an expired, temporary tag.
2. Parking lot has multiple cracks and shrubbery. Parking lot requires a lot of maintenance, shrubbery removal, paving and striping (obtain permit and inspections from building dept.).
3. Wooden fence is at its lifetime limit. Wooden fence has to be replaced with new wood. Obtain permit and inspections.
4. Trees require trimming. Trim branches overhanging roof and prune trees accordingly.
5. RV parked in a commercial area is prohibited. Remove RV from property.
6. Concrete wall fence has rust stains. Remove rust stains from concrete wall and paint.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/21/2022		Notice of Violation	Certified Mail
3/21/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/22/2022	4/20/2022	Final Order	Certified Mail
7/1/2022	7/20/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
7/21/2022	7/20/2022	Amended Final Order	Certified Mail Hand
8/22/2022		Affidavit of Compliance	Regular Mail
11/4/2022	11/16/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property 11/4/22 Certified Mail 11/4/22

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.	8/22/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	8/22/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	8/22/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	8/22/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	8/22/2022
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.	8/22/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	8/22/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	8/22/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	8/22/2022
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)	8/22/2022
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)	8/22/2022

Case Overview

ZONING	Sec. 28-262. - Locating mobile homes outside parks.	It shall be unlawful for any person to park, locate or place or cause to be parked, located or placed, a mobile home or recreational vehicle within the town except in a duly licensed and designated mobile home park. (Ord. No. 00-4-4, § 7, 4-26-00)	8/22/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	8/22/2022	$750.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$950.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$950.00**

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: November 15, 2022
INVOICE # 430
FOR:

Case # 6832

DREWBOY INC
5590 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

Bill To:

DREWBOY INC
5590 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Section 5-103(a)(c)(e)(h)(i)(j)(k)(m); 5-105; 5-17; 27-33 and 28-262.		
	Amended Final Order 07/20/2022		
1	Admin Fee	$ 100.00	$ 100.00
3	Day(s) of Per Diem from (08/19/22-08/22/2022)	$ 250.00	$ 750.00
	Recommend to Abate Per Diem Fine by 80%		$ 150.00
	$150.00 + $100 =		$ 250.00
		Balance	$ 850.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DREWBOY INC CASE NO. 6832

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: DREWBOY INC AT 09:28 A.M. ON THE 4 DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

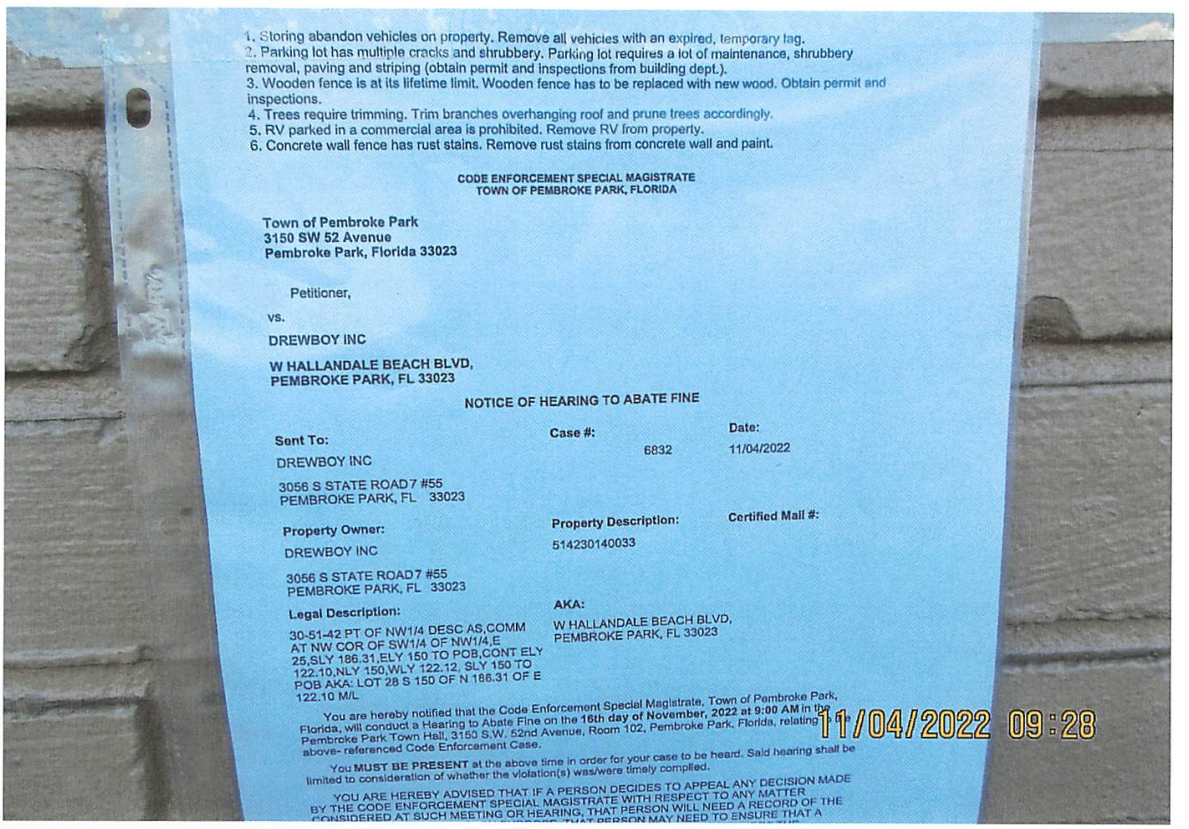
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.



1. Storing abandon vehicles on property. Remove all vehicles with an expired, temporary tag.
2. Parking lot has multiple cracks and shrubbery. Parking lot requires a lot of maintenance, shrubbery removal, paving and striping (obtain permit and inspections from building dept.).
3. Wooden fence is at its lifetime limit. Wooden fence has to be replaced with new wood. Obtain permit and inspections.
4. Trees require trimming. Trim branches overhanging roof and prune trees accordingly.
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CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

DREWBOY INC

W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO ABATE FINE

Sent To:
DREWBOY INC

3056 S STATE ROAD 7 #55
PEMBROKE PARK, FL 33023

Case #:
6832

Date:
11/04/2022

Property Owner:
DREWBOY INC

3056 S STATE ROAD 7 #55
PEMBROKE PARK, FL 33023

Property Description:
514230140033

Certified Mail #:

Legal Description:
30-51-42 PT OF NW1/4 DESC AS,COMM AT NW COR OF SW1/4 OF NW1/4,E 25,SLY 186.31,ELY 150 TO POB,CONT ELY 122.10,NLY 150,WLY 122.12, SLY 150 TO POB AKA: LOT 28 S 150 OF N 186.31 OF E 122.10 M/L

AKA:
W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **16th day of November, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE

11/04/2022 09:28



1. Storing abandon vehicles on property. Remove all vehicles with an expired, temporary tag.
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CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

DREWBOY INC

W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
DREWBOY INC 3056 S STATE ROAD 7 #55 PEMBROKE PARK, FL 33023	6832	11/04/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
DREWBOY INC 3056 S STATE ROAD 7 #55 PEMBROKE PARK, FL 33023	514230140033	

Legal Description:	**AKA:**
30-51-42 PT OF NW1/4 DESC AS,COMM AT NW COR OF SW1/4 OF NW1/4,E 25,SLY 186.31,ELY 150 TO POB,CONT ELY 122.10,NLY 150,WLY 122.12, SLY 150 TO POB AKA: LOT 28 S 150 OF N 186.31 OF E 122.10 M/L	W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

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You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	DREWBOY INC
Mailing Address	3056 S STATE ROAD 7 #55 PEMBROKE PARK FL 33023

ID #	5142 30 14 0033
Millage	0613
Use	28

Abbr Legal Description	30-51-42 PT OF NW1/4 DESC AS,COMM AT NW COR OF SW1/4 OF NW1/4,E 25,SLY 186.31,ELY 150 TO POB,CONT ELY 122.10,NLY 150,WLY 122.12, SLY 150 TO POB AKA: LOT 28 S 150 OF N 186.31 OF E 122.10 M/L

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*	$206,040	$21,600	$227,640	$227,640	
2021	$206,040	$21,600	$227,640	$227,640	$4,895.29
2020	$293,040	$21,600	$314,640	$245,370	$5,746.14

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$227,640	$227,640	$227,640	$227,640
Portability	0	0	0	0
Assessed/SOH	$227,640	$227,640	$227,640	$227,640
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$227,640	$227,640	$227,640	$227,640

Sales History

Date	Type	Price	Book/Page or CIN
6/28/2005	WD*	$695,000	40140 / 347
3/6/1996	PRD	$100	24591 / 830
12/17/1982	WD	$165,000	10569 / 252

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.25	18,315	SF
Adj. Bldg. S.F. (Card, Sketch)		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Profit Corporation
DREWBOY INC.

Filing Information

Document Number	P05000086898
FEI/EIN Number	20-3011682
Date Filed	06/16/2005
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/25/2016

Principal Address

3056 S STATE RD 7
#55
MIRAMAR, FL 33023

Changed: 05/02/2006

Mailing Address

3056 S STATE RD 7 STE 55
#55
MIRAMAR, FL 33023

Changed: 05/02/2006

Registered Agent Name & Address

REED, LOWELL
3056 S STATE RD 7
#55
MIRAMAR, FL 33023

Name Changed: 04/29/2015

Address Changed: 05/02/2006

Officer/Director Detail

Name & Address

Title PDST

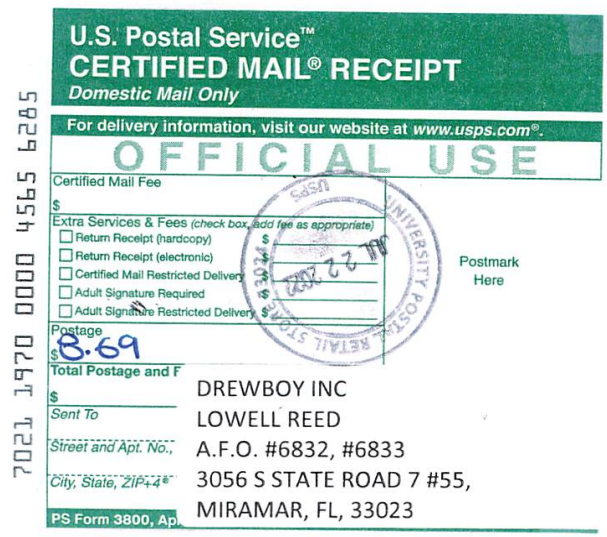
REED, LOWELL
3056 S STATE RD 7 STE 55
MIRAMAR, FL 33023

Annual Reports

Report Year	Filed Date
2019	04/23/2019
2020	06/18/2020
2021	04/12/2021

Document Images

04/12/2021 -- ANNUAL REPORT	View image in PDF format
06/18/2020 -- ANNUAL REPORT	View image in PDF format
04/23/2019 -- ANNUAL REPORT	View image in PDF format
04/26/2018 -- ANNUAL REPORT	View image in PDF format
04/06/2017 -- ANNUAL REPORT	View image in PDF format
10/25/2016 -- REINSTATEMENT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
04/25/2014 -- ANNUAL REPORT	View image in PDF format
04/13/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
04/20/2011 -- ANNUAL REPORT	View image in PDF format
04/12/2010 -- ANNUAL REPORT	View image in PDF format
04/07/2009 -- ANNUAL REPORT	View image in PDF format
04/22/2008 -- ANNUAL REPORT	View image in PDF format
04/13/2007 -- ANNUAL REPORT	View image in PDF format
05/02/2006 -- ANNUAL REPORT	View image in PDF format
06/16/2005 -- Domestic Profit	View image in PDF format



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- Adult Signature Restricted Delivery $

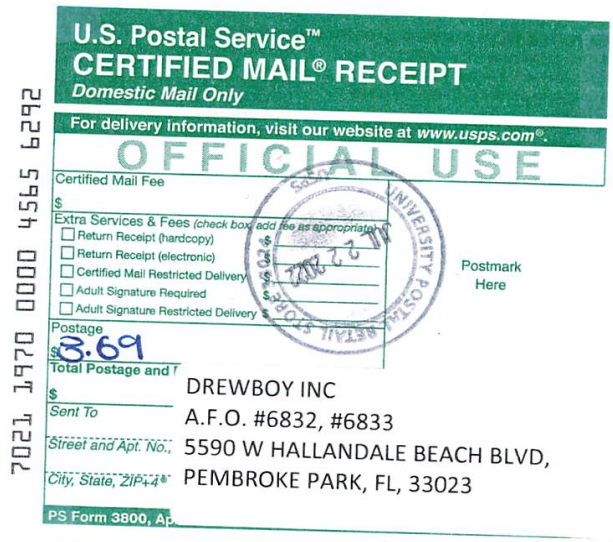
Postage
$ 8.69

Total Postage and F
$

Sent To DREWBOY INC
Street and Apt. No., LOWELL REED
City, State, ZIP+4® A.F.O. #6832, #6833
3056 S STATE ROAD 7 #55,
MIRAMAR, FL, 33023

PS Form 3800, Ap

Postmark Here



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- Adult Signature Restricted Delivery $

Postage
$ 8.69

Total Postage and F
$

Sent To DREWBOY INC
Street and Apt. No., A.F.O. #6832, #6833
City, State, ZIP+4® 5590 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

PS Form 3800, Ap

Postmark Here



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- Return Receipt (electronic) $
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- Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage a
$

Sent To DREWBOY INC
Street and Apt. HAF #6832
City, State, ZIP+ W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

PS Form 3800,

Postmark Here



7020 0640 0000 5918 5746

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- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 9.02

Total Postage and F
$

Sent To DREWBOY INC
Street and Apt. No., REED, LOWELL
City, State, ZIP+4® HAF #6832
3056 S STATE ROAD 7 #55,
PEMBROKE PARK, FL 33023

PS Form 3800, Ap

Postmark Here

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,
vs.
DREWBOY INC
Respondent(s)

Case No.: 6832

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL, 33023

PROPERTY OWNER: DREWBOY INC

FOLIO NO.: 5142 30 14 0033

LEGAL DESCRIPTION: 30-51-42 PT OF NW1/4 DESC AS,COMM AT NW COR OF SW1/4 OF NW1/4,E 25,SLY 186.31,ELY 150 TO POB,CONT ELY 122.10,NLY 150,WLY 122.12, SLY 150 TO POB AKA: LOT 28 S 150 OF N 186.31 OF E 122.10 M/L

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(c)(e)(h)(i)(j)(k)(m); 5-105; 5-17; 27-33 and 28-262. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103 (a)(c)(e)(h)(i)(j)(k)(m); 5-105; 5-17; 27-33 and 28-262 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of July 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of July 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of July, 2022.

Nazly Cardona CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
DREWBOY INC	3056 S STATE ROAD 7 #55 PEMBROKE PARK, FL 33023	W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Rec. 30 days $250 $100 Admin

Legal Description

Case Status Open **Case #** 6832 **Date Next Inspection** 7/20/2022

Notes

1. Storing abandon vehicles on property. Remove all vehicles with an expired, temporary tag.
2. Parking lot has multiple cracks and shrubbery. Parking lot requires a lot of maintenance, shrubbery removal, paving and striping (obtain permit and inspections from building dept.).
3. Wooden fence is at its lifetime limit. Wooden fence has to be replaced with new wood. Obtain permit and inspections.
4. Trees require trimming. Trim branches overhanging roof and prune trees accordingly.
5. RV parked in a commercial area is prohibited. Remove RV from property.
6. Concrete wall fence has rust stains. Remove rust stains from concrete wall and paint.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/21/2022		Notice of Violation	Certified Mail
3/21/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/22/2022	4/20/2022	Final Order	Certified Mail
7/1/2022	7/20/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property 7/6/22 Certified Mail 7/1/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 7/20/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 7/20/2022
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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: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2022
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: 7/20/2022
ZONING	Sec. 28-262. - Locating mobile homes outside parks.	It shall be unlawful for any person to park, locate or place or cause to be parked, located or placed, a mobile home or recreational vehicle within the town except in a duly licensed and designated mobile home park. (Ord. No. 00-4-4, § 7, 4-26-00)	Not in Compliance - Reinspection Date: 7/20/2022

Fines

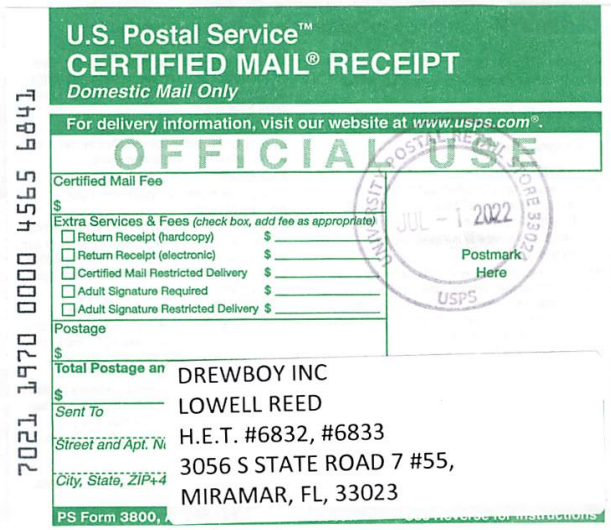
Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$6,600.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$6,700.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**

Case Overview

	Fees Outstanding	**$6,700.00**



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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage an
$

Sent To
DREWBOY INC

Street and Apt. N
LOWELL REED

City, State, ZIP+4
H.E.T. #6832, #6833
3056 S STATE ROAD 7 #55,
MIRAMAR, FL, 33023

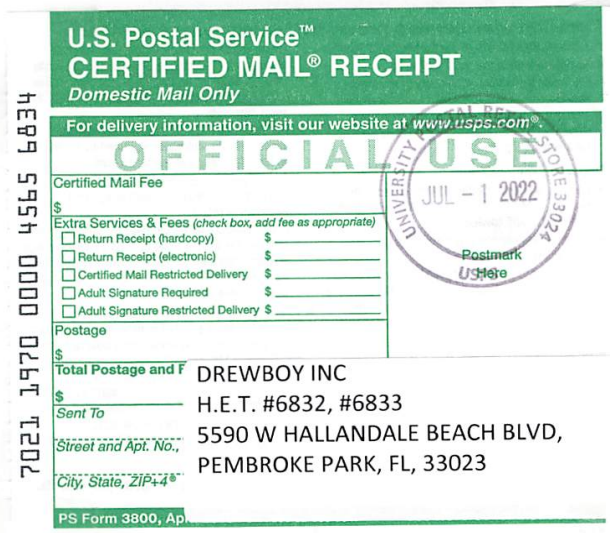
PS Form 3800, A

JUL - 1 2022

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and F
$

Sent To
DREWBOY INC

Street and Apt. No.,
H.E.T. #6832, #6833
5590 W HALLANDALE BEACH BLVD,

City, State, ZIP+4®
PEMBROKE PARK, FL, 33023

PS Form 3800, Ap

JUL - 1 2022

Postmark Here

USPS

7021 1970 0000 4565 6834

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DREWBOY INC CASE NO. 6832

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: DREWBOY INC AT 11:08 A.M. ON THE 6 DAY OF JULY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

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

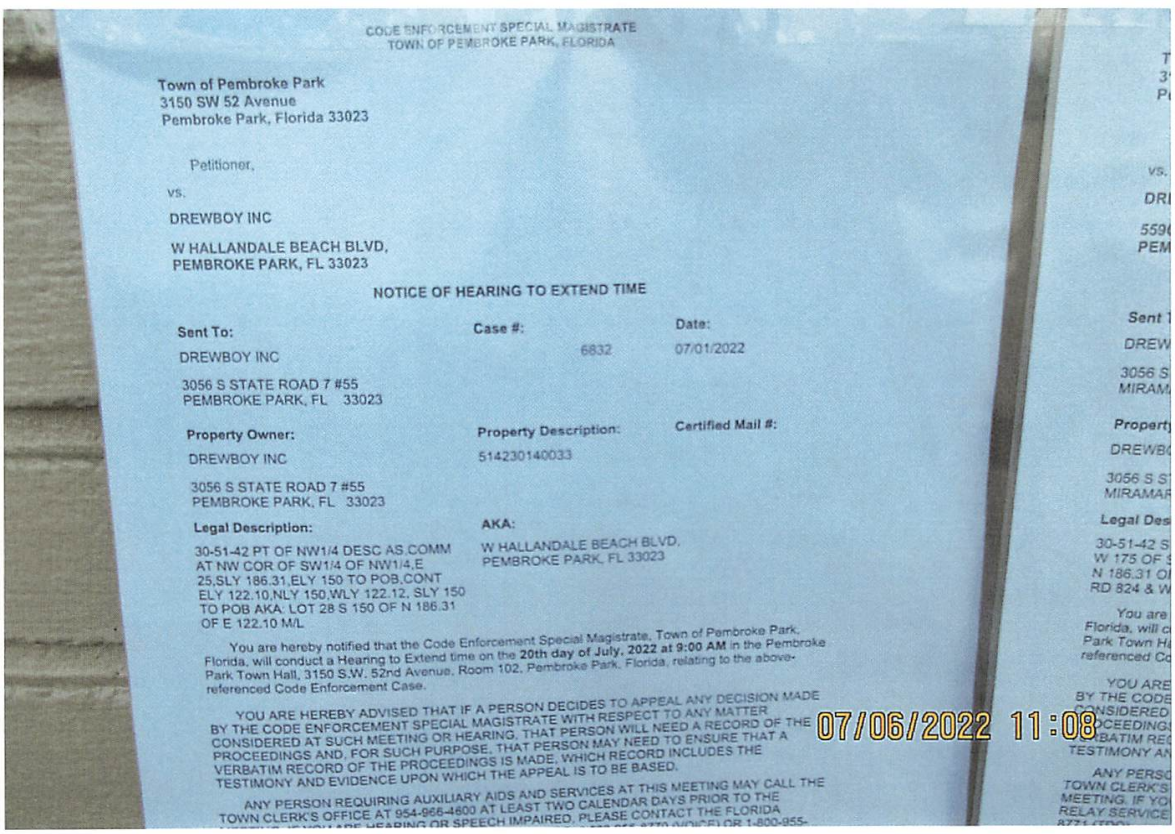
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 11 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


5590
THE POLO CLUB INC.
07/06/2022 11:08


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
DREWBOY INC
W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
NOTICE OF HEARING TO EXTEND TIME
Sent To:
DREWBOY INC
3056 S STATE ROAD 7 #55
PEMBROKE PARK, FL 33023
Case #:
6832
Date:
07/01/2022
Property Owner:
DREWBOY INC
3056 S STATE ROAD 7 #55
PEMBROKE PARK, FL 33023
Property Description:
514230140033
Certified Mail #:
Legal Description:
30-51-42 PT OF NW1/4 DESC AS COMM AT NW COR OF SW1/4 OF NW1/4,E 25,SLY 186.31,ELY 150 TO POB,CONT ELY 122.10,NLY 150,WLY 122.12, SLY 150 TO POB AKA: LOT 28 S 150 OF N 186.31 OF E 122.10 M/L
AKA:
W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 20th day of July, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE
07/06/2022 11:08

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

DREWBOY INC

W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
DREWBOY INC	6832	07/01/2022
3056 S STATE ROAD 7 #55 PEMBROKE PARK, FL 33023		

Property Owner:	**Property Description:**	**Certified Mail #:**
DREWBOY INC	514230140033	
3056 S STATE ROAD 7 #55 PEMBROKE PARK, FL 33023		

Legal Description:	**AKA:**
30-51-42 PT OF NW1/4 DESC AS,COMM AT NW COR OF SW1/4 OF NW1/4,E 25,SLY 186.31,ELY 150 TO POB,CONT ELY 122.10,NLY 150,WLY 122.12, SLY 150 TO POB AKA: LOT 28 S 150 OF N 186.31 OF E 122.10 M/L	W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of July, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Dear Magistrate,
I am the owner of the property at 5590 W Hallandale Beach Blvd. There are 2 cases open on this property which I am addressing: #6832 and #6833. I have completed all of the required repairs during the month of April and May with the exception of the Sealcoat and stripe. The permit has been approved for several weeks however the ongoing rain has postponed the job multiple times. We need 2-3 consecutive dry days without any rainfall to complete the project. I am waiting for a break in the weather for the contractor to come and complete the work. I respectfully ask for an extension to finish the job to eliminate any Per diems that may be accruing. I am anxious to get this final project completed so that these cases can be cleared.

Best Regards

Andrew Reed

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6832
Petitioner,)
)
vs.)
)
DREWBOY INC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: DREWBOY INC, 3056 S STATE ROAD 7 #55, PEMBROKE PARK, FL, 33023

FOLIO NO.: 5142 30 14 0033

LEGAL DESCRIPTION: 30-51-42 PT OF NW1/4 DESC AS,COMM AT NW COR OF SW1/4 OF NW1/4,E 25,SLY 186.31,ELY 150 TO POB,CONT ELY 122.10,NLY 150,WLY 122.12, SLY 150 TO POB AKA: LOT 28 S 150 OF N 186.31 OF E 122.10 M/L

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(c)(e)(h)(i)(j)(k)(m); 5-105; 5-17; 27-33 and 28-262. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c)(e)(h)(i)(j)(k)(m); 5-105; 5-17; 27-33 and 28-262 **WITHIN** 45 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of April 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $150.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of April 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of April, 2022.

Nazly Cardona CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
DREWBOY INC	3056 S STATE ROAD 7 #55 PEMBROKE PARK, FL 33023	W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6832 **Date Next Inspection** 4/20/2022

Notes

1. Storing abandon vehicles on property. Remove all vehicles with an expired, temporary tag. Removed
2. Parking lot has multiple cracks and shrubbery. Parking lot requires a lot of maintenance, shrubbery removal, paving and striping (obtain permit and inspections from building dept.).
3. Wooden fence is at its lifetime limit. Wooden fence has to be replaced with new wood. Obtain permit and inspections.
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5. RV parked in a commercial area is prohibited. Remove RV from property. Removed
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Documents Issued

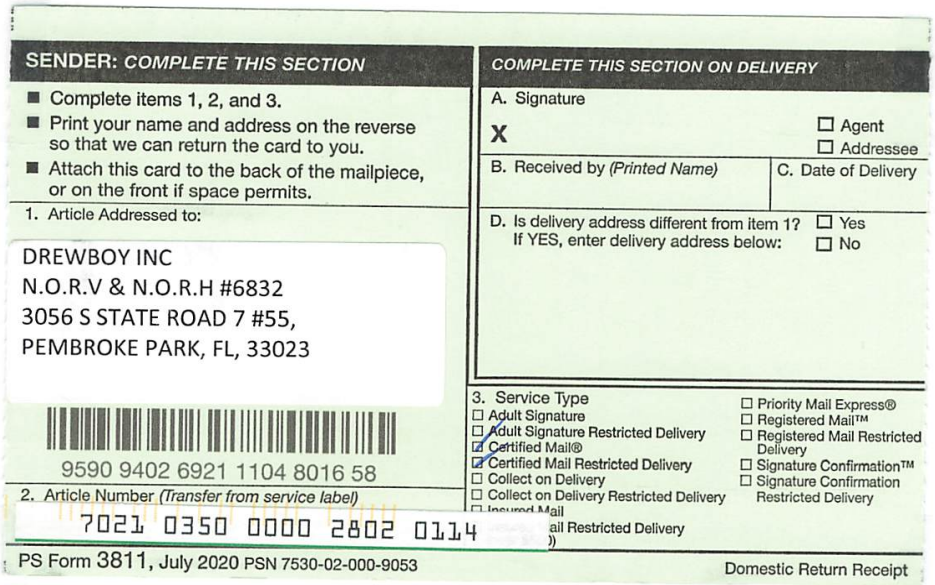
Date Issue	Hearing Date	Document Type	Delivery
3/21/2022		Notice of Violation	Certified Mail 3/23/22
3/21/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 4/5/22 Certified Mail 3/23/22

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Case Overview

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BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/20/2022
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: 4/20/2022
ZONING	Sec. 28-262. - Locating mobile homes outside parks.	It shall be unlawful for any person to park, locate or place or cause to be parked, located or placed, a mobile home or recreational vehicle within the town except in a duly licensed and designated mobile home park. (Ord. No. 00-4-4, § 7, 4-26-00)	Not in Compliance - Reinspection Date: 4/20/2022



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DREWBOY INC
N.O.R.V & N.O.R.H #6832
3056 S STATE ROAD 7 #55,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 8016 58

2. Article Number *(Transfer from service label)*

7021 0350 0000 2802 0114

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

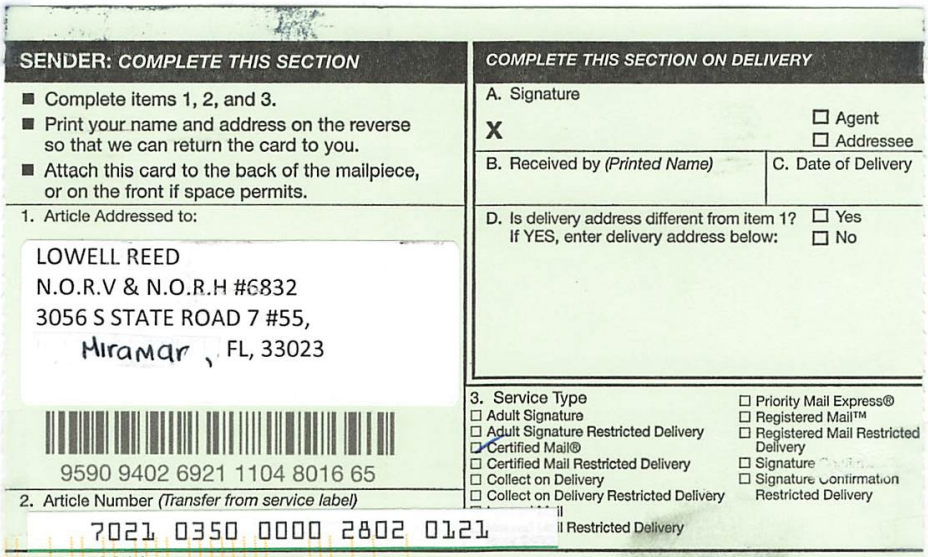
B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☑ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LOWELL REED
N.O.R.V & N.O.R.H #6832
3056 S STATE ROAD 7 #55,
Miramar , FL, 33023

9590 9402 6921 1104 8016 65

2. Article Number *(Transfer from service label)*

7021 0350 0000 2802 0121

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

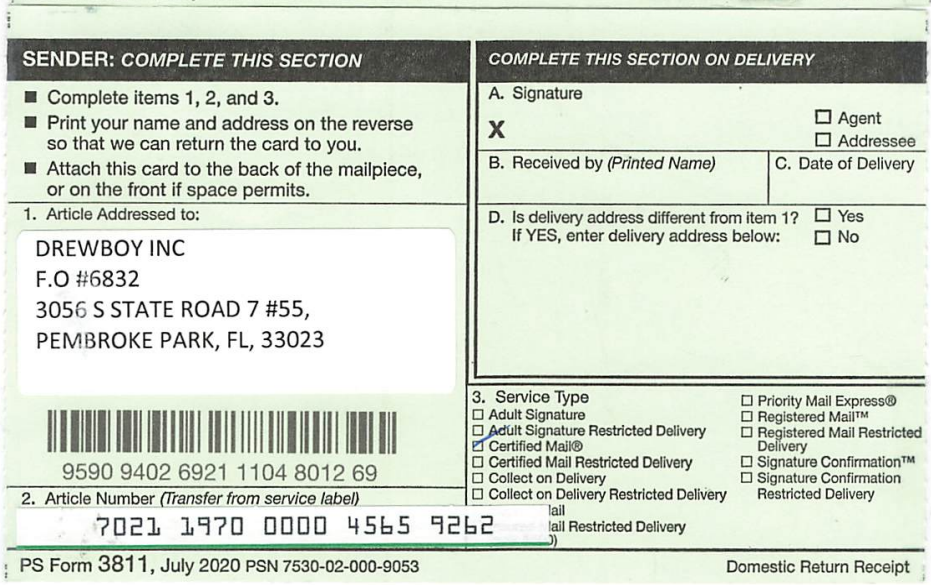
B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DREWBOY INC
F.O #6832
3056 S STATE ROAD 7 #55,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 8012 69

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 9262

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

7021 0350 0000 2802 0114

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage an
$ 7.53

Sent To
DREWBOY INC

Street and Apt. N
N.O.R.V & N.O.R.H #6832
3056 S STATE ROAD 7 #55,

City, State, ZIP+4
PEMBROKE PARK, FL, 33023

PS Form 3800, A

Postmark Here

MAR 23 2022
WEST HOLLYWOOD HILLS

7021 0350 0000 2802 0121

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 7.33

Sent To
LOWELL REED

Street and Apt. No.
N.O.R.V & N.O.R.H #6832
3056 S STATE ROAD 7 #55,

City, State, ZIP+4
Miramar , FL, 33023

PS Form 3800, A

Postmark Here

MAR 23 2022
WEST HOLLYWOOD HILLS
FL 33023

7021 1970 0000 4565 9279

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and Fees
$

Sent To
LOWELL REED

Street and Apt. No., o
F.O #6832
3056 S STATE ROAD 7 #55,

City, State, ZIP+4
PEMBROKE PARK, FL, 33023

PS Form 3800, Apr

Postmark Here

APR 2 2022

7021 1970 0000 4565 9262

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and Fees
$

Sent To
DREWBOY INC

Street and Apt. No.,
F.O #6832
3056 S STATE ROAD 7 #55,

City, State, ZIP+4
PEMBROKE PARK, FL, 33023

PS Form 3800, Ap

Postmark Here

APR 2022

SENDER: *COMPLETE THIS SECTION*

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LOWELL REED
F.O #6832
3056 S STATE ROAD 7 #55,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 8012 76

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 9279

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
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- ☐ Collect on Delivery
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- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DREWBOY INC CASE NO. 6833 & 6832

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5590 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 5590 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: DREWBOY INC AT 10:01 A.M. ON THE 5 DAY OF APRIL 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

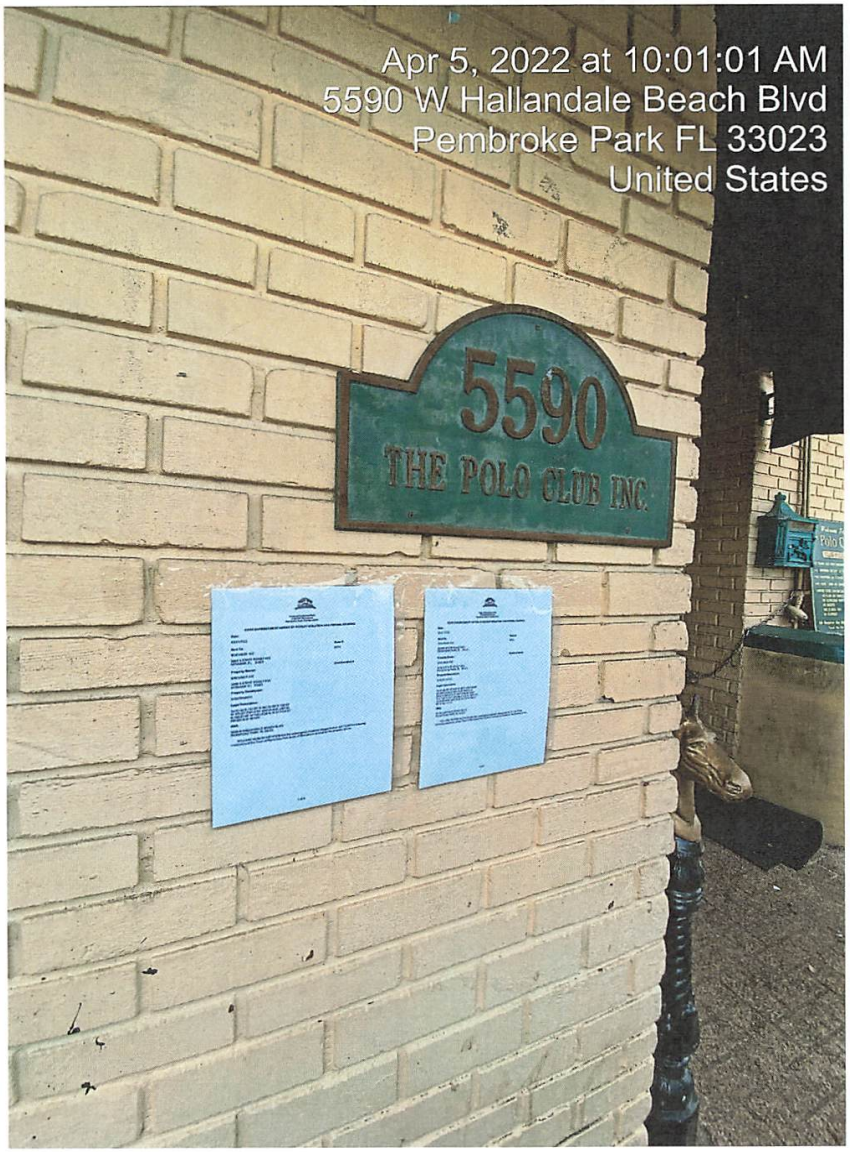
AFFIANT

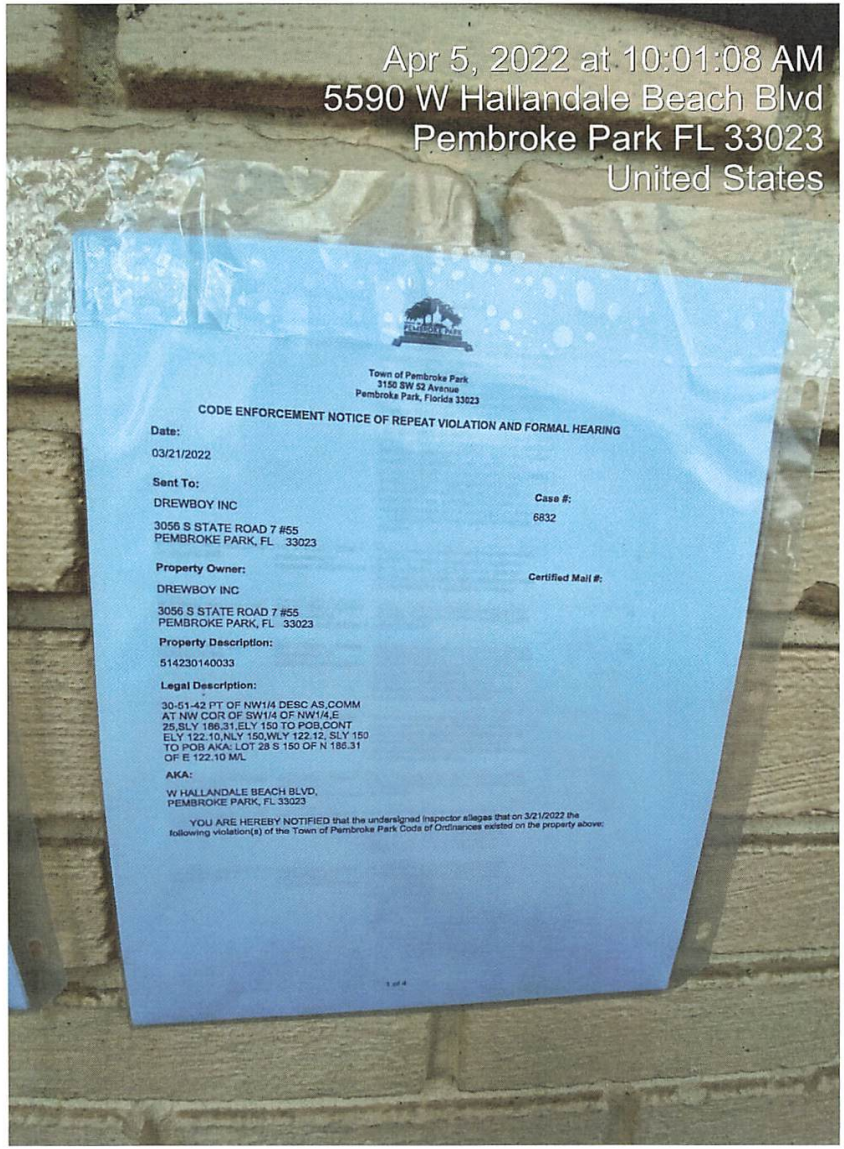
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 15th day of April, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


Apr 5, 2022 at 10:01:01 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States
5590
THE POLO CLUB INC.


Apr 5, 2022 at 10:01:08 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
03/21/2022
Sent To:
DREWBOY INC
3056 S STATE ROAD 7 #55
PEMBROKE PARK, FL 33023
Case #:
6832
Property Owner:
DREWBOY INC
3056 S STATE ROAD 7 #55
PEMBROKE PARK, FL 33023
Certified Mail #:
Property Description:
514230140033
Legal Description:
30-51-42 PT OF NW1/4 DESC AS,COMM AT NW COR OF SW1/4 OF NW1/4,E 25,SLY 186.31,ELY 150 TO POB,CONT ELY 122.10,NLY 150,WLY 122.12, SLY 150 TO POB AKA: LOT 28 S 150 OF N 186.31 OF E 122.10 M/L
AKA:
W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/21/2022 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 ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

03/21/2022

Sent To:

DREWBOY INC

3056 S STATE ROAD 7 #55
PEMBROKE PARK, FL 33023

Case #:

6832

Property Owner:

DREWBOY INC

3056 S STATE ROAD 7 #55
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230140033

Legal Description:

30-51-42 PT OF NW1/4 DESC AS,COMM AT NW COR OF SW1/4 OF NW1/4,E 25,SLY 186.31,ELY 150 TO POB,CONT ELY 122.10,NLY 150,WLY 122.12, SLY 150 TO POB AKA: LOT 28 S 150 OF N 186.31 OF E 122.10 M/L

AKA:

W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/21/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	15
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.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	15

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15
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
ZONING	Sec. 28-262. - Locating mobile homes outside parks.	It shall be unlawful for any person to park, locate or place or cause to be parked, located or placed, a mobile home or recreational vehicle within the town except in a duly licensed and designated mobile home park. (Ord. No. 00-4-4, § 7, 4-26-00)	15

1. Storing abandon vehicles on property. Remove all vehicles with an expired, temporary tag.
2. Parking lot has multiple cracks and shrubbery. Parking lot requires a lot of maintenance, shrubbery removal, paving and striping (obtain permit and inspections from building dept.).
3. Wooden fence is at its lifetime limit. Wooden fence has to be replaced with new wood. Obtain permit and inspections.
4. Trees require trimming. Trim branches overhanging roof and prune trees accordingly.
5. RV parked in a commercial area is prohibited. Remove RV from property.
6. Concrete wall fence has rust stains. Remove rust stains from concrete wall and paint.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of April, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

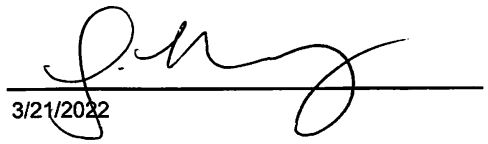
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

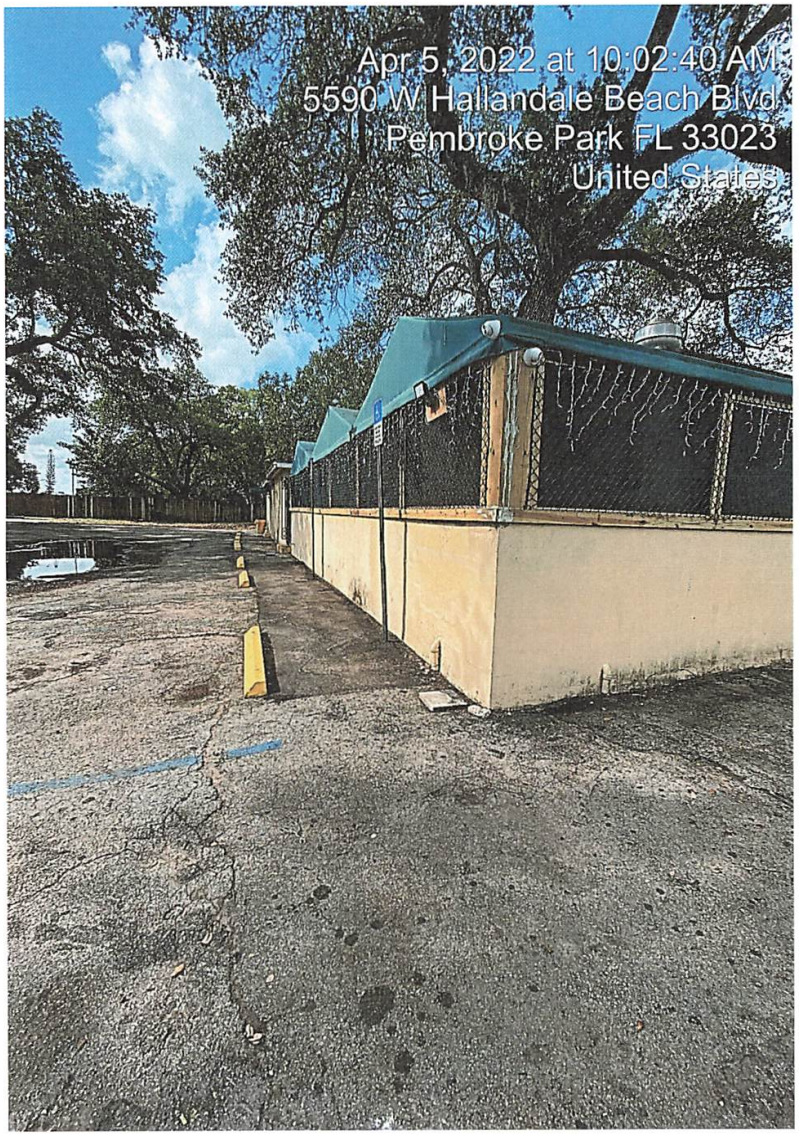
Chief Code Enforcement Officer



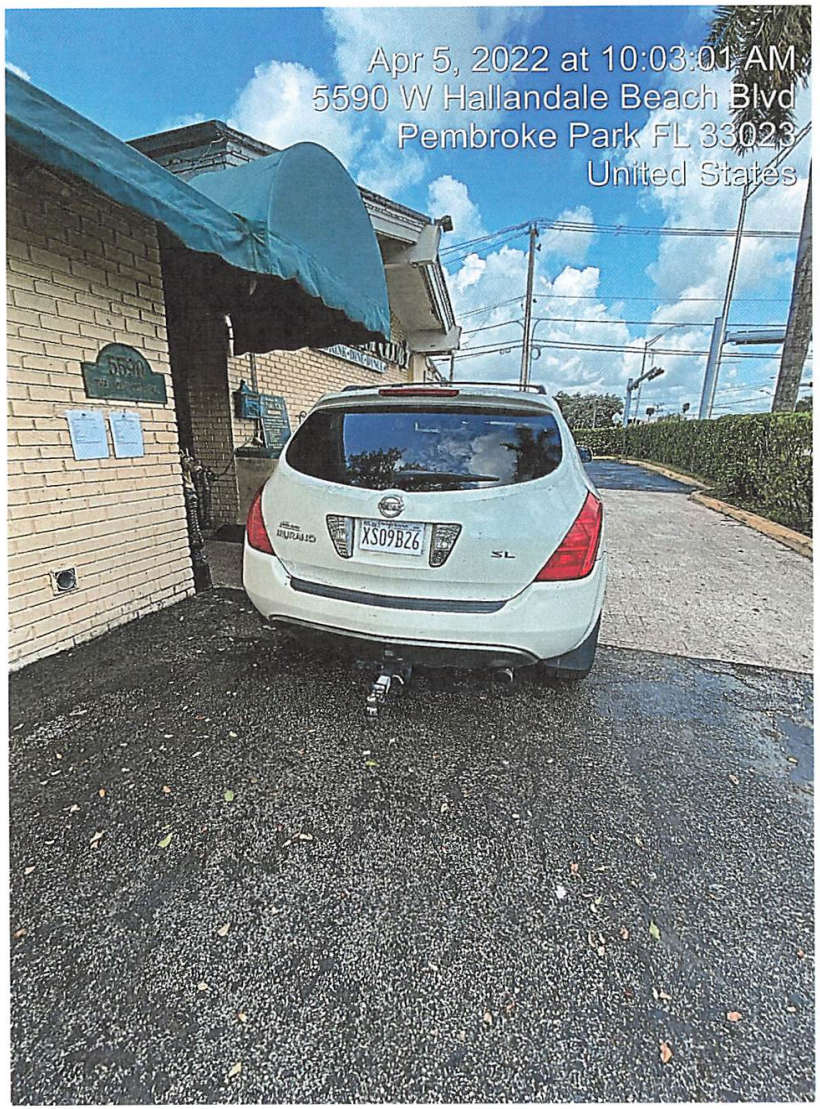
3/21/2022


Apr 5, 2022 at 10:02:29 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:02:31 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:02:40 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:02:43 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:03:01 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:03:19 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
DREWBOY INC 3056 S STATE ROAD 7 #55 PEMBROKE PARK, FL 33023	6832	03/21/2022

Property Owner:	Property Description:	Certified Mail #:
DREWBOY INC 3056 S STATE ROAD 7 #55 PEMBROKE PARK, FL 33023	514230140033	

Legal Description:	AKA:
30-51-42 PT OF NW1/4 DESC AS,COMM AT NW COR OF SW1/4 OF NW1/4,E 25,SLY 186.31,ELY 150 TO POB,CONT ELY 122.10,NLY 150,WLY 122.12, SLY 150 TO POB AKA: LOT 28 S 150 OF N 186.31 OF E 122.10 M/L	W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/21/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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.	15

BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	15
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.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15
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

ZONING	Sec. 28-262. - Locating mobile homes outside parks.	It shall be unlawful for any person to park, locate or place or cause to be parked, located or placed, a mobile home or recreational vehicle within the town except in a duly licensed and designated mobile home park. (Ord. No. 00-4-4, § 7, 4-26-00)	15

Notes/Means of Correction:

1. Storing abandon vehicles on property. Remove all vehicles with an expired, temporary tag.
2. Parking lot has multiple cracks and shrubbery. Parking lot requires a lot of maintenance, shrubbery removal, paving and striping (obtain permit and inspections from building dept.).
3. Wooden fence is at its lifetime limit. Wooden fence has to be replaced with new wood. Obtain permit and inspections.
4. Trees require trimming. Trim branches overhanging roof and prune trees accordingly.
5. RV parked in a commercial area is prohibited. Remove RV from property.
6. Concrete wall fence has rust stains. Remove rust stains from concrete wall and paint.

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.

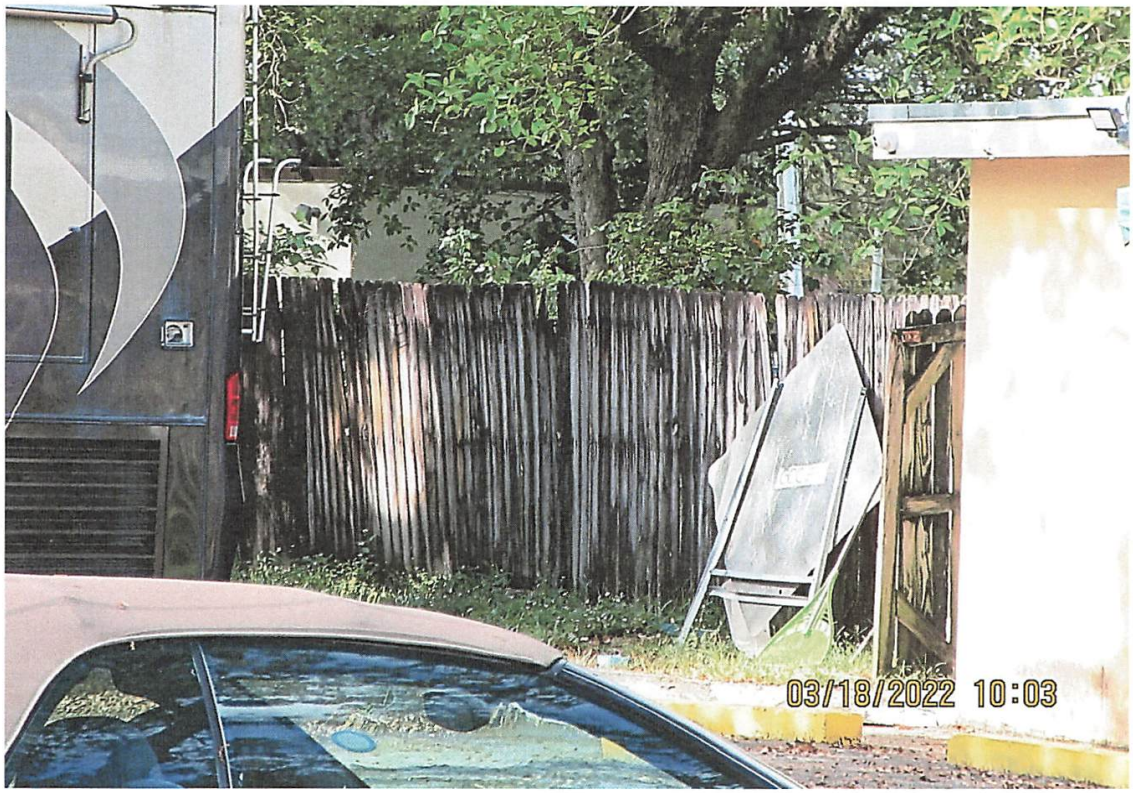
Joseline Ramirez
Chief Code Enforcement Officer


03/18/2022 10:02


03/18/2022 10:03

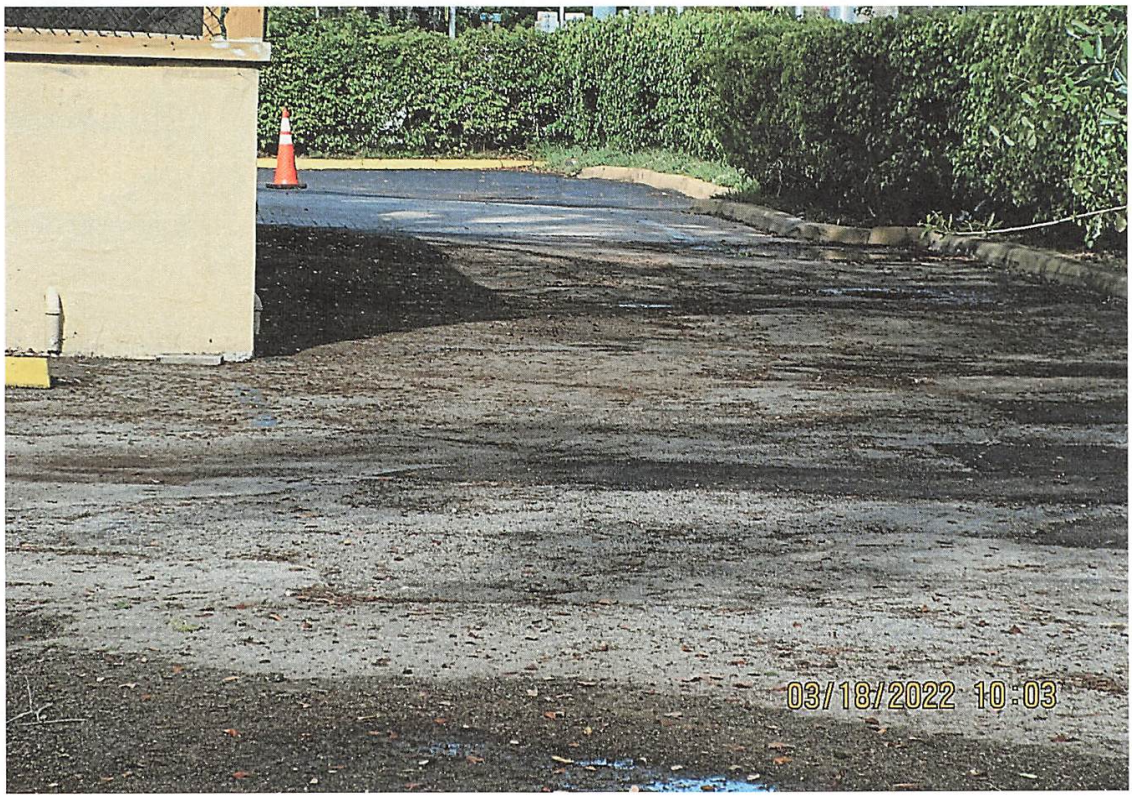

03/18/2022 10:03


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03/18/2022 10:03


DREAM CARS FOR LESS LLC
021622
This tag is verifiable in FCIC/NCIC.
DCJ0662
COLOR
FLORIDA
DIVISION OF MOTORIST SERVICES
Control #
03/18/2022 10:03


03/18/2022 10:04


SL
03/18/2022 10:04


FLORIDAETR.COM
12 08 21
CAA9763
FLORIDA
DIVISION OF MOTORIST SERVICES
STOCK
YEAR
MAKE
MODEL
COLOR
VIN
03/18/2022 10:04


03/18/2022 10:05

Case Overview

Property/Incident Information

Owner	Address	Site Address
TRINITY BROADCASTING OF FL INC	4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	3300 PEMBROKE RD, PEMBROKE PARK, FL 33021

Legal Description

Case Status Closed **Case #** 6941

Notes 1. Demolition of structures without of a Building permit for Lot T-28, T47, 148, 228, 240, 319, 322, 423, 427, 429, 440, 447, 450. Obtain demolition permit for all structure that were removed.
2. Prohibited flag banner signs. Remove all banner signs.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext. 182 to obtain permits.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/12/2022		Notice of Violation	Certified Mail
4/12/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/18/2022	5/18/2022	Final Order	Certified Mail Hand
6/22/2022		Affidavit of Compliance	Regular Mail
10/24/2022	11/16/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	6/22/2022
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)	6/22/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	6/22/2022

Case Overview

SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	6/22/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	6/22/2022	$2,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$2,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$2,100.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TRINITY BROADCASTING OF FL INC CASE NO. 6941

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3300 PEMBROKE RD, PEMBROKE PARK, FL 33021

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3300 PEMBROKE RD, PEMBROKE PARK, FL 33021

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TRINITY BROADCASTING OF FL INC AT 10:41 A.M. ON THE 4 DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

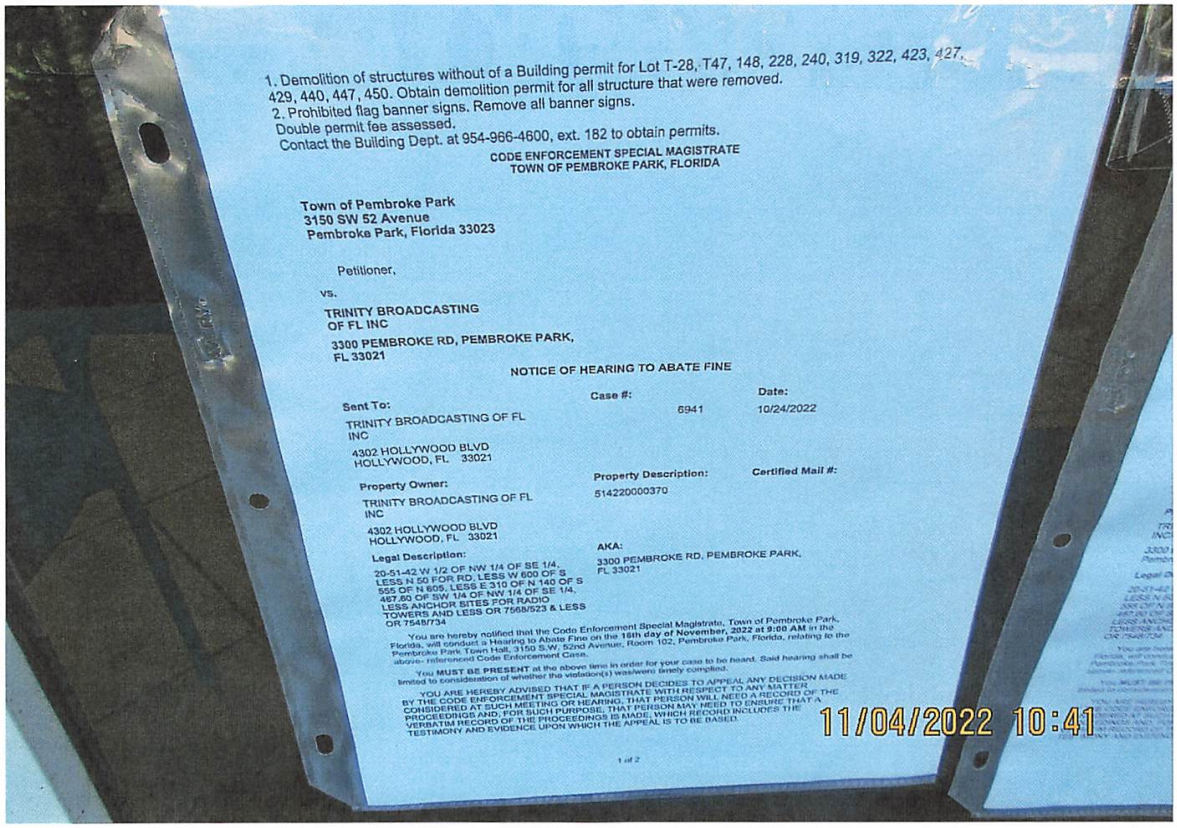
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.


MAIL
3300
3300
Lakeside Park Estates
3300 Pembroke Road
(954) 962-7400
OPEN
Office Hours
Monday - Friday
9:00am - 5:00pm
Saturday - Sunday
Closed
Night Manager
954-994-9859
Shirt & Shoes Required
11/04/2022 10:42


1. Demolition of structures without of a Building permit for Lot T-28, T47, 148, 228, 240, 319, 322, 423, 427, 429, 440, 447, 450. Obtain demolition permit for all structure that were removed.
2. Prohibited flag banner signs. Remove all banner signs.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext. 182 to obtain permits.
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
TRINITY BROADCASTING OF FL INC
3300 PEMBROKE RD, PEMBROKE PARK, FL 33021
NOTICE OF HEARING TO ABATE FINE
Sent To:
TRINITY BROADCASTING OF FL INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
Case #:
6941
Date:
10/24/2022
Property Owner:
TRINITY BROADCASTING OF FL INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
Property Description:
514220000370
Certified Mail #:
Legal Description:
20-51-42 W 1/2 OF NW 1/4 OF SE 1/4. LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 487.50 OF SW 1/4 OF NW 1/4 OF SE 1/4. LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734
AKA:
3300 PEMBROKE RD, PEMBROKE PARK, FL 33021
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 16th day of November, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
1 of 2
11/04/2022 10:41

1. Demolition of structures without of a Building permit for Lot T-28, T47, 148, 228, 240, 319, 322, 423, 427, 429, 440, 447, 450. Obtain demolition permit for all structure that were removed.
2. Prohibited flag banner signs. Remove all banner signs.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext. 182 to obtain permits.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

TRINITY BROADCASTING OF FL INC

3300 PEMBROKE RD, PEMBROKE PARK, FL 33021

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	6941	10/24/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	514220000370	

Legal Description:	**AKA:**
20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734	3300 PEMBROKE RD, PEMBROKE PARK, FL 33021

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **16th day of November, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 10/11/2022 Phone #: 786-650-4368

Case # 6941 E-mail: Kevin@tcpropertysolutions.net

Address of Violation: 3300 Pembroke Road

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Kevin Mirabal (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6941 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the November 16, 2022 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 6/22/2022 imposing the fine of $2,100 for violation(s)of the Town's Code of Ordinances: Demolition of structures without building permit for lot T-28, T-47, 148, 228, 240, 319, 322, 423, 427, 429, 440, 447, 450.

Brief summary for request: More time was requested at the special magistrate given the amount of lots in violation but was denied the extra time. We would like to request this fine be reduced by 80%. Thank you.

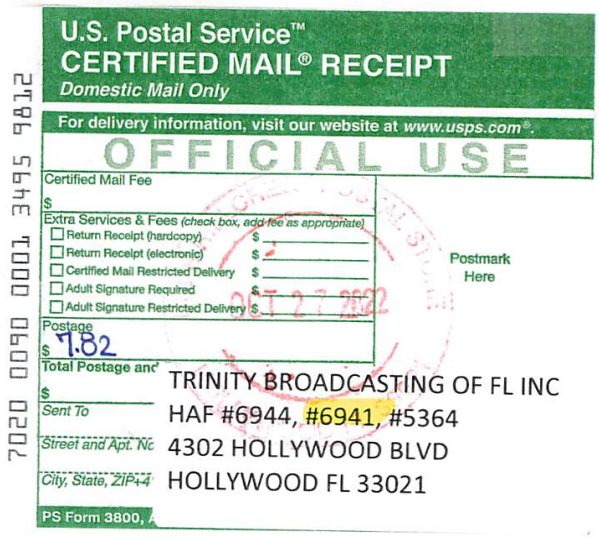
Kevin Mirabal
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Kevin Mirabal and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on October 11th 2022

Notary Public State of Florida: Renee Archambault My Commission expires: 5/30/2026

RENEE ARCHAMBAULT
Notary Public
State of Florida
Comm# HH269009
Expires 5/30/2026



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Domestic Mail Only

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Extra Services & Fees (check box, add fee as appropriate)
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To TRINITY BROADCASTING OF FL INC

Street and Apt. No HAF #6944, #6941, #5364

City, State, ZIP+4 4302 HOLLYWOOD BLVD

HOLLYWOOD FL 33021

PS Form 3800,

Postmark Here

7020 0090 0001 3495 9812



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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and F
$

Sent To EVERETT, MICHAEL

Street and Apt. No., HAF #6944, #6941, #5364

City, State, ZIP+4® 4655 VINELAND ROAD

ORLANDO, FL 32711

PS Form 3800, Ap

Postmark Here

7020 0090 0001 3495 9829



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and F
$

Sent To TRINITY BROADCASTING OF FL INC

Street and Apt. No., HAF #6941, #5364

City, State, ZIP+4® 3300 PEMBROKE ROAD,
PEMBROKE PARK FL 33021

PS Form 3800, Ap

Postmark Here

OCT 27 2022

7020 0090 0001 3495 9843

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,
vs.
TRINITY BROADCASTING OF FL INC
Respondent(s)

Case No.: 6941

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: 3300 PEMBROKE ROAD, PEMBROKE PARK, FL, 33021

PROPERTY OWNER: TRINITY BROADCASTING OF FL INC

FOLIO NO.: 5142 20 00 0370

LEGAL DESCRIPTION: 20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 5-2(a) and 21-19. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

This is a Repeat Violation (Violator) per Prior case #5364 which is administratively noticed and deemed a party of this record.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 5-2(a) and 21-19 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 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.**

There are 13 violations not corrected as of this date.

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ✓ No____

I the undersigned, 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 CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and
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Sent To
Everett, Michael
F.O #6941, #6944

Street and Apt. No.
4655 Vineland Road

City, State, ZIP+4®
Orlando, FL 32711

PS Form 3800, A

Postmark Here
HOLLYWOOD FL 33021
MAY 19 2022

7021 1970 0000 4565 5561



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- ☐ 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
Trinity Broadcasting of FL Inc.
F.O ##6941, #6944

Street and Apt. No.,
3300 Pembroke Rd

City, State, ZIP+4®
Pembroke Park, FL 33021

PS Form 3800, Ap

Postmark Here
MAY 19 2022

7021 1970 0000 4565 5578



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and
$

Sent To
Trinity Broadcasting of FL Inc.
F.O #6941, #6944

Street and Apt. No.
3200 Pembroke Rd

City, State, ZIP+4®
Pembroke Park, FL 33021

PS Form 3800, A

Postmark Here
HOLLYWOOD FL 33021
MAY 19 2022

7021 1970 0000 4565 5554



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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and Fees
$

Sent To
Trinity Broadcasting of FL Inc.
F.O #6941, #6944

Street and Apt. No.,
4302 Hollywood Blvd

City, State, ZIP+4®
Hollywood, FL 33021-6635

PS Form 3800, Apr

Postmark Here
HOLLYWOOD FL 33021
MAY 19 2022

7021 1970 0000 4565 5547



7021 1970 0000 4565 7664

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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 an
$

Sent To

Street and Apt. N

City, State, ZIP+4

Postmark Here

Trinity Broadcasting of FL Inc.
NOV & NOH #6941, #6944
3300 Pembroke Rd
Pembroke Park, FL 33021

PS Form 3800,



7021 1970 0000 4565 7671

U.S. Postal Service™
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Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage anr
$

Sent To

Street and Apt. Nc

City, State, ZIP+4

Postmark Here

Trinity Broadcasting of FL Inc.
NOV & NOH #6941, #6944
3200 Pembroke Rd
Pembroke Park, FL 33009

PS Form 3800,



7021 1970 0000 4565 7657

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
$

Total Postage ar
$

Sent To

Street and Apt. N

City, State, ZIP+

Postmark Here

Trinity Broadcasting of FL Inc.
NOV & NOH #6941, #6944
4302 Hollywood Blvd
Hollywood, FL 33021-6635

PS Form 3800,



7021 1970 0000 4565 7688

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$

Sent To

Street and Apt. No

City, State, ZIP+4

Postmark Here

Everett, Michael
NOV & NOH #6941, #6944
4655 Vineland Road
Orlando, FL 32711

PS Form 3800, April 2015 PSN 7530-02-000-9047



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3300 PEMBROKE ROAD, PEMBROKE PARK FL 33021	ID #	5142 20 00 0370
Property Owner	TRINITY BROADCASTING OF FL INC	Millage	0613
Mailing Address	4302 HOLLYWOOD BLVD HOLLYWOOD FL 33021-6635	Use	28-03

Abbr Legal Description	20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734

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*	$5,319,830	$294,860	$5,614,690	$3,819,450	
2021	$4,625,940	$294,860	$4,920,800	$3,472,230	$84,029.73
2020	$4,163,350	$295,920	$4,459,270	$3,156,580	$76,598.92

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,614,690	$5,614,690	$5,614,690	$5,614,690
Portability	0	0	0	0
Assessed/SOH	$3,819,450	$5,614,690	$3,819,450	$3,819,450
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	$3,819,450	$5,614,690	$3,819,450	$3,819,450

Sales History

Date	Type	Price	Book/Page or CIN
3/25/2008	SWD-T	$100	45376 / 21
11/1/1992	QCD		20145 / 288

Land Calculations

Price	Factor	Type
$11.50	462,594	SF
Adj. Bldg. S.F. (Card, Sketch)		2691
Eff./Act. Year Built: 1980/1979		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Not For Profit Corporation
TRINITY BROADCASTING OF FLORIDA, INC.

Filing Information

Document Number	750421
FEI/EIN Number	59-1991004
Date Filed	12/31/1979
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/21/2011

Principal Address

4525 VINELAND RD
STE 200
ORLANDO, FL 32811

Changed: 03/29/2019

Mailing Address

13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Changed: 03/23/2020

Registered Agent Name & Address

EVERETT, MICHAEL
4655 VINELAND ROAD
ORLANDO, FL 32711

Name Changed: 01/06/2015

Address Changed: 08/25/2014

Officer/Director Detail

Name & Address

Title Director, President

CROUCH, MATTHEW W

13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Director, VP

CROUCH, LAURIE
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Director, VP

MAY, COLBY M
205 THIRD ST., S.E. ,
WASHINGTON, DE 20003

Title Treasurer, CFO

Mittan, James A
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Secretary

Tuccillo, Margaret C
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Fopma, Bob
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Everett, Mike
4655 VINELAND ROAD
ORLANDO, FL 32711

Title Asst. Secretary

Casoria, John B
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Crouch, Caylan
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Crouch, Cody
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

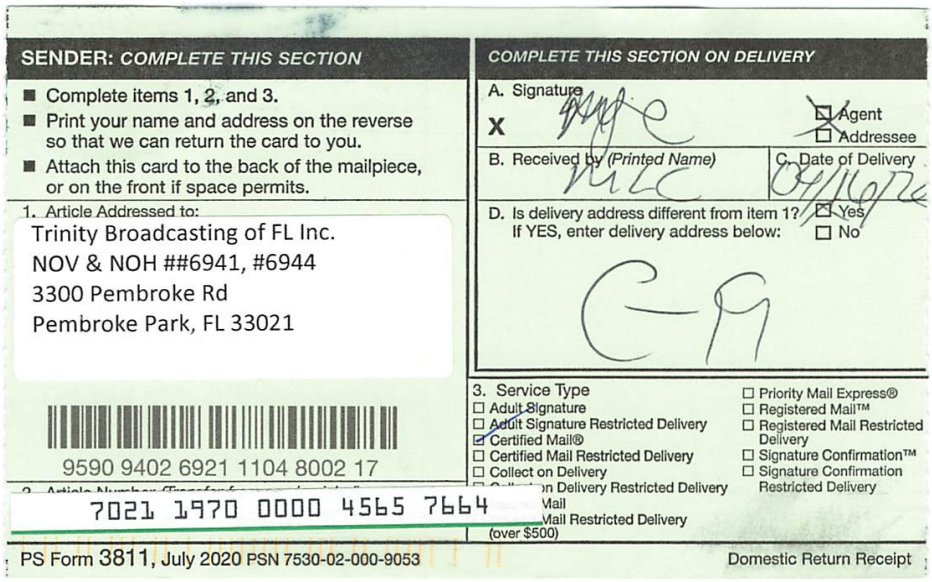
Annual Reports

Report Year	Filed Date
2019	03/29/2019
2020	03/23/2020
2021	04/08/2021

Document Images

04/08/2021 -- ANNUAL REPORT	View image in PDF format
03/23/2020 -- ANNUAL REPORT	View image in PDF format
03/29/2019 -- ANNUAL REPORT	View image in PDF format
03/06/2018 -- ANNUAL REPORT	View image in PDF format
01/13/2017 -- ANNUAL REPORT	View image in PDF format
01/20/2016 -- ANNUAL REPORT	View image in PDF format
01/06/2015 -- ANNUAL REPORT	View image in PDF format
08/25/2014 -- Reg. Agent Change	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
01/10/2013 -- ANNUAL REPORT	View image in PDF format
04/12/2012 -- ANNUAL REPORT	View image in PDF format
05/20/2011 -- Reg. Agent Change	View image in PDF format
01/21/2011 -- REINSTATEMENT	View image in PDF format
04/28/2009 -- ANNUAL REPORT	View image in PDF format
04/21/2008 -- ANNUAL REPORT	View image in PDF format
04/26/2007 -- ANNUAL REPORT	View image in PDF format
04/24/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
04/23/2004 -- ANNUAL REPORT	View image in PDF format
04/24/2003 -- ANNUAL REPORT	View image in PDF format
05/20/2002 -- ANNUAL REPORT	View image in PDF format
05/05/2001 -- ANNUAL REPORT	View image in PDF format
04/21/2000 -- ANNUAL REPORT	View image in PDF format
05/03/1999 -- ANNUAL REPORT	View image in PDF format
05/01/1998 -- ANNUAL REPORT	View image in PDF format
05/15/1997 -- ANNUAL REPORT	View image in PDF format
04/24/1996 -- ANNUAL REPORT	View image in PDF format

06/14/1995 – ANNUAL REPORT	View image in PDF format



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:

Trinity Broadcasting of FL Inc.
NOV & NOH ##6941, #6944
3300 Pembroke Rd
Pembroke Park, FL 33021

9590 9402 6921 1104 8002 17

7021 1970 0000 4565 7664

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
(over $500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TRINITY BROADCASTING OF FL INC CASE NO. 6941

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3300 PEMBROKE ROAD, PEMBROKE PARK FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3300 PEMBROKE ROAD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TRINITY BROADCASTING OF FL INC AT 4:30 P.M. ON THE 14 DAY OF APRIL 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

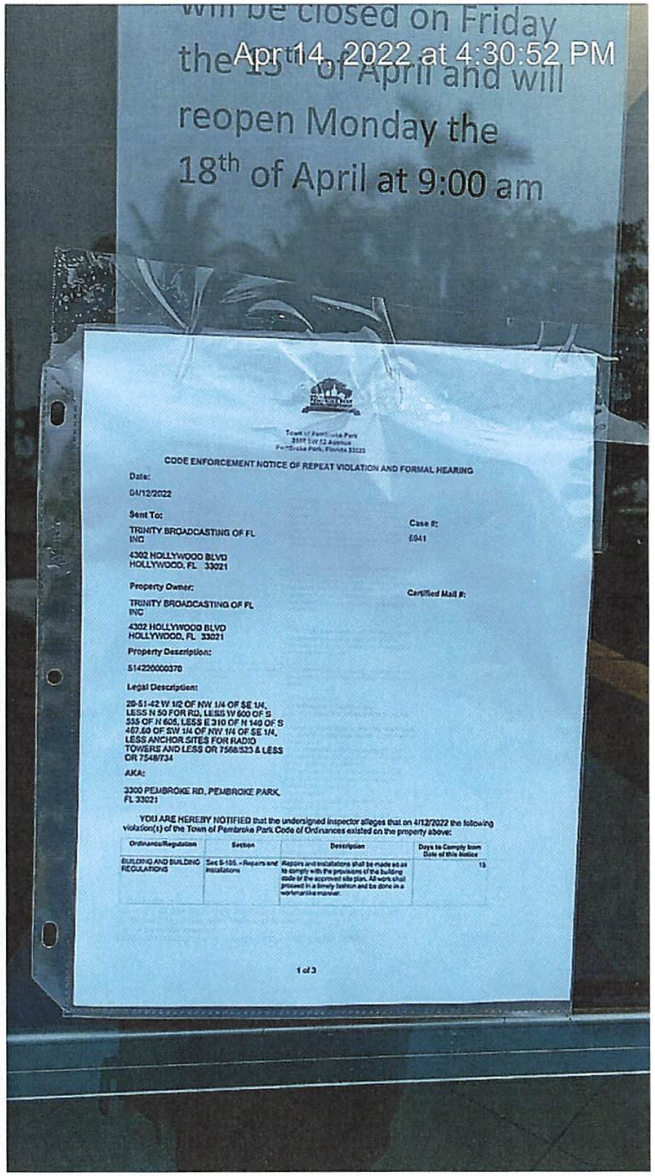
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 10 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____


Apr 14, 2022 at 4:30:58 PM
MAIL
3300
No Soliciting


Apr 14, 2022 at 4:30:52 PM
reopen Monday the
18th of April at 9:00 am
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
04/12/2022
Sent To:
TRINITY BROADCASTING OF FL INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
Case #:
6941
Property Owner:
TRINITY BROADCASTING OF FL INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
Certified Mail #:
Property Description:
514226000376
Legal Description:
26-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 149 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/323 & LESS OR 7548/734
AKA:
3300 PEMBROKE RD, PEMBROKE PARK, FL 33021
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/12/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 6-105. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
15
1 of 3

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/12/2022

Sent To:

TRINITY BROADCASTING OF FL INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Case #:

6941

Property Owner:

TRINITY BROADCASTING OF FL INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000370

Legal Description:

20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734

AKA:

3300 PEMBROKE RD, PEMBROKE PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/12/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	15
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	15

1. Demolition of structures without a Building permit for Lot T-28, T47, 148, 228, 240, 319, 322, 423, 427, 429, 440, 447, 450. Obtain demolition permit for all structure that were removed.
2. Prohibited flag banner signs. Remove all banner signs.
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 Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

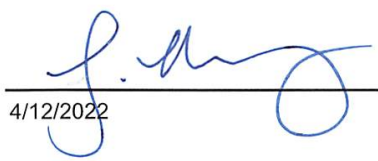
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer



4/12/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	6941	04/12/2022

Property Owner:	Property Description:	Certified Mail #:
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	514220000370	

Legal Description:	AKA:
20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734	3300 PEMBROKE RD, PEMBROKE PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/12/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	15
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	15

Notes/Means of Correction:

1. Demolition of structures without a Building permit for Lot T-28, T47, 148, 228, 240, 319, 322, 423, 427, 429, 440, 447, 450. Obtain demolition permit for all structure that were removed.
2. Prohibited flag banner signs. Remove all banner signs.
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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. TRINITY BROADCASTING OF FL INC JUAN C TORRES ORTIZ Respondent(s)	Case No.: 5364

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3300 PEMBROKE ROAD LOT 449, PEMBROKE PARK, FL, 33021

PROPERTY OWNER: TRINITY BROADCASTING OF FL INC / JUAN C TORRES ORTIZ, 4302 HOLLYWOOD BLVD, HOLLYWOOD, FL, 33021

FOLIO NO.: 5142 30 38 0660

LEGAL DESCRIPTION: 20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and 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 **WITHIN 45 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of April 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of April 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of April, 2022.

Nazly Cardona CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

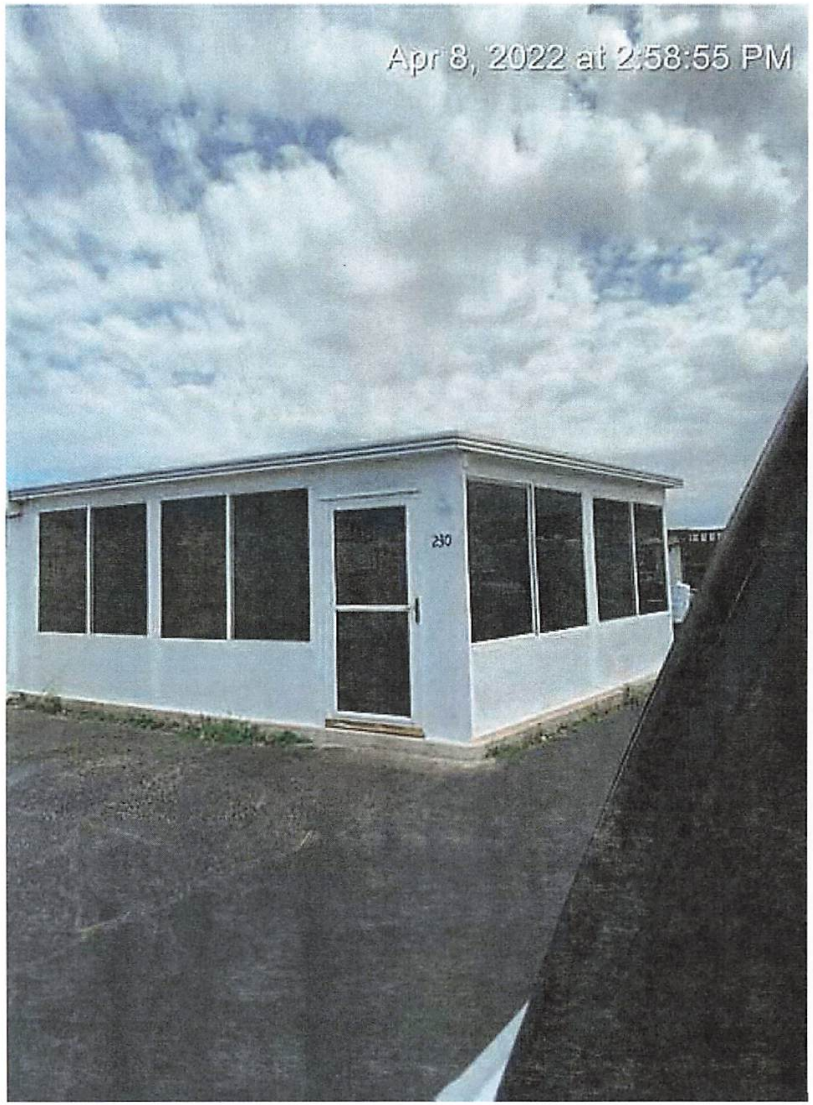

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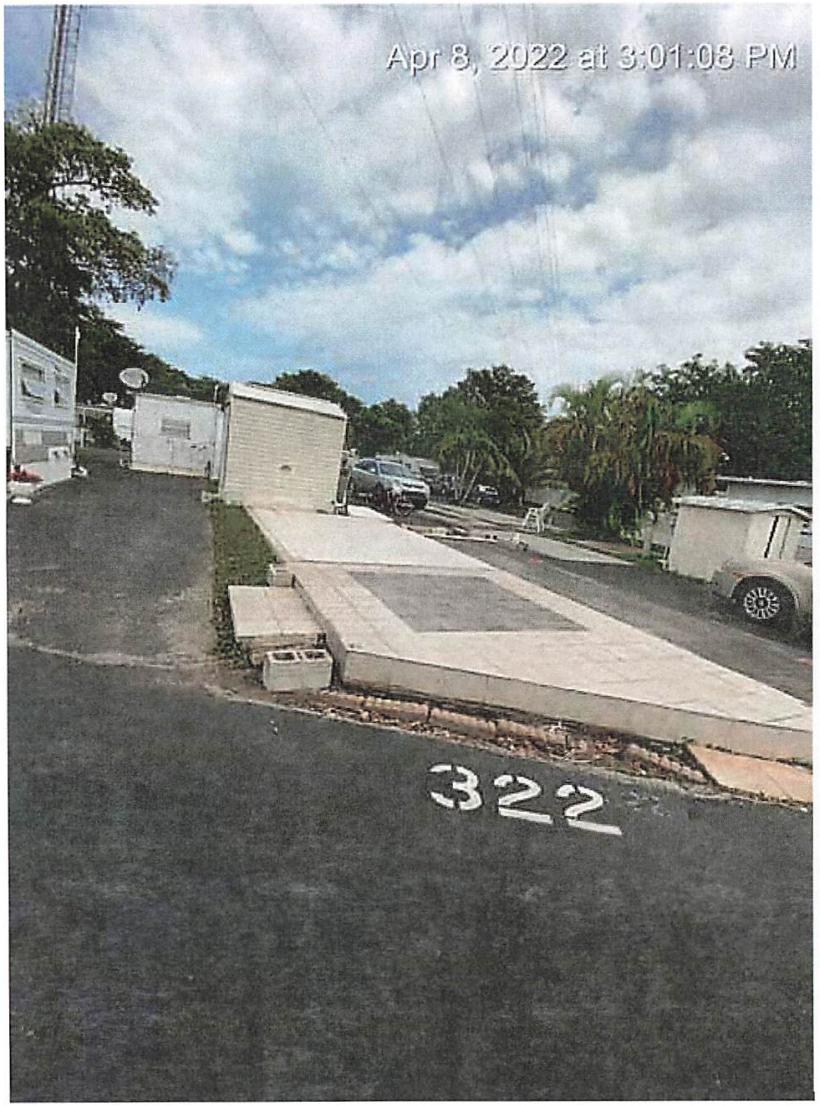

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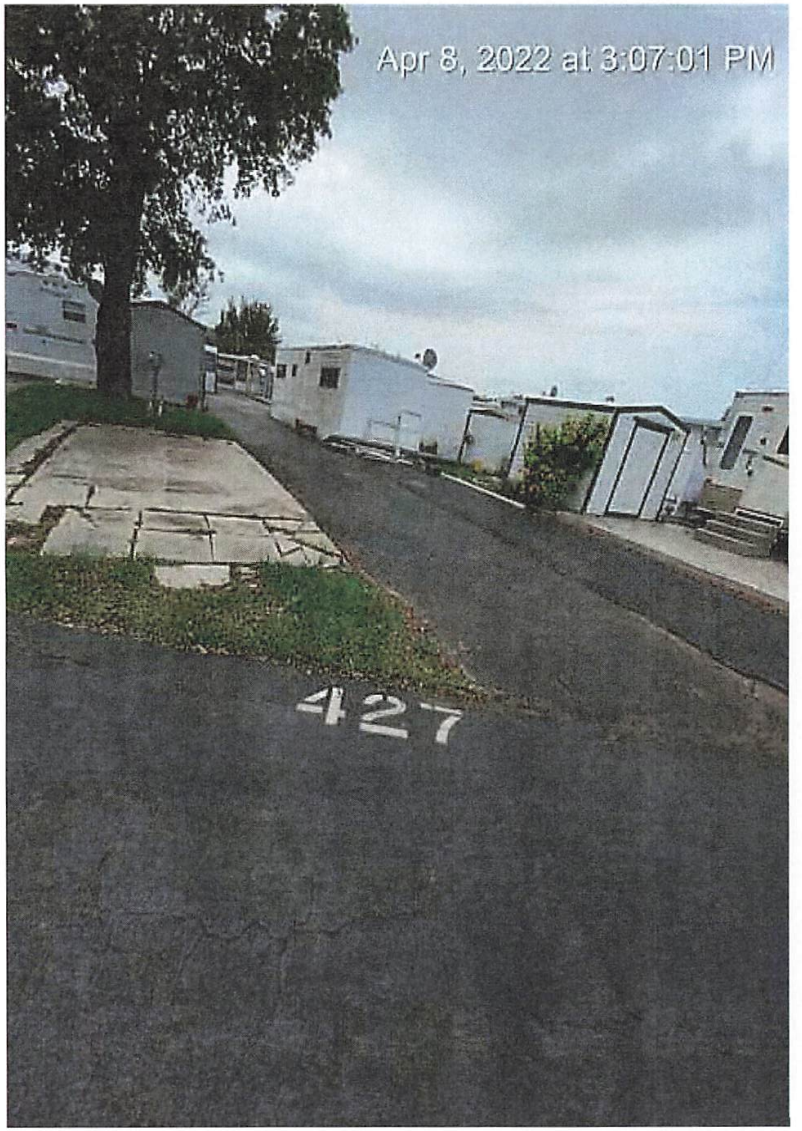

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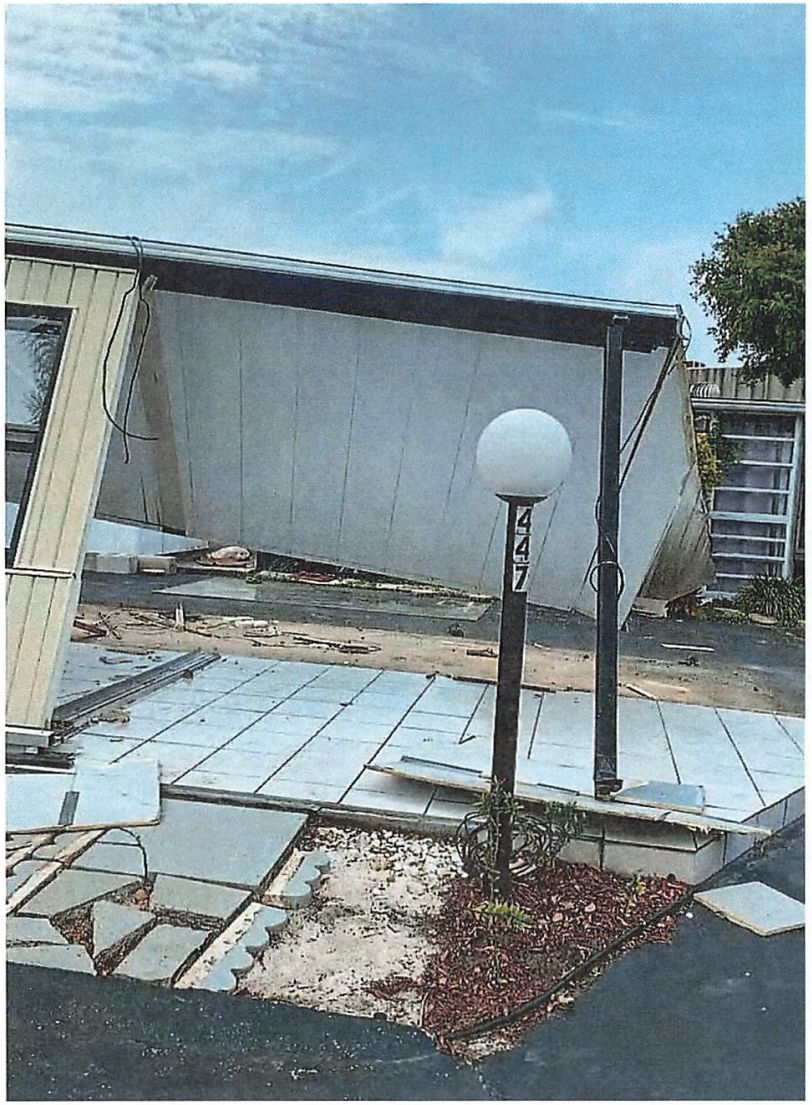

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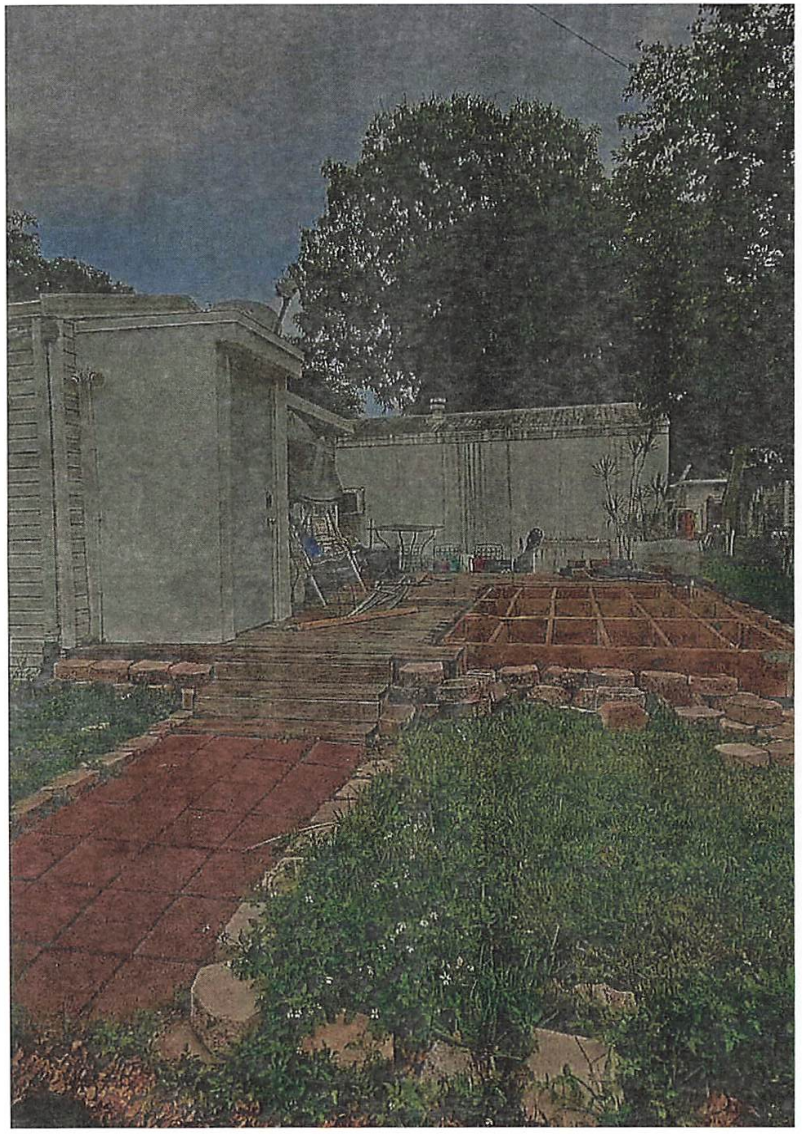

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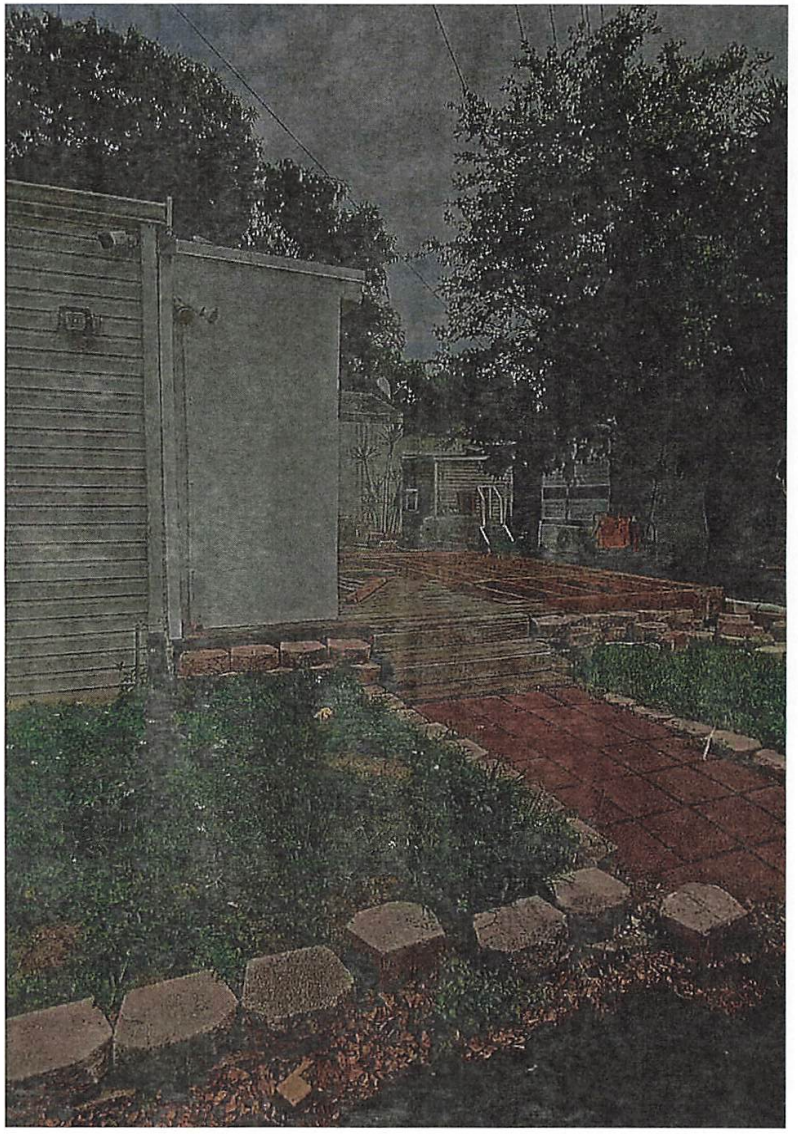

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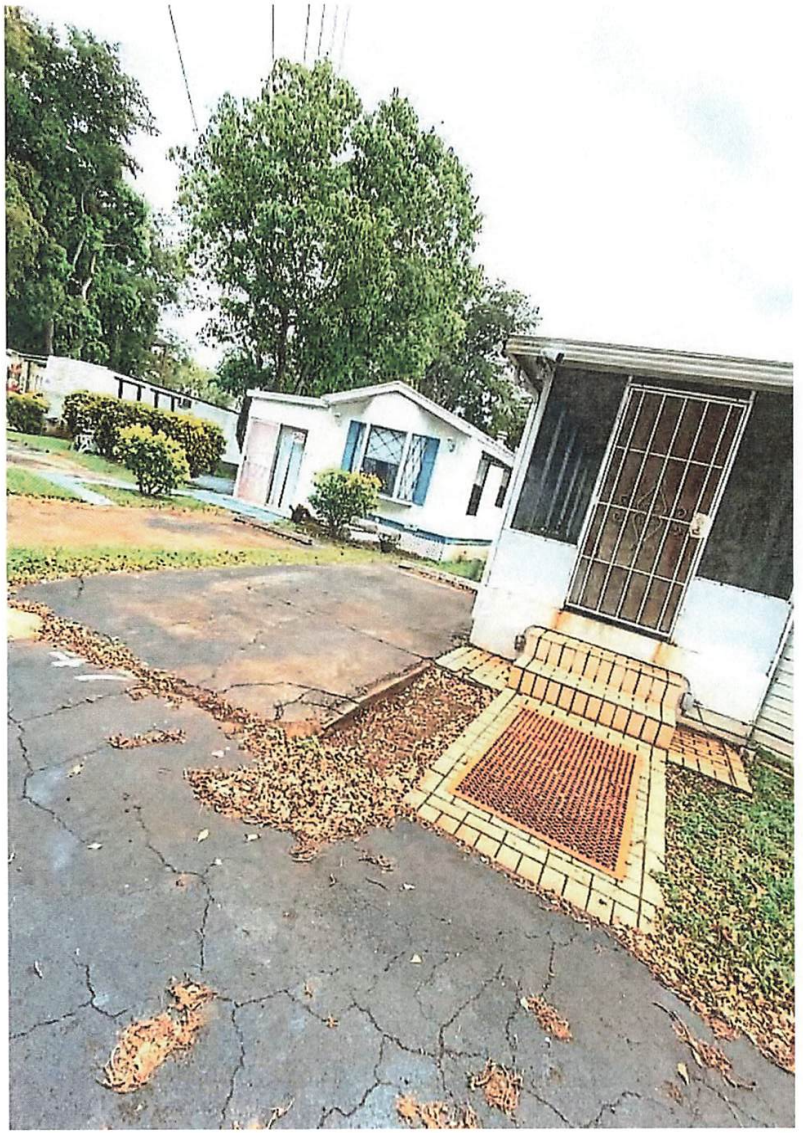

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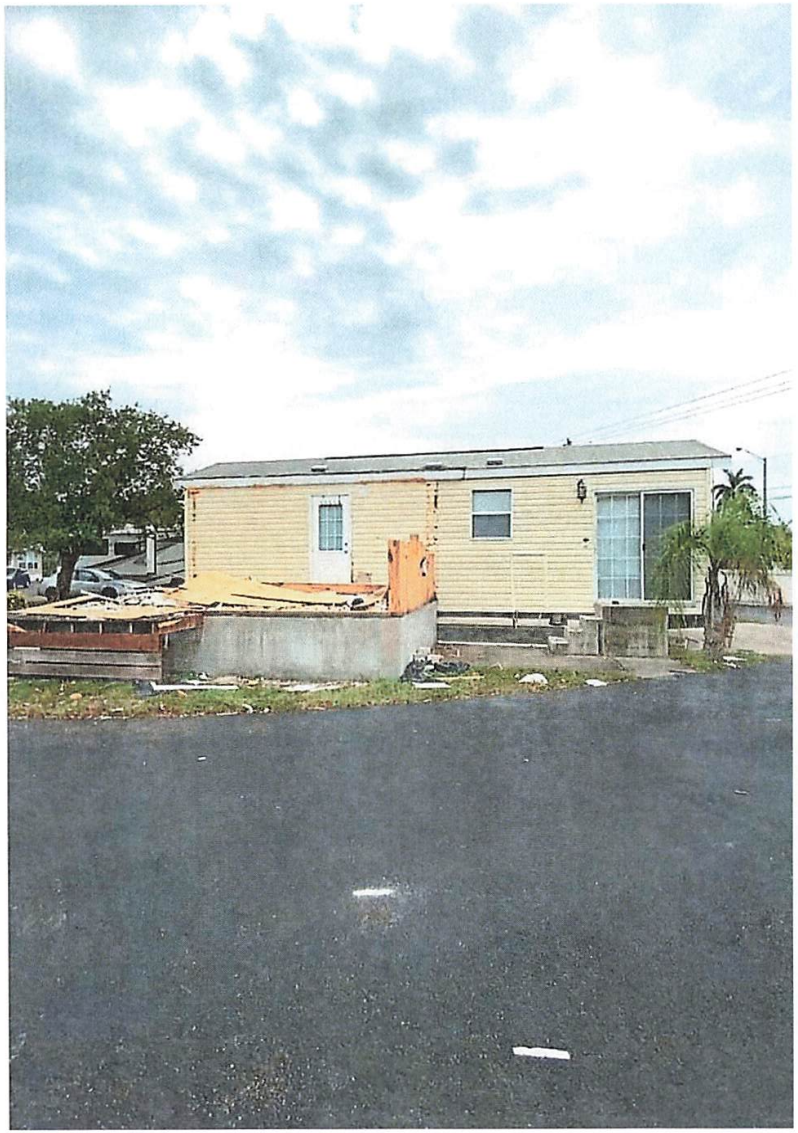

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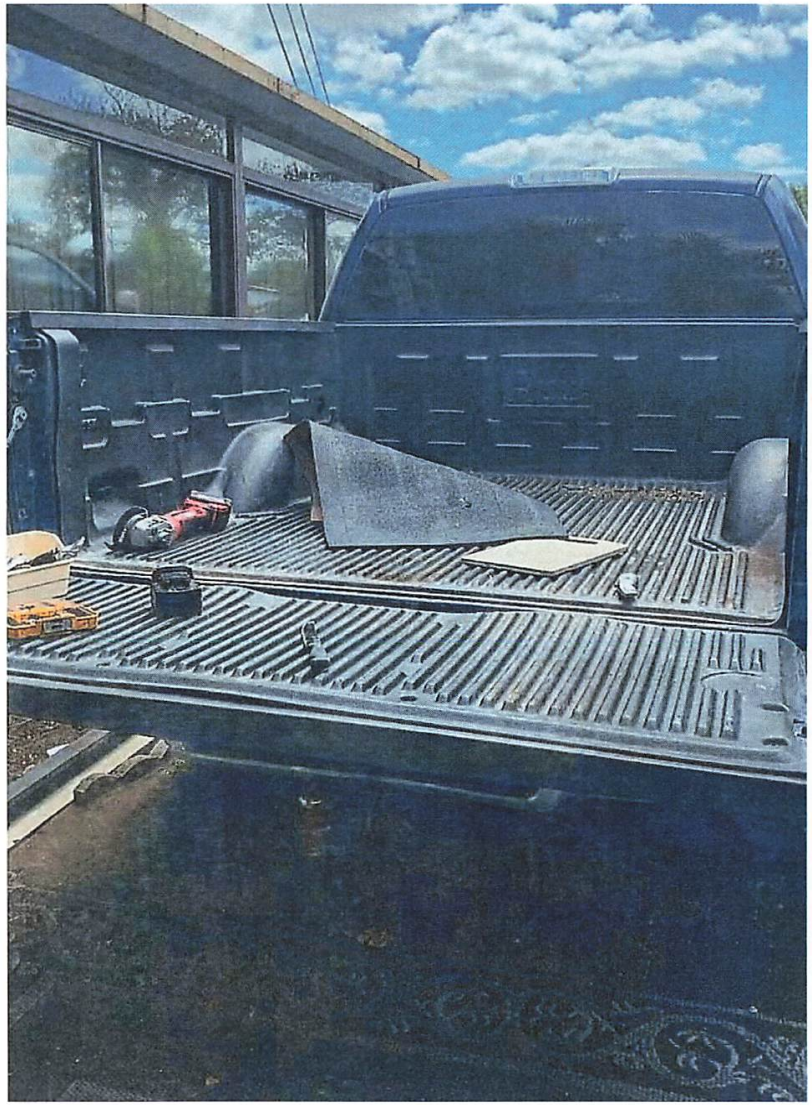


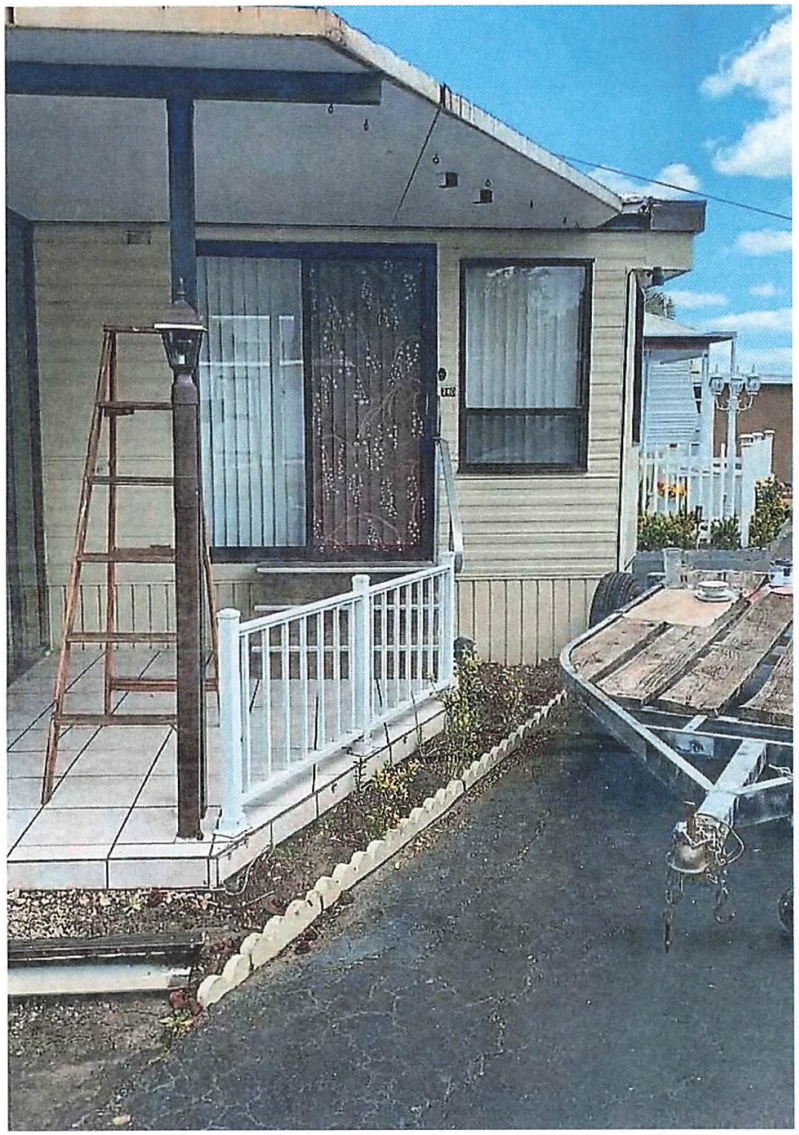

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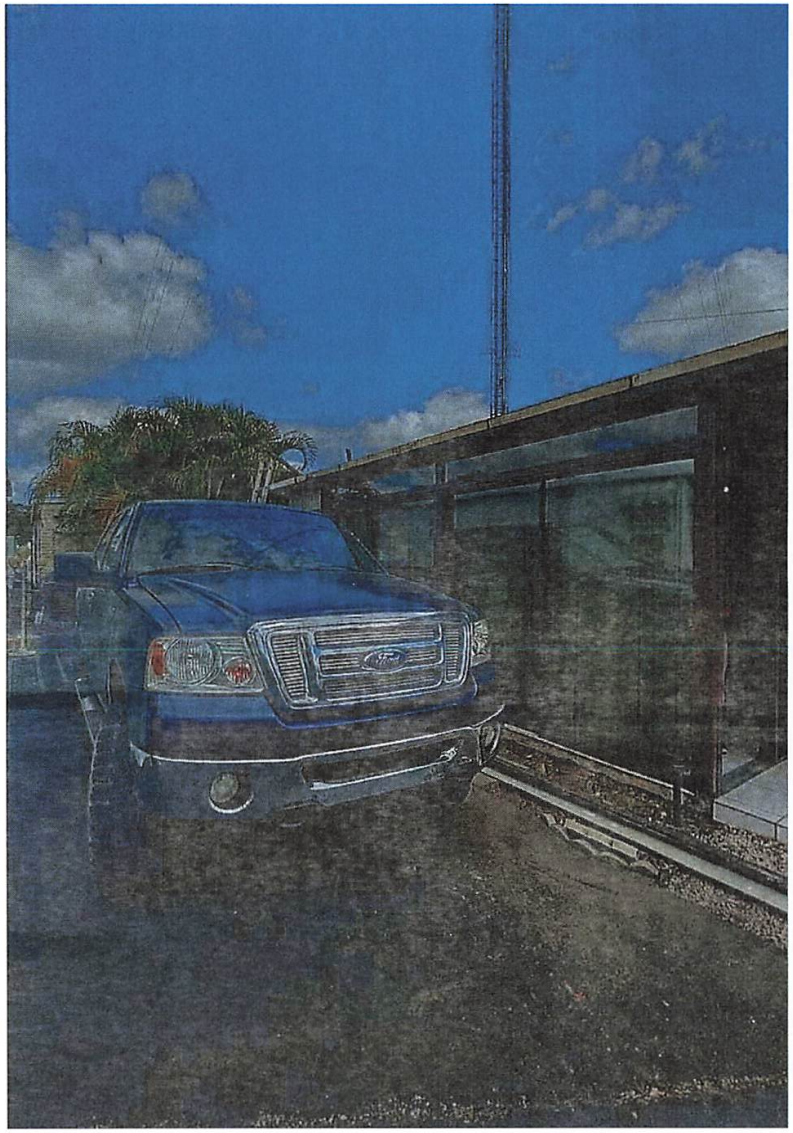





MYFLORIDA.COM
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SUNSHINE STATE

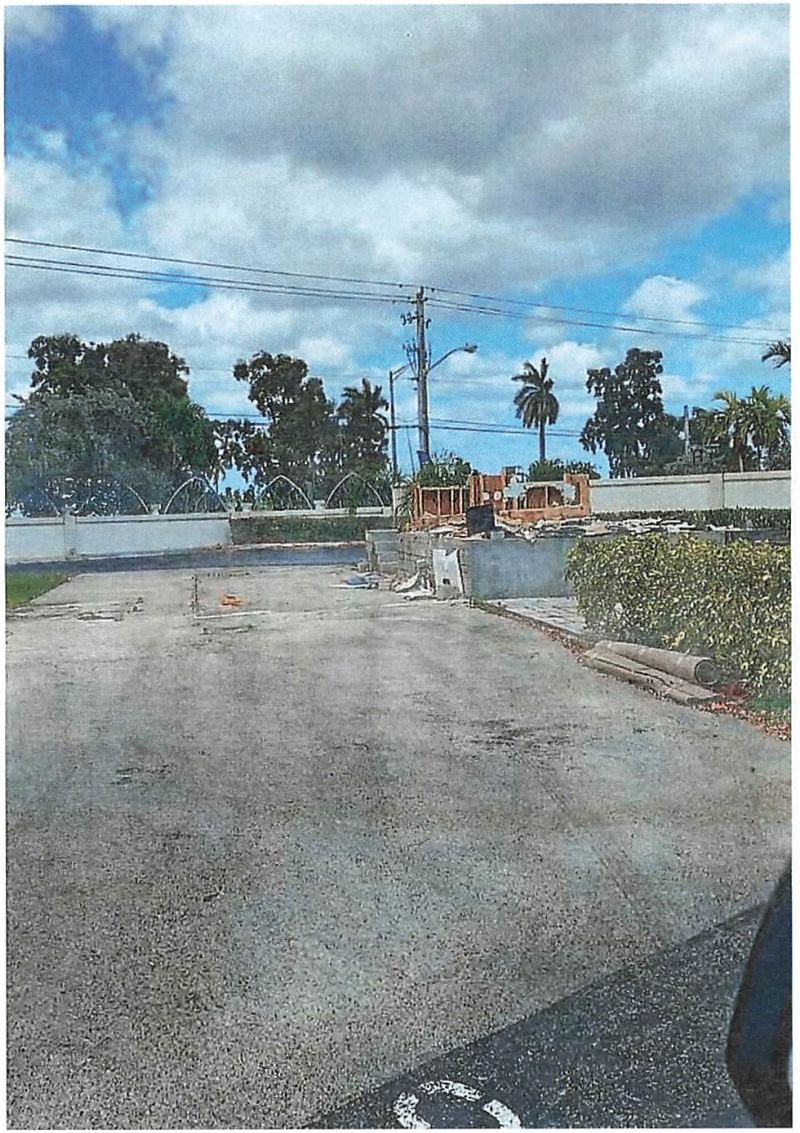


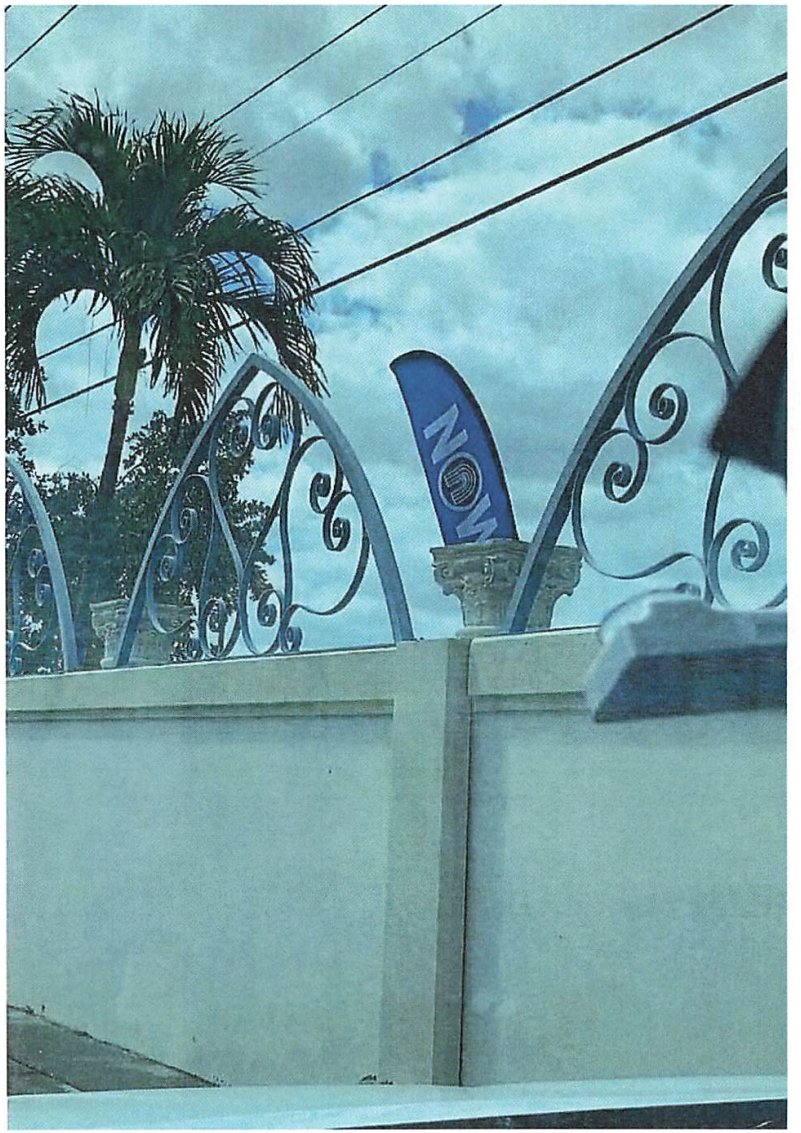


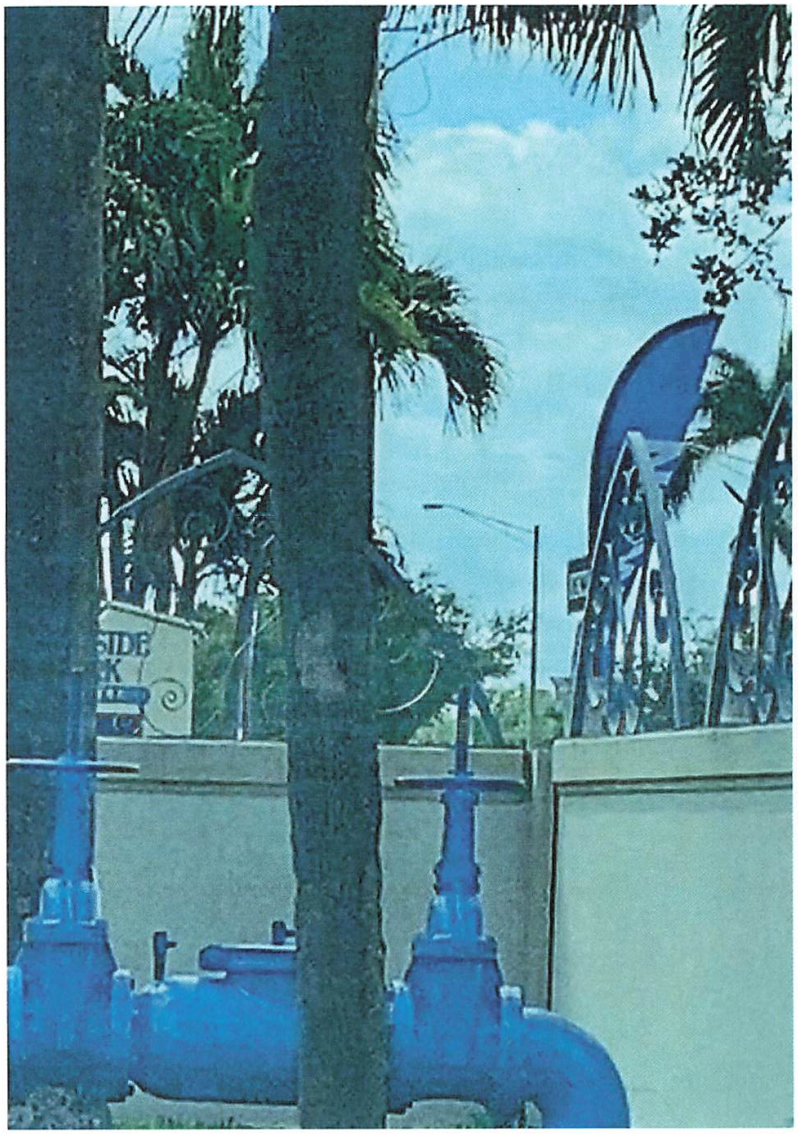


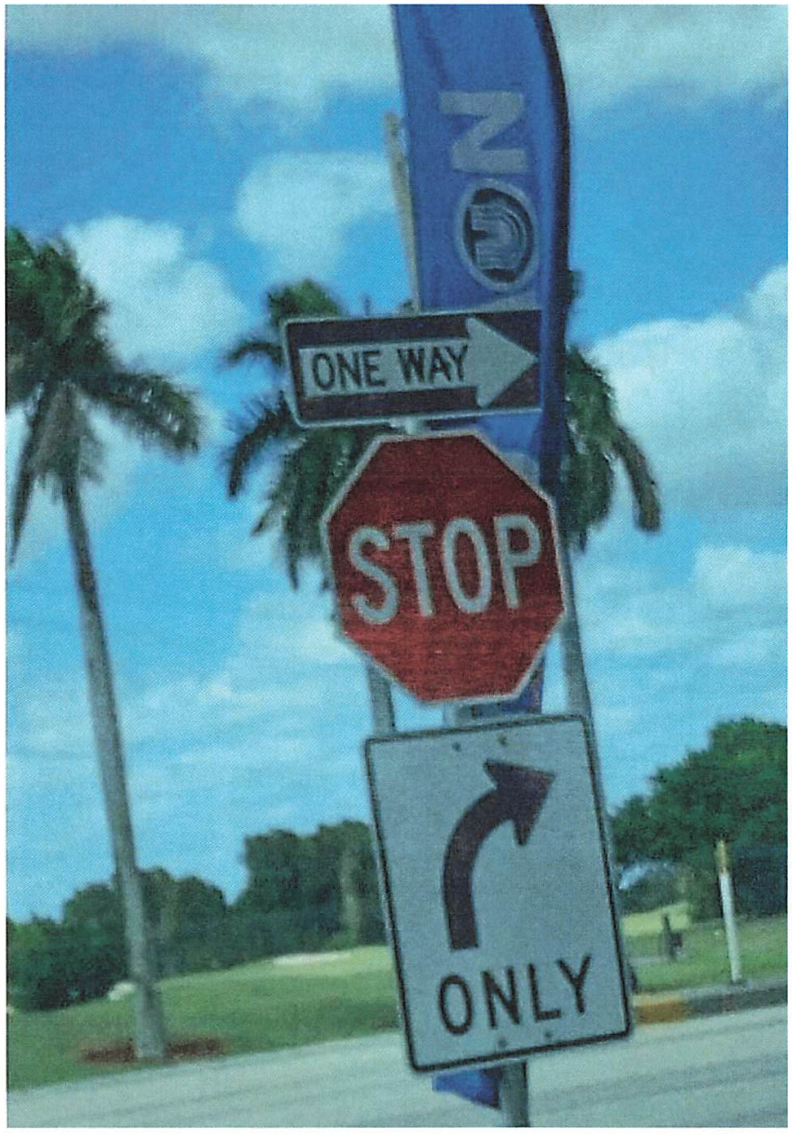

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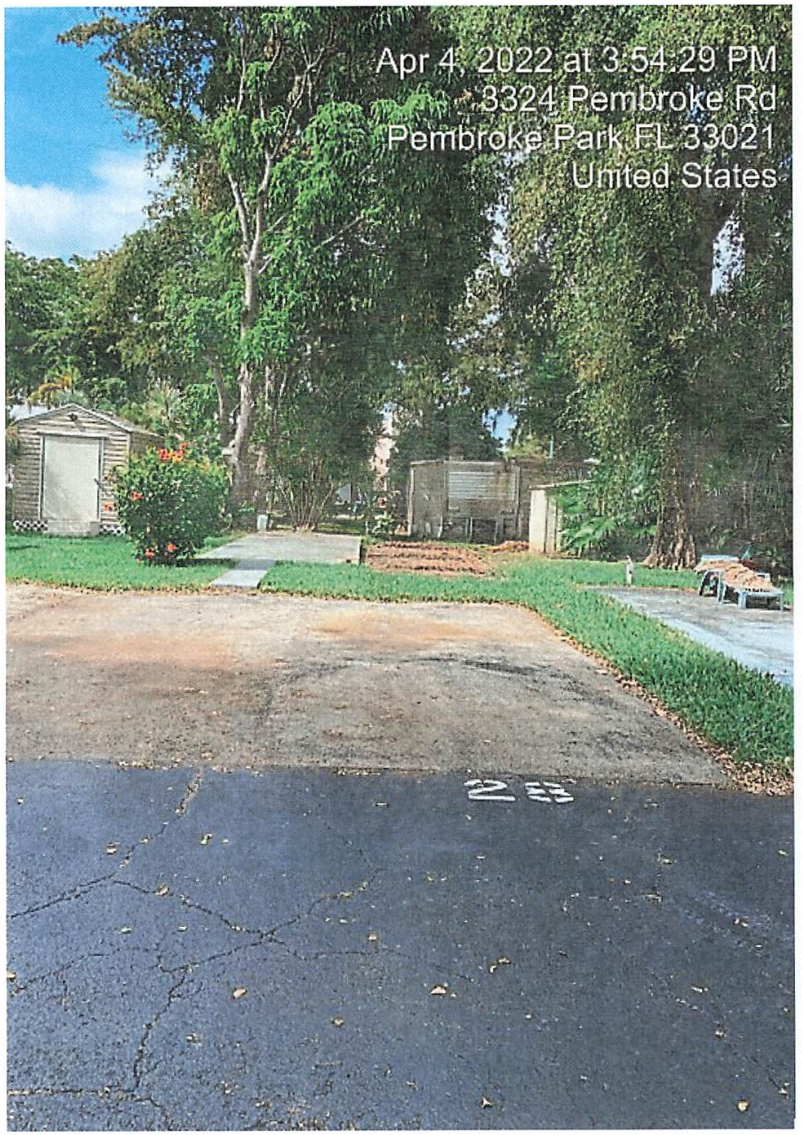


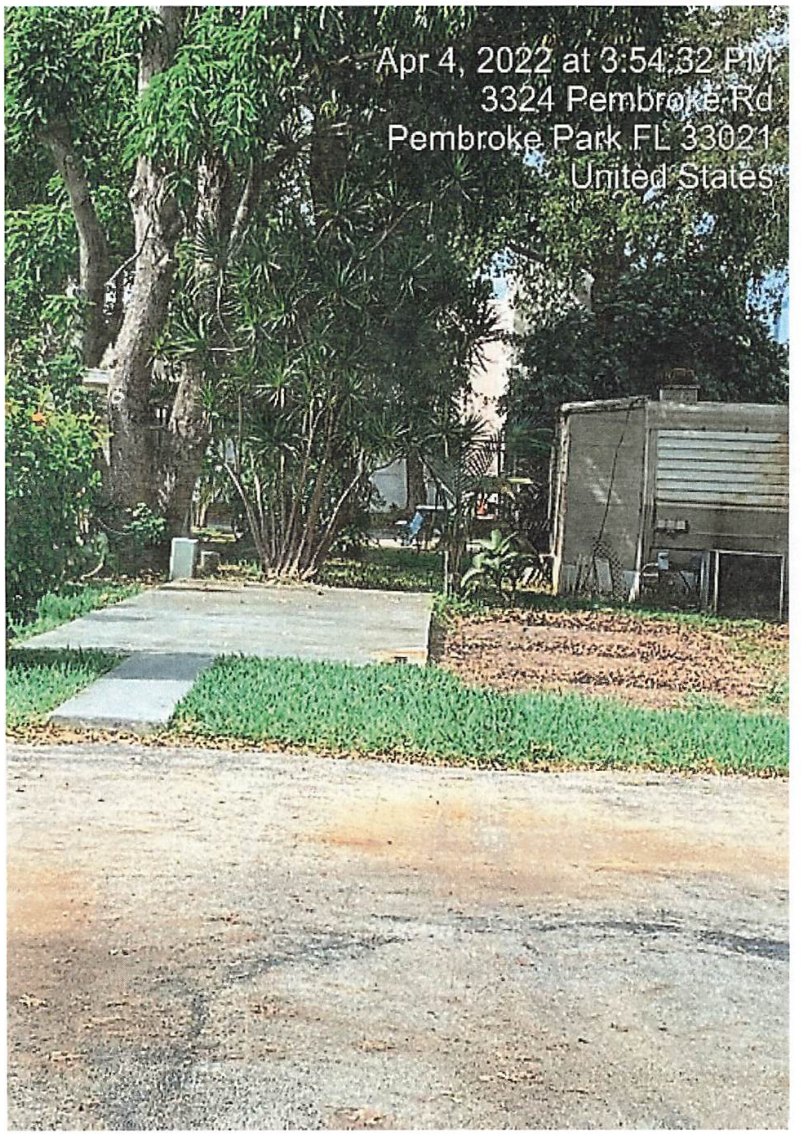

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STOP
ONLY

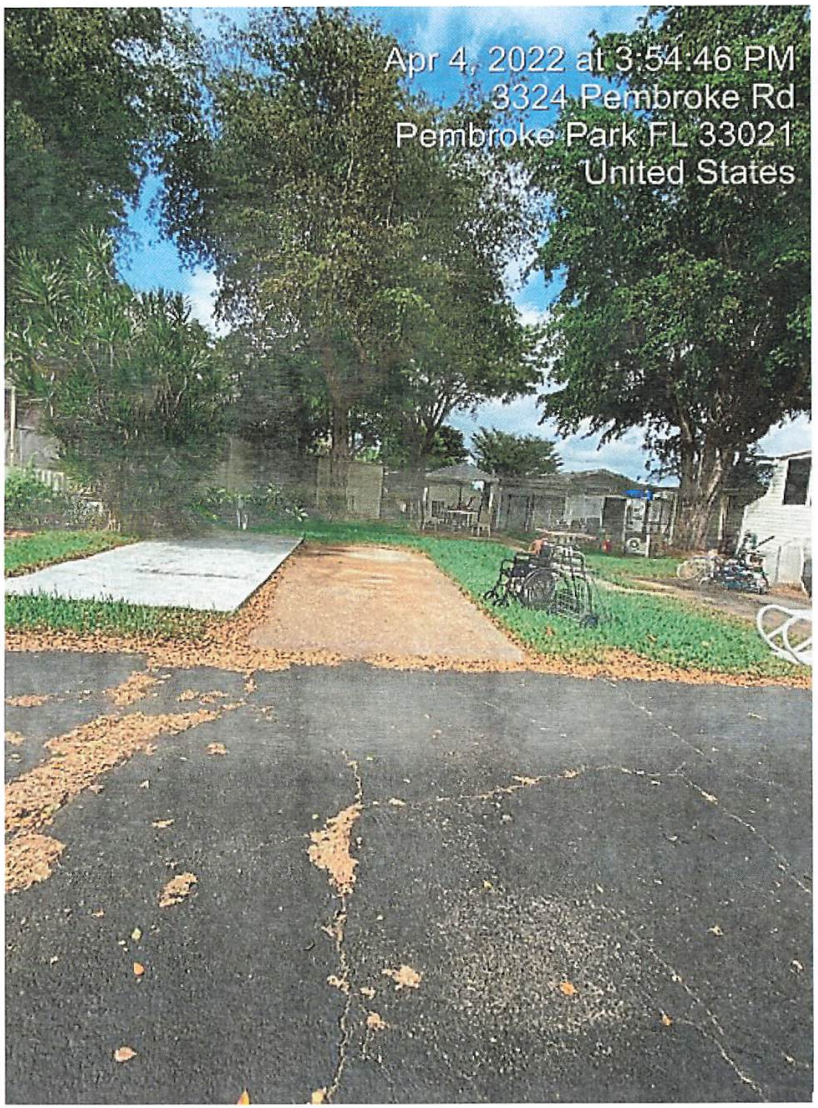
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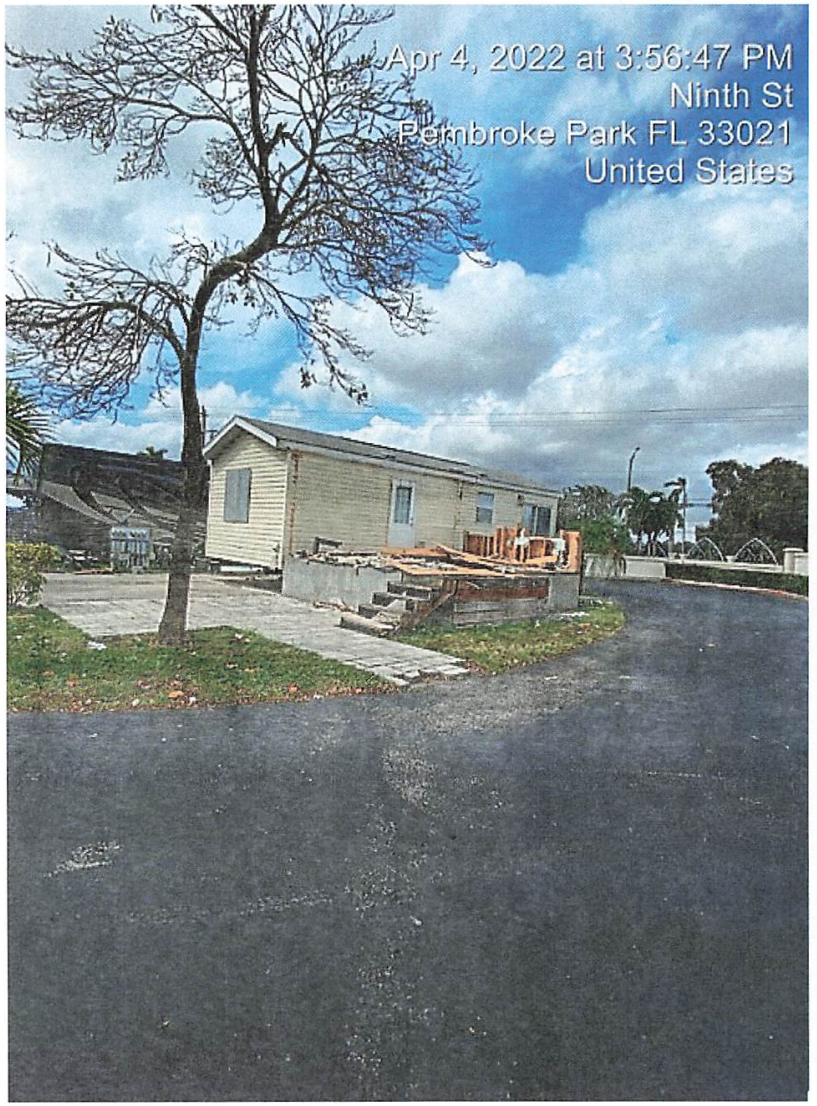
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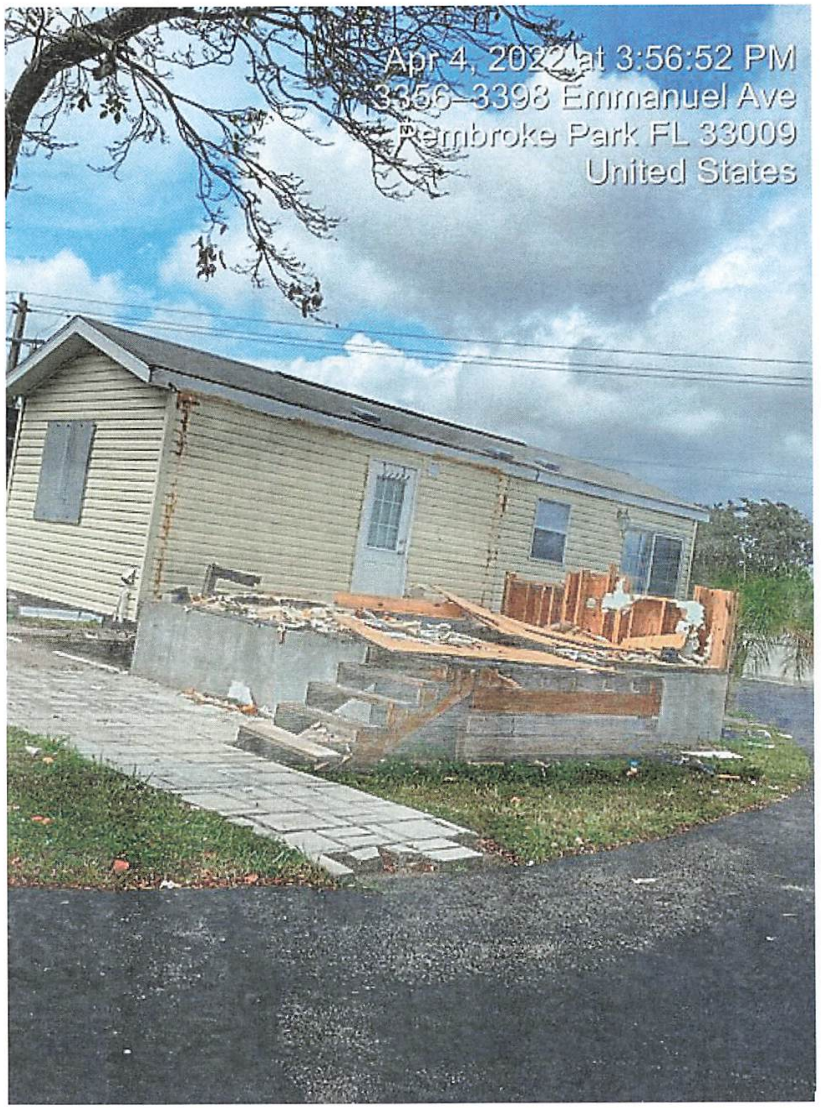
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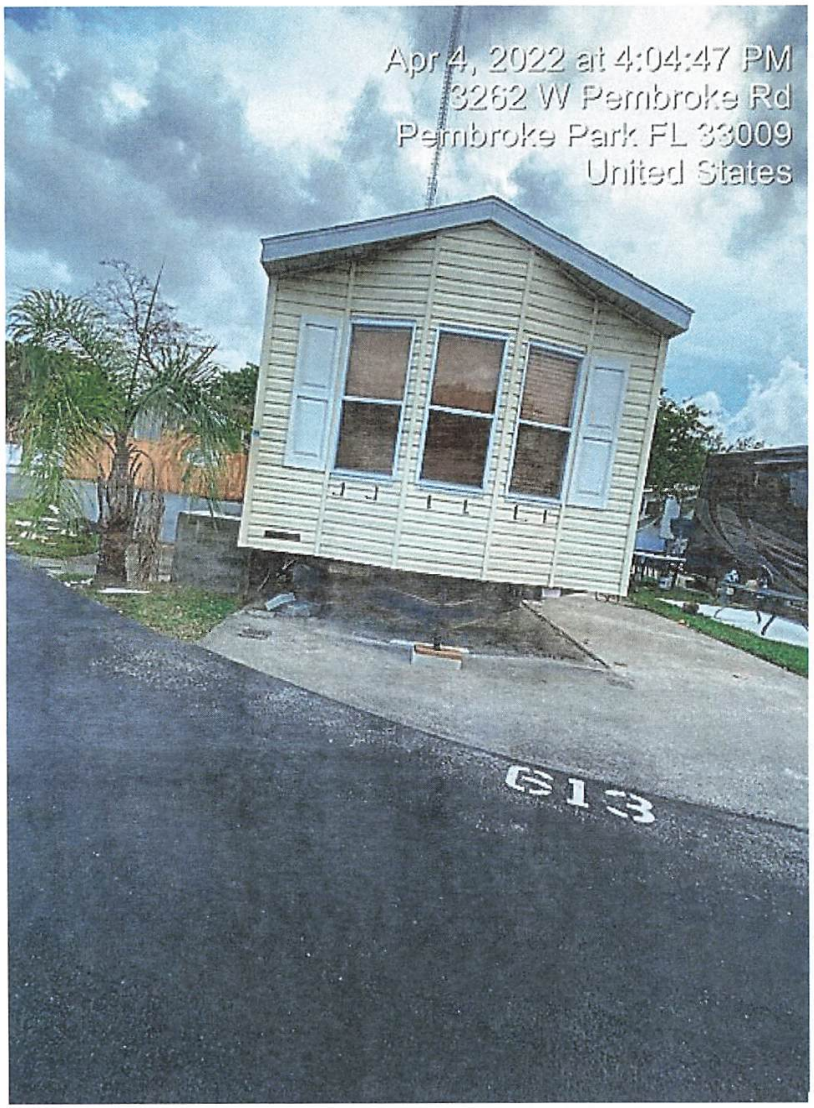

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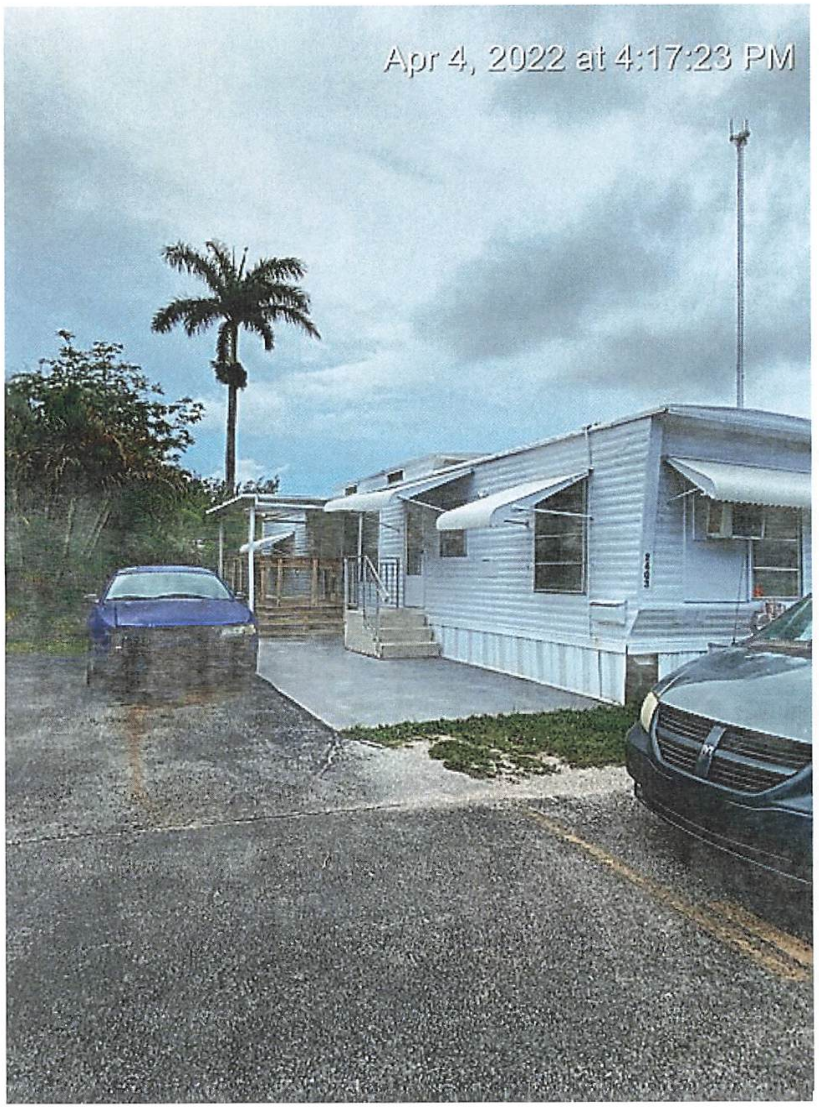

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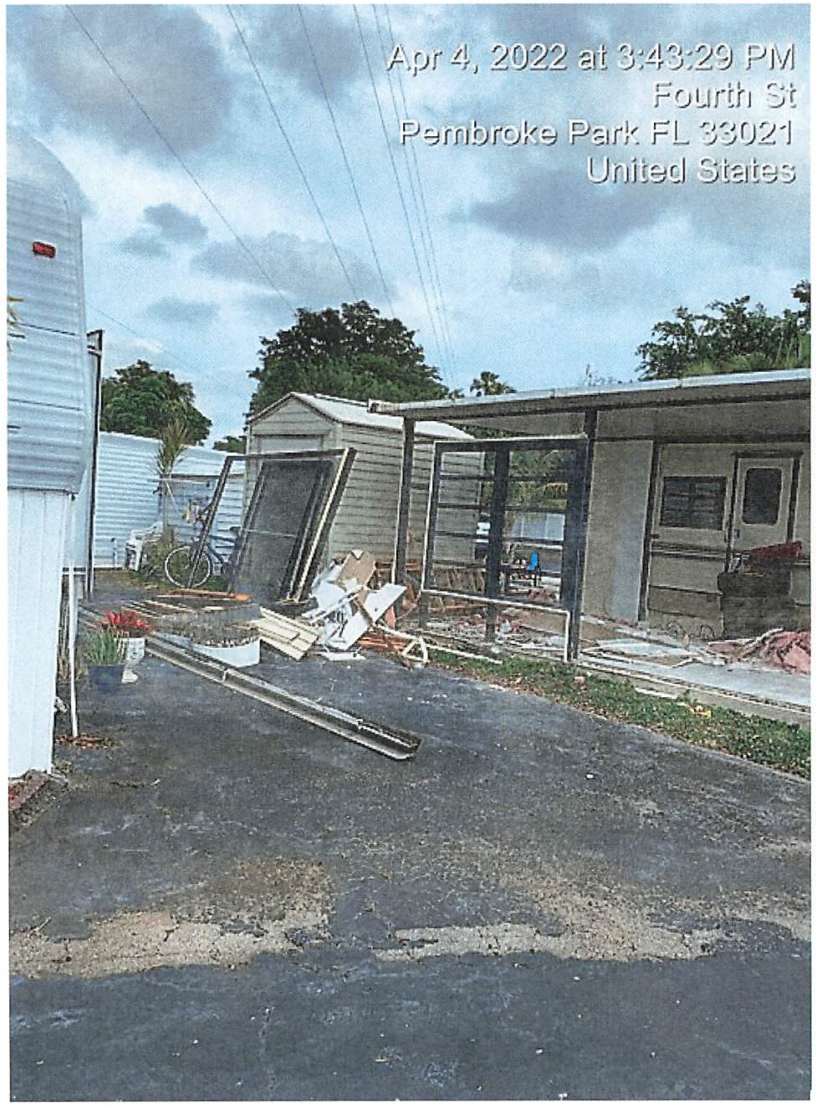

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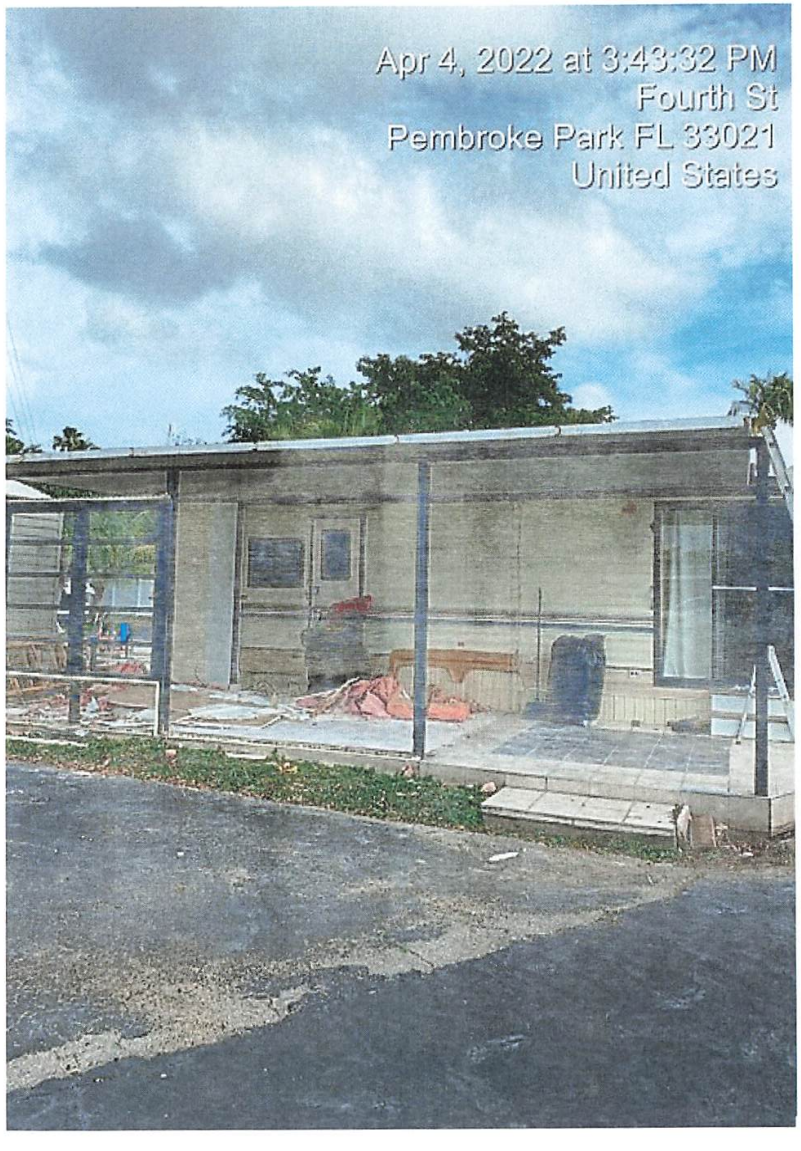

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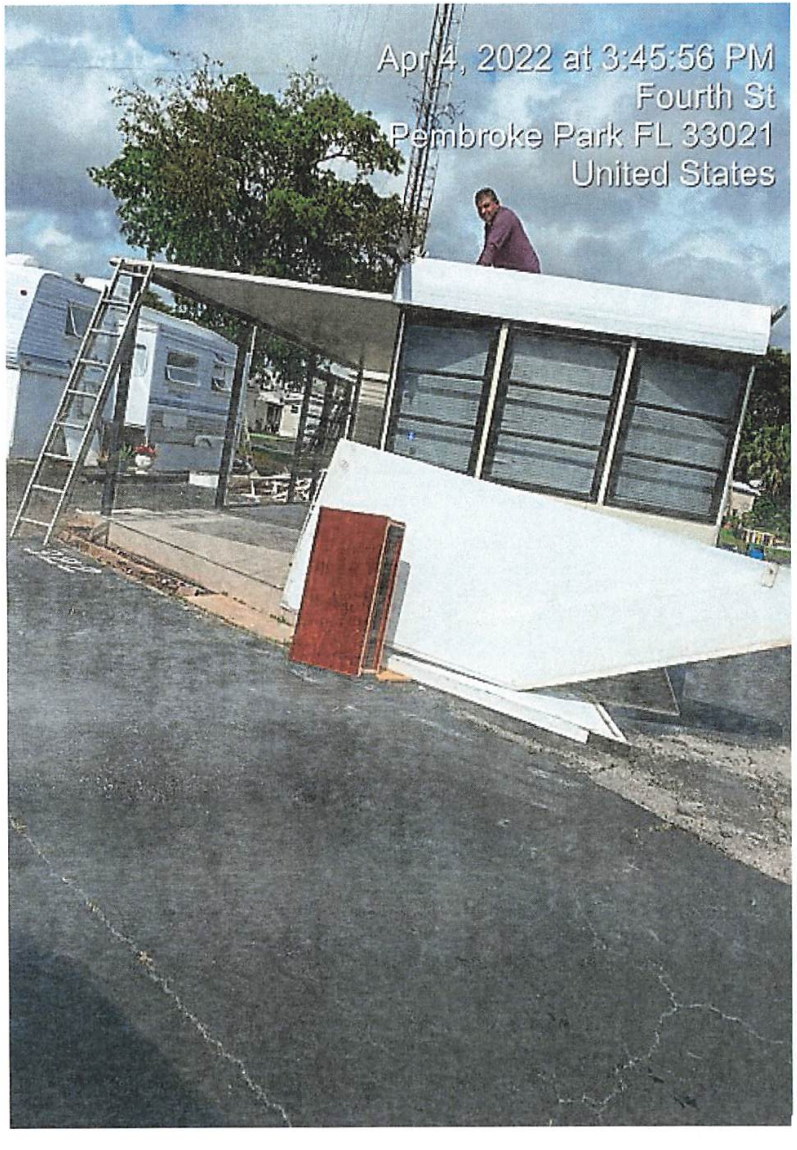

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G13


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United States

Case Overview

Property/Incident Information

Owner	Address	Site Address
TRINITY BROADCASTING OF FL INC	4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	3200 PEMBROKE RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Closed **Case #** 6944

Notes 1. Demolition of structures without of a Building permit for Lot 931, 840, 820, 613. Obtain demolition permit for all structure that were removed.
2. Prohibited flag banner signs. Remove all banner signs.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext. 182 to obtain permits.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/12/2022		Notice of Violation	Certified Mail
4/12/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/18/2022	5/18/2022	Final Order	Certified Mail Hand
6/21/2022		Affidavit of Compliance	Regular Mail
10/24/2022	11/16/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	6/21/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	6/21/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	6/21/2022

Case Overview

SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	6/21/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	6/21/2022	$1,500.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$1,600.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$1,600.00**

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: November 14, 2022
INVOICE # 430
FOR:

Case # 6944

TRINITY BROADCASTING OF FL INC
3200 PEMBROKE RD,
PEMBROKE PARK, FL, 33009

Bill To:

TRINITY BROADCASTING OF FL INC
3200 PEMBROKE RD,
PEMBROKE PARK, FL, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Section 5-105; 5-17; 5-2(a) and 21-19		
	Final Order 05/18/2022		
1	Admin Fee	$ 100.00	$ 100.00
3	Day(s) of Per Diem from (06/18/22-06/21/2022)	$ 500.00	$ 1,500.00
	Recommend to Abate Per Diem Fine by 80%		$ 300.00
	$400.00 + $100 =		$ 400.00
		Balance	$ 1,600.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TRINITY BROADCASTING OF FL INC CASE NO. 6944

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3200 PEMBROKE RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3200 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TRINITY BROADCASTING OF FL INC AT 10:41 A.M. ON THE
4 DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

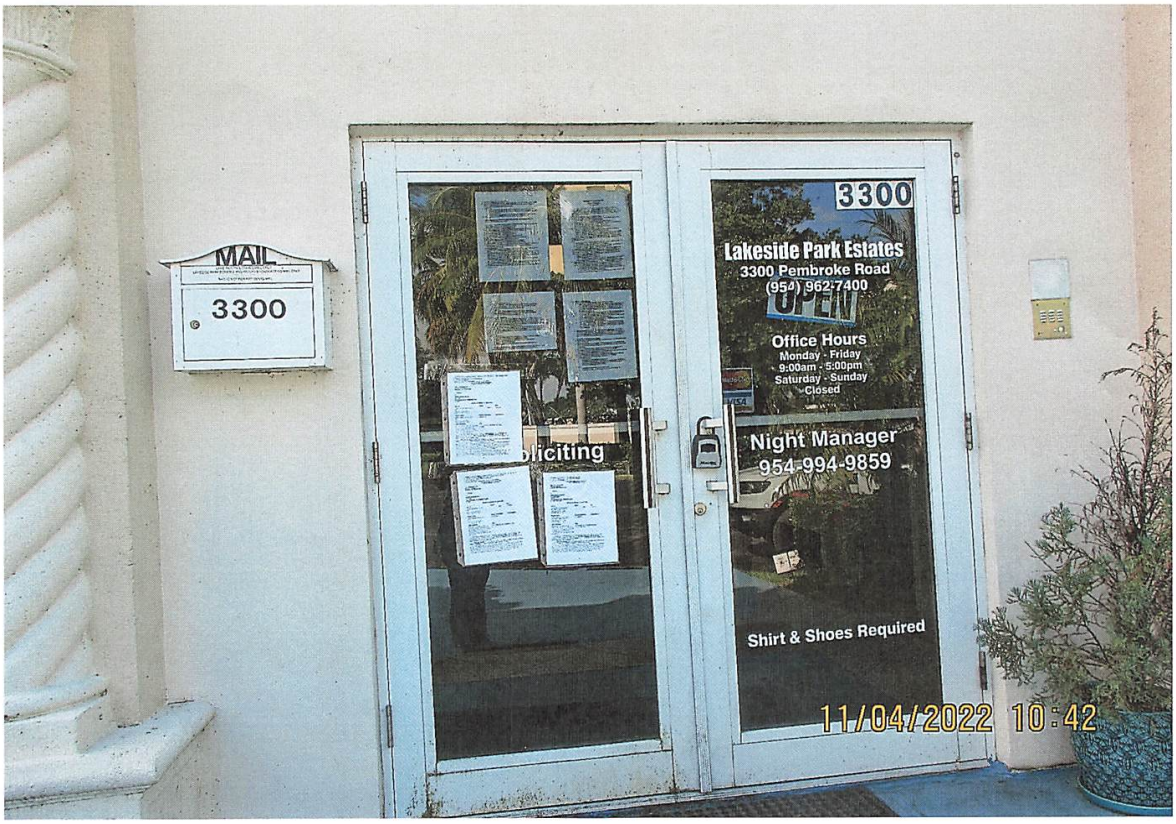
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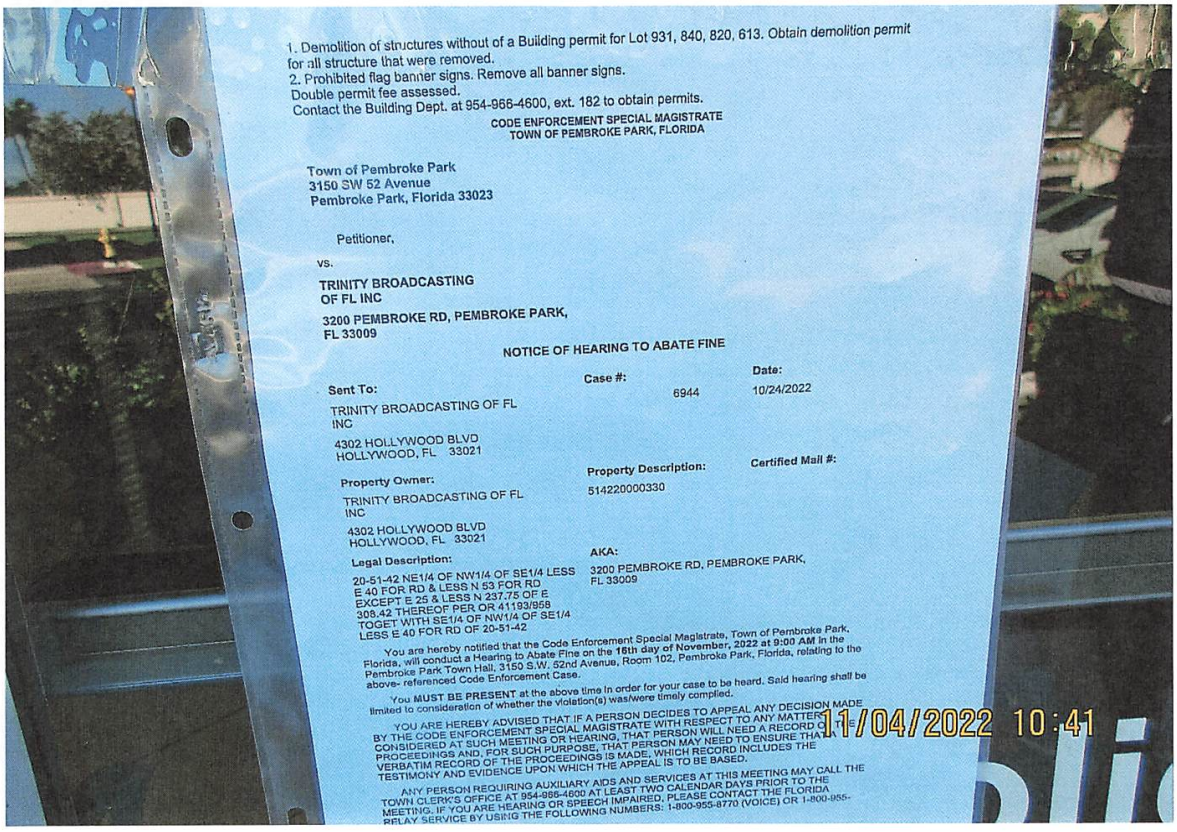
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 04 day of 11, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known N OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.


MAIL
3300
3300
Lakeside Park Estates
3300 Pembroke Road
(954) 962-7400
OPEN
Office Hours
Monday - Friday
9:00am - 5:00pm
Saturday - Sunday
Closed
Night Manager
954-994-9859
Shirt & Shoes Required
11/04/2022 10:42


1. Demolition of structures without of a Building permit for Lot 931, 840, 820, 613. Obtain demolition permit for all structure that were removed.
2. Prohibited flag banner signs. Remove all banner signs.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext. 182 to obtain permits.
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
TRINITY BROADCASTING OF FL INC
3200 PEMBROKE RD, PEMBROKE PARK, FL 33009
NOTICE OF HEARING TO ABATE FINE
Sent To:
TRINITY BROADCASTING OF FL INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
Case #:
6944
Date:
10/24/2022
Property Owner:
TRINITY BROADCASTING OF FL INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
Property Description:
514220000330
Certified Mail #:
Legal Description:
20-51-42 NE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD & LESS N 53 FOR RD EXCEPT E 25 & LESS N 237.75 OF E 308.42 THEREOF PER OR 41193/958 TOGET WITH SE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD OF 20-51-42
AKA:
3200 PEMBROKE RD, PEMBROKE PARK, FL 33009
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 15th day of November, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF 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-
11/04/2022 10:41

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: November 2, 2022
INVOICE # 430
FOR:

Case # 6944
TRINITY BROADCASTING OF FL INC
3200 PEMBROKE RD,
PEMBROKE PARK, FL, 33009

Bill To:

TRINITY BROADCASTING OF
FL INC
3200 PEMBROKE RD,
PEMBROKE PARK, FL, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Florida Building Code Section 5-105; 5-17; 5-2(a) and 21-19		
	Final Order 05/18/2022		
1	Admin Fee	$ 100.00	$ 100.00
3	Day(s) of Per Diem from (06/18/22-06/21/2022)	$ 500.00	$ 1,500.00
	Recommend to Abate Per Diem Fine by 15%		$ 225.00
	300.00 + 100 =		$ 325.00
		Balance	$ 1,600.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

1. Demolition of structures without of a Building permit for Lot 931, 840, 820, 613. Obtain demolition permit for all structure that were removed.
2. Prohibited flag banner signs. Remove all banner signs.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext. 182 to obtain permits.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

TRINITY BROADCASTING OF FL INC

3200 PEMBROKE RD, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	6944	10/24/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	514220000330	

Legal Description:	**AKA:**
20-51-42 NE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD & LESS N 53 FOR RD EXCEPT E 25 & LESS N 237.75 OF E 308.42 THEREOF PER OR 41193/958 TOGET WITH SE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD OF 20-51-42	3200 PEMBROKE RD, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **16th day of November, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

(613)

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 10/11/2022 Phone #: 786-650-4368

Case # 6944 E-mail: Kevin@tcpropertysolutions.net

Address of Violation: 3300 Pembroke Road

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Kevin Mirabal (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6944 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the November 16, 2022 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 6/21/2022 imposing the fine of $ 1,600 for violation(s)of the Town's Code of Ordinances: Demolition of structures without a building permit for lot 931, 642, 620, 613.

Brief summary for request: We would like for this fine to be reduced to $0 as this permit was closed but a substitute inspector never input the inspection in the system.

Kevin Mirabal
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Kevin Mirabal and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on October 11th 2022

Notary Public State of Florida: Renee Archambault My Commission expires: 5/30/2026

RENEE ARCHAMBAULT
Notary Public
State of Florida
Comm# HH269009
Expires 5/30/2026



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- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To TRINITY BROADCASTING OF FL INC

Street and Apt. No HAF #6944, #6941, #5364

City, State, ZIP+4 4302 HOLLYWOOD BLVD
HOLLYWOOD FL 33021

PS Form 3800,

Postmark Here

OCT 27 2022

7020 0090 0001 3495 9812



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Postage
$ 7.82

Total Postage and F
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Sent To EVERETT, MICHAEL

Street and Apt. No., HAF #6944, #6941, #5364

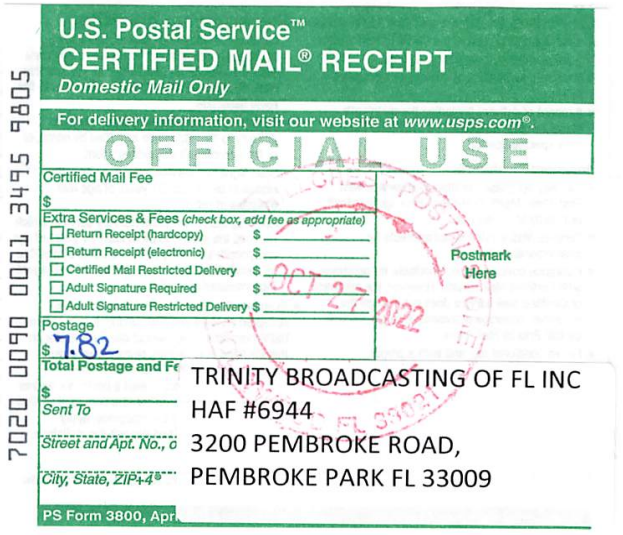
City, State, ZIP+4 4655 VINELAND ROAD
ORLANDO, FL 32711

PS Form 3800, Ap

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Postage
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Total Postage and Fe
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Sent To TRINITY BROADCASTING OF FL INC

Street and Apt. No., o HAF #6944

City, State, ZIP+4 3200 PEMBROKE ROAD,
PEMBROKE PARK FL 33009

PS Form 3800, Apr

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OCT 27 2022

7020 0090 0001 3495 9805

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,

vs.

TRINITY BROADCASTING OF FL INC

Respondent(s)

Case No.: 6944

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: 3200 PEMBROKE ROAD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: TRINITY BROADCASTING OF FL INC

FOLIO NO.: 5142 20 00 0330

LEGAL DESCRIPTION: 20-51-42 NE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD & LESS N 53 FOR RD EXCEPT E 25 & LESS N 237.75 OF E 308.42 THEREOF PER OR 41193/958 TOGET WITH SE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD OF 20-51-42

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 5-2(a) and 21-19. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

Case #5364 is administratively noticed & made part of the record. The Violation is a repeat violation.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 5-2(a) and 21-19 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 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.**

there are 4 not corrected violations

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ✓ No ____

I the undersigned, 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 CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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Total Postage and
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Everett, Michael

Street and Apt. No.
F.O #6941, #6944
4655 Vineland Road

City, State, ZIP+4®
Orlando, FL 32711

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Total Postage and
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Trinity Broadcasting of FL Inc.

Street and Apt. No.
F.O ##6941, #6944
3300 Pembroke Rd

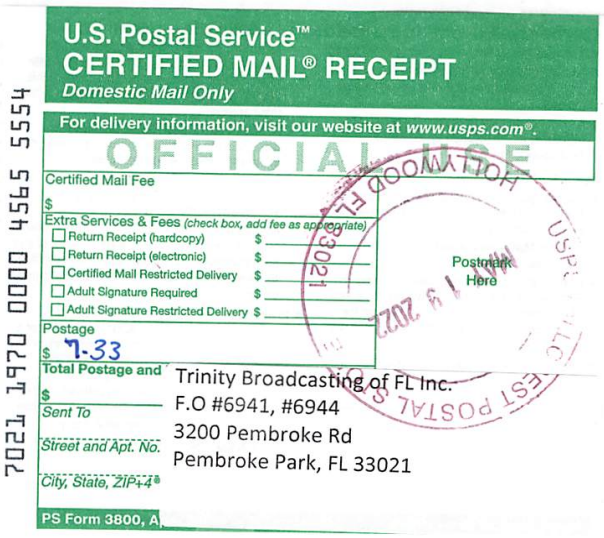
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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and
$

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Trinity Broadcasting of FL Inc.

Street and Apt. No.
F.O #6941, #6944
3200 Pembroke Rd

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HOLLYWOOD FL 33021 MAY 19 2022 USPS HILLCREST POSTAL STORE

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- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and Fees
$

Sent To
Trinity Broadcasting of FL Inc.

Street and Apt. No.
F.O #6941, #6944
4302 Hollywood Blvd

City, State, ZIP+4®
Hollywood, FL 33021-6635

PS Form 3800, Apr

MAY 19 2022 USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021

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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:

Trinity Broadcasting of FL Inc.
F.O #6941, #6944
3300 Pembroke Rd
Pembroke Park, FL 33021

9590 9402 6921 1104 8087 18

2. Article Number (Transfer from service label)
7021 1970 0000 4565 5578

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☒ Agent ☐ Addressee

B. Received by (Printed Name) [illegible] C. Date of Delivery 05-24-22

D. Is delivery address different from item 1? ☒ Yes
If YES, enter delivery address below: ☐ No

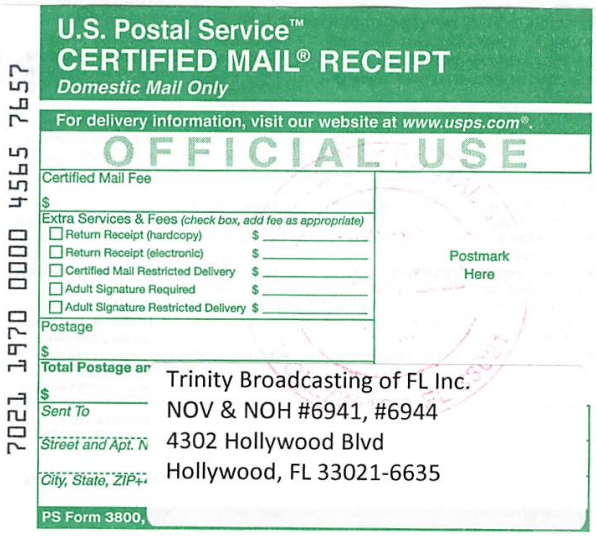
C-19

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
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt


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City, State, ZIP+4
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NOV & NOH #6941, #6944
3300 Pembroke Rd
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NOV & NOH #6941, #6944
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Pembroke Park, FL 33009
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Trinity Broadcasting of FL Inc.
NOV & NOH #6941, #6944
4302 Hollywood Blvd
Hollywood, FL 33021-6635
PS Form 3800,


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Postmark Here
Everett, Michael
NOV & NOH #6941, #6944
4655 Vineland Road
Orlando, FL 32711
PS Form 3800, April 2015 PSN 7530-02-000-9047



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3200 PEMBROKE ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 00 0330
Property Owner	TRINITY BROADCASTING OF FL INC	Millage	0613
Mailing Address	4302 HOLLYWOOD BLVD HOLLYWOOD FL 33021	Use	28-03

Abbr Legal Description	20-51-42 NE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD & LESS N 53 FOR RD EXCEPT E 25 & LESS N 237.75 OF E 308.42 THEREOF PER OR 41193/958 TOGET WITH SE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD OF 20-51-42

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$2,117,040	$436,160	$2,553,200	$2,553,200	
2021	$1,944,110	$436,160	$2,380,270	$2,380,270	$51,186.76
2020	$1,771,180	$436,840	$2,208,020	$2,208,020	$47,653.05

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,553,200	$2,553,200	$2,553,200	$2,553,200
Portability	0	0	0	0
Assessed/SOH	$2,553,200	$2,553,200	$2,553,200	$2,553,200
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,553,200	$2,553,200	$2,553,200	$2,553,200

Sales History

Date	Type	Price	Book/Page or CIN
3/25/2008	QC*-T	$100	45376 / 12
9/30/1974	WD	$100	6061 / 691

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.00	345,857	SF
$0.10	418,931	SF
Adj. Bldg. S.F. (Card, Sketch)		3727
Eff./Act. Year Built: 2003/2002		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Not For Profit Corporation
TRINITY BROADCASTING OF FLORIDA, INC.

Filing Information

Document Number	750421
FEI/EIN Number	59-1991004
Date Filed	12/31/1979
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/21/2011

Principal Address

4525 VINELAND RD
STE 200
ORLANDO, FL 32811

Changed: 03/29/2019

Mailing Address

13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Changed: 03/23/2020

Registered Agent Name & Address

EVERETT, MICHAEL
4655 VINELAND ROAD
ORLANDO, FL 32711

Name Changed: 01/06/2015

Address Changed: 08/25/2014

Officer/Director Detail

Name & Address

Title Director, President

CROUCH, MATTHEW W

13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Director, VP

CROUCH, LAURIE
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Director, VP

MAY, COLBY M
205 THIRD ST., S.E. ,
WASHINGTON, DE 20003

Title Treasurer, CFO

Mittan, James A
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Secretary

Tuccillo, Margaret C
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Fopma, Bob
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Everett, Mike
4655 VINELAND ROAD
ORLANDO, FL 32711

Title Asst. Secretary

Casoria, John B
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Crouch, Caylan
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Crouch, Cody
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Annual Reports

Report Year	Filed Date
2019	03/29/2019
2020	03/23/2020
2021	04/08/2021

Document Images

04/08/2021 -- ANNUAL REPORT	View image in PDF format
03/23/2020 -- ANNUAL REPORT	View image in PDF format
03/29/2019 -- ANNUAL REPORT	View image in PDF format
03/06/2018 -- ANNUAL REPORT	View image in PDF format
01/13/2017 -- ANNUAL REPORT	View image in PDF format
01/20/2016 -- ANNUAL REPORT	View image in PDF format
01/06/2015 -- ANNUAL REPORT	View image in PDF format
08/25/2014 -- Reg. Agent Change	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
01/10/2013 -- ANNUAL REPORT	View image in PDF format
04/12/2012 -- ANNUAL REPORT	View image in PDF format
05/20/2011 -- Reg. Agent Change	View image in PDF format
01/21/2011 -- REINSTATEMENT	View image in PDF format
04/28/2009 -- ANNUAL REPORT	View image in PDF format
04/21/2008 -- ANNUAL REPORT	View image in PDF format
04/26/2007 -- ANNUAL REPORT	View image in PDF format
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04/21/2000 -- ANNUAL REPORT	View image in PDF format
05/03/1999 -- ANNUAL REPORT	View image in PDF format
05/01/1998 -- ANNUAL REPORT	View image in PDF format
05/15/1997 -- ANNUAL REPORT	View image in PDF format
04/24/1996 -- ANNUAL REPORT	View image in PDF format

06/14/1995 – ANNUAL REPORT	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TRINITY BROADCASTING OF FL INC CASE NO. 6944

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3300 PEMBROKE ROAD, PEMBROKE PARK FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3300 PEMBROKE ROAD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TRINITY BROADCASTING OF FL INC AT 4:30 P.M. ON THE 14 DAY OF APRIL 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

_____
AFFIANT

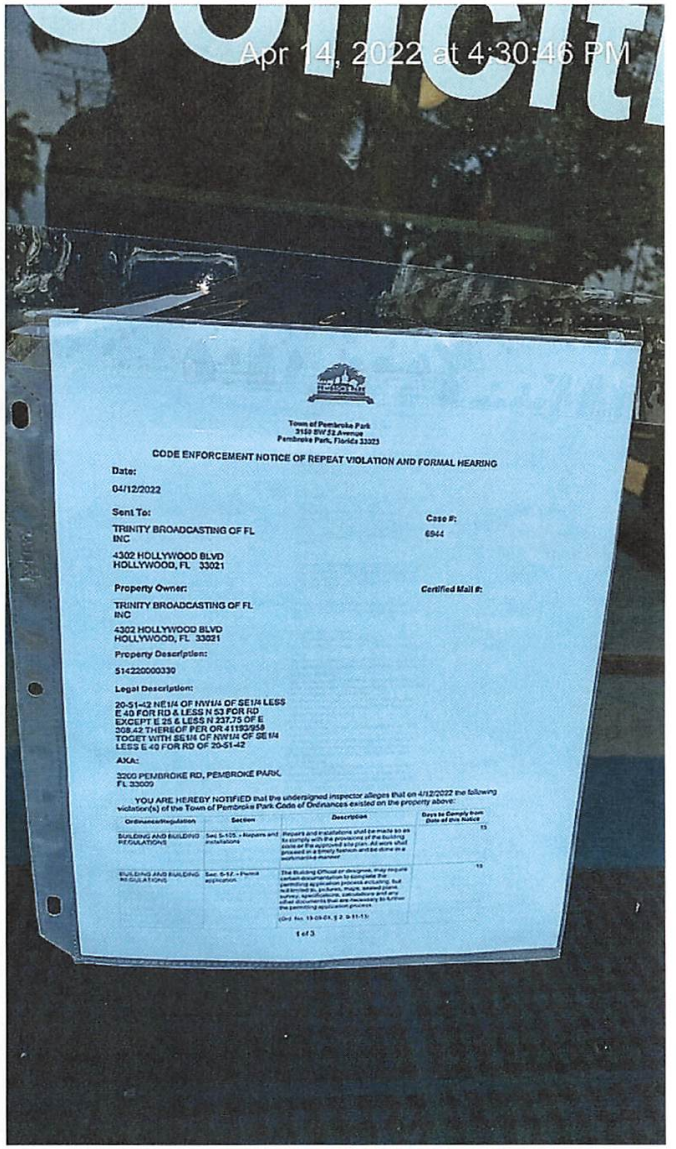
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 10 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____


Apr 14, 2022 at 4:30:58 PM
MAIL
3300
No Soliciting


Apr 14, 2022 at 4:30:46 PM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
04/12/2022
Sent To:
TRINITY BROADCASTING OF FL INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
Case #:
6944
Property Owner:
TRINITY BROADCASTING OF FL INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
Certified Mail #:
Property Description:
514220000330
Legal Description:
20-51-42 NE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD & LESS N 53 FOR RD EXCEPT E 25 & LESS N 237.75 OF E 208.42 THEREOF PER OR 41192/958 TOGET WITH SE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD OF 20-51-42
AKA:
3200 PEMBROKE RD, PEMBROKE PARK FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/12/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
15
BUILDING AND BUILDING REGULATIONS
Sec. 5-12. - Permit application.
The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.
10
(Ord. No. 15-09-01, § 2, 9-11-15)
1 of 3

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/12/2022

Sent To:

TRINITY BROADCASTING OF FL INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Case #:

6944

Property Owner:

TRINITY BROADCASTING OF FL INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000330

Legal Description:

20-51-42 NE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD & LESS N 53 FOR RD EXCEPT E 25 & LESS N 237.75 OF E 308.42 THEREOF PER OR 41193/958 TOGET WITH SE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD OF 20-51-42

AKA:

3200 PEMBROKE RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/12/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	15
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	15

1. Demolition of structures without a Building permit for Lot 931, 840, 820, 613. Obtain demolition permit for all structure that were removed.
2. Prohibited flag banner signs. Remove all banner signs.
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 Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

4/12/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	6944	04/12/2022

Property Owner:	Property Description:	Certified Mail #:
TRINITY BROADCASTING OF FL INC 4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	514220000330	

Legal Description:	AKA:
20-51-42 NE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD & LESS N 53 FOR RD EXCEPT E 25 & LESS N 237.75 OF E 308.42 THEREOF PER OR 41193/958 TOGET WITH SE1/4 OF NW1/4 OF SE1/4 LESS E 40 FOR RD OF 20-51-42	3200 PEMBROKE RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/12/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15

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SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	15

Notes/Means of Correction:

1. Demolition of structures without a Building permit for Lot 931, 840, 820, 613. Obtain demolition permit for all structure that were removed.
2. Prohibited flag banner signs. Remove all banner signs.
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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. TRINITY BROADCASTING OF FL INC JUAN C TORRES ORTIZ Respondent(s)	Case No.: 5364

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3300 PEMBROKE ROAD LOT 449, PEMBROKE PARK, FL, 33021

PROPERTY OWNER: TRINITY BROADCASTING OF FL INC / JUAN C TORRES ORTIZ, 4302 HOLLYWOOD BLVD, HOLLYWOOD, FL, 33021

FOLIO NO.: 5142 30 38 0660

LEGAL DESCRIPTION: 20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and 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 **WITHIN 45 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of April 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of April 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of April, 2022.

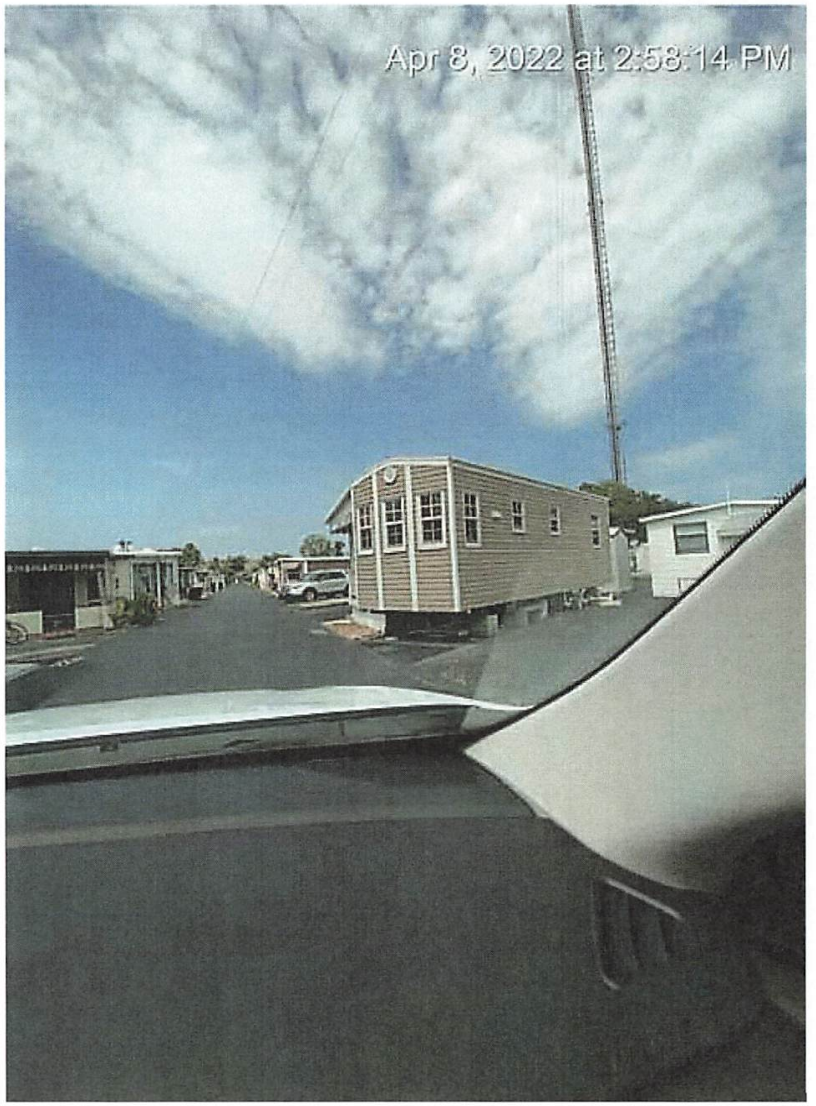
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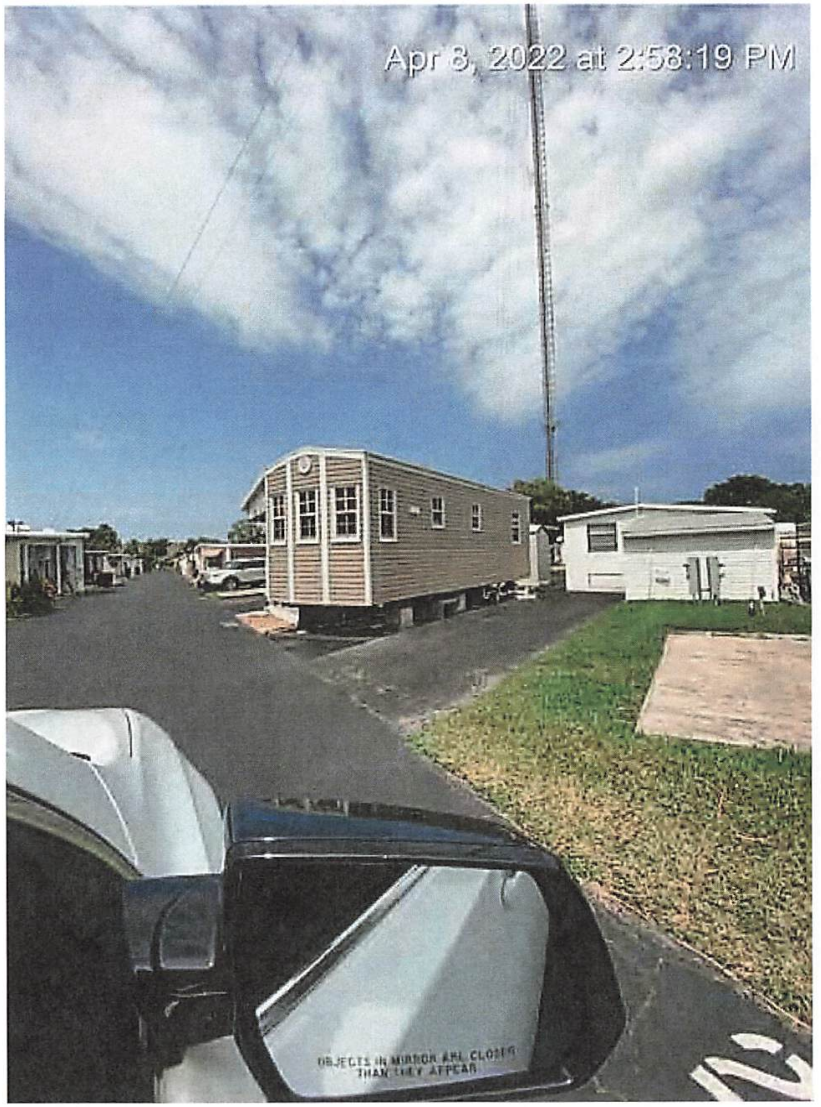
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Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

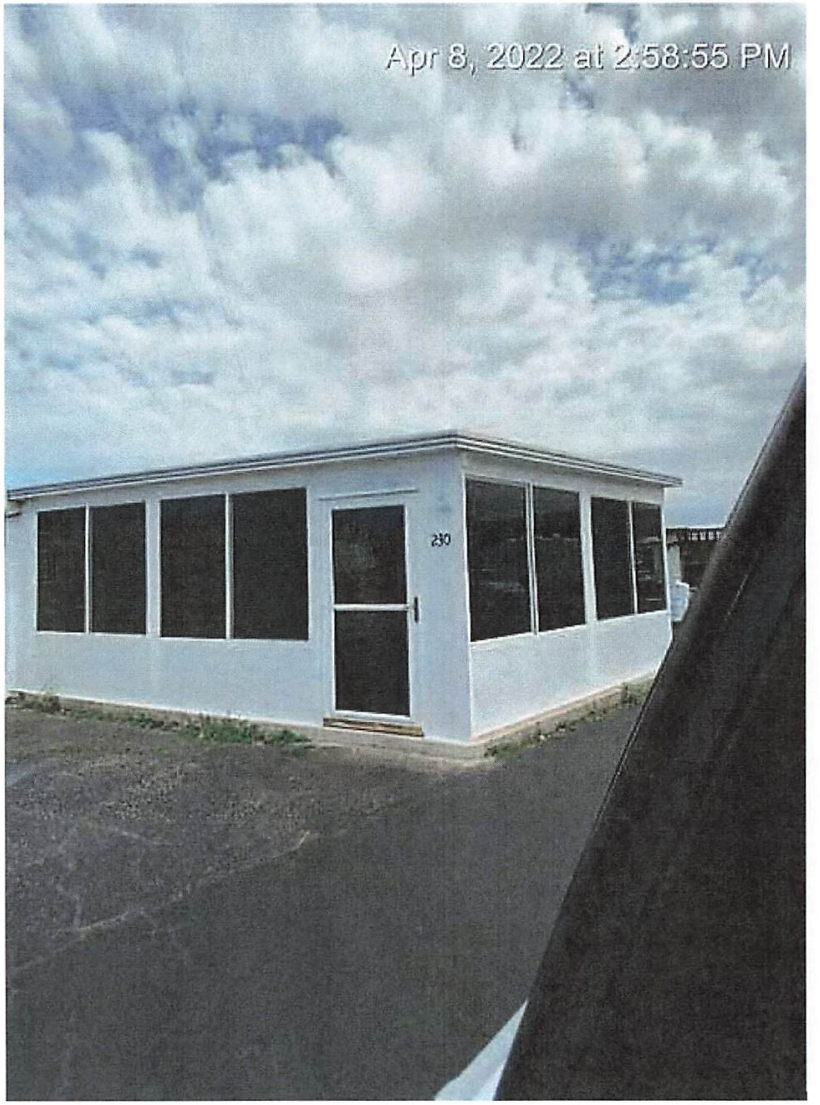

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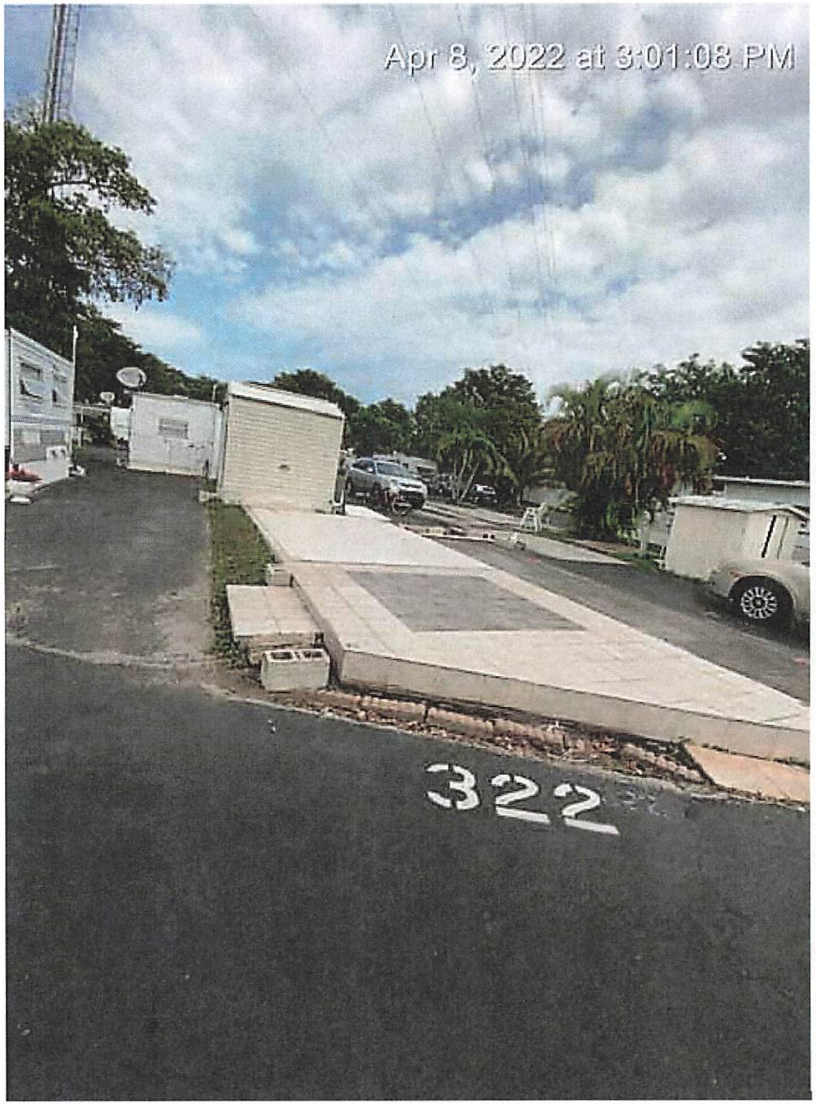

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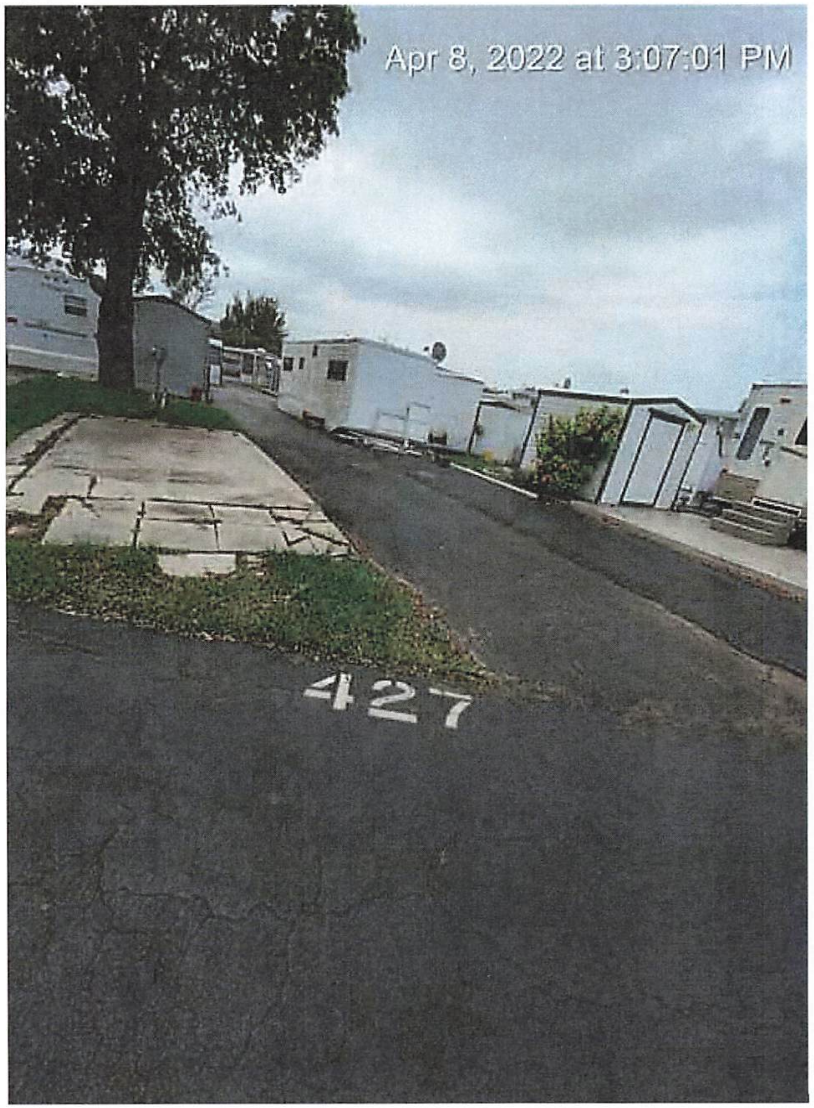

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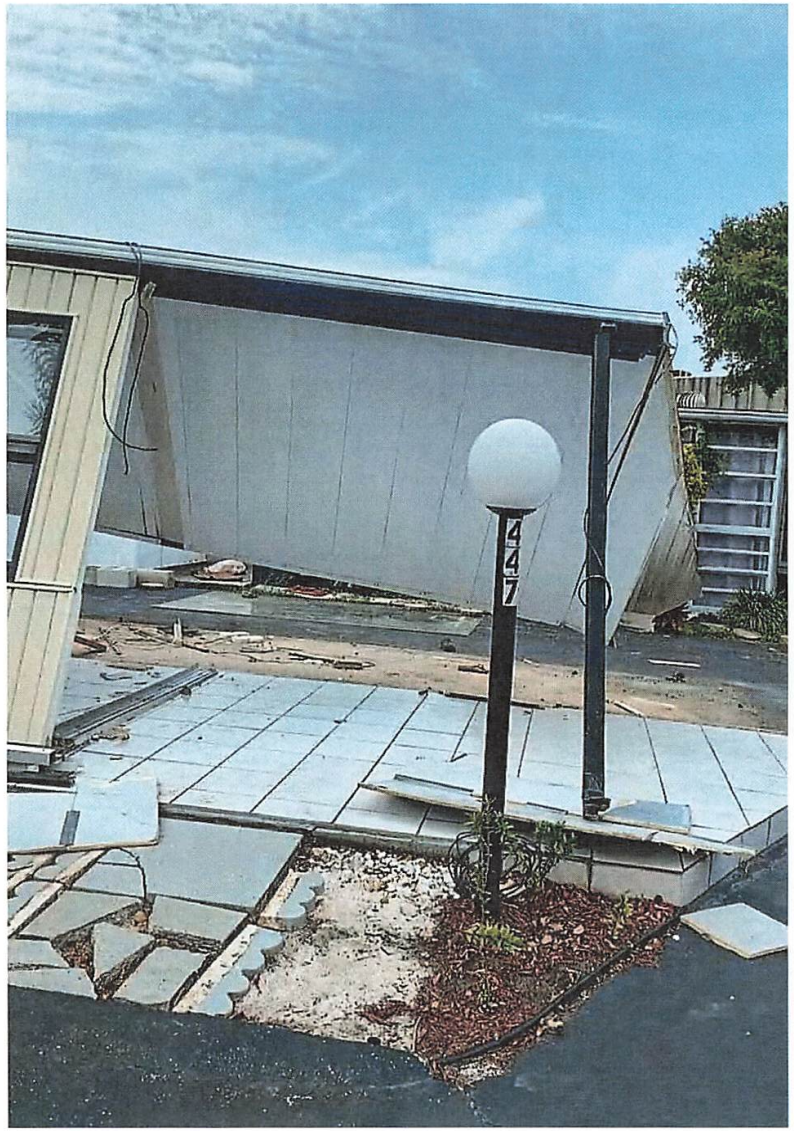

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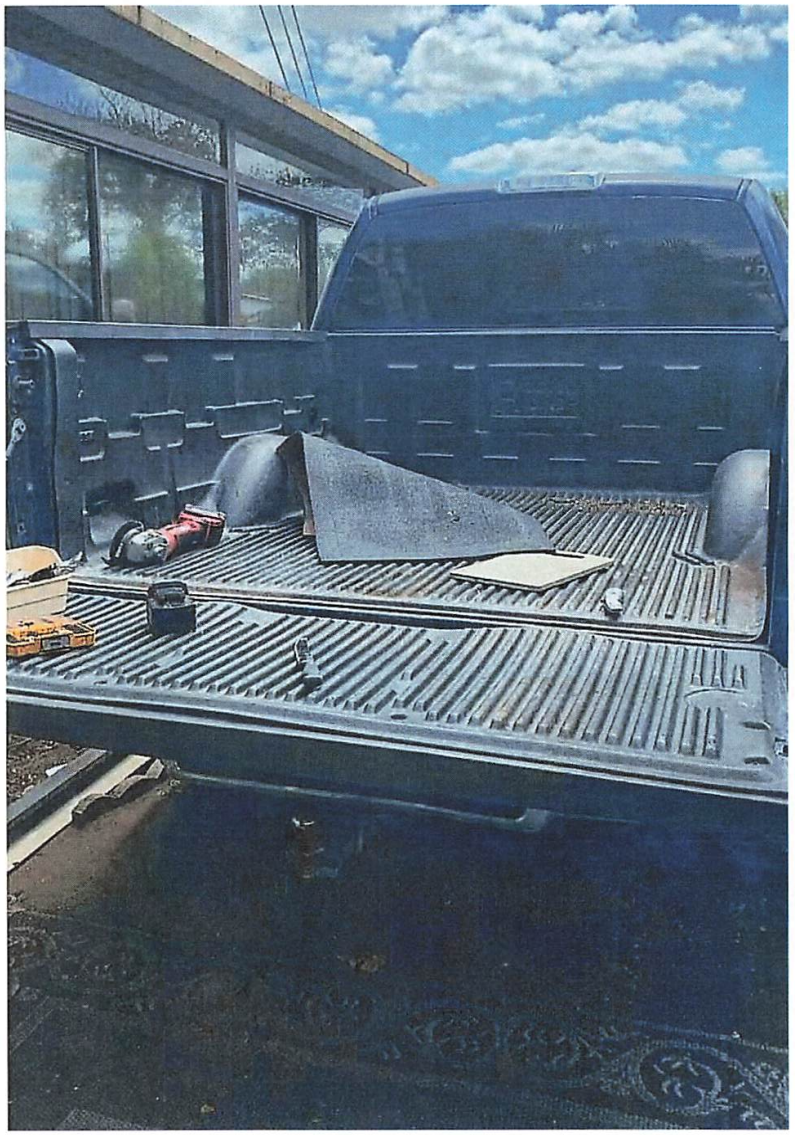

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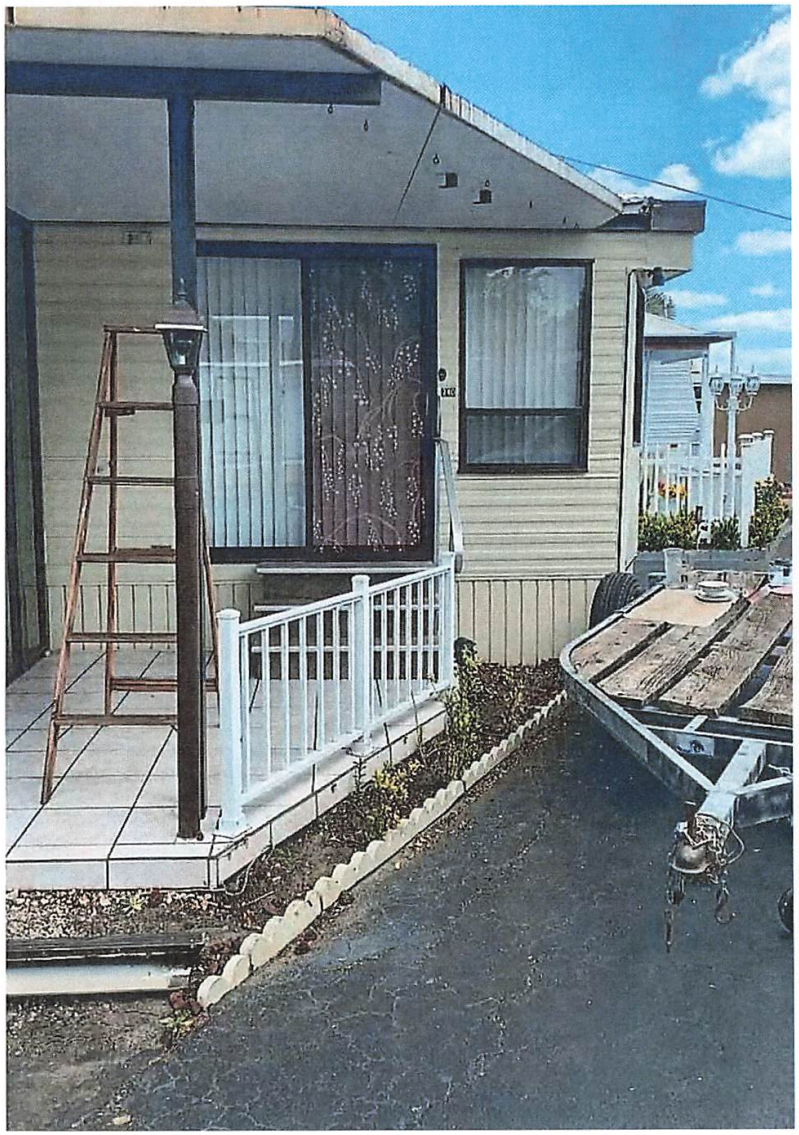
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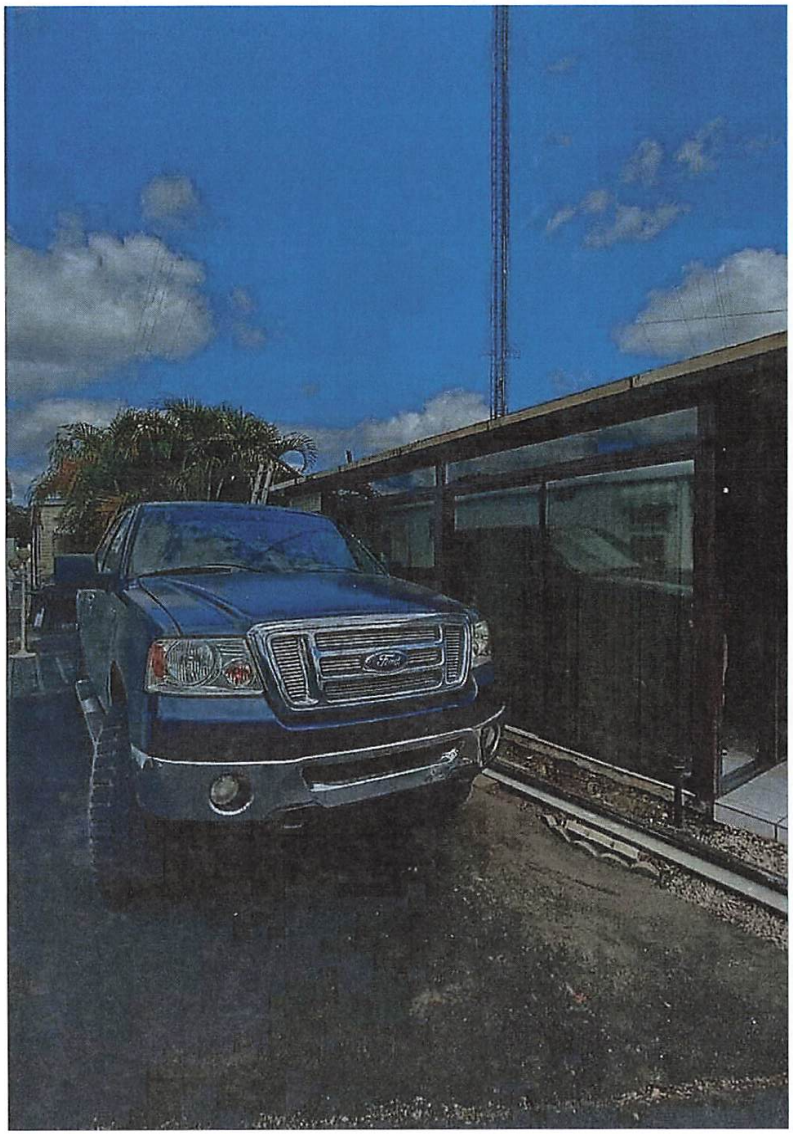





MYFLORIDA.COM
07-22
QTV Q23
SUNSHINE STATE



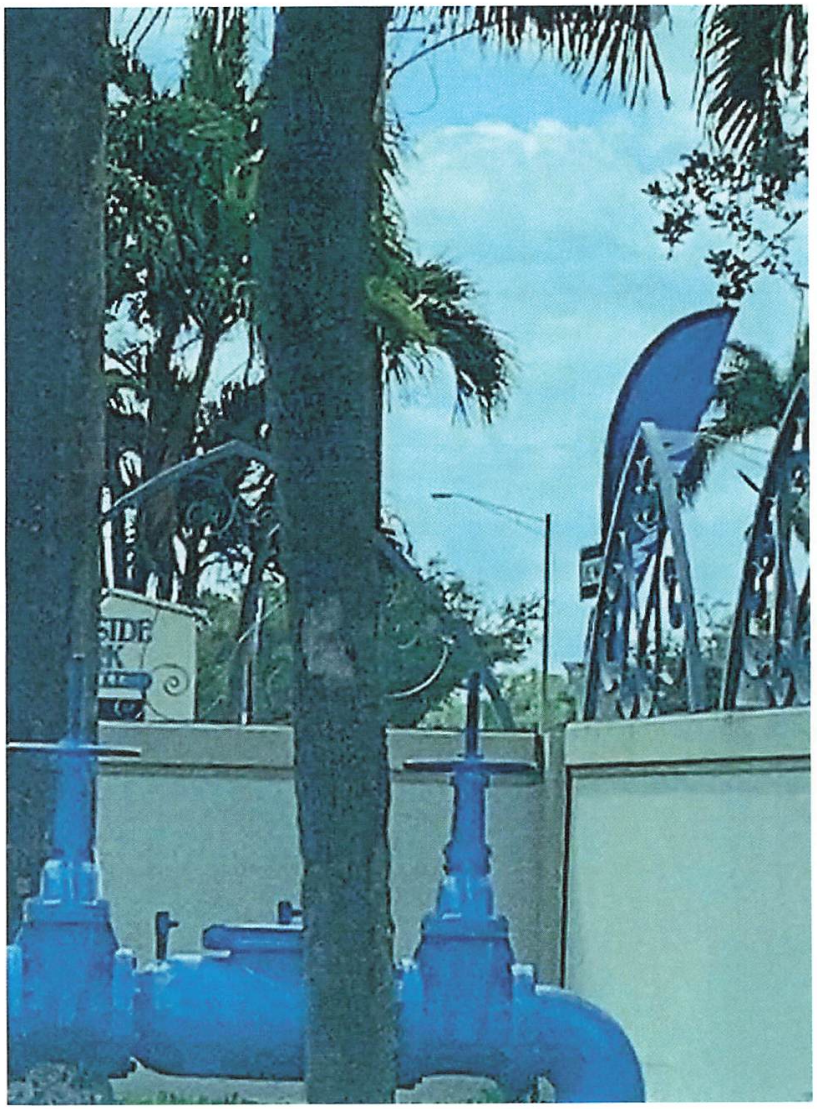


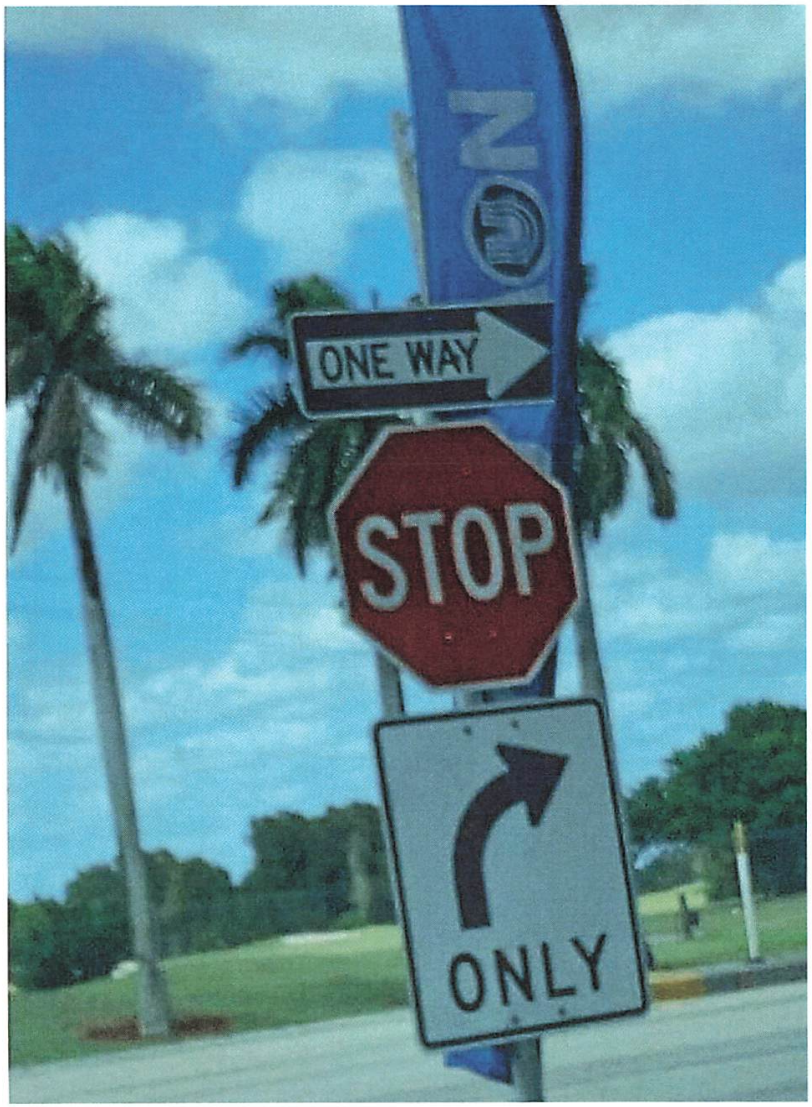



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CHEVROLET
SILVERADO

NOW

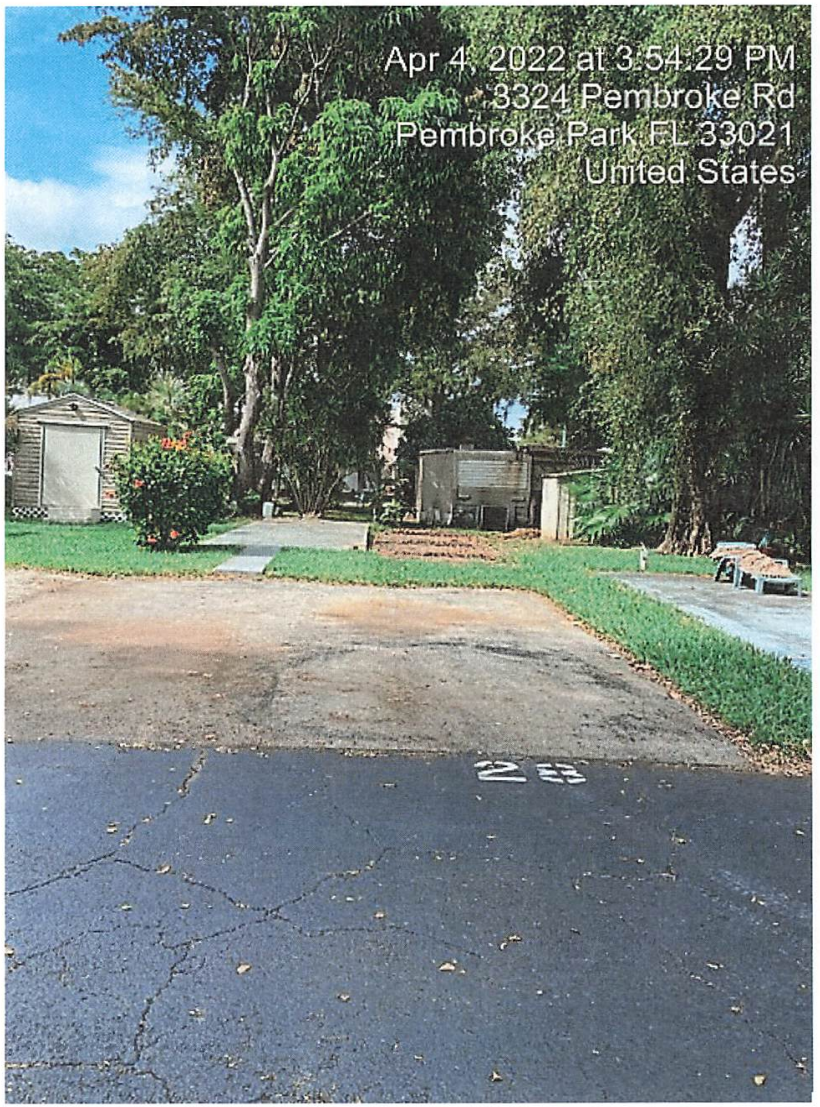



ONE WAY
STOP
ONLY

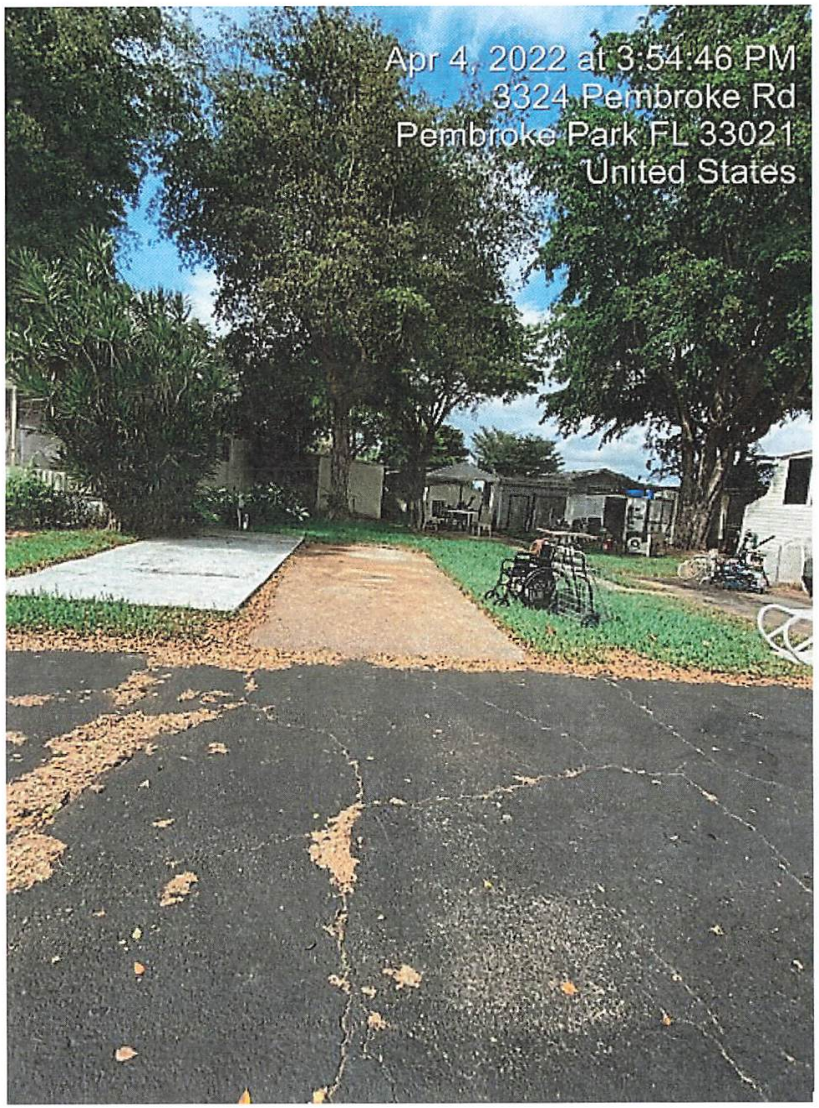
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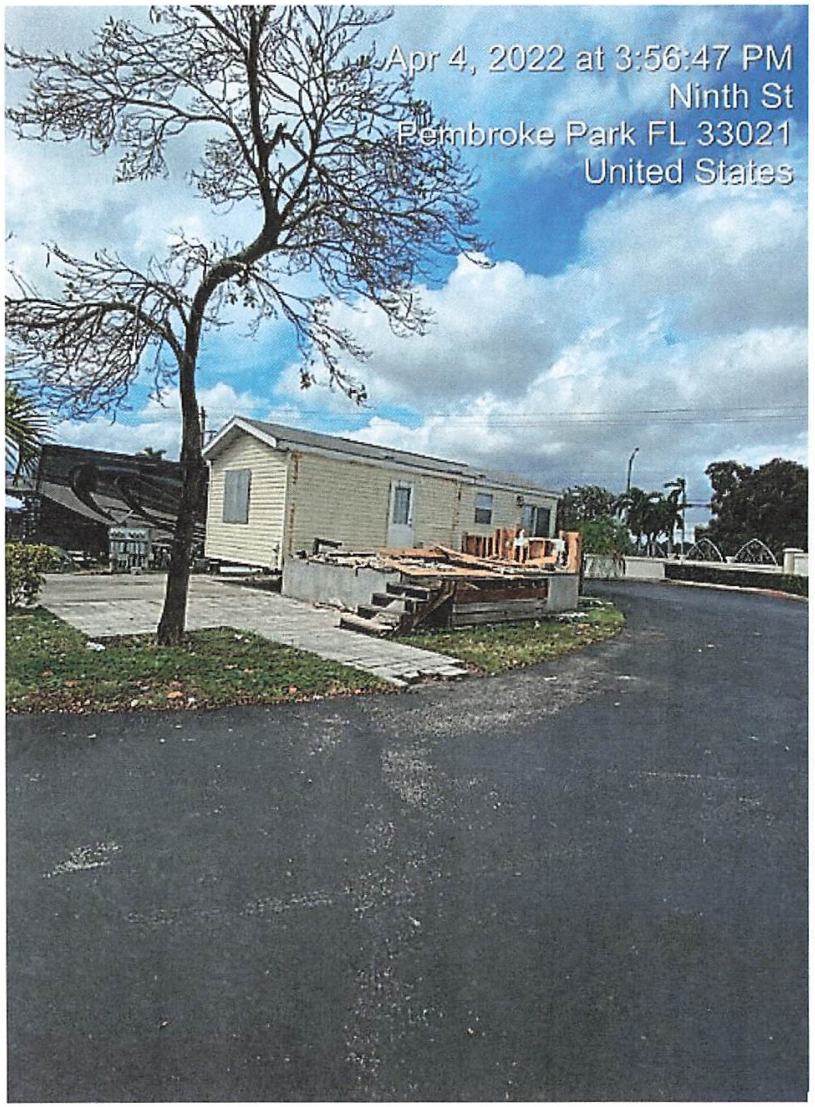
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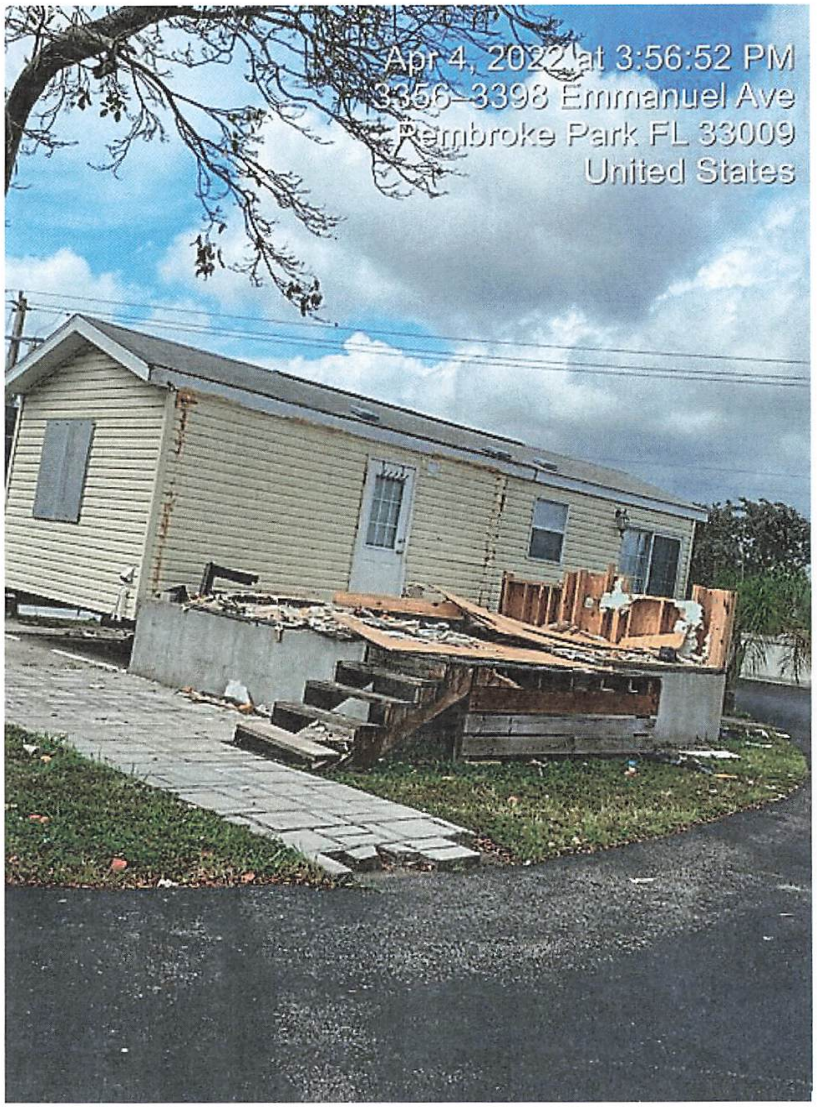
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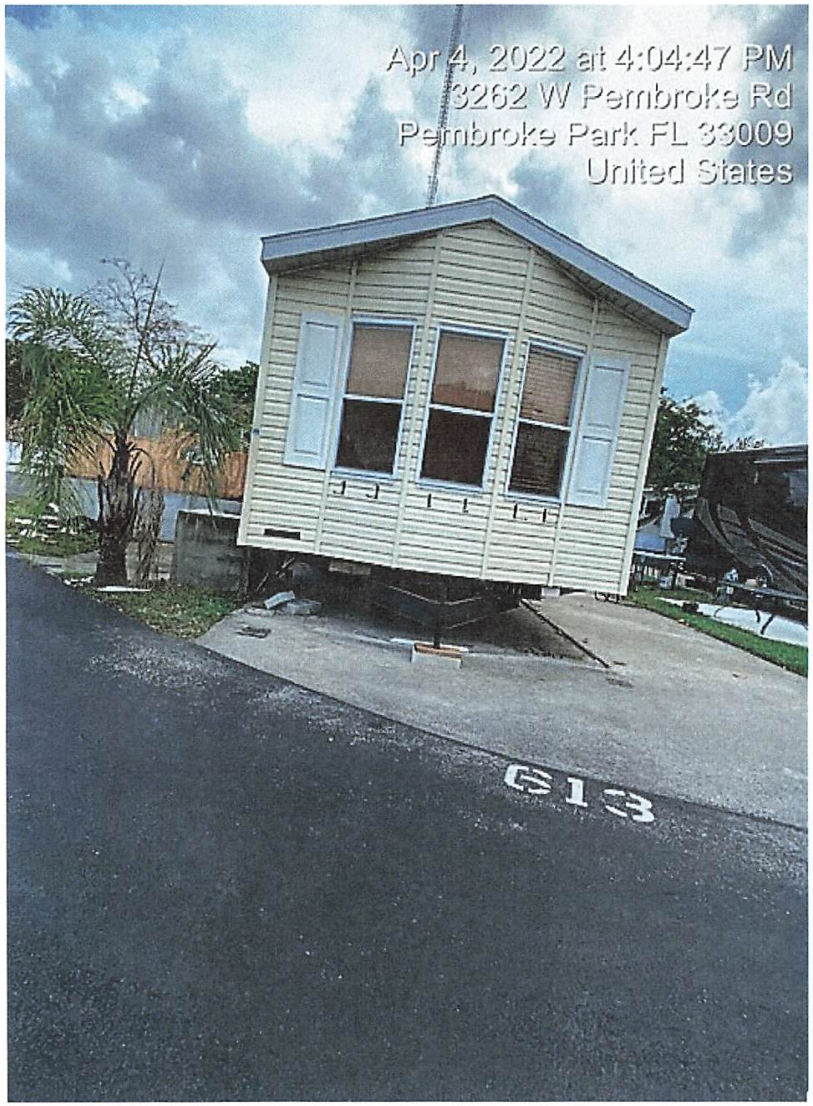

Apr 4, 2022 at 3:54:29 PM
3324 Pembroke Rd
Pembroke Park, FL 33021
United States

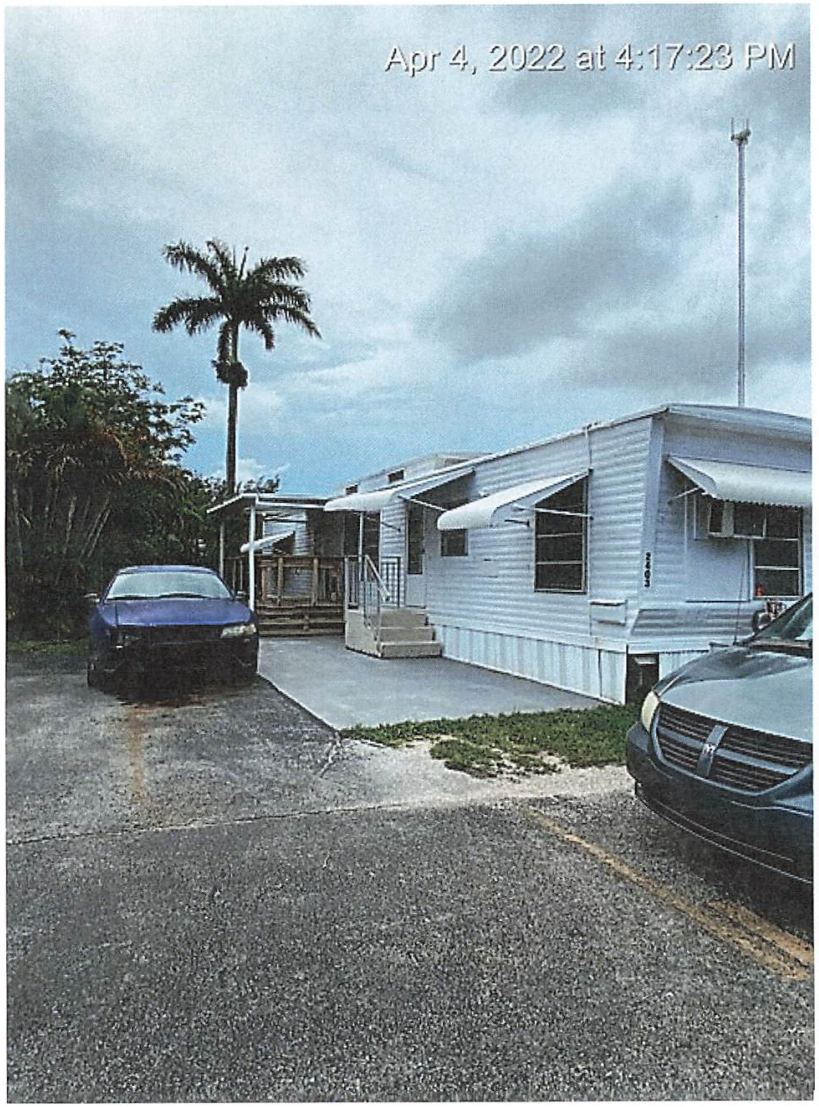

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United States

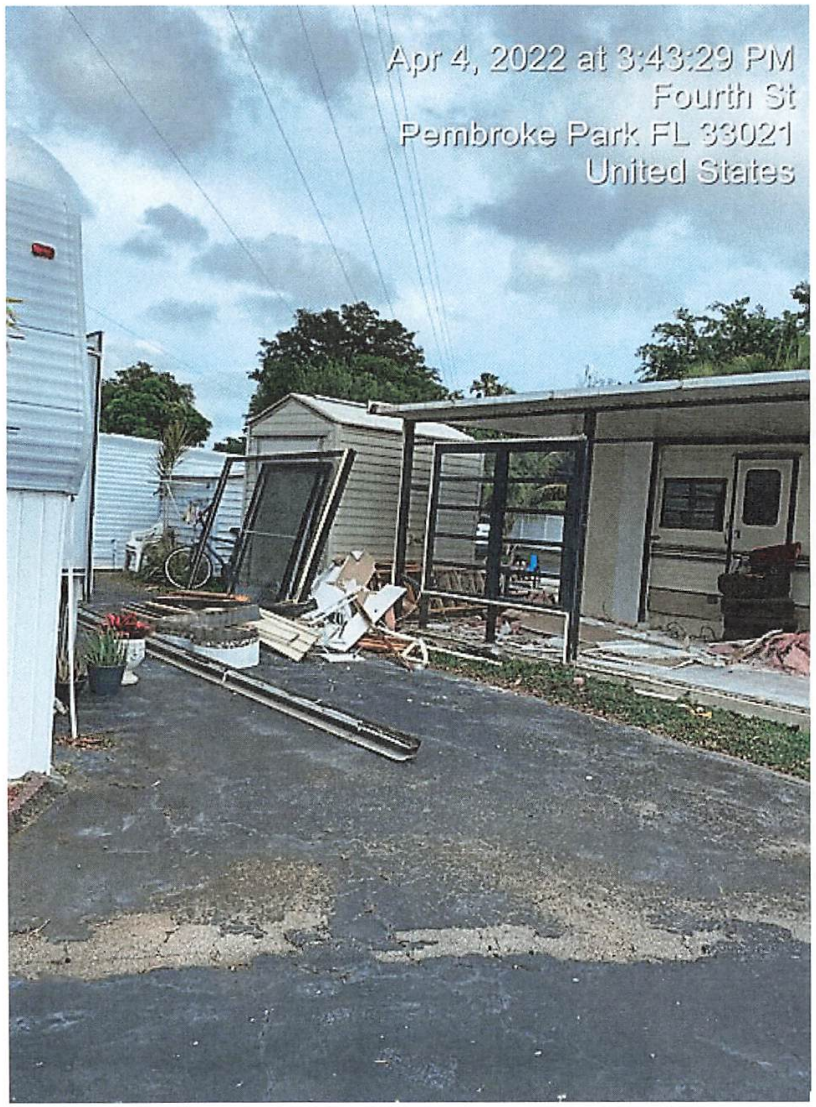

Apr 4, 2022 at 3:54:46 PM
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Pembroke Park FL 33021
United States

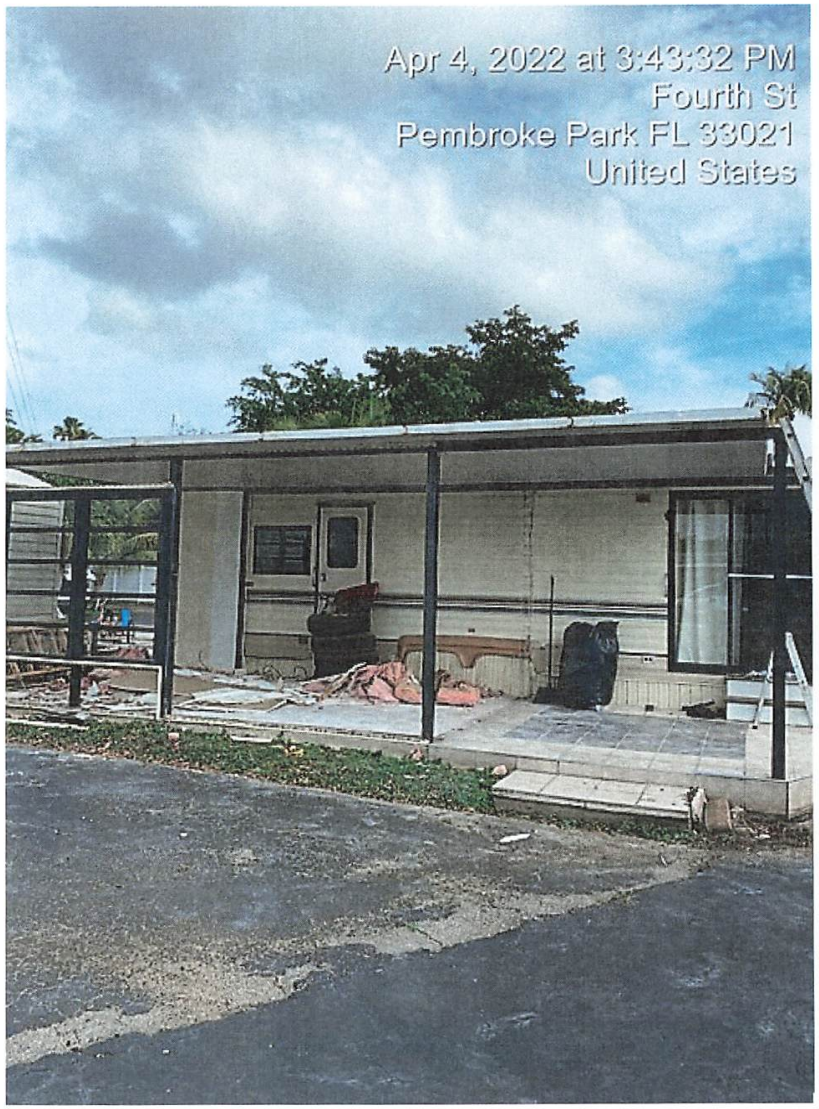

Apr 4, 2022 at 3:56:47 PM
Ninth St
Pembroke Park FL 33021
United States

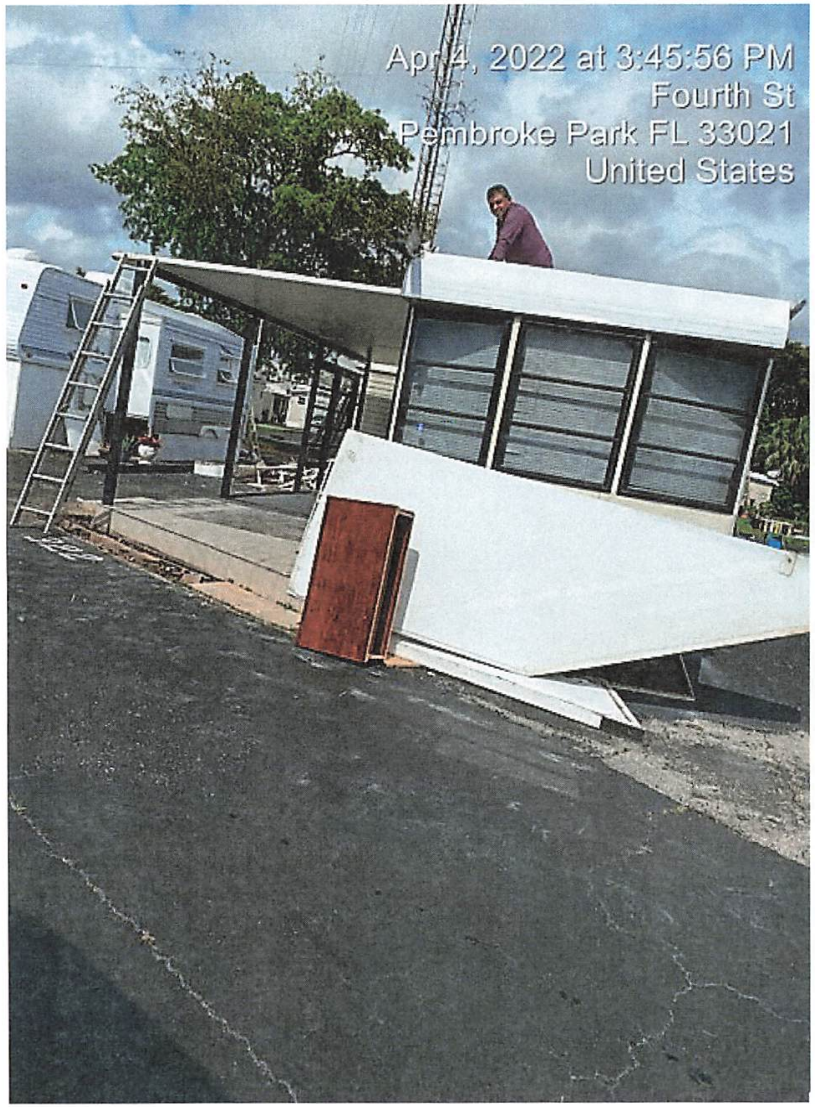

Apr 4, 2022 at 3:56:52 PM
3356–3398 Emmanuel Ave
Pembroke Park FL 33009
United States


Apr 4, 2022 at 4:04:47 PM
3262 W Pembroke Rd
Pembroke Park FL 33009
United States
G13


Apr 4, 2022 at 4:17:23 PM


Apr 4, 2022 at 3:43:29 PM
Fourth St
Pembroke Park FL 33021
United States


Apr 4, 2022 at 3:43:32 PM
Fourth St
Pembroke Park FL 33021
United States


Apr 4, 2022 at 3:45:56 PM
Fourth St
Pembroke Park FL 33021
United States

Case Overview

Property/Incident Information

Owner	Address	Site Address
BKI-95 LLC	4770 BISCAYNE BLVD STE 680 MIAMI, FL 33137	2000 SW 30 Ave PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 16060005 **Date Next Inspection** 11/3/2022

Notes FENCE BEING INSTALLED IN ALLYWAY BETWEEN BUILDINGS. NEED STRUCTUAL PERMIT FOR FENCE
DOUBLE FEE OF PERMIT
$100.00 CODE FINE

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/8/2016		Notice of Violation	Regular Mail
5/26/2022	6/15/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/15/2022	6/15/2022	Final Order	Certified Mail
11/3/2022	11/16/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property 11/4/22 Certified Mail 11/3/22
11/3/2022		Affidavit of Non-Compliance	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 11/3/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$30,250.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$30,350.00**

Payments

Case Overview

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$30,350.00

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

Bill To:

BKI-95 LLC
2000 SW 30 AVE
PEMBROKE PARK, FL 33009

DATE: November 9, 2022
INVOICE # 428
FOR:

Case # 746
BKI-95 LLC
2000 SW 30 AVE
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-2(b)		
	Final Order 06/15/2022		
1	Admin Fee	$ 100.00	$ 100.00
124	Day(s) of Per Diem from (07/16/22-11/16/2022)	$ 250.00	$ 31,000.00
		Balance	$ 31,100.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BKI-95 LLC CASE NO. 746

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2000 SW 30 AVE PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2000 SW 30 AVE PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BKI-95 LLC AT 10:53 A.M. ON THE 4 DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

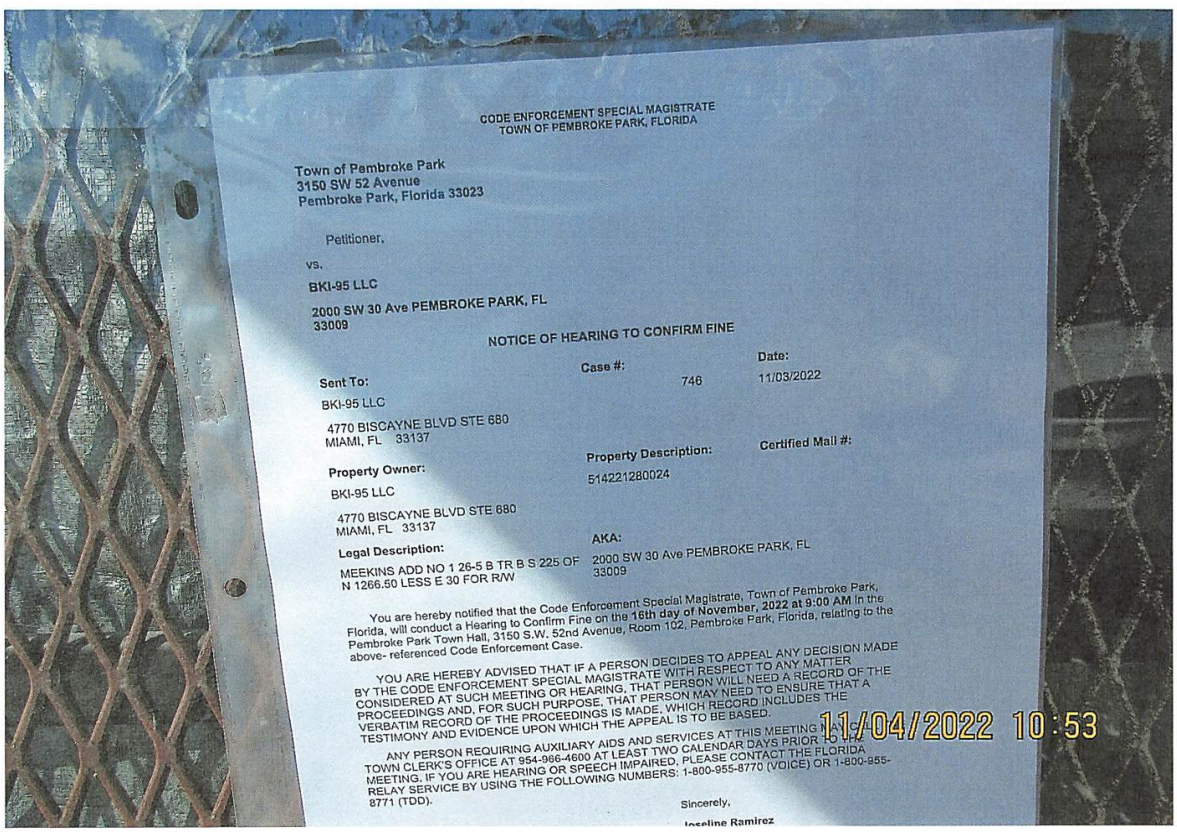
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 08 day of Nov, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public · State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Through National Notary Assn.


2000
11/04/2022 10:53


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
BKI-95 LLC
2000 SW 30 Ave PEMBROKE PARK, FL
33009
NOTICE OF HEARING TO CONFIRM FINE
Case #:
746
Date:
11/03/2022
Sent To:
BKI-95 LLC
4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137
Property Description:
514221280024
Certified Mail #:
Property Owner:
BKI-95 LLC
4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137
Legal Description:
MEEKINS ADD NO 1 26-5 B TR B S 225 OF N 1266.50 LESS E 30 FOR R/W
AKA:
2000 SW 30 Ave PEMBROKE PARK, FL
33009
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 16th day of November, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING M
TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO
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,
11/04/2022 10:53

7022 0410 0002 5496 4145

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4®

Postmark Here
NOV - 3 2022

BKI-95 LLC
HAF #746
2000 SW 30 AVENUE,
PEMBROKE PARK, FL 33009

PS Form 3800, A

7022 0410 0002 5496 4152

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4®

Postmark Here
NOV - 3 2022

BKI-95 LLC
KALAS, KOSMAS A
HAF #746
4770 BISCAYNE BLVD STE 680,
MIAMI FL 33137

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BKI-95 LLC
KALAS, KOSMAS A
HAF #746
4770 BISCAYNE BLVD STE 680,
MIAMI FL 33137

9590 9402 6921 1104 9972 76

2. Article Number *(Transfer from service label)*
7022 0410 0002 5496 4152

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
11-7-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

BKI-95 LLC

2000 SW 30 Ave PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
BKI-95 LLC 4770 BISCAYNE BLVD STE 680 MIAMI, FL 33137	746	11/03/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
BKI-95 LLC 4770 BISCAYNE BLVD STE 680 MIAMI, FL 33137	514221280024	

Legal Description:	**AKA:**
MEEKINS ADD NO 1 26-5 B TR B S 225 OF N 1266.50 LESS E 30 FOR R/W	2000 SW 30 Ave PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **16th day of November, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

BKI-95 LLC

2000 SW 30 Ave PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

746

On 11/3/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: BKI-95 LLC

Address: 4770 BISCAYNE BLVD STE 680 MIAMI, FL 33137

Folio: 514221280024

Site Address: 2000 SW 30 Ave PEMBROKE PARK, FL 33009

Legal Description: MEEKINS ADD NO 1 26-5 B TR B S 225 OF N 1266.50 LESS E 30 FOR R/W

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 11/3/2022

Notes/Means of Correction:

No permit for fence obtained.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 11/3/2022

NOTARY PUBLIC, STATE OF FLORIDA

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2000 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0024
Property Owner	BKI-95 LLC	Millage	0613
Mailing Address	4770 BISCAYNE BLVD STE 680 MIAMI FL 33137	Use	48-01
Abbr Legal Description	MEEKINS ADD NO 1 26-5 B TR B S 225 OF N 1266.50 LESS E 30 FOR R/W		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$340,280	$3,644,240	$3,984,520	$3,330,140	
2021	$340,280	$3,037,380	$3,377,660	$3,027,400	$67,366.45
2020	$340,280	$2,411,910	$2,752,190	$2,752,190	$59,397.23

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,984,520	$3,984,520	$3,984,520	$3,984,520
Portability	0	0	0	0
Assessed/SOH	$3,330,140	$3,984,520	$3,330,140	$3,330,140
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,330,140	$3,984,520	$3,330,140	$3,330,140

Sales History

Date	Type	Price	Book/Page or CIN
9/13/2012	SWD-Q	$1,950,000	49102 / 1098
7/30/2007	WD-D	$1,400,000	44666 / 609
9/2/1993	WD	$905,000	21187 / 875
10/13/1988	QCD	$100	16031 / 596
10/18/1988	WD	$1,032,000	15878 / 166

Land Calculations

Price	Factor	Type
$9.00	37,809	SF
Adj. Bldg. S.F. (Card, Sketch)		33776
Eff./Act. Year Built: 1969/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
BKI-95 LLC

Filing Information

Document Number	L12000069042
FEI/EIN Number	45-5381764
Date Filed	05/22/2012
Effective Date	05/21/2012
State	FL
Status	ACTIVE

Principal Address

2000SW 30 Ave
Pembroke Park, FL 33069

Changed: 02/01/2013

Mailing Address

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Registered Agent Name & Address

Kalas, Kosmas A
4770 Biscayne Boulevard
Suite 680
MIAMI, FL 33137

Name Changed: 01/31/2018

Address Changed: 01/31/2018

Authorized Person(s) Detail

Name & Address

Title MGRM

KALAS, KOSMAS A
1251 Still Water Dr
Miami Beach, FL 33141

Title MGRM

BILLANTE, THOMAS
16051 Collins Ave.
Apt 503
Sunny Isles, FL 33160

Annual Reports

Report Year	Filed Date
2020	01/28/2020
2021	01/14/2021
2022	03/01/2022

Document Images

03/01/2022 -- ANNUAL REPORT	View image in PDF format
01/14/2021 -- ANNUAL REPORT	View image in PDF format
01/28/2020 -- ANNUAL REPORT	View image in PDF format
02/13/2019 -- ANNUAL REPORT	View image in PDF format
01/31/2018 -- ANNUAL REPORT	View image in PDF format
03/08/2017 -- ANNUAL REPORT	View image in PDF format
01/20/2016 -- ANNUAL REPORT	View image in PDF format
03/09/2015 -- ANNUAL REPORT	View image in PDF format
02/25/2014 -- ANNUAL REPORT	View image in PDF format
02/01/2013 -- ANNUAL REPORT	View image in PDF format
05/22/2012 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,
vs.
BKI-95 LLC
Respondent(s)

Case No.: 746

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 15, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2000 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: BKI-95 LLC9

FOLIO NO.: 5142 21 28 0024

LEGAL DESCRIPTION: MEEKINS ADD NO 1 26-5 B TR B S 225 OF N 1266.50 LESS E 30 FOR R/W

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-2 (b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-2 (b) **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of June 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250 — PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of June 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

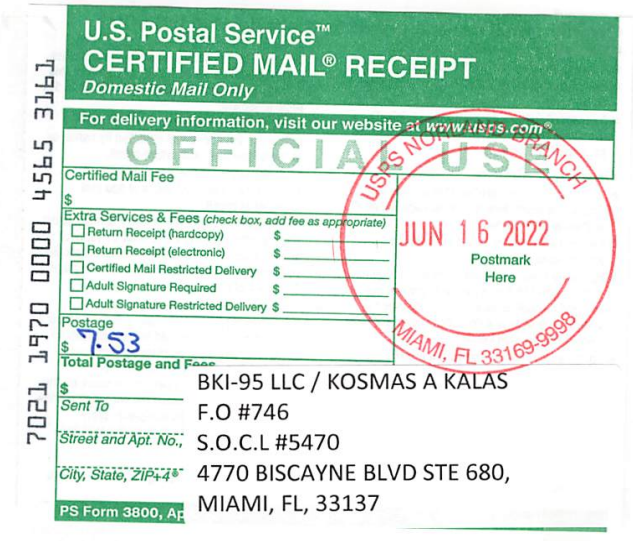
Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ 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 17 day of June, 2022.

Nazly Cardona CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.53

Total Postage and Fees
$

Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap

USPS NORLAND BRANCH
JUN 16 2022
Postmark Here
MIAMI, FL 33169-9998

7021 1970 0000 4565 3161

BKI-95 LLC / KOSMAS A KALAS
F.O #746
S.O.C.L #5470
4770 BISCAYNE BLVD STE 680,
MIAMI, FL, 33137



U.S. Postal Service™
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Certified Mail Fee
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Postage
$ 7.53

Total Postage and
$

Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, A

USPS NORLAND BRANCH
JUN 16 2022
Postmark Here
MIAMI, FL 33169-9998

7021 1970 0000 4565 3154

BKI-95 LLC
F.O #746 S.O.C.L #5470
2000 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and
$

Sent To BKI-95 LLC / KOSMAS A KALAS

Street and Apt. No. N.O.H #746 H.C.F #5470

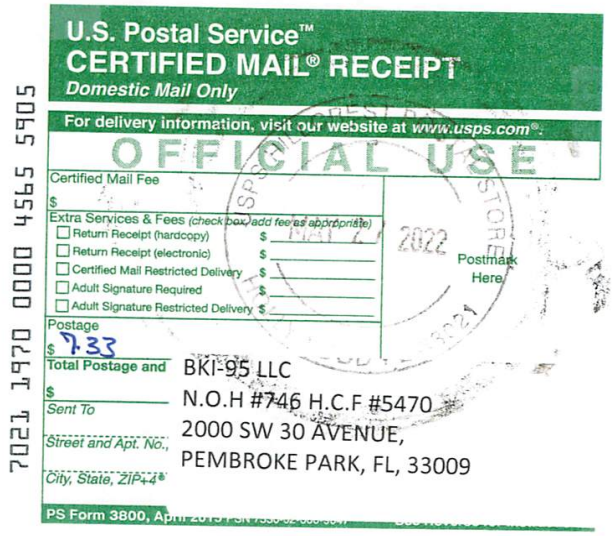
City, State, ZIP+4® 4770 BISCAYNE BLVD STE 680, MIAMI, FL, 33137

PS Form 3800, April 2015

7021 1970 0000 4565 5912

MAY 2 1 2022

Postmark Here



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and
$

Sent To BKI-95 LLC

Street and Apt. No. N.O.H #746 H.C.F #5470 2000 SW 30 AVENUE,

City, State, ZIP+4® PEMBROKE PARK, FL, 33009

PS Form 3800, April 2015

7021 1970 0000 4565 5905

2022

Postmark Here

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
BKI-95 LLC	)	CASE NO. 746

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2000 SW 30 AVENUE, PEMBROKE PARK, FL. 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2000 SW 30 AVENUE, PEMBROKE PARK, FL. 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BKI-95 LLC AT 10:49 A.M. ON THE 3 DAY OF JUNE 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

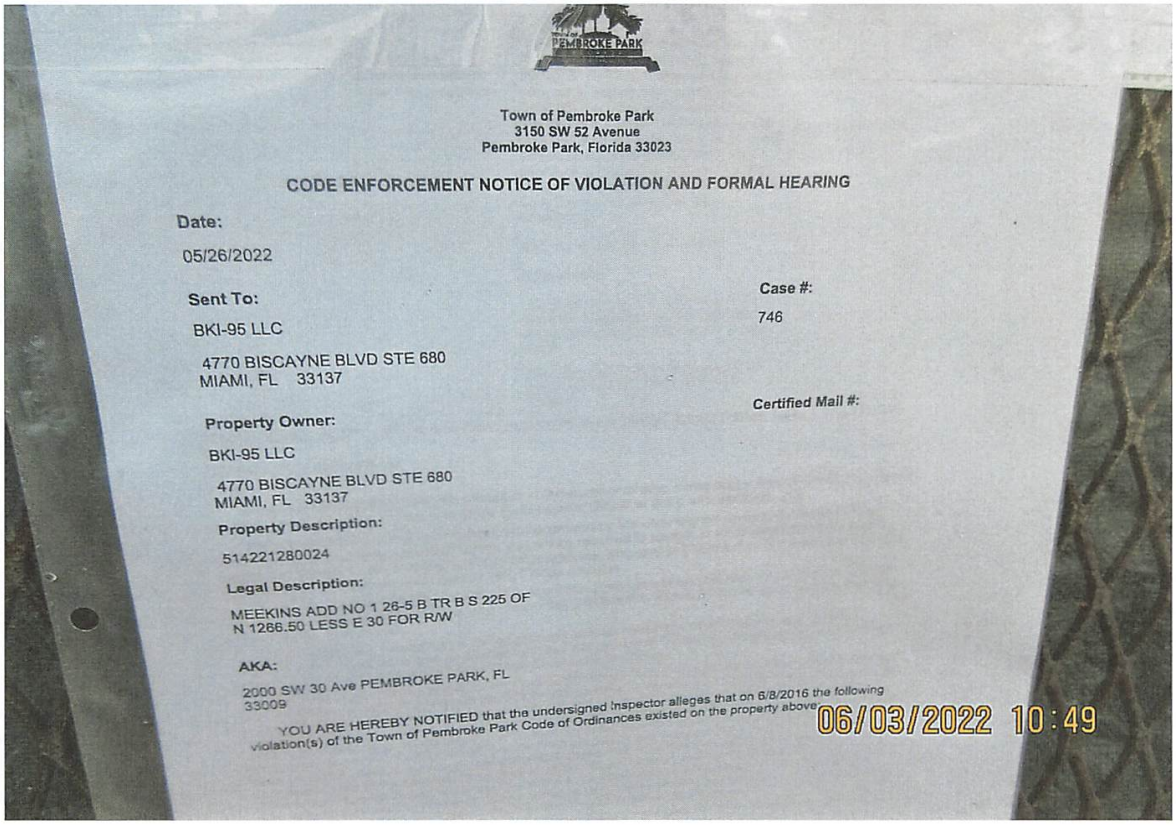
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [✓] online notarization this 13 day of June, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/26/2022

Case #:

746

Sent To:

BKI-95 LLC

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Certified Mail #:

Property Owner:

BKI-95 LLC

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Property Description:

514221280024

Legal Description:

MEEKINS ADD NO 1 26-5 B TR B S 225 OF
N 1266.50 LESS E 30 FOR R/W

AKA:

2000 SW 30 Ave PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/8/2016 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/26/2022

Sent To:

BKI-95 LLC

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Case #:

746

Property Owner:

BKI-95 LLC

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Certified Mail #:

Property Description:

514221280024

Legal Description:

MEEKINS ADD NO 1 26-5 B TR B S 225 OF
N 1266.50 LESS E 30 FOR R/W

AKA:

2000 SW 30 Ave PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/8/2016 the following violation(s) of the 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. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

INSTALLATION OF FENCE WITHOUT PERMIT

FENCE BEING INSTALLED IN ALLYWAY BETWEEN BUILDINGS. NEED STRUCTUAL PERMIT FOR FENCE
DOUBLE FEE OF PERMIT
$100.00 CODE FINE

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of June, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

5/26/2022

Case Overview

Property/Incident Information

Owner	Address	Site Address
CHARTRAND, DENIS and BOURGUIGNON, JOSEE	124 Lake Shore Drive #13 Pembroke Park, FL 33009	124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 13

Legal Description

Case Status Open **Case #** 1238 **Date Next Inspection** 11/16/2022

Notes Plumbing work done without permit. water connection replaced without permission in back of mobile home.
Need to have park approval and Building permit from Building Department for replacement.
Double Permit fee and $150 Code Enforcement fine has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/18/2018		Notice of Violation	Posted to Property
10/4/2019	10/24/2019	Notice of Formal Hearing - Notice w/ NOV	Hand
10/29/2019	10/24/2019	Final Order	
8/31/2021		Affidavit of Non-Compliance	Certified Mail
8/31/2021	9/15/2021	Notice of Formal Hearing - Confirm Fine - Cancelled	Affidavit of Service/Posted to Property Certified Mail
11/3/2022	11/16/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail 11/3/22
11/3/2022		Affidavit of Non-Compliance	Certified Mail 11/4/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/16/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$54,850.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$54,950.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**

Case Overview

	Fees Outstanding	**$54,950.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

CHARTRAND, DENIS and
BOURGUIGNON, JOSEE

124 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 13

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
CHARTRAND, DENIS and BOURGUIGNON, JOSEE 124 Lake Shore Drive #13 Pembroke Park, FL 33009	1238	11/03/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
CHARTRAND, DENIS and BOURGUIGNON, JOSEE 124 Lake Shore Drive #13 Pembroke Park, FL 33009	514229NN0130	

Legal Description:	**AKA:**
PARK LAKE INC CO-OP LOT 13	124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 13

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **16th day of November, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

CHARTRAND, DENIS CASE NO. 1238
BOURGUIGNON, JOSEE

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 124 LAKE SHORE DR, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 124 LAKE SHORE DR, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CHARTRAND, DENIS & BOURGUIGNON, JOSEE AT 10:13 A.M. ON THE 4 DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

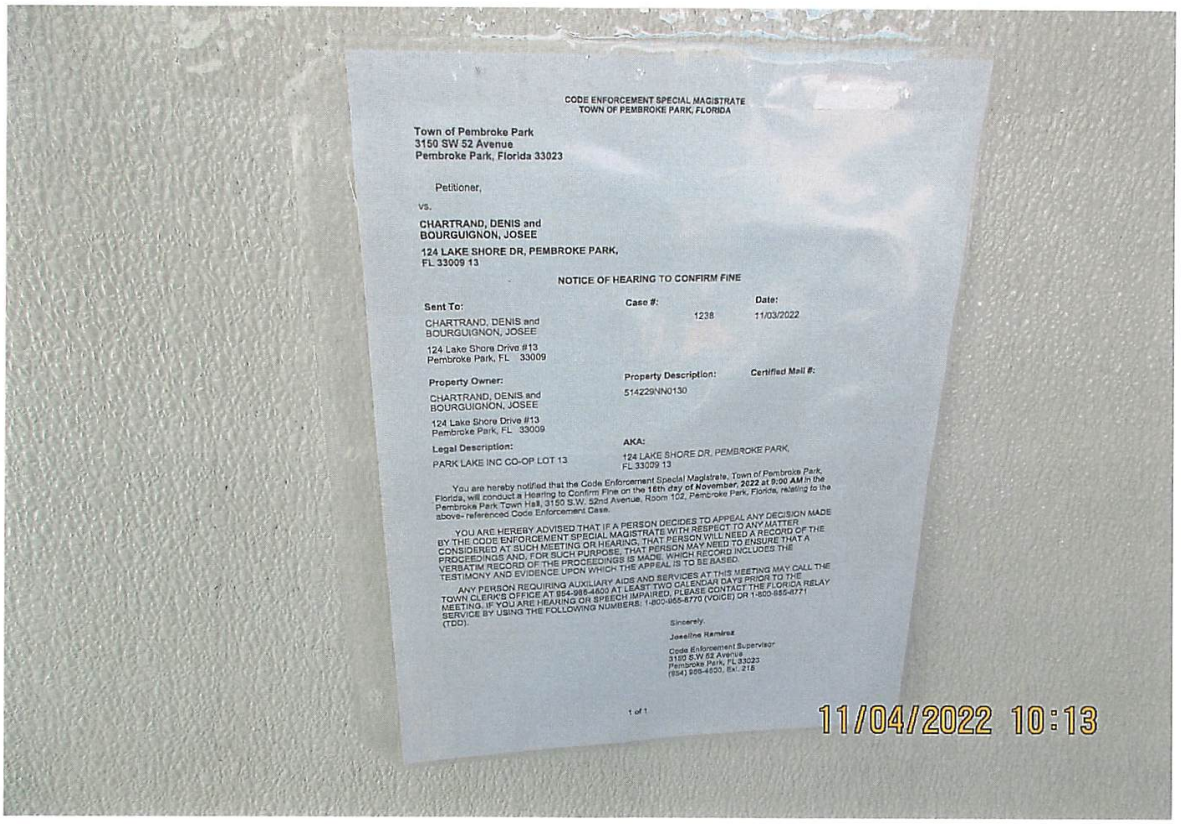
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

_____
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

CHARTRAND, DENIS and
BOURGUIGNON, JOSEE

124 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 13

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

CHARTRAND, DENIS and
BOURGUIGNON, JOSEE

124 Lake Shore Drive #13
Pembroke Park, FL 33009

Property Owner:

CHARTRAND, DENIS and
BOURGUIGNON, JOSEE

124 Lake Shore Drive #13
Pembroke Park, FL 33009

Legal Description:

PARK LAKE INC CO-OP LOT 13

Case #: 1238

Date: 11/03/2022

Property Description: 514229NN0130

Certified Mail #:

AKA:

124 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 13

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **16th day of November, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-985-4640 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez
Code Enforcement Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 985-4640, Ext. 216

1 of 1

11/04/2022 10:13



Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: November 8, 2022
INVOICE # 324
FOR:

Case # 1238
CHARTRAND,DENIS
BOURGUIGNON,JOSEE
124 Lake Shore Drive #13
Pembroke Park, FL 33009

Bill To:
CHARTRAND,DENIS
BOURGUIGNON,JOSEE
124 Lake Shore Drive #13
Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105		
	Final Order on 10/24/2019		
1	Admin Fee	$ 100.00	$ 100.00
1104	Day(s) of Per Diem from (11/08/2019 - 11/16/2022)	$ 50.00	$ 55,200.00
84	**Town's Motion to Cancel Daily Fine Due to COVID-19 (3/18/20 - 6/10/20)**	$ (50.00)	$ (4,200.00)
		Balance	$ 51,100.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

CHARTRAND, DENIS and
BOURGUIGNON, JOSEE

124 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 13

Respondent(s)

Case #:

1238

On 11/3/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: CHARTRAND, DENIS and BOURGUIGNON, JOSEE

Address: 124 Lake Shore Drive #13 Pembroke Park, FL 33009

Folio: 514229NN0130

Site Address: 124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 13

Legal Description: PARK LAKE INC CO-OP LOT 13

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/3/2022

Notes/Means of Correction:

No permit has been obtained.

Further, Affiant sayeth naught

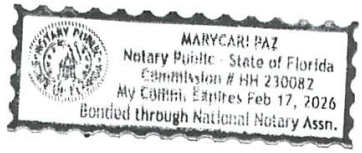
STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 11/3/2022

NOTARY PUBLIC, STATE OF FLORIDA





MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	124 LAKE SHORE DRIVE #13, PEMBROKE PARK FL 33009
Property Owner	CHARTRAND, DENIS BOURGUIGNON, JOSEE
Mailing Address	124 LAKE SHORE DR #13 PEMBROKE PARK FL 33009

ID #	5142 29 NN 0130
Millage	0613
Use	05

Abbr Legal Description	PARK LAKE INC CO-OP LOT 13

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$40,000	$28,350	$68,350	$68,350	
2022	$40,000	$28,350	$68,350	$68,350	$1,443.60
2021	$40,000	$20,720	$60,720	$60,720	$1,305.76

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$68,350	$68,350	$68,350	$68,350
Portability	0	0	0	0
Assessed/SOH	$68,350	$68,350	$68,350	$68,350
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	$68,350	$68,350	$68,350	$68,350

Sales History

Date	Type	Price	Book/Page or CIN
5/2/2022	CPT-D	$80,000	118147581
9/1/2021	CPT-D	$60,000	117558099
3/19/2019	CPT-T	$100	115693498
3/23/2017	CPT-Q	$65,000	114278114
12/12/2007	CPT-T	$100	44929 / 1895

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		552
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1969/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 1238

Petitioner,

vs.

NOEL,GUY LECOURS,JULIE

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 #13

FOLIO: 514229NN0130

LEGAL DESCRIPTION: PARK LAKE INC LOT 13

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, October 24, 2019, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
BUILDING AND BUILDING REGULATIONS...	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner....	11/8/2019		$50.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jeffrey Louis**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

DONE AND ORDERED this October 24, 2019

ATTEST:

AGATHA MUSE-SALTERS
TOWN MANAGER

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	124 LAKE SHORE DRIVE #13, PEMBROKE PARK FL 33009
Property Owner	HAMEL, MARCEL LECOURS, JULIE
Mailing Address	124 LAKE SHORE DR #13 PEMBROKE PARK FL 33009

ID #	5142 29 NN 0130
Millage	0613
Use	05

Abbr Legal Description	PARK LAKE INC LOT 13

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	$40,000	$28,740	$68,740	$68,740	
2019	$40,000	$28,740	$68,740	$67,210	
2018	$40,000	$21,100	$61,100	$61,100	$1,315.31

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	$68,740	$68,740	$68,740	$68,740
Portability	0	0	0	0
Assessed/SOH	$68,740	$68,740	$68,740	$68,740
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	$68,740	$68,740	$68,740	$68,740

Sales History			
Date	Type	Price	Book/Page or CIN
3/19/2019	CPT-T	$100	115693498
3/23/2017	CPT-Q	$65,000	114278114
12/12/2007	CPT-T	$100	44929 / 1895
4/20/1998	CPT	$100	28075 / 779
3/12/1996	CPT		24644 / 955

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		552
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1969/1968		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	124 LAKE SHORE DRIVE #13, PEMBROKE PARK FL 33009
Property Owner	HAMEL, MARCEL HAMEL, TOMMY
Mailing Address	124 LAKE SHORE DR #13 PEMBROKE PARK FL 33009

ID #	5142 29 NN 0130
Millage	0613
Use	05

Abbr Legal Description	PARK LAKE INC CO-OP LOT 13

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$40,000	$20,720	$60,720	$60,720	
2020	$40,000	$21,210	$61,210	$61,210	$1,321.04
2019	$40,000	$28,740	$68,740	$67,210	$1,477.78

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$60,720	$60,720	$60,720	$60,720
Portability	0	0	0	0
Assessed/SOH	$60,720	$60,720	$60,720	$60,720
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	$60,720	$60,720	$60,720	$60,720

Sales History

Date	Type	Price	Book/Page or CIN
9/1/2021	CPT-D	$60,000	117558099
3/19/2019	CPT-T	$100	115693498
3/23/2017	CPT-Q	$65,000	114278114
12/12/2007	CPT-T	$100	44929 / 1895
4/20/1998	CPT	$100	28075 / 779

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		552
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1969/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Park Lake Inc.
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009
NOH #1238

9590 9402 4839 9032 7070 00

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 2717

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* M. LAREAU
C. Date of Delivery 10/10/19

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Guy Noel & Julie Lecours
124 Lake Shore Drive #13
Pembroke Park, FL 33009
F.O. #1238

9590 9402 4839 9032 7069 66

7019 1120 0000 9007 2991

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☑ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery 11/12

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
GLAZER & SACHS,
H.C.F #1238
3113 STIRLING RD,
HOLLYWOOD, FL, 33021

9590 9402 6610 1028 6970 13

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 2239

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

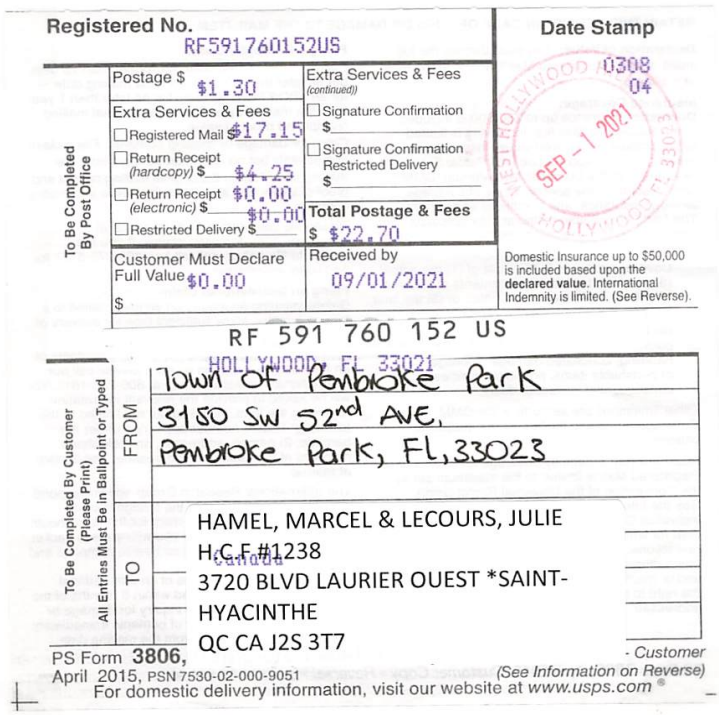
B. Received by *(Printed Name)*
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and F
$ 7.33
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
Postmark Here
SEP - 1 2021
7021 0350 0001 0298 2239
GLAZER & SACHS,
H.C.F #1238
3113 STIRLING RD,
HOLLYWOOD, FL, 33021


Registered No.
RF591760152US
Date Stamp
0308
04
SEP - 1 2021
To Be Completed By Post Office
Postage $ $1.30
Extra Services & Fees
Registered Mail $17.15
Return Receipt (hardcopy) $ $4.25
Return Receipt (electronic) $ $0.00
Restricted Delivery $ $0.00
Extra Services & Fees (continued)
Signature Confirmation
Signature Confirmation Restricted Delivery
Total Postage & Fees
$ $22.70
Customer Must Declare Full Value $0.00
Received by
09/01/2021
Domestic Insurance up to $50,000 is included based upon the declared value. International Indemnity is limited. (See Reverse).
RF 591 760 152 US
HOLLYWOOD, FL 33021
To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed
FROM
Town of Pembroke Park
3150 SW 52nd AVE,
Pembroke Park, FL, 33023
TO
HAMEL, MARCEL & LECOURS, JULIE
H.C.F #1238
Canada
3720 BLVD LAURIER OUEST *SAINT-HYACINTHE
QC CA J2S 3T7
PS Form 3806, April 2015, PSN 7530-02-000-9051
- Customer
(See Information on Reverse)
For domestic delivery information, visit our website at www.usps.com®


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
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
Postmark Here
SEP - 1 2021
7021 0350 0001 0298 2215
HAMEL, MARCEL & LECOURS, JULIE
H.C.F #1238
124 LAKE SHORE DR #13,
PEMBROKE PARK, FL, 33009


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$ 3.50
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $ 2.80
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$ 0.50
Total Postage a
$ 6.80
Sent To
Street and Apt.
City, State, ZIP+
PS Form 3800,
Postmark Here
OCT 05 2021
7019 1120 0000 9007 2700
Guy Noel & Julie Lecours
124 Lake Shore Drive #13
Pembroke Park, FL 33009
NOH #1238

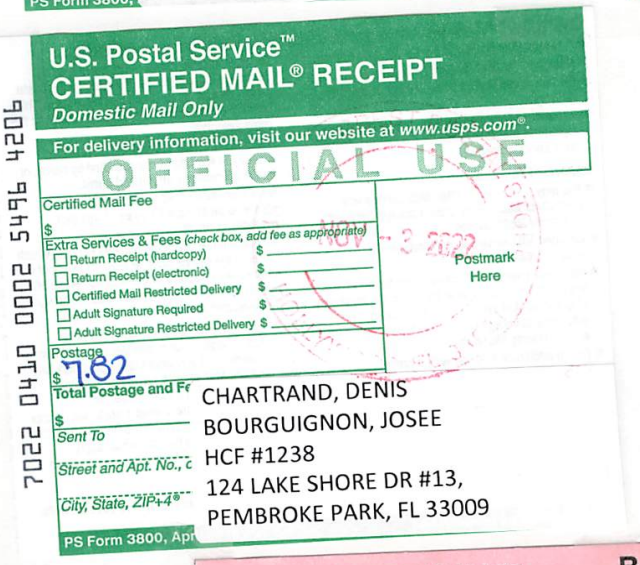

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$ 3.50
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $ 2.80
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$ 0.50
Total Postag
$ 6.80
Sent To
Street and Ap
City, State, Zl
PS Form 38
Postmark Here
OCT 05 2021
7019 1120 0000 9007 2717
Park Lake Inc.
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009
NOH #1238



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee $ 3.50
Extra Services & Fees (check box, add fee as appropriate)
☑ Return Receipt (hardcopy) $ 2.80
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery $
Postage $ 0.50
Total Postage an $ 6.80
Sent To Guy Noel & Julie Lecours
Street and Apt. N 124 Lake Shore Drive #13
City, State, ZIP+4 Pembroke Park, FL 33009
F.O. #1238
PS Form 3800,
Postmark Here
NOV - 8 2019
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021
7019 1120 0000 9007 2991



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee $ 3.50
Extra Services & Fees (check box, add fee as appropriate)
☑ Return Receipt (hardcopy) $ 2.80
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery $
Postage $ 0.50
Total Postage and Fees $ 6.80
Sent To Park Lake Inc.
Street and Apt. No., or PO Box No. 3184 W Hallandale Beach Blvd.
City, State, ZIP+4® Pembroke Park, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
Postmark Here
NOV - 8 2019
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021
7019 1120 0000 9007 3097



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee $
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 7.82
Total Postage and Fe
Sent To CHARTRAND, DENIS
Street and Apt. No., BOURGUIGNON, JOSEE
City, State, ZIP+4® HCF #1238
124 LAKE SHORE DR #13,
PEMBROKE PARK, FL 33009
PS Form 3800, Apr
Postmark Here
7022 0410 0002 5496 4206



UNITED STATES POSTAL SERVICE®
Return Receipt for International Mail
(Registered™, Insured and Express Mail®)
Administration des Postes des Etats-Unis d'Amérique
RECEIVED OCT 12 2021
Par Avion
2021-10-01
Postmark of the office returning the receipt
Timbre du bureau renvoyant l'avis
Return by the quickest route (air or surface mail), a découvert and postage free.
A renvoyer par la voie la plus rapide (aérienne ou de surface), à découvert et en franchise de port.
The sender completes and indicates the address for the return of this receipt.
(A remplir par l'expéditeur, qui indiquera son adresse pour le renvoi du présent avis.)
Name or Firm (Nom ou raison sociale)
Code Enforcement Department
Town of Pembroke Park
Street and Number (Rue et numéro)
3150 SW 52nd Ave
City, State, and ZIP + 4® (Localité et code postal)
Pembroke Park, FL 33023
UNITED STATES OF AMERICA Etats-Unis d'Amérique
PS Form 2865, March 2007 Avis de réception CN07 (Old C5)



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	124 LAKE SHORE DRIVE #13, PEMBROKE PARK FL 33009
Property Owner	HAMEL, MARCEL LECOURS, JULIE
Mailing Address	3720 BLVD LAURIER OUEST *SAINT-HYACINTHE QC CA J2S 3T7

ID #	5142 29 NN 0130
Millage	0613
Use	05

Abbr Legal Description	PARK LAKE INC CO-OP LOT 13

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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	$60,720	$60,720	$60,720	$60,720

Sales History

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Price	Factor	Type
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Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1969/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Profit Corporation
PARK LAKE, INC.

Filing Information

Document Number	H42954
FEI/EIN Number	59-2502705
Date Filed	02/15/1985
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/08/2018

Principal Address

3184 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33009

Changed: 03/26/1996

Mailing Address

3184 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33009

Changed: 03/26/1996

Registered Agent Name & Address

Glazer & Sachs,
3113 Stirling Rd
Hollywood, FL 33021

Name Changed: 11/08/2018

Address Changed: 08/04/2015

Officer/Director Detail

Name & Address

Title President

Bernier, Conrad
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Director

Bedard, Raynald
3184 W Hallandale beach BLVD
Pembroke Park, FL 33009

Title Director

Bourque, Normand
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Secretary

Gautreau, Linda
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title DIRECTOR

FORTIER, DANIEL
3184 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Title Treasurer

Turcotte, Diane
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Director

THEROUX, PAUL G
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title VP

Vendetti, Dominic
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Register Agent

Glazer, Eric
3113 Stirling Rd
201
Ft Lauderdale, FL 33312

Title Director

Beaulieu, Jean Rene

3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Annual Reports

Report Year	Filed Date
2019	03/11/2019
2020	03/09/2020
2021	03/09/2021

Document Images

03/09/2021 -- ANNUAL REPORT	View image in PDF format
03/09/2020 -- ANNUAL REPORT	View image in PDF format
03/11/2019 -- ANNUAL REPORT	View image in PDF format
11/08/2018 -- REINSTATEMENT	View image in PDF format
03/17/2017 -- ANNUAL REPORT	View image in PDF format
04/08/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
04/05/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
08/04/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
03/10/2015 -- ANNUAL REPORT	View image in PDF format
03/19/2014 -- ANNUAL REPORT	View image in PDF format
04/17/2013 -- ANNUAL REPORT	View image in PDF format
03/22/2012 -- ANNUAL REPORT	View image in PDF format
03/09/2011 -- ANNUAL REPORT	View image in PDF format
03/12/2010 -- ANNUAL REPORT	View image in PDF format
03/25/2009 -- ANNUAL REPORT	View image in PDF format
04/11/2008 -- ANNUAL REPORT	View image in PDF format
04/16/2007 -- ANNUAL REPORT	View image in PDF format
03/22/2006 -- ANNUAL REPORT	View image in PDF format
03/31/2005 -- ANNUAL REPORT	View image in PDF format
04/15/2004 -- ANNUAL REPORT	View image in PDF format
04/17/2003 -- ANNUAL REPORT	View image in PDF format
03/26/2002 -- ANNUAL REPORT	View image in PDF format
03/14/2001 -- ANNUAL REPORT	View image in PDF format
03/21/2000 -- ANNUAL REPORT	View image in PDF format
05/03/1999 -- ANNUAL REPORT	View image in PDF format
03/19/1998 -- ANNUAL REPORT	View image in PDF format
03/07/1997 -- ANNUAL REPORT	View image in PDF format
03/26/1996 -- ANNUAL REPORT	View image in PDF format
03/26/1996 -- Reg. Agent Change	View image in PDF format
06/08/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MARCEL HAMEL/JULIE LECOURS CASE NO. 1238

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MARCEL HAMEL/JULIE LECOURS
TYPE OF PROCESS: HEARING TO CONFIRM FINE

ADDRESS: 124 LAKE SHORE DRIVE #13, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MARCEL HAMEL/JULIE LECOURS AT 12:34 A.M. ON THE 7 DAY OF SEPTEMBER 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

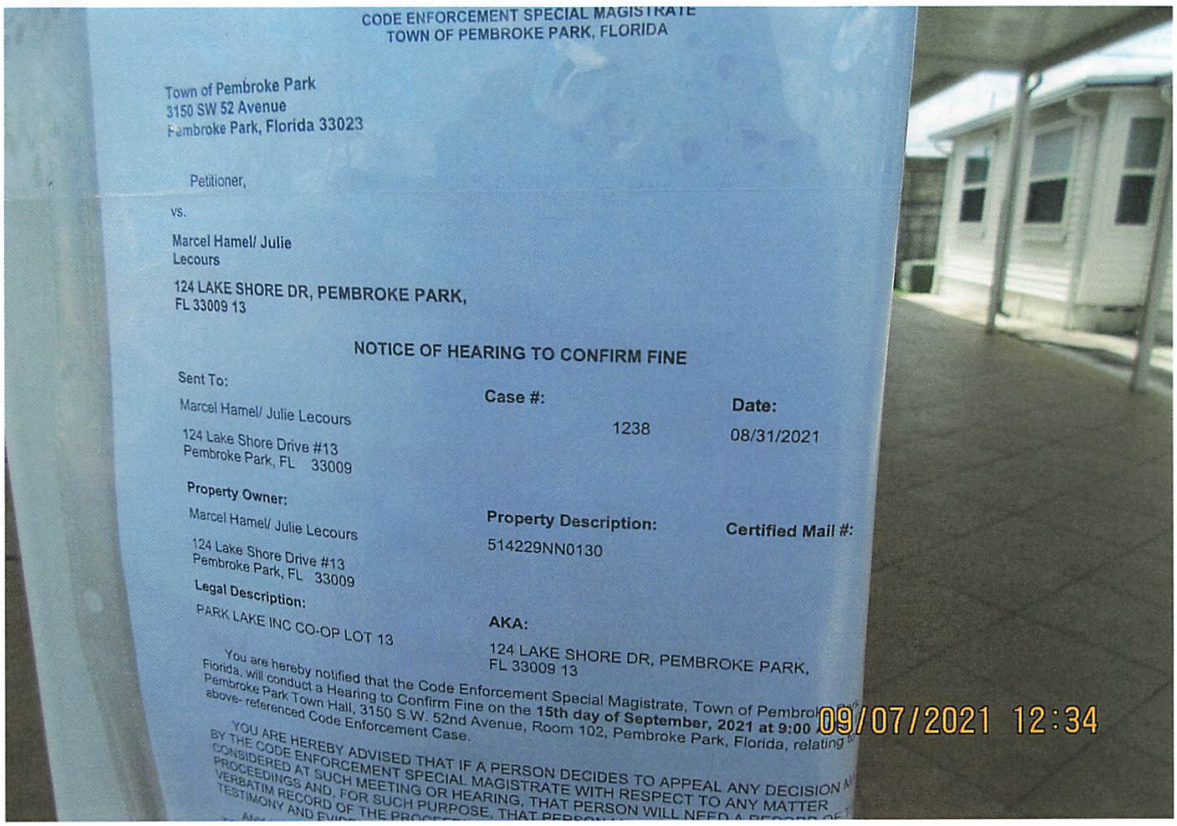
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 9th day of 9, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Marcel Hamel/ Julie Lecours

124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 13

NOTICE OF HEARING TO CONFIRM FINE

Sent To:
Marcel Hamel/ Julie Lecours
124 Lake Shore Drive #13
Pembroke Park, FL 33009

Case #: 1238

Date: 08/31/2021

Property Owner:
Marcel Hamel/ Julie Lecours
124 Lake Shore Drive #13
Pembroke Park, FL 33009

Property Description: 514229NN0130

Certified Mail #:

Legal Description:
PARK LAKE INC CO-OP LOT 13

AKA:
124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 13

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of September, 2021 at 9:00** at the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

09/07/2021 12:34



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Marcel Hamel/ Julie Lecours

124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 13

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
Marcel Hamel/ Julie Lecours 124 Lake Shore Drive #13 Pembroke Park, FL 33009	1238	08/31/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
Marcel Hamel/ Julie Lecours 124 Lake Shore Drive #13 Pembroke Park, FL 33009	514229NN0130	

Legal Description:	**AKA:**
PARK LAKE INC CO-OP LOT 13	124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 13

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ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Marcel Hamel/ Julie Lecours
124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 13

Respondent(s)

Case #: 1238

On 8/31/2021 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Marcel Hamel/ Julie Lecours

Address: 124 Lake Shore Drive #13 Pembroke Park, FL 33009

Folio: 514229NN0130

Site Address: 124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 13

Legal Description: PARK LAKE INC CO-OP LOT 13

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/15/2021

Notes/Means of Correction:

Plumbing work done without permit. water connection replaced without permission in back of mobile home.
Need to have park approval and Building permit from Building Department for replacement.
Double Permit fee and $150 Code Enforcement fine has been assessed.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 8/31/2021

NOTARY PUBLIC, STATE OF FLORIDA

TERESSA NICOLETTE GEORGIA MALCOLM
Notary Public - State of Florida
Commission # HH 124569
My Comm. Expires May 8, 2025
Bonded through National Notary Assn.

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: September 10, 2021
INVOICE # 324
FOR:

Case # 1238
Marcel Hamel, Julie Lecours
124 Lake Shore Drive #13
Pembroke Park, FL 33009

Bill To:
Marcel Hamel, Julie Lecours
124 Lake Shore Drive #13
Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105		
	Final Order on 10/24/2019		
1	Admin Fee	$ 100.00	$ 100.00
676	Day(s) of Per Diem from (11/09/2019-09/15/2021)	$ 50.00	$ 33,800.00
84	**Town's Motion to Cancel Daily Fine Due to COVID-19 (3/18/20 - 6/10/20)**	$ (50.00)	$ (4,200.00)
		Balance	$ 29,700.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

124 Lakeshore Drive

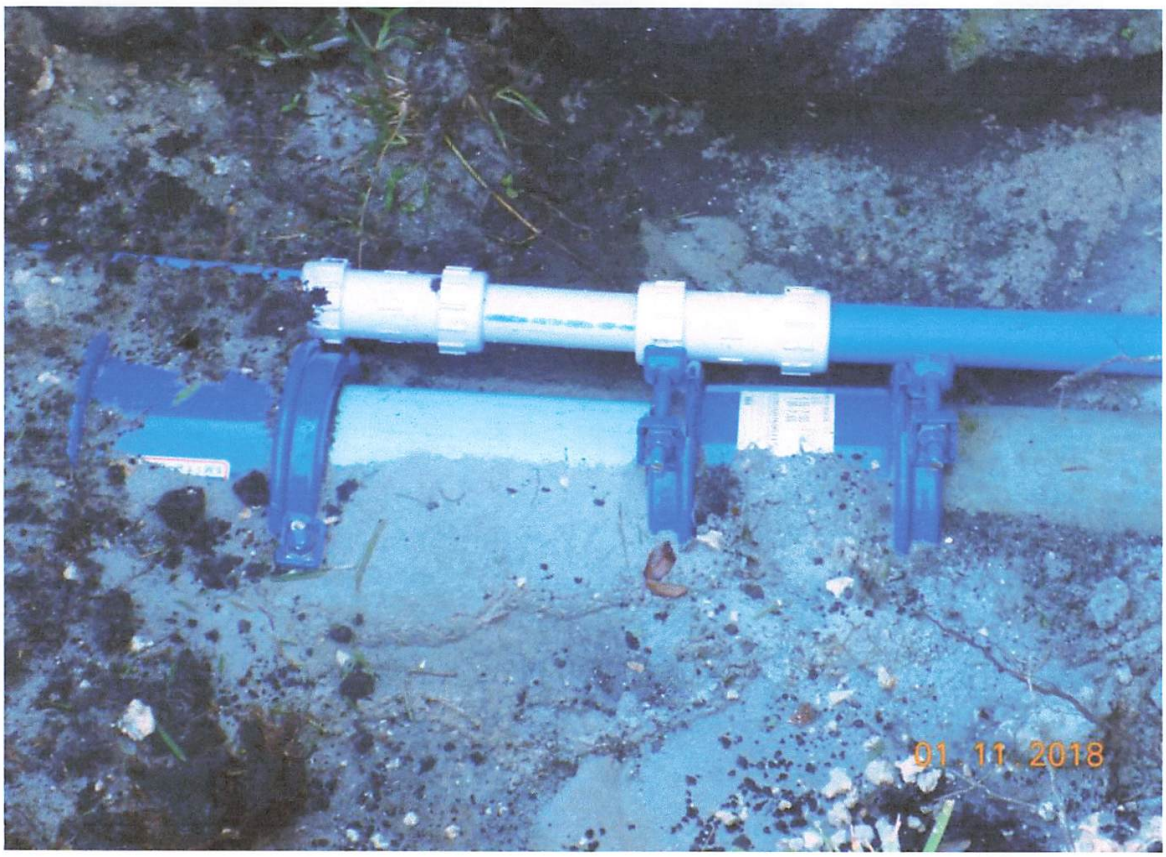

R 122
WARNING
CALL 811
10 24 2019 03 06

10.24.2019 03:05


124
2018/01/18 14:52:54


2018/01/


CAUTION
01 11 2018


01 11 2018


CAUTION
01 11 2018

R203 Permit Messages For Permit (176957-0)

Event ID	Inspection	Inspection Date	Status
Plumbing Inspection			
70176	Final Plumbing	10/29/2018	Pass
	This final inspection closes the annual permit for this contractor		
61065	Info Plumbing	2/1/2018	Pass
	PERMIT WAS EXPIRED & REINSTATED ON 02/01/2018		
66659	Sanitary Main	5/30/2018	Pass
	An emergency repair at 130 Marine Drive last Friday. It is underneath the car port area and replaced their customer supplied 6" couplings. Pictures are in my Park Lake Annual Permit It is under the annual premise permit #176957-0.		
62924	Water Connection	3/21/2018	Pass
	A repair was completed where the galvanized pipe was broken at Park Lake near the Monte Carlo area. The repair was an emergency under the annual premise permit # 176957-0.		
64560	Water Connection	4/12/2018	Pass
	repair under driveway ok see pictures		
53584	Water Service	3/16/2017	Pass Partial
	107 Marine Drive where we repaired a 2" galvanized pipe. We also changed three 3/4 meter valves at 526, 528 and 530 Marine Drive.		
53952	Water Service	4/3/2017	Pass Partial
54098	Water Service	4/14/2017	Pass Partial
	Park Lake- 318 Marine Drive Mark from Park Lake called us yesterday for an emergency repair, the main water line was leaking at 318 Marine Drive. The PVC pipe came out of the 90 due to the previous plumber not using cleaner and the pipe wasn't pushed all the way in. The annual premise permit # is 176957-0. Aleksandra Simic- Office Manager Executive Plumbing Contractors, Inc.		
54676	Water Service	5/16/2017	Pass
	Valve is replaced in front of the boat ramp by the clubhouse need to backfill		

64561 Water Service 4/12/2018 Pass

replace water service at 155 Marine Cr,   see pictures

R203 Permit Messages For Permit (176957-0)

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	Valve is replaced in front of the boat ramp by the clubhouse need to backfill		

64561 Water Service 4/12/2018 Pass

replace water service at 155 Marine Cr,   see pictures

jeffrey louis

From: Bertrand Saysset <BertrandS@ParkLakeInc.com>
Sent: Wednesday, November 13, 2019 9:50 AM
To: jeffrey louis
Subject: FW: 124 Lakeshore Drive
Attachments: IMG_7348.JPG

Bertrand Saysset
General Manager
Park Lake, Inc.
Tel: 954 981 3500
Fax: 954 981 3753
bertrands@parklakeinc.com

From: Bertrand Saysset
Sent: Wednesday, November 13, 2019 9:47 AM
To: jlouis@townofpembrokepark.com
Subject: FW: 124 Lakeshore Drive

Bertrand Saysset
General Manager
Park Lake, Inc.
Tel: 954 981 3500
Fax: 954 981 3753
bertrands@parklakeinc.com

From: Bertrand Saysset
Sent: Monday, November 11, 2019 4:59 PM

To: jlouis@townofpembrokepark.com
Subject: FW: 124 Lakeshore Drive

Bertrand Saysset
General Manager
Park Lake, Inc.
Tel: 954 981 3500
Fax: 954 981 3753
bertrands@parklakeinc.com

From: Bertrand Saysset
Sent: Monday, November 11, 2019 9:51 AM
To: jlouis@townofpembrokepark.com
Subject: FW: 124 Lakeshore Drive

From: Bertrand Saysset
Sent: Monday, November 11, 2019 9:17 AM
To: jeffrey louis <jlouis@townofpembrokepark.com>
Subject: FW: 124 Lakeshore Drive

Good morning Jeffrey,
Please find attached pictures for 124 Lake Shore Drive from when Executive Plumbing did the work under the annual permit.
Aleks had sent these pictures to Alan Corriveau at that time.
Please let me know if you need additional information.
Thank you,

Bertrand Saysset
General Manager
Park Lake, Inc.
Tel: 954 981 3500
Fax: 954 981 3753
bertrands@parklakeinc.com

From: Aleks Simic <aleks@epcfla.com>
Sent: Monday, November 11, 2019 8:31 AM
To: Bertrand Saysset <BertrandS@ParkLakeInc.com>
Subject: Fwd: 124 Lakeshore Drive

---------- Forwarded message ---------
From: **Aleks Simic** <aleks@epcfla.com>
Date: Tue, Dec 12, 2017 at 12:27 PM
Subject: 124 Lakeshore Drive
To: Alan Corriveau <acorriveau@townofpembrokepark.com>

Goodmorning Alan,

These are photos from the emergency repair yesterday on the 6" water main.

Sent from my iPhone

--
Aleksandra Simic
Office Manager
Executive Plumbing Contractors, Inc.
2020 Liberty Street
Hollywood, FL 33020
Office: 954.924.8211
Fax: 954.924.8424
www.epcfla.com



/********** EMAIL DISCLAIMER **********/ Please note: Florida has a very broad public records law. Most written communications to or from Town Officials and employees regarding Town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.


TOP BOLT
SMITH-BLAIR
TOP BOLT

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/04/2019

Sent To:

NOEL,GUY LECOURS,JULIE

559 CHEMIN DES PATRIOTES #1
*ST DENIS SUR RICHELIE QC, CA J0H 1

Case #:

1238

Property Owner:

NOEL,GUY LECOURS,JULIE

559 CHEMIN DES PATRIOTES #1
*ST DENIS SUR RICHELIE QC, CA J0H 1

Certified Mail #:

Property Description:

514229NN0130

Legal Description:

PARK LAKE INC LOT 13

AKA:

124 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 13

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/18/2018 the following violation(s) of the 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.	5

Plumbing work done without permit. water connection replaced without permission in back of mobile home. Need to have park approval and Building permit from Building Department for replacement.
Double Permit fee and $150 Code Enforcement fine has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 24th day of October, 2019 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Jeffrey Louis



10/4/2019

Case# 1238

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Guy Noel DATE 1/18 2018

SITE ADDRESS 124 Lakeshore Drive

PERMIT # _____ SUB/PARK Park Lake Inc

- [x] STOP ALL WORK
- [x] NO BUILDING PERMIT
- [ ] VIOLATION OF FLORIDA BUILDING CODE # _____
- [x] VIOLATION OF TOWN ORDINANCE # 5-105
- [ ] NFPA # _____
- [ ] APPROVED PLAN NOT BEING FOLLOWED
- [ ] PERMIT NOT ON JOB
- [ ] APPROVED PLAN NOT ON JOB
- [ ] RE-INSPECTION FEE*

COMMENTS Plumbing Work done Without permit

Water Connection replace without permission in back of Mobile Home

Need permit from Building Dept for replacement

[x] 2 X FEE [x] FINE 150 DAYS TO COMPLY 5

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- [ ] STRUCTURAL
- [ ] CODE ENF.
- [x] PLUMBING
- [ ] SEWER
- [ ] MECHANICAL
- [ ] ZONING
- [ ] ELECTRICAL
- [ ] ENGINEERING

TOWN HALL 966-4600

Jeffrey Louis EXT. # 213
INSPECTOR

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
NOEL,GUY LECOURS,JULIE 559 CHEMIN DES PATRIOTES #1 *ST DENIS SUR RICHELIE QC, CA J0H 1	1238	01/18/2018

Property Owner:	Property Description:	Certified Mail #:
NOEL,GUY LECOURS,JULIE 559 CHEMIN DES PATRIOTES #1 *ST DENIS SUR RICHELIE QC, CA J0H 1	514229NN0130	

Legal Description:	AKA:
PARK LAKE INC LOT 13	124 LAKE SHORE DR, PEMBROKE PARK, FL 33009 13

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/18/2018 the following violation(s) of the 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.	5

Notes/Means of Correction:

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Need to have park approval and Building permit from Building Department for replacement.
Double Permit fee and $150 Code Enforcement fine has been 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.

Jeffrey Louis


124
2018/01/18 14:52:54


2018/01/18 14:52:35


2018/01/


CAUTION
CUIDADO
01.18.2018


ADT
01.18.2018

TOWN OF
PEMBROKE PARK
VIOLATION NOTICE
TOWN HALL
966-4600
01.18.2018



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	124 LAKE SHORE DRIVE #13, PEMBROKE PARK FL 33009
Property Owner	NOEL,GUY LECOURS,JULIE
Mailing Address	559 CHEMIN DES PATRIOTES #1 *ST DENIS SUR RICHELIE QC CA J0H 1K0

ID #	5142 29 NN 0130
Millage	0613
Use	05

Abbreviated Legal Description	PARK LAKE INC LOT 13

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values
Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	$30,000	$45,810	$75,810	$75,810	
2017	$30,000	$45,810	$75,810	$75,810	$1,644.19
2016	$30,000	$50,050	$80,050	$80,050	$1,768.12

2018 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$75,810	$75,810	$75,810	$75,810
Portability	0	0	0	0
Assessed/SOH	$75,810	$75,810	$75,810	$75,810
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$75,810	$75,810	$75,810	$75,810

Sales History

Date	Type	Price	Book/Page or CIN
3/23/2017	CPT-D	$65,000	114278114
12/12/2007	CPT-T	$100	44929 / 1895
4/20/1998	CPT	$100	28075 / 779
3/12/1996	CPT		24644 / 955

Land Calculations

Price	Factor	Type
$30,000	1.00	FV
Adj. Bldg. S.F.		552
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1987/1986		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
01/23/2018
US POSTAGE

FIRST-CLASS MAIL
$00.46⁰

ZIP 33023
011D10634780

Guy Noel & Julie Lecours
124 Lake Shore Drive
Pembroke Park, FL 33009



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	124 LAKE SHORE DRIVE #13, PEMBROKE PARK FL 33009
Property Owner	HAMEL, MARCEL LECOURS, JULIE
Mailing Address	124 LAKE SHORE DR #13 PEMBROKE PARK FL 33009

ID #	5142 29 NN 0130
Millage	0613
Use	05

Abbr Legal Description	PARK LAKE INC LOT 13

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	$40,000	$28,740	$68,740	$67,210	
2018	$40,000	$21,100	$61,100	$61,100	$1,315.31
2017	$30,000	$45,810	$75,810	$75,810	$1,644.19

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	$68,740	$68,740	$68,740	$68,740
Portability	0	0	0	0
Assessed/SOH	$67,210	$68,740	$67,210	$67,210
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	$67,210	$68,740	$67,210	$67,210

Sales History			
Date	Type	Price	Book/Page or CIN
3/19/2019	CPT-T	$100	115693498
3/23/2017	CPT-Q	$65,000	114278114
12/12/2007	CPT-T	$100	44929 / 1895
4/20/1998	CPT	$100	28075 / 779
3/12/1996	CPT		24644 / 955

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		552
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1969/1968		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Case Overview

Property/Incident Information

Owner	Address	Site Address
BLANCA HOPKINS	41 PEYTON PLACE PEMBROKE PARK, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #41 Peyton Place

Legal Description

Case Status Open **Case #** 4443 **Date Next Inspection** 11/16/2022

Notes Renovation of Mobile Home: New Windows, doors, drywall, siding. New patio roof.
Mobile home owner will need to obtain a building permit from the Town's Building Department.
Double Permit fee has been assessed to violation.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/18/2019		Notice of Violation	Regular Mail
3/5/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Hand
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Hand
3/4/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/27/2021	4/13/2021	Final Order	Certified Mail
5/28/2021	6/16/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
6/28/2021	6/16/2021	Amended Final Order	Certified Mail
11/3/2022	11/16/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property 11/4/22 Certified Mail 11/3/22
11/3/2022		Affidavit of Non-Compliance	Certified Mail 11/3/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/16/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$22,550.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$22,650.00**

Case Overview

Payments

Date	Payment Type Name	Amount
7/20/2021	Credit	$103.00
	Total Payments	**$103.00**
	Fees Outstanding	**$22,547.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BLANCA HOPKINS CASE NO. 4443

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 41 PEYTON PLACE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 41 PEYTON PLACE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BLANCA HOPKINS AT 10:23 A.M. ON THE 4 DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

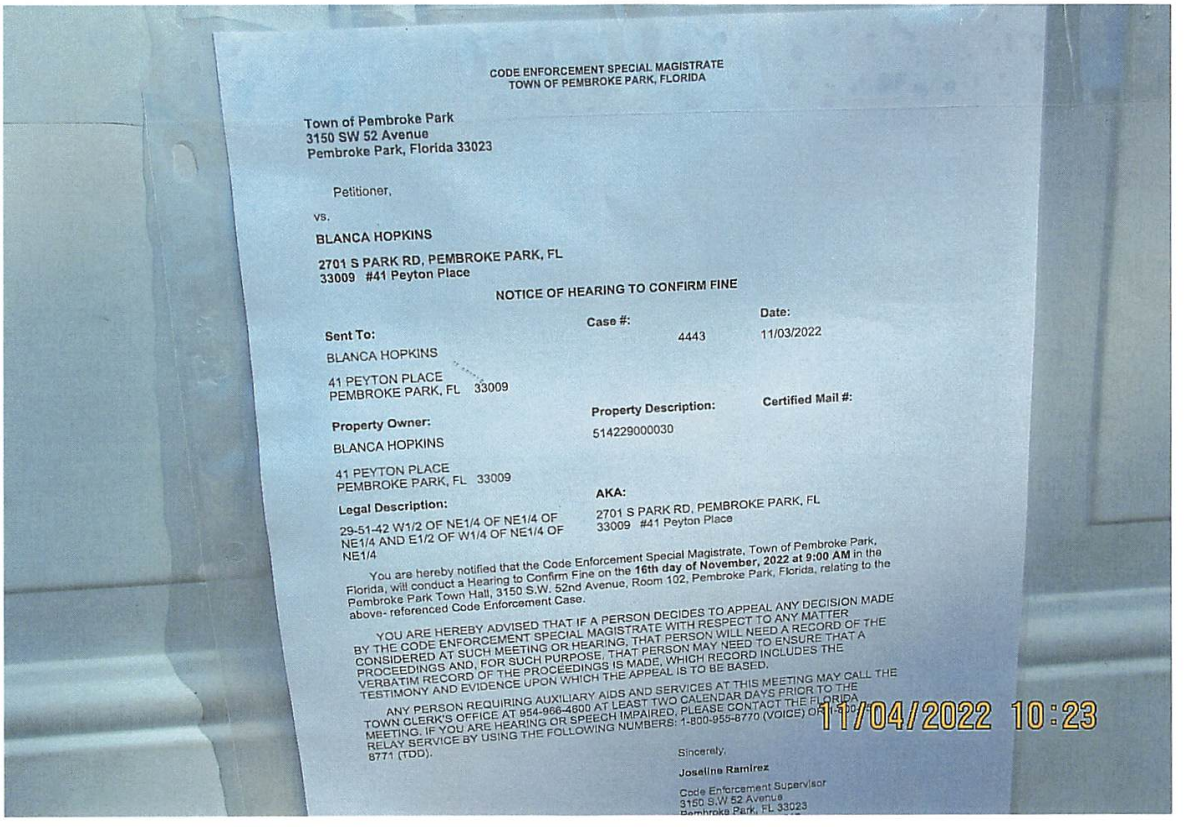
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

BLANCA HOPKINS

2701 S PARK RD, PEMBROKE PARK, FL
33009 #41 Peyton Place

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
BLANCA HOPKINS 41 PEYTON PLACE PEMBROKE PARK, FL 33009	4443	11/03/2022
Property Owner:	**Property Description:**	**Certified Mail #:**
BLANCA HOPKINS 41 PEYTON PLACE PEMBROKE PARK, FL 33009	514229000030	
Legal Description:	**AKA:**	
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #41 Peyton Place	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **16th day of November, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

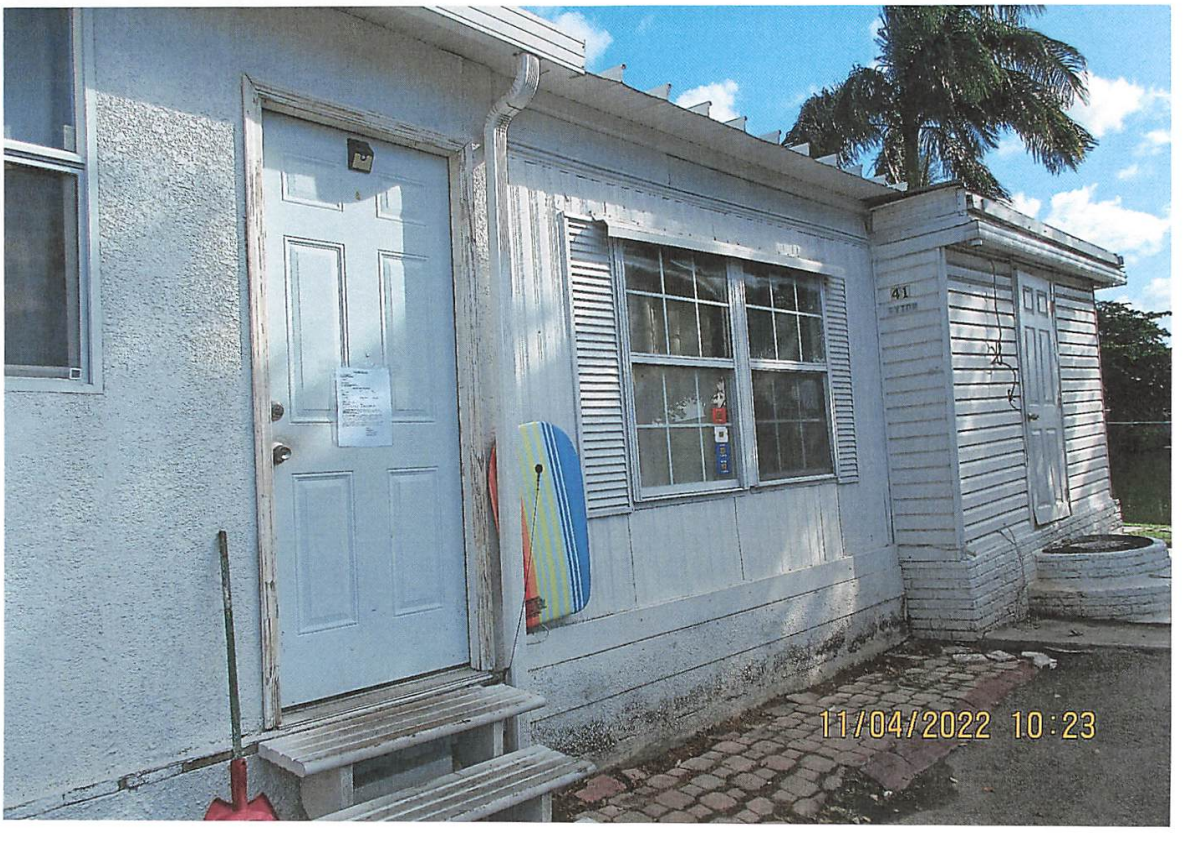
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

11/04/2022 10:23

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023



Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: November 8, 2022
INVOICE # 430
FOR:

Case # 4443
BLANCA HOPKINS
41 PEYTON PLACE,
PEMBROKE PARK, FL, 33009

Bill To:

BLANCA HOPKINS
41 PEYTON PLACE,
PEMBROKE PARK, FL, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Florida Building Code Section 5-105		
	Final Order 04/13/2021		
1	PaidAdmin Fee	$ 100.00	$ (100.00)
552	Day(s) of Per Diem from (05/13/21-11/16/2022)	$ 50.00	$ 27,600.00
		Balance	$ 27,500.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

BLANCA HOPKINS

2701 S PARK RD, PEMBROKE PARK, FL 33009 #41 Peyton Place

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
BLANCA HOPKINS	4443	11/03/2022
41 PEYTON PLACE PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
BLANCA HOPKINS	514229000030	
41 PEYTON PLACE PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #41 Peyton Place

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **16th day of November, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

BLANCA HOPKINS

2701 S PARK RD, PEMBROKE PARK, FL 33009 #41 Peyton Place

Respondent(s)

Case #: 4443

On 11/3/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: BLANCA HOPKINS

Address: 41 PEYTON PLACE PEMBROKE PARK, FL 33009

Folio: 514229000030

Site Address: 2701 S PARK RD, PEMBROKE PARK, FL 33009 #41 Peyton Place

Legal Description: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/3/2022

Notes/Means of Correction:

Existing permit is null and void. New permit must be obtained.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 11/3/2022

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009
Property Owner	LAKESHORE MOBILE HOME PARK LLC
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301

ID #	5142 29 00 0030
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$2,765,790	$217,900	$2,983,690	$2,891,220	
2022	$2,765,790	$217,900	$2,983,690	$2,628,390	$57,693.60
2021	$2,499,060	$217,900	$2,716,960	$2,389,450	$53,500.56

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,983,690	$2,983,690	$2,983,690	$2,983,690
Portability	0	0	0	0
Assessed/SOH	$2,891,220	$2,983,690	$2,891,220	$2,891,220
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,891,220	$2,983,690	$2,891,220	$2,891,220

Sales History

Date	Type	Price	Book/Page or CIN
7/2/2002	SW*	$220,000	33474 / 1458
9/10/2001	CE*	$1,100,000	32122 / 1108
8/20/1997	WD*	$3,262,200	26945 / 137
2/22/1989	CP*	$100	16299 / 977

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.75	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

Document Number	L02000014024
FEI/EIN Number	42-1541005
Date Filed	06/07/2002
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/19/2014
Event Effective Date	NONE

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

VCORP SERVICES, LLC
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 08/19/2014

Address Changed: 01/20/2022

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. BLANCA HOPKINS Respondent(s)	)	Case No.: 4443

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 41 Peyton Place, Pembroke Park, FL 33009

PROPERTY OWNER: Lakeshore Mobile Home Park LLC, 2701 S. Park RD, Pembroke Park, FL 33023

FOLIO NO.: 514229000030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and 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 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of June 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of June 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

CERTIFICATE OF SERVICE

I the undersigned, Code Enforcement Officer, Jeffrey Louis, 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 16th day of June, 2021.

Jeffrey Louis
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. BLANCA HOPKINS Respondent(s)	)	Case No.: 4443

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 41 PEYTON PLACE, PEMBROKE PARK FL 330009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK, 2701 S. PARK RD, PEMBROKE PARK, FL 33009

FOLIO NUMBER: 514229000030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 **WITHIN THIRTY (30) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13th day of April, 2021.

TOWN OF PEMBROKE PARK

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Jeffrey Louis, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

APRIL 27th, 2021.

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

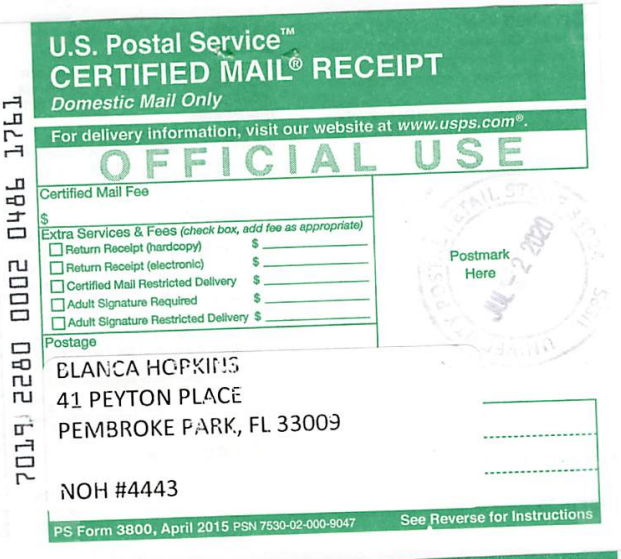
Notary Public, state of Florida
Clerk to the Special Magistrate

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

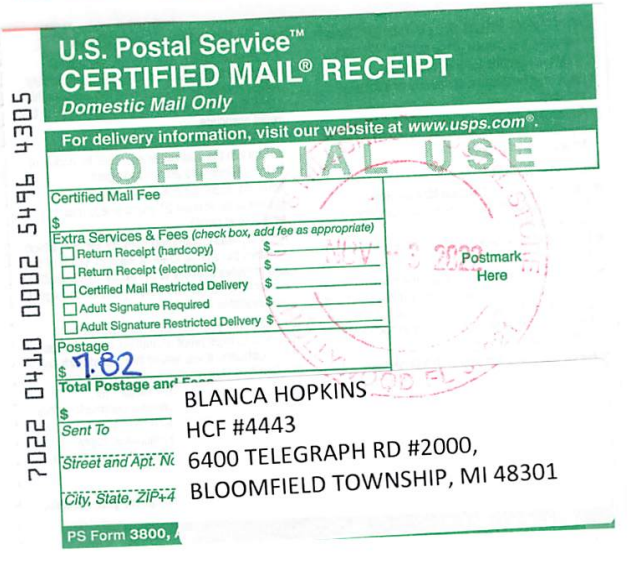

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Postmark Here
WEST HOLLYWOOD HILLS
MAY 28 2021
HOLLYWOOD FL 33023
Lakeshore Mobile Home Park LLC
HET #4443, 4763
2701 S Park Rd
Pembroke Park, FL 33009
PS Form 3800,
7019 2280 0002 0486 1662

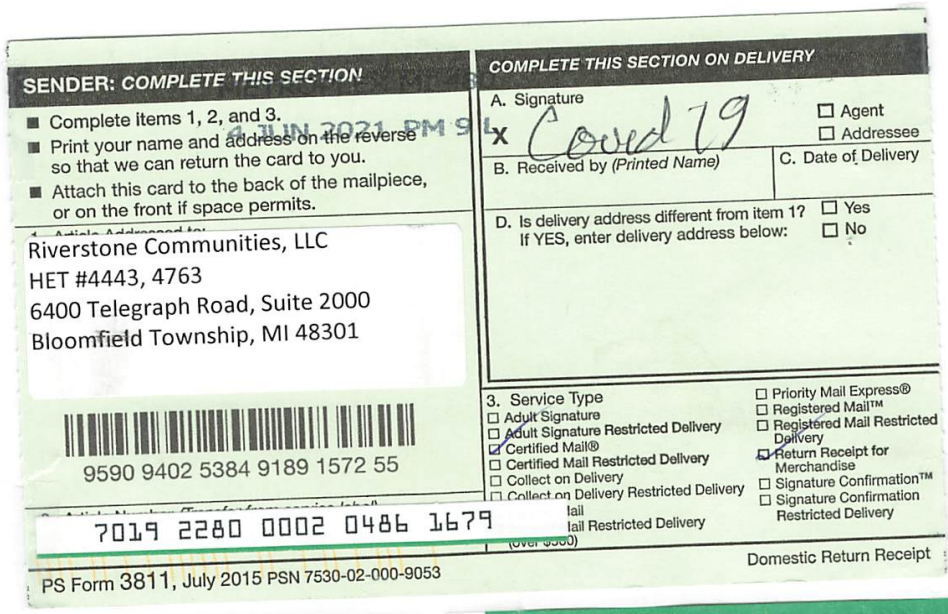

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Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.25
Postmark Here
Lakeshore Mobile Home Park
2701 S. Park Road
Pembroke Park, FL 33023
4443 & 4763
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7021 0350 0001 0297 6405


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
6.96
Total Postage a
Sent To
Street and Apt. N
City, State, ZIP+4
Postmark Here
Blanca Hopkins
FO # 4443
41 Peyton Place
Pembroke Park, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7021 0350 0001 0297 6276


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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
BLANCA HOPKINS
41 PEYTON PLACE
PEMBROKE PARK, FL 33009
NOH #4443
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7019 2280 0002 0486 1761


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.82
Total Postage and
Sent To
Street and Apt. No
City, State, ZIP+4
Postmark Here
BLANCA HOPKINS
HCF #4443
2701 S PARK ROAD,
PEMBROKE PARK, FL 33009
PS Form 3800,
7022 0410 0002 5496 4329


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.82
Total Postage and
Sent To
Street and Apt. No
City, State, ZIP+4
Postmark Here
BLANCA HOPKINS
HCF #4443
6400 TELEGRAPH RD #2000,
BLOOMFIELD TOWNSHIP, MI 48301
PS Form 3800,
7022 0410 0002 5496 4305



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.

Riverstone Communities, LLC
HET #4443, 4763
6400 Telegraph Road, Suite 2000
Bloomfield Township, MI 48301

9590 9402 5384 9189 1572 55

7019 2280 0002 0486 1679

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Coud 79
☐ Agent
☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



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CERTIFIED MAIL® RECEIPT
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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4

WEST HOLLYWOOD HILLS MAY 28 2021 HOLLYWOOD FL 33023
Postmark Here

Blanca Hopkins
HET #4443
41 Peyton Place
Pembroke Park, FL 33009

7019 2280 0002 0486 1655

PS Form 3800, April 2015 PSN 7530-02-000-9047



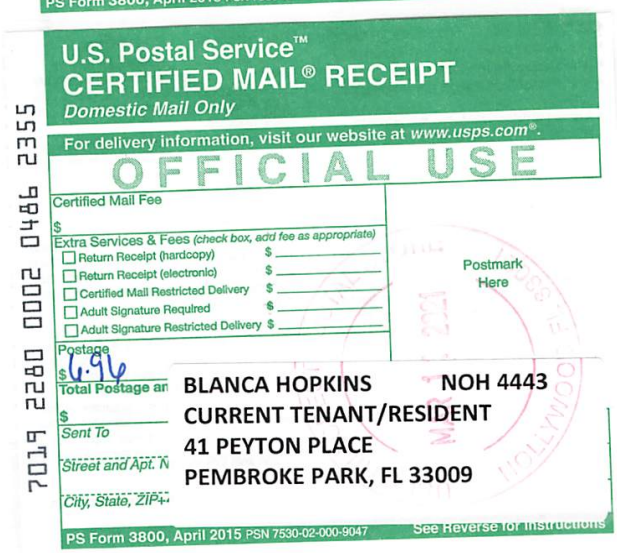
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
Total Postage
Sent To
Street and Apt.
City, State, ZIP+

WEST HOLLYWOOD HILLS MAY 28 2021 HOLLYWOOD FL 33023
Postmark Here

Riverstone Communities, LLC
HET #4443, 4763
6400 Telegraph Road, Suite 2000
Bloomfield Township, MI 48301

7019 2280 0002 0486 1679

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage 6.96
Total Postage an
Sent To
Street and Apt. N
City, State, ZIP+

Postmark Here

BLANCA HOPKINS NOH 4443
CURRENT TENANT/RESIDENT
41 PEYTON PLACE
PEMBROKE PARK, FL 33009

7019 2280 0002 0486 2355

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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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 6.90
Total Postage
Sent To
Street and Apt.
City, State, ZIP+

Postmark Here

Blanca Hopkins
41 Peyton Place
Pembroke Park, FL 33009

N.O.H. #4443

7019 1120 0000 9007 5312

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 6.96
Total Postage a
$
Sent To
Street and Apt. N
City, State, ZIP+

Postmark Here

Blanca Hopkins
FO # 4443
41 Peyton Place
Pembroke Park, FL 33009

7021 0350 0001 0297 6276

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage 8.25

Postmark Here

Lakeshore Mobile Home Park
2701 S. Park Road
Pembroke Park, FL 33023
4443 & 4763

7021 0350 0001 0297 6405

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0002 5496 4299

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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 1.82
Total Postage an
$
Sent To
Street and Apt. N
City, State, ZIP+4

Postmark Here

BLANCA HOPKINS
HCF #4443
41 PEYTON PLACE,
PEMBROKE PARK, FL 33009

PS Form 3800, ...

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Blanca Hopkins
FO # 4443
41 Peyton Place
Pembroke Park, FL 33009

9590 9402 6610 1028 7092 04

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 6276

PS Form 3811, ...

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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:

Blanca Hopkins
41 Peyton Place
Pembroke Park, FL 33009

N.O.H. #4443

9590 9402 4839 9032 6962 43

2. Article Number *(Transfer from service label)*

7019 1120 0000 9007 5312

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 — Domestic Return Receipt

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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:

BLANCA HOPKINS NOH 4443
CURRENT TENANT/RESIDENT
41 PEYTON PLACE
PEMBROKE PARK, FL 33009

9590 9402 2483 6306 0097 93

7019 2280 0002 0486 2355

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 — Domestic Return Receipt

---

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Blanca Hopkins
HET #4443
41 Peyton Place
Pembroke Park, FL 33009

9590 9402 5384 9189 1572 48

2. Article Number *(Transfer from service label)*

7019 2280 0002 0486 1655

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

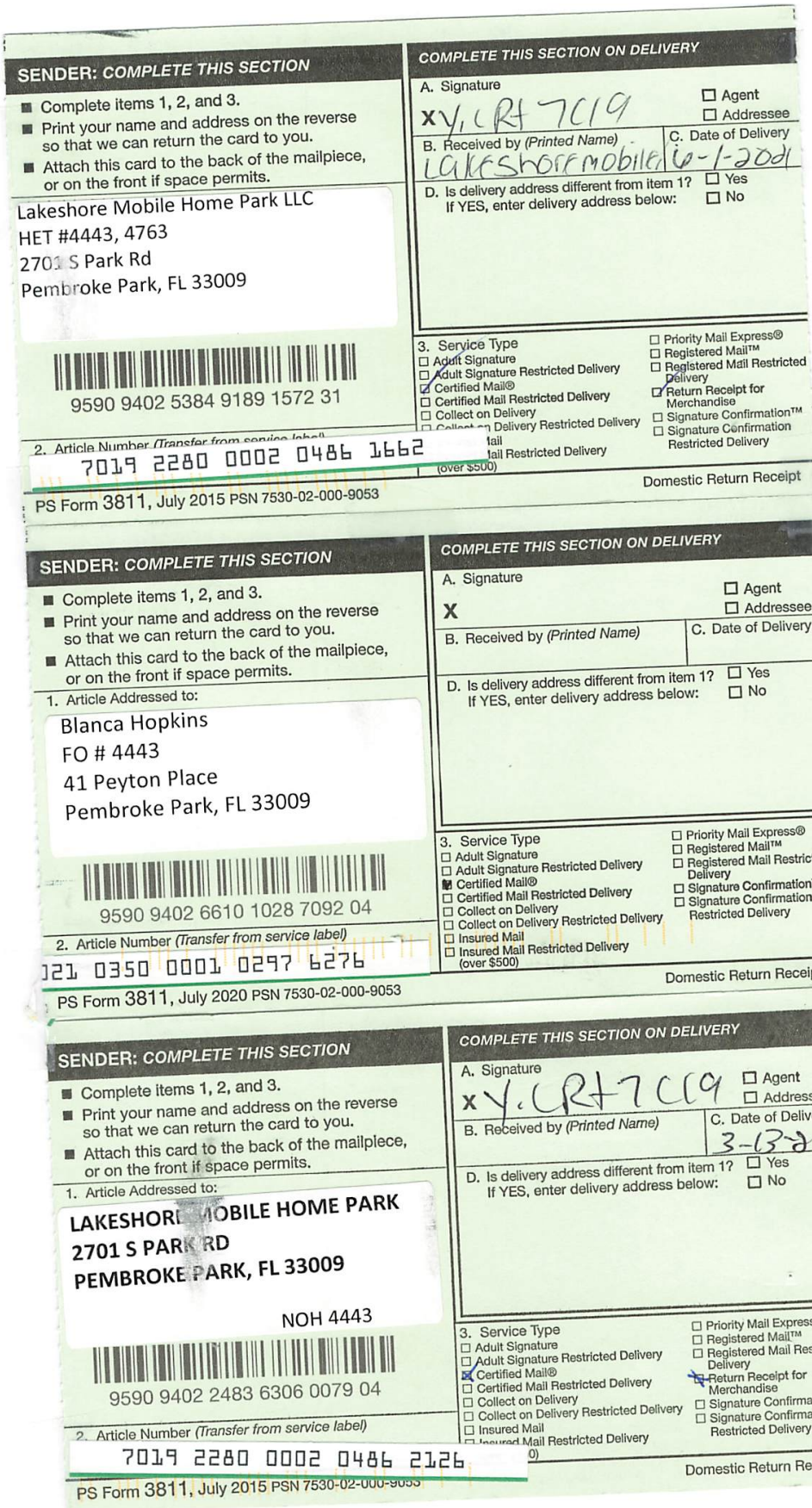
B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 — Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Lakeshore Mobile Home Park LLC
HET #4443, 4763
2701 S Park Rd
Pembroke Park, FL 33009

9590 9402 5384 9189 1572 31

2. Article Number (Transfer from service label)
7019 2280 0002 0486 1662

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Y. CRT 7C19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) LAKESHORE MOBILE | C. Date of Delivery 6-1-2021

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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:
Blanca Hopkins
FO # 4443
41 Peyton Place
Pembroke Park, FL 33009

9590 9402 6610 1028 7092 04

2. Article Number (Transfer from service label)
021 0350 0001 0297 6276

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
LAKESHORE MOBILE HOME PARK
2701 S PARK RD
PEMBROKE PARK, FL 33009
NOH 4443

9590 9402 2483 6306 0079 04

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2126

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

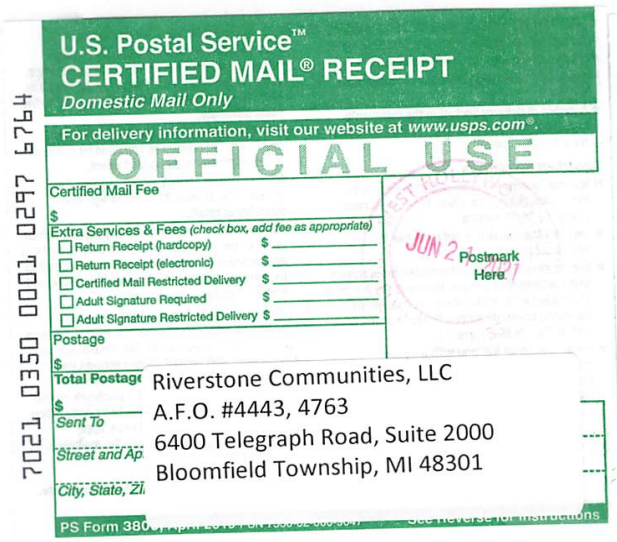
A. Signature
X Y. CRT 7C19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery 3-13-21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☒ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



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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
$

Sent To
Riverstone Communities, LLC

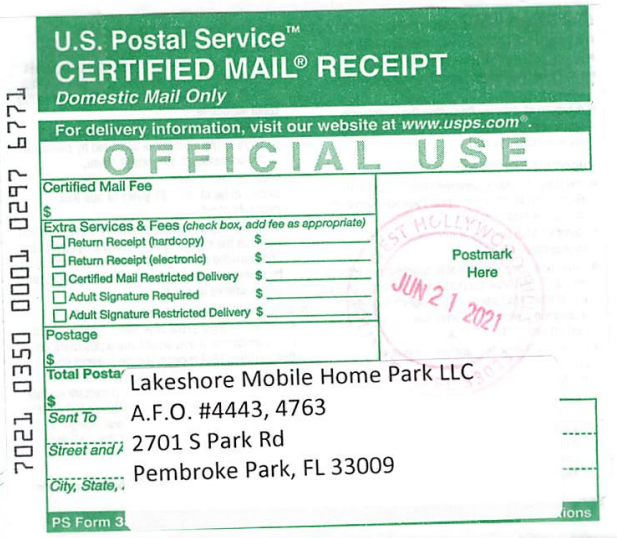
Street and Apt.
A.F.O. #4443, 4763

City, State, Zi
6400 Telegraph Road, Suite 2000
Bloomfield Township, MI 48301

Postmark Here
JUN 21 2021

PS Form 380

7021 0350 0001 0297 6764



U.S. Postal Service™
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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$

Sent To
Lakeshore Mobile Home Park LLC

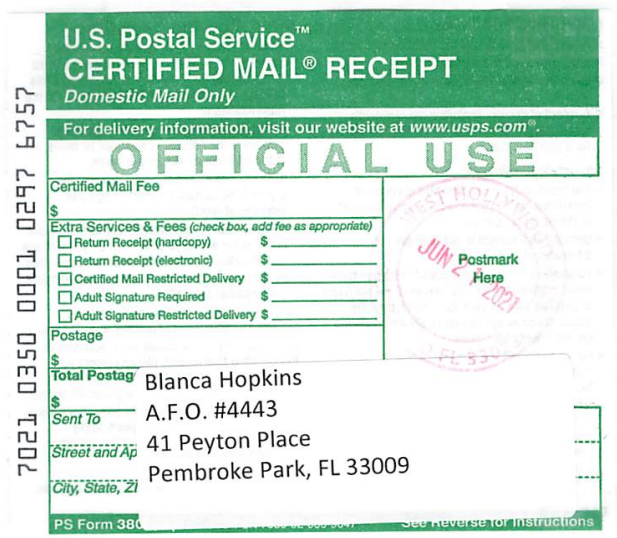
Street and Apt.
A.F.O. #4443, 4763

City, State,
2701 S Park Rd
Pembroke Park, FL 33009

Postmark Here
JUN 21 2021

PS Form 3

7021 0350 0001 0297 6771



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CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postag
$

Sent To
Blanca Hopkins

Street and Ap
A.F.O. #4443
41 Peyton Place

City, State, Zi
Pembroke Park, FL 33009

Postmark Here
JUN 2 2021

PS Form 380

See Reverse for Instructions

7021 0350 0001 0297 6757



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 6.96

Sent To
LAKESHORE MOBILE HOME PARK

Street and Apt. No.
2701 S PARK RD

City, State, ZIP+4
PEMBROKE PARK, FL 33009

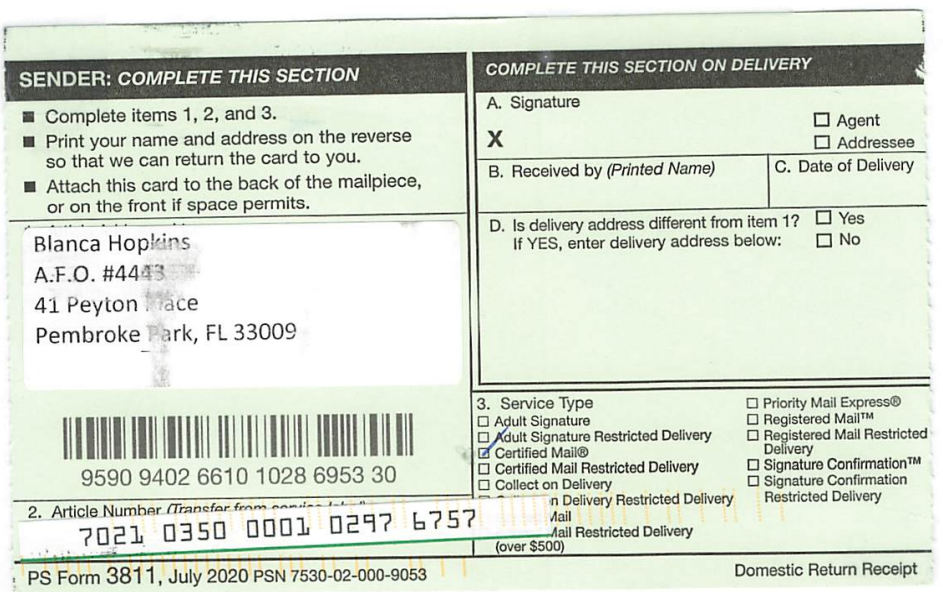
NOH 4443

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 2280 0002 0486 2126



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.

Blanca Hopkins
A.F.O. #4443
41 Peyton Place
Pembroke Park, FL 33009

9590 9402 6610 1028 6953 30

2. Article Number (Transfer from service label)
7021 0350 0001 0297 6757

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
- ☐ n Delivery Restricted Delivery
- ☐ ail
- ☐ ail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053
Domestic Return Receipt

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Maria Ayala
41 Peyton Place
Pembroke Park, FL 33009

Site Address:

2701 S PARK RD, PEMBROKE PARK,
FL 33009 #41 Peyton Place

Date 7/20/2021 12:28:52 PM
Invoice # 23210
For Code Enforcement Case# 4443

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
3.00	Technology Convenience Fee	$3.00
Total		**$103.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	8/15/2021		$50.00	0	$0.00
Admin Fixed	5/13/2021		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
7/20/2021	Credit	$103.00
Total		$103.00

Balance **$0.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. BLANCA HOPKINS Respondent(s)	Case No.: 4443

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 41 PEYTON PLACE, PEMBROKE PARK FL 330009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK, 2701 S. PARK RD, PEMBROKE PARK, FL 33009

FOLIO NUMBER: 514229000030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 **WITHIN THIRTY (30) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13th day of April, 2021.

TOWN OF PEMBROKE PARK

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Jeffrey Louis, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

APRIL 27th, 2021.

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Notary Public, state of Florida
Clerk to the Special Magistrate

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.


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 Posta
$
Sent To
Street and
City, State,
Postmark Here
JUN 21 2021
Lakeshore Mobile Home Park LLC
A.F.O. #4443, 4763
2701 S Park Rd
Pembroke Park, FL 33009
PS Form 3
ions
7021 0350 0001 0297 6721

Renovation of Mobile Home: New Windows, doors, drywall, siding. New patio roof.
Mobile home owner will need to obtain a building permit from the Town's Building Department.
Double Permit fee has been assessed to violation.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

BLANCA HOPKINS

2701 S PARK RD, PEMBROKE PARK, FL 33009 #41 Peyton Place

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
BLANCA HOPKINS 41 PEYTON PLACE PEMBROKE PARK, FL 33009	4443	05/28/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
BLANCA HOPKINS 41 PEYTON PLACE PEMBROKE PARK, FL 33009	514229000030	

Legal Description:	**AKA:**
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #41 Peyton Place

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of June, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

1 of 1

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 4443
Petitioner,)
)
vs.)
)
BLANCA HOPKINS)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 41 Peyton Place, Pembroke Park, FL 33009

PROPERTY OWNER: Lakeshore Mobile Home Park LLC, 2701 S. Park RD, Pembroke Park, FL 33023

FOLIO NO.: 514229000030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and 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 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of June 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of June 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

CERTIFICATE OF SERVICE

I the undersigned, Code Enforcement Officer, Jeffrey Louis, 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 16th day of June, 2021.

Jeffrey Louis
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

From: Maria Ayala
To: jeffrey louis
Subject: Maria Ayala - 41 Peyton Place
Date: Monday, May 3, 2021 11:52:50 AM

Good Afternoon

I Maria Ayala am requesting a permit extension for 41 Peyton Place, Hallandale Fl 33009. I am in the process to clear the violation but unfortunately I am not able to complete the process within the time allotted. I have started the process, I am waiting for the asbestos certificate to be approved. I have requested approval for demolition from the Mobile Home Park manager. I am requesting a 60 day extension if possible to clear the violation and complete the demolition for the Patio addition. Thanks in advance for your understanding

Maria Ayala
7862906990

WARNING:

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

BLANCA HOPKINS) CASE NO. 4443
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: BLANCA HOPKINS
TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 41 PEYTON PLACE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BLANCA HOPKINS AT 12:43 P.M. ON THE 2 DAY OF JUNE 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or
Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 10 day of JUNE 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services



Renovation of Mobile Home: New Windows, doors, drywall, siding. New patio roof.
Mobile home owner will need to obtain a building permit from the Town's Building Department.
Double Permit fee has been assessed to violation.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

BLANCA HOPKINS

2701 S PARK RD, PEMBROKE PARK, FL 33009 #41 Peyton Place

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
BLANCA HOPKINS 41 PEYTON PLACE PEMBROKE PARK, FL 33009	4443	05/28/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
BLANCA HOPKINS 41 PEYTON PLACE PEMBROKE PARK, FL 33009	514229000030	

Legal Description:	**AKA:**
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #41 Peyton Place

06/03/2021 00:43

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of June, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4443
BLANCA HOPKINS
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: BLANCA HOPKINS TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 41 PEYTON PLACE, PEMBROKE PARK, FL 33009

I, (JEFFREY LOUIS), HEREBY CERTIFY that I
SERVED BLANCA HOPKINS. AT 2:11 A.M. /**P.M**. ON THE 05 DAY OF 04, 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

(X) **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 (PETER) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

( ) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Signature of Notary (_____)

(NOTARY SEAL) Name of Notary (TERESSA Malcom)

TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

7019 2280 0002 0486 2355

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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 6.96

Total Postage and
$
Sent To
Street and Apt. N
City, State, ZIP+4

BLANCA HOPKINS NOH 4443
CURRENT TENANT/RESIDENT
41 PEYTON PLACE
PEMBROKE PARK, FL 33009

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0002 0486 2126

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$
Total Postage and
$ 6.96
Sent To
Street and Apt. No
City, State, ZIP+4

LAKESHORE MOBILE HOME PARK
2701 S PARK RD
PEMBROKE PARK, FL 33009

NOH 4443

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BLANCA HOPKINS NOH 4443
CURRENT TENANT/RESIDENT
41 PEYTON PLACE
PEMBROKE PARK, FL 33009

9590 9402 2483 6306 0097 93

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2355

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK
2701 S PARK RD
PEMBROKE PARK, FL 33009

NOH 4443

9590 9402 2483 6306 0079 04

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2126

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Y. CRT7C19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
3-13-21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BLANCA HOPKINS 41 PEYTON PLACE PEMBROKE PARK, FL 33009	4443	03/18/2019

Property Owner:	Property Description:	Certified Mail #:
BLANCA HOPKINS 41 PEYTON PLACE PEMBROKE PARK, FL 33009	514229000030	

Legal Description:	AKA:
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #41 Peyton Place

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/18/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

Notes/Means of Correction:

Renovation of Mobile Home: New Windows, doors, drywall, siding. New patio roof.
Mobile home owner will need to obtain a building permit from the Town's Building Department.
Double Permit fee has been assessed to violation.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Jeffrey Louis


2019/03/18 16:37:44


41
2019/03/18 16:38:16


2019/03/18 16:38:39


2019/03/18 16:39:34


41
EXTON
07.09.2020 12:16


07.09.2020 12:15

CODE ENFORCEMENT BOARD MEETING
TOWN OF PEMBROKE PARK

March 17, 2020

TO: BLANCA HOPKINS
41 PEYTON PLACE
PEMBROKE PARK, FL 33009

LAKESHORE MOBILE HOME PARK
2701 S. PARK ROAD
PEMBROKE PARK, FL 33009

RE: TOWN OF PEMBROKE PARK v.
BLANCA HOPKINS
CASE NO. 4443

THIS LETTER SHALL SERVE AS YOUR NOTICE THAT THE DATE OF THE CODE ENFORCEMENT BOARD MEETING AT WHICH YOUR CASE SHALL BE HEARD HAS BEEN RESCHEDULED TO:

THURSDAY, APRIL 16, 2020 AT 6:30 P.M.

If you have any questions, please contact our office at 954-966-4600, ext. 235.

Respectfully,

MARLEN MARTELL
Code Enforcement Board Clerk

MM/JL

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/05/2020

Sent To:

BLANCA HOPKINS

41 PEYTON PLACE
PEMBROKE PARK, FL 33009

Case #:

4443

Property Owner:

BLANCA HOPKINS

41 PEYTON PLACE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

AKA:

2701 S PARK RD, PEMBROKE PARK, FL 33009 #41 Peyton Place

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/18/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

Renovation of Mobile Home: New Windows, doors, drywall, siding. New patio roof.
Mobile home owner will need to obtain a building permit from the Town's Building Department.
Double Permit fee has been assessed to violation.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 19th day of March, 2020 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m.

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or (954) 966-4600.

Jeffrey Louis

3/5/2020

Case Overview

Property/Incident Information

Owner	Address	Site Address
BNUMO INC	4444 W Hallandale Beach Blvd Pembroke Park, FL 33023	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4444 W Hallandale Beach Blvd

Legal Description

Case Status Open **Case #** 5471 **Date Next Inspection** 11/16/2022

Notes

1. Stop all work.
2. Tenant build out without permits. Obtain permit and inspections.
3. Installed a tankless water heater without permits. Obtain permits and inspections.
4. A/C alterations done without permits. Obtain permits and inspections.
5. Double permit fee assessed.
6. New tenant must obtain a Business Tax Receipt License prior to operating Business.

NO Business operations 11/4/22

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/7/2020		Notice of Violation	Hand Regular Mail
8/29/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/22/2022	8/17/2022	Final Order	Certified Mail Hand
11/3/2022	11/16/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property 11/4/22 Certified Mail 11/3/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 11/16/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 11/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 11/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 11/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 11/16/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$0.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$100.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BNUMO INC CASE NO. 5471

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4444 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4444 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BNUMO INC AT 09:40 A.M. ON THE 4 DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

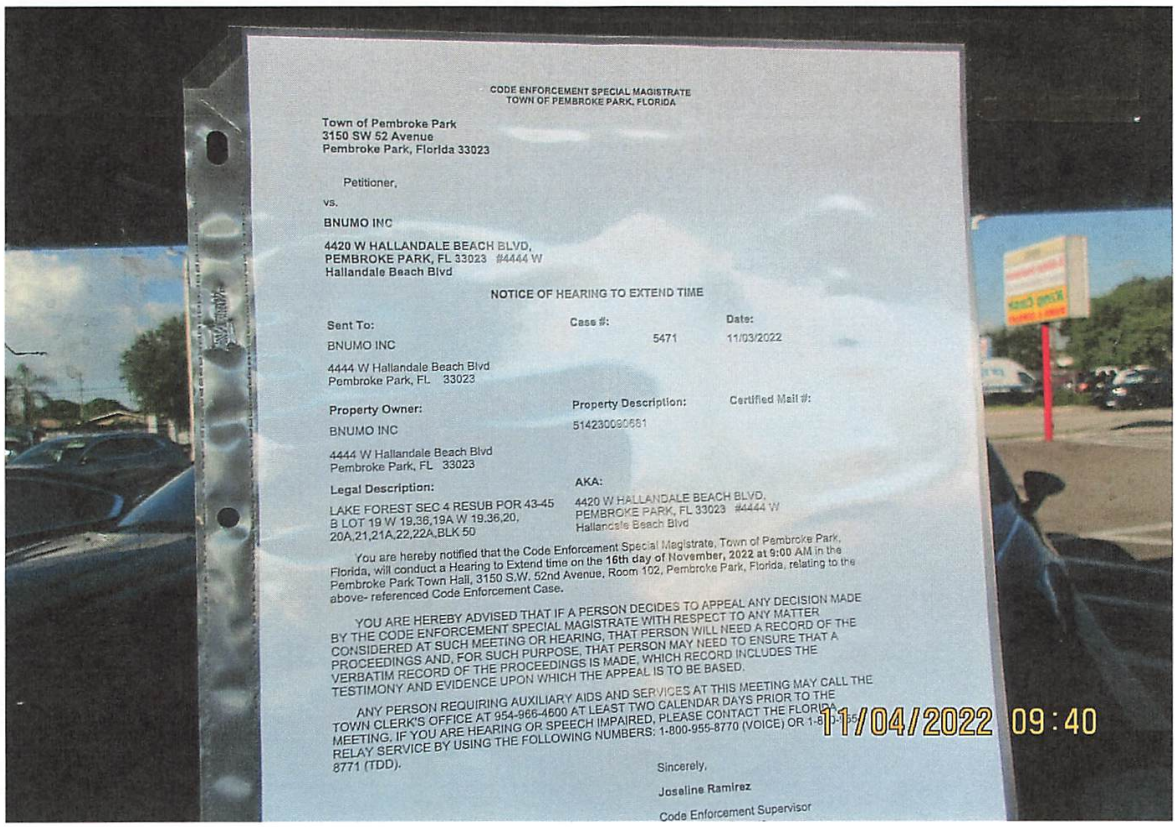
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.


11/04/2022 09:41


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
BNUMO INC
4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4444 W
Hallandale Beach Blvd
NOTICE OF HEARING TO EXTEND TIME
Sent To:
BNUMO INC
4444 W Hallandale Beach Blvd
Pembroke Park, FL 33023
Case #:
5471
Date:
11/03/2022
Property Owner:
BNUMO INC
4444 W Hallandale Beach Blvd
Pembroke Park, FL 33023
Property Description:
514230090661
Certified Mail #:
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 19 W 19.36,19A W 19.36,20,
20A,21,21A,22,22A,BLK 50
AKA:
4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4444 W
Hallandale Beach Blvd
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 16th day of November, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Joseline Ramirez
Code Enforcement Supervisor
11/04/2022 09:40

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

BNUMO INC

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4444 W
Hallandale Beach Blvd

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
BNUMO INC	5471	11/03/2022
4444 W Hallandale Beach Blvd Pembroke Park, FL 33023		

Property Owner:	**Property Description:**	**Certified Mail #:**
BNUMO INC	514230090681	
4444 W Hallandale Beach Blvd Pembroke Park, FL 33023		

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4444 W Hallandale Beach Blvd

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

BNUMO INC

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4444 W
Hallandale Beach Blvd

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
BNUMO INC	5471	11/03/2022
4444 W Hallandale Beach Blvd Pembroke Park, FL 33023		

Property Owner:	**Property Description:**	**Certified Mail #:**
BNUMO INC	514230090681	
4444 W Hallandale Beach Blvd Pembroke Park, FL 33023		

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4444 W Hallandale Beach Blvd

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
BNUMO, INC.

Filing Information

Document Number	P01000075786
FEI/EIN Number	65-1128688
Date Filed	08/01/2001
State	FL
Status	ACTIVE

Principal Address

4502 W. HALLENDALE BLVD
PEMBROKE PARK, FL 33023

Changed: 02/25/2004

Mailing Address

3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160

Changed: 04/12/2022

Registered Agent Name & Address

BOUGANIM, DAVID
3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160

Name Changed: 04/04/2006

Address Changed: 04/12/2022

Officer/Director Detail

Name & Address

Title PRESIDENT

BOUGANIM, DAVID
3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4420-4502 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	BNUMO INC
Mailing Address	3582 NE 171 ST #305 NORTH MIAMI BEACH FL 33160

ID #	5142 30 09 0681
Millage	0613
Use	11-01

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$336,000	$671,260	$1,007,260	$1,007,260	
2021	$336,000	$603,020	$939,020	$939,020	$20,193.24
2020	$336,000	$599,330	$935,330	$935,330	$20,186.11

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,007,260	$1,007,260	$1,007,260	$1,007,260
Portability	0	0	0	0
Assessed/SOH	$1,007,260	$1,007,260	$1,007,260	$1,007,260
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,007,260	$1,007,260	$1,007,260	$1,007,260

Sales History

Date	Type	Price	Book/Page or CIN
8/9/2001	WD	$545,000	31987 / 1565
12/1/1986	WD	$100	14033 / 361
6/1/1986	QCD	$318,000	
7/1/1981	WD	$405,000	
4/1/1979	WD	$345,000	

Land Calculations

Price	Factor	Type
$11.00	30,545	SF
Adj. Bldg. S.F. (Card, Sketch)		11427
Eff./Act. Year Built: 1965/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 11/3/22 Phone: 954-322-4242

Email: DBouganim@AOL.com

Property Address: 4444 Hallandale Bch Blvd, Pembroke Park 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, David Bouganim (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5471 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 11/16/2022 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on Sept 23 2022 imposing the fine of $ 250 per day for violation(s)of the Town's Code of Ordinances: Sec. 5-105; 5-2(a)(6); 15-17; 15-22; 15-24

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

David Bouganim
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, David Bouganim, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 3 day of November, 20 22.

Notary
My Commission expires Feb 17, 2026

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. BNUMO INC Respondent(s)	Case No.: 5471

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ✓ NO ____

SUBJECT REAL PROPERTY: 4444 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: BNUMO INC

FOLIO NO.: 5142 30 09 0681

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a)(b); 15-17; 15-22 and 15-24. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a)(b); 15-17; 15-22 and 15-24 **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of September 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250— PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of September 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

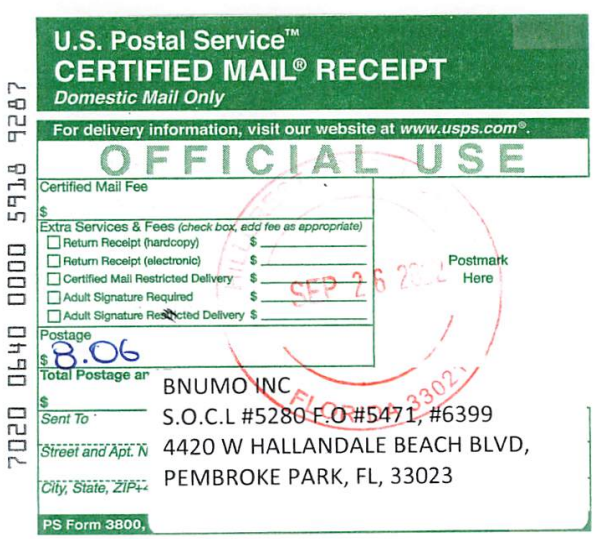
Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ✓ No____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Sept, 2022.

Nazly Cardona CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.06

Total Postage ar
$

Sent To
BNUMO INC

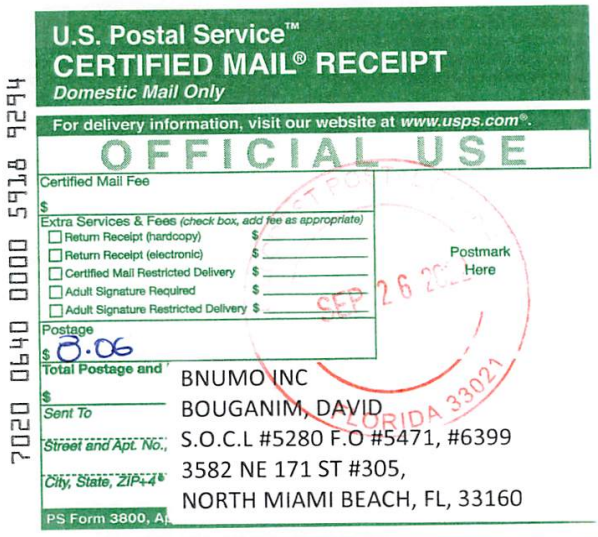
Street and Apt. N
S.O.C.L #5280 F.O #5471, #6399
4420 W HALLANDALE BEACH BLVD,

City, State, ZIP+4
PEMBROKE PARK, FL, 33023

PS Form 3800,

SEP 26 2022
FLORIDA 33021
Postmark Here

7020 0640 0000 5918 9287



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.06

Total Postage and
$

Sent To
BNUMO INC
BOUGANIM, DAVID

Street and Apt. No.,
S.O.C.L #5280 F.O #5471, #6399
3582 NE 171 ST #305,

City, State, ZIP+4
NORTH MIAMI BEACH, FL, 33160

PS Form 3800, Ap

SEP 26 2022
FLORIDA 33021
Postmark Here

7020 0640 0000 5918 9294



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
$ 8.06

Total Postage and
$

Sent To
BNUMO INC

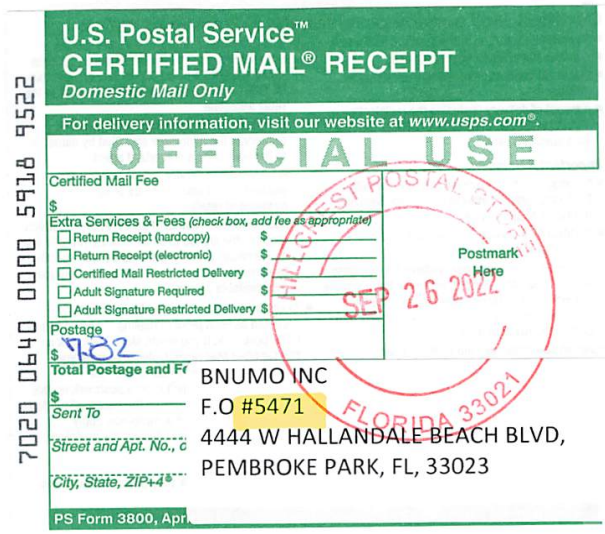
Street and Apt. No.
S.O.C.L #5280 F.O #5471, #6399
4502 W HALLANDALE BEACH BLVD,

City, State, ZIP+4
PEMBROKE PARK, FL, 33023

PS Form 3800, A

SEP 26 2022
FLORIDA 33021
Postmark Here

7020 0640 0000 5918 9539



U.S. Postal Service™
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Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fe
$

Sent To
BNUMO INC
F.O #5471

Street and Apt. No., c
4444 W HALLANDALE BEACH BLVD,

City, State, ZIP+4
PEMBROKE PARK, FL, 33023

PS Form 3800, Apr

SEP 26 2022
FLORIDA 33021
Postmark Here

7020 0640 0000 5918 9522

7020 0640 0000 5922 2809

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
$ 8.06

Total Postage and
$

Sent To BNUMO INC

Street and Apt. No H.C.F #5280 N.O.H #5471, #6399 4502 W HALLANDALE BEACH BLVD,

City, State, ZIP+4 PEMBROKE PARK, FL, 33023

PS Form 3800, A

BOYNTON BEACH, FL 33437
SEP - 8 2022
US POSTAL SERVICE

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:

BNUMO INC
BOUGANIM, DAVID
H.C.F #5280 N.O.H #5471, #6399
3582 NE 171 ST #305,
NORTH MIAMI BEACH, FL, 33160

9590 9402 6921 1104 9851 67

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 9799

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

SEP 10 2022

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



7022 0410 0002 5496 4237

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

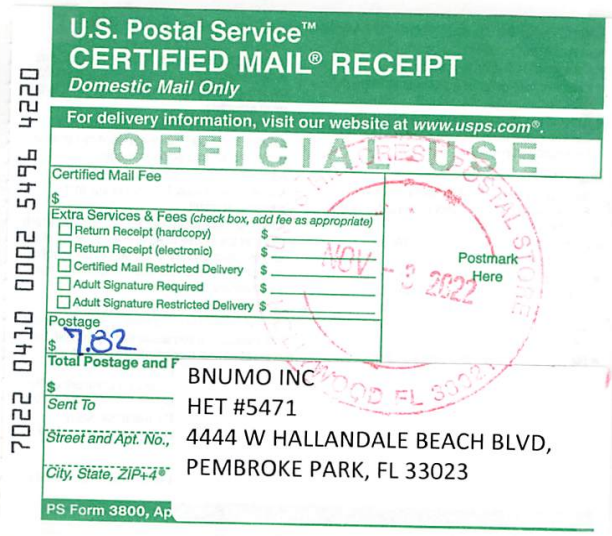
Sent To BNUMO INC

Street and Apt. No. HET #5471
3582 NE 171 ST #305,

City, State, ZIP+4® NORTH MIAMI BEACH, FL 33160

PS Form 3800, A

NOV - 3 2022
Postmark Here



7022 0410 0002 5496 4220

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
$ 7.82

Total Postage and F
$

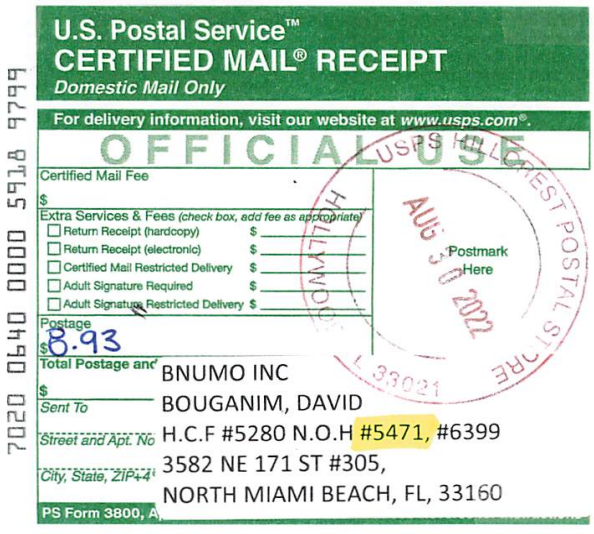
Sent To BNUMO INC

Street and Apt. No., HET #5471
4444 W HALLANDALE BEACH BLVD,

City, State, ZIP+4® PEMBROKE PARK, FL 33023

PS Form 3800, Ap

NOV - 3 2022
Postmark Here



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CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 8.93

Total Postage and
$

Sent To BNUMO INC
BOUGANIM, DAVID

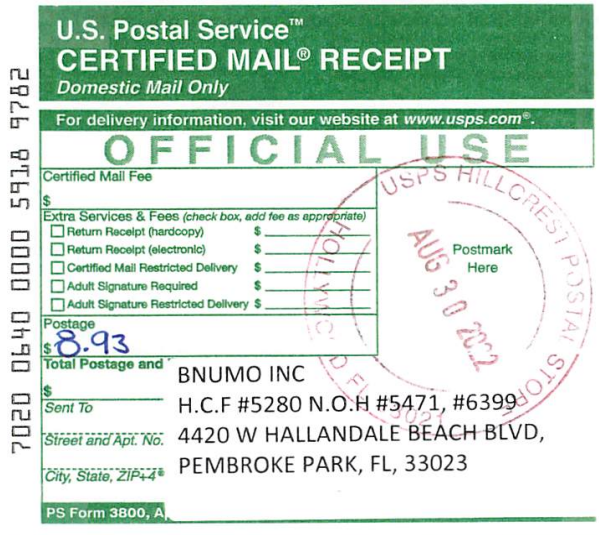
Street and Apt. No H.C.F #5280 N.O.H #5471, #6399
3582 NE 171 ST #305,

City, State, ZIP+4 NORTH MIAMI BEACH, FL, 33160

PS Form 3800, A

Postmark Here
AUG 30 2022

7020 0640 0000 5918 9799



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

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Total Postage and
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Sent To BNUMO INC

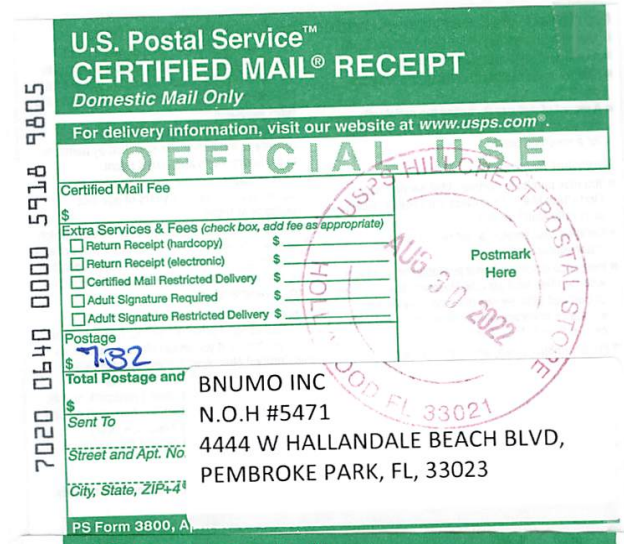
Street and Apt. No. H.C.F #5280 N.O.H #5471, #6399
4420 W HALLANDALE BEACH BLVD,

City, State, ZIP+4 PEMBROKE PARK, FL, 33023

PS Form 3800, A

Postmark Here
AUG 30 2022

7020 0640 0000 5918 9782



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
$ 7.82

Total Postage and
$

Sent To BNUMO INC

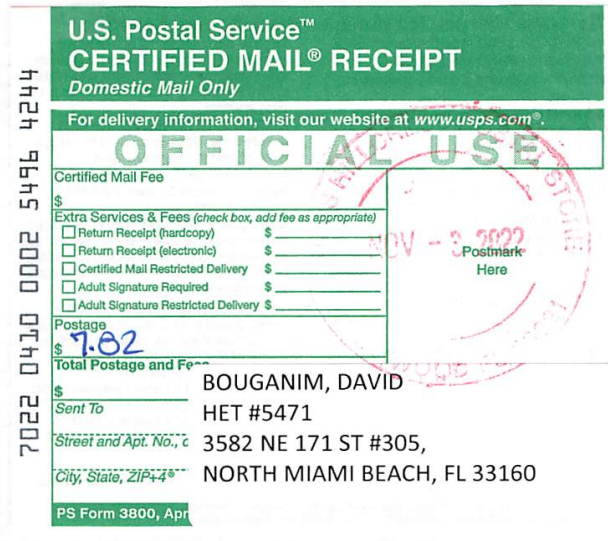
Street and Apt. No N.O.H #5471
4444 W HALLANDALE BEACH BLVD,

City, State, ZIP+4 PEMBROKE PARK, FL, 33023

PS Form 3800, A

Postmark Here
AUG 30 2022

7020 0640 0000 5918 9805



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CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fees
$

Sent To BOUGANIM, DAVID
HET #5471

Street and Apt. No., 3582 NE 171 ST #305,

City, State, ZIP+4 NORTH MIAMI BEACH, FL 33160

PS Form 3800, Apr

Postmark Here
NOV - 3 2022

7022 0410 0002 5496 4244



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CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage ar
$

Sent To BNUMO INC
HET #5471

Street and Apt. N 4420 W HALLANDALE BEACH BLVD,

City, State, ZIP+ PEMBROKE PARK, FL 33023

PS Form 3800,

Postmark Here
NOV - 3 2022

7022 0410 0002 5496 4213



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fees
$

Sent To CORPORATION SERVICE COMPANY
HFC #4343

Street and Apt. No 1201HAYS STREET,

City, State, ZIP+4 TALLAHASSEE, FL, 32301 - 2525

PS Form 3800, A

Postmark Here
NOV - 3 2022

7022 0410 0002 5496 4251

Code Dept

OF PEMBROKE PARK

ID AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5471

Hasler FIRST-CLASS MAIL

12/09/2020

US POSTAGE $000.50⁰

ZIP 33023

011D10656696

BNUMO Inc.
239 ATLANTIC ISLE
NORTH MIAMI BEACH FL 33160

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
12/07/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To: Case #.

BNUMO INC/Current Tenant 5471

4444 W Hallandale Beach Blvd
Pembroke Park, FL 33023

Property Owner: –

Code Dept.
OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5471

Hasler FIRST-CLASS MAIL
12/07/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Bnumo Inc.
4502 W Hallandale Beach Blvd
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
BNUMO INC	CASE NO. 5471
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 4444 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4444 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BNUMO INC AT 09:43 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

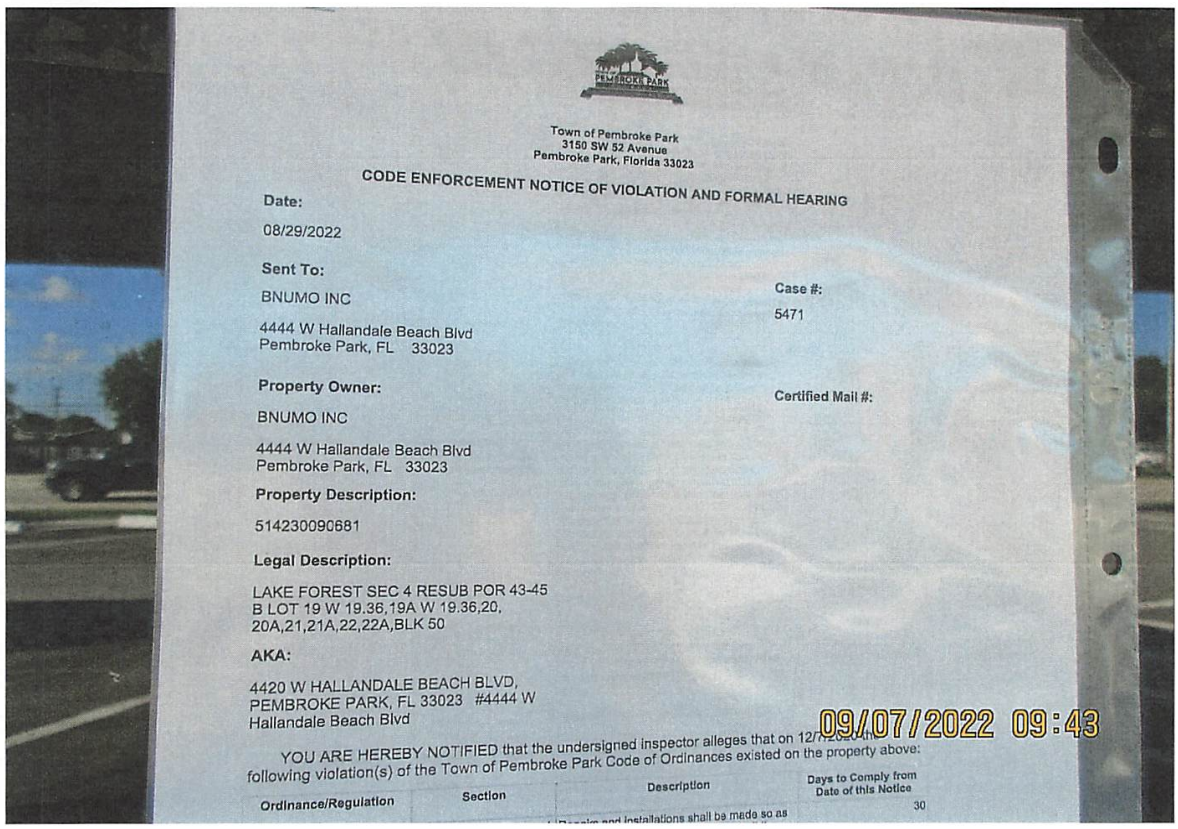
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/29/2022

Sent To:

BNUMO INC

4444 W Hallandale Beach Blvd
Pembroke Park, FL 33023

Case #:

5471

Property Owner:

BNUMO INC

4444 W Hallandale Beach Blvd
Pembroke Park, FL 33023

Certified Mail #:

Property Description:

514230090681

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 19 W 19.36,19A W 19.36,20,
20A,21,21A,22,22A,BLK 50

AKA:

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4444 W
Hallandale Beach Blvd

09/07/2022 09:43

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/[illegible] the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
		[illegible] and installations shall be made so as	30

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/29/2022

Sent To:

BNUMO INC

4444 W Hallandale Beach Blvd
Pembroke Park, FL 33023

Case #:

5471

Property Owner:

BNUMO INC

4444 W Hallandale Beach Blvd
Pembroke Park, FL 33023

Certified Mail #:

Property Description:

514230090681

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 19 W 19.36,19A W 19.36,20,
20A,21,21A,22,22A,BLK 50

AKA:

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4444 W
Hallandale Beach Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/7/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
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. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	30

1. Stop all work.
2. Tenant build out without permits. Obtain permit and inspections.
3. Installed a tankless water heater without permits. Obtain permits and inspections.
4. A/C alterations done without permits. Obtain permits and inspections.
5. Double permit fee assessed.
6. New tenant must obtain a Business Tax Receipt License prior to operating Business.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

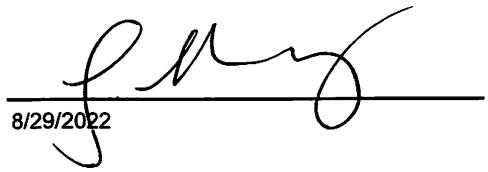
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer



8/29/2022

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
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. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	30

Notes/Means of Correction:

1. Stop all work.
2. Tenant build out without permits. Obtain permit and inspections.
3. Installed a tankless water heater without permits. Obtain permits and inspections.
4. A/C alterations done without permits. Obtain permits and inspections.
5. Double permit fee assessed.
6. New tenant must obtain a Business Tax Receipt License prior to operating Business.

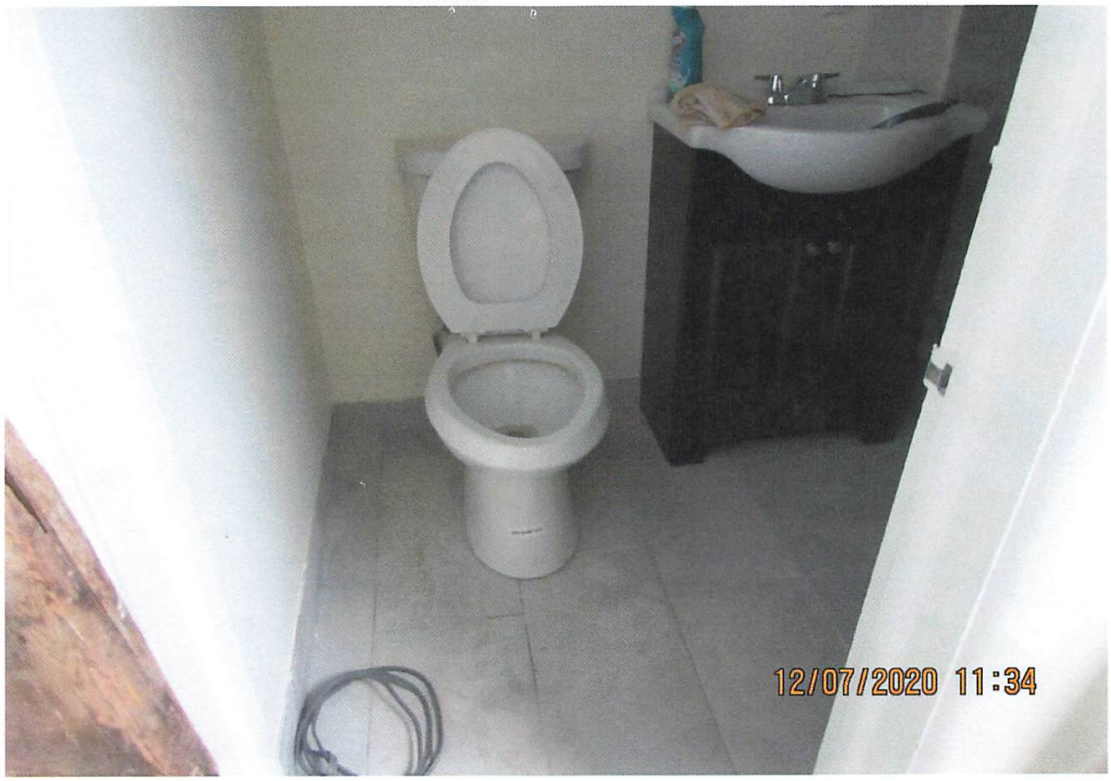
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Code Enforcement Officer


4444
12/07/2020 11:32


12/07/2020 11:34


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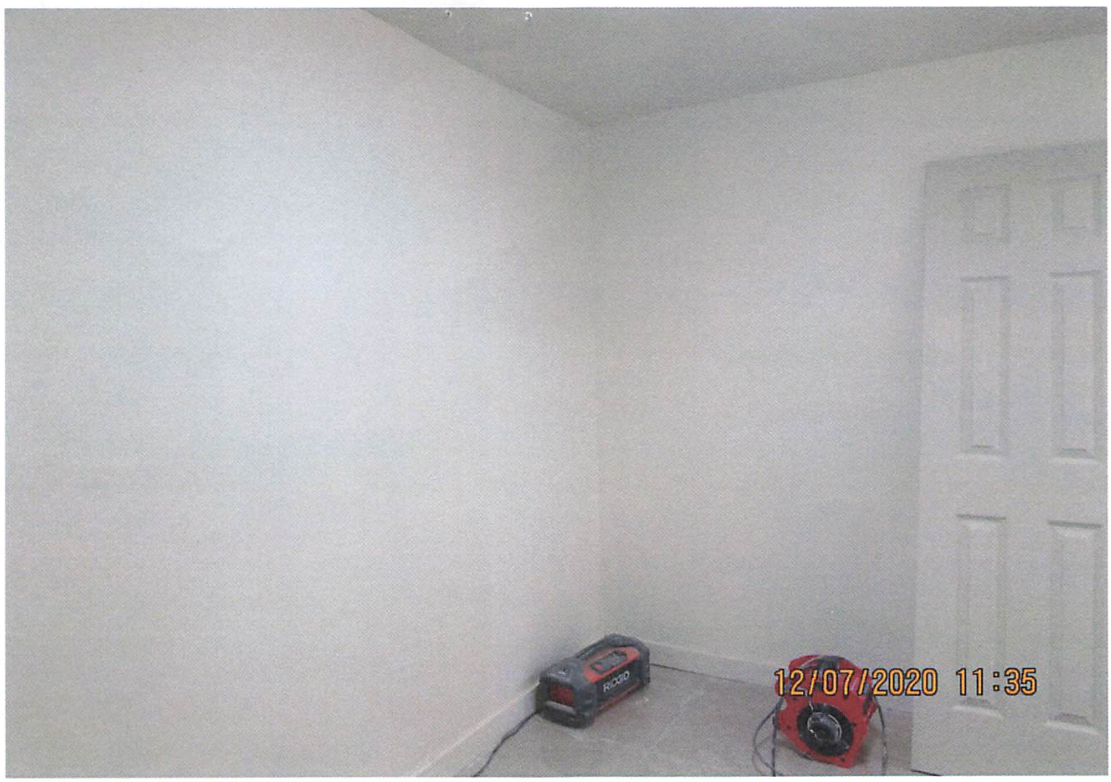

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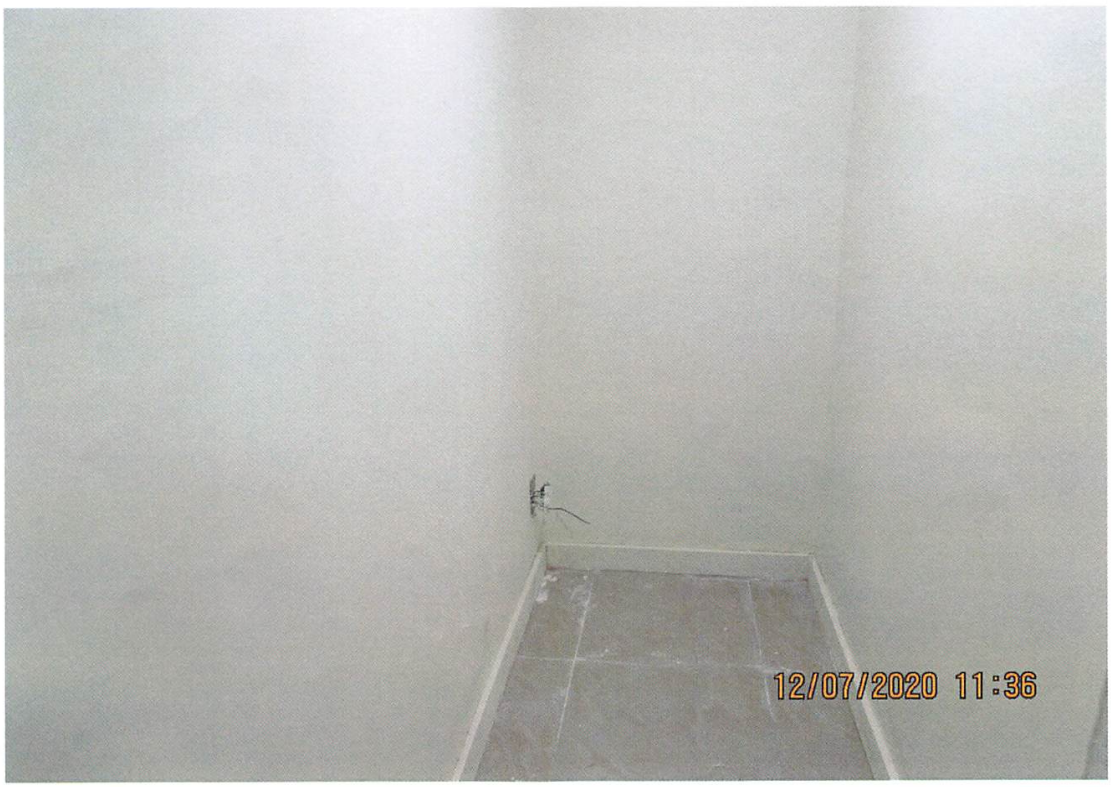

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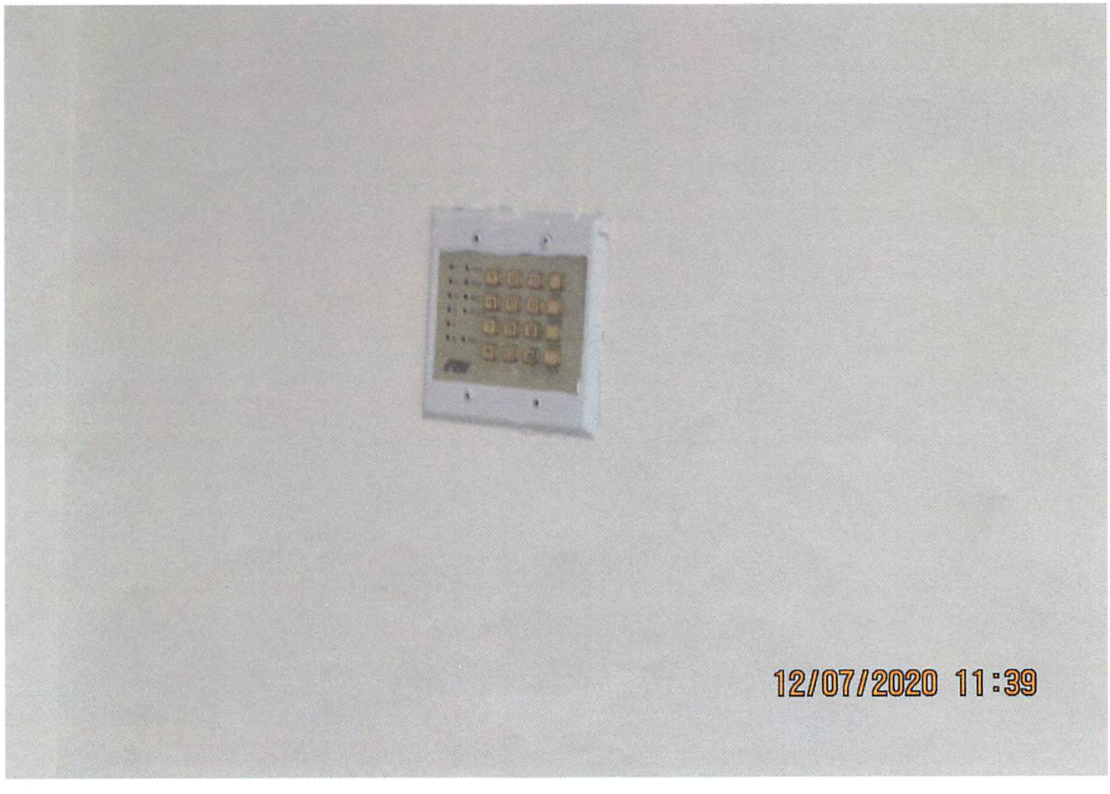

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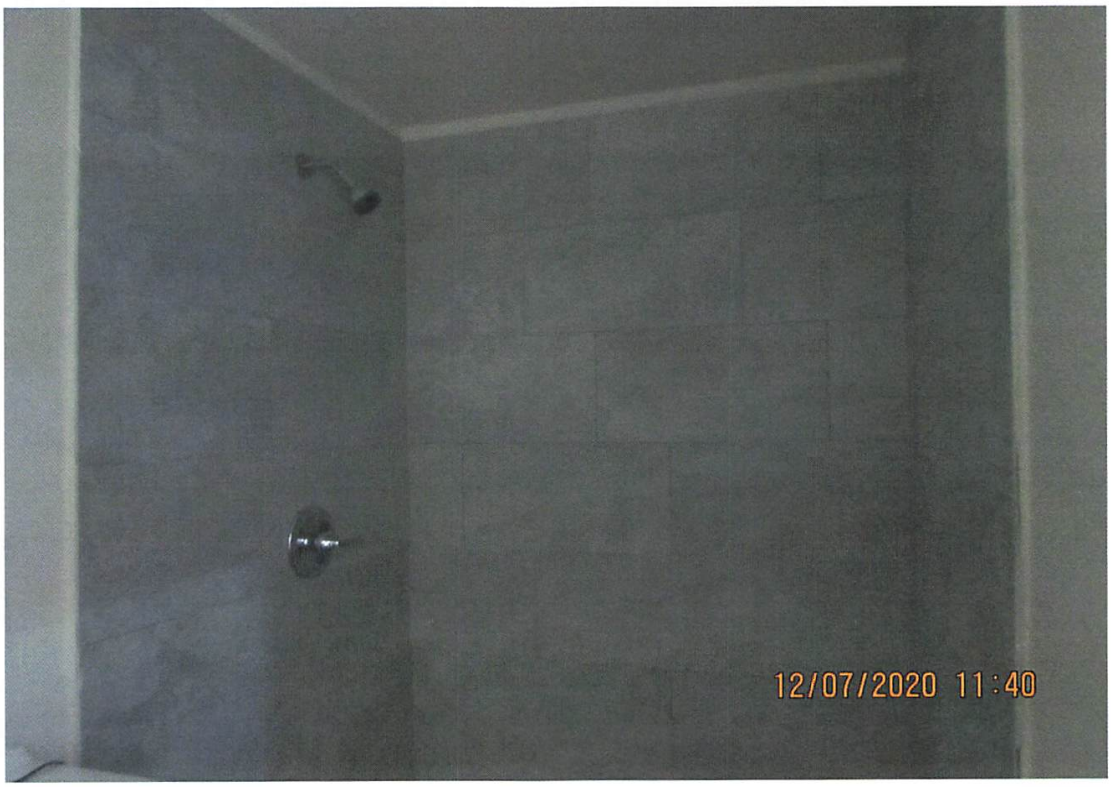

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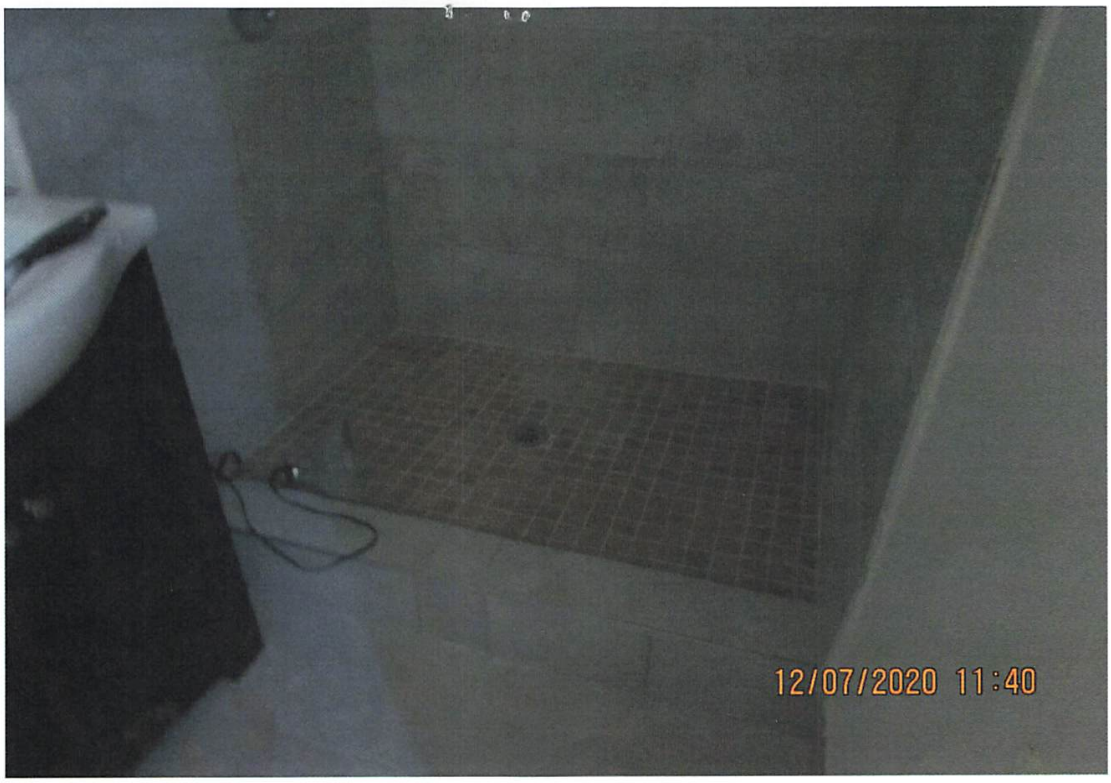

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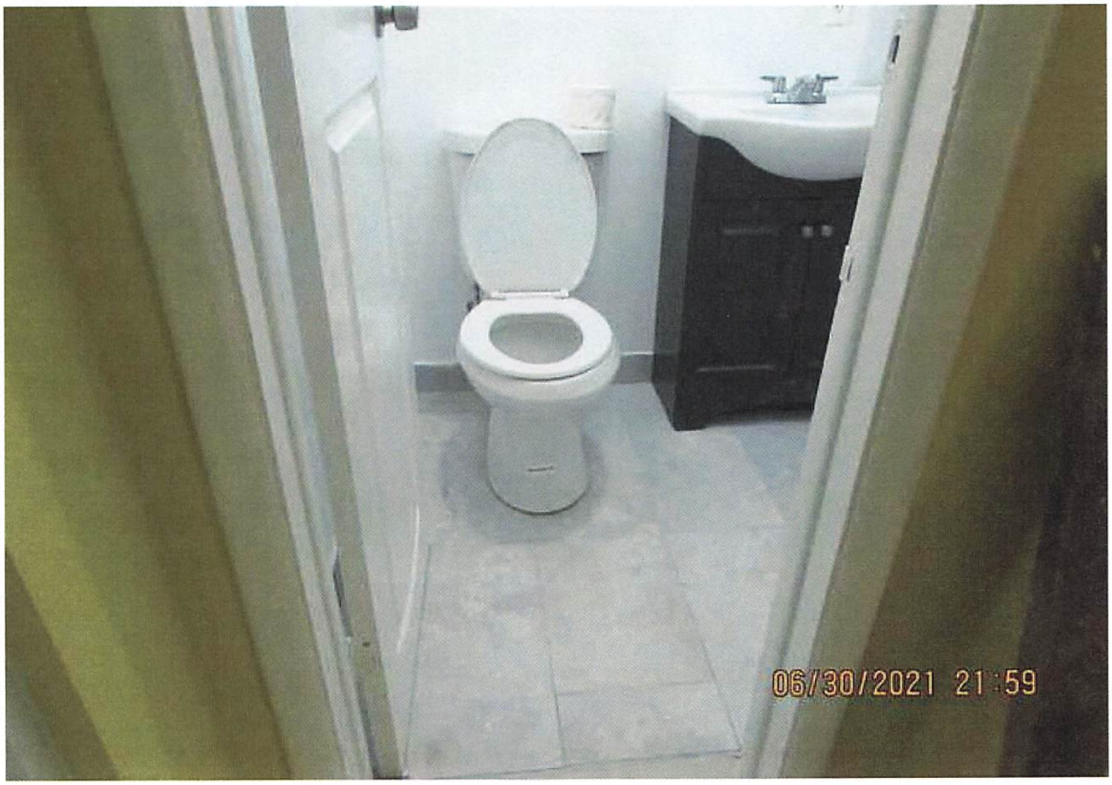

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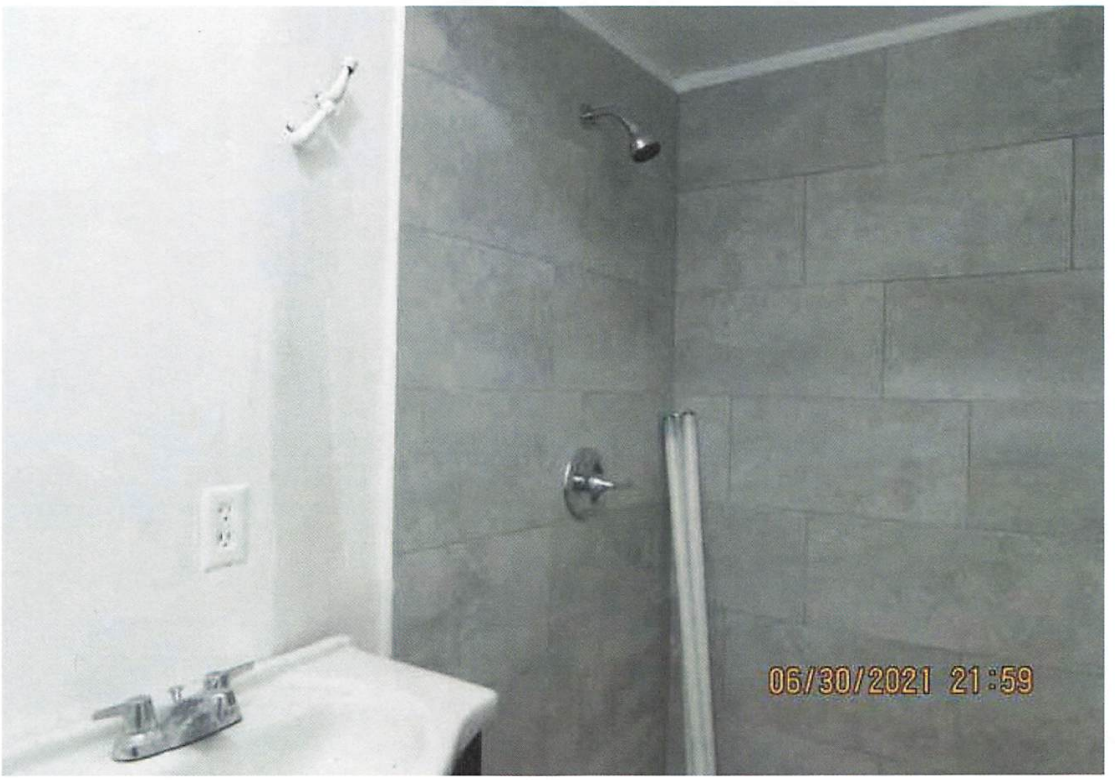

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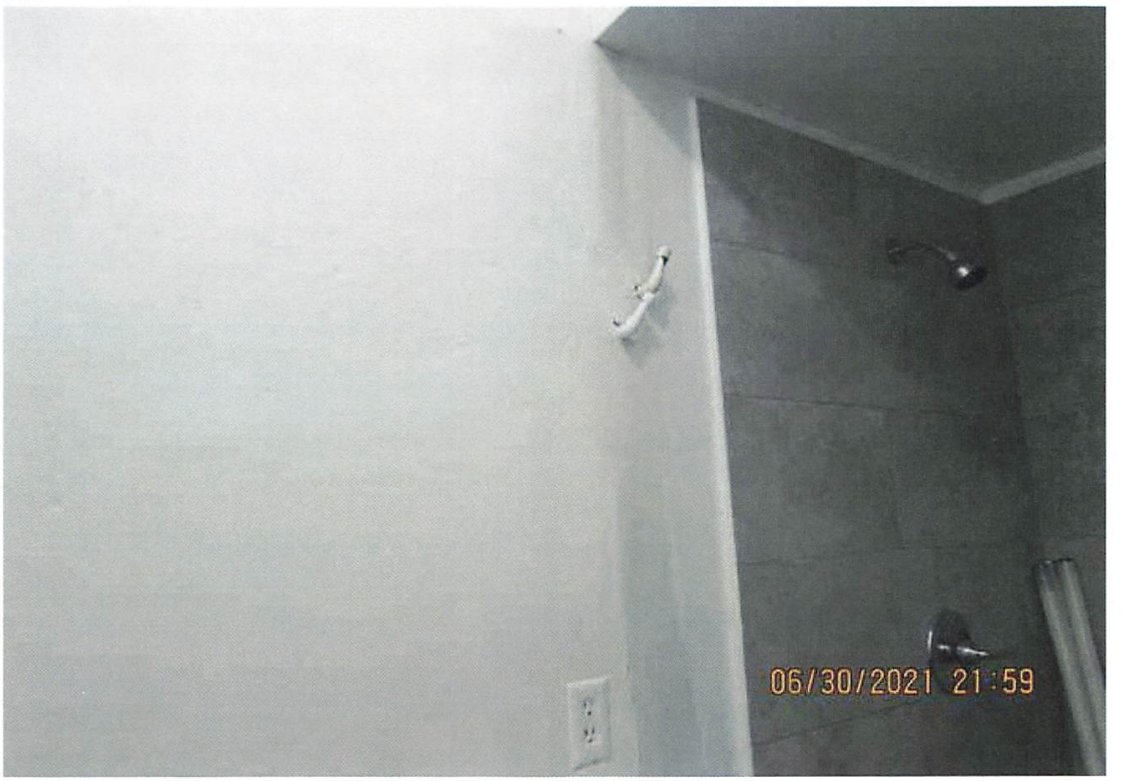

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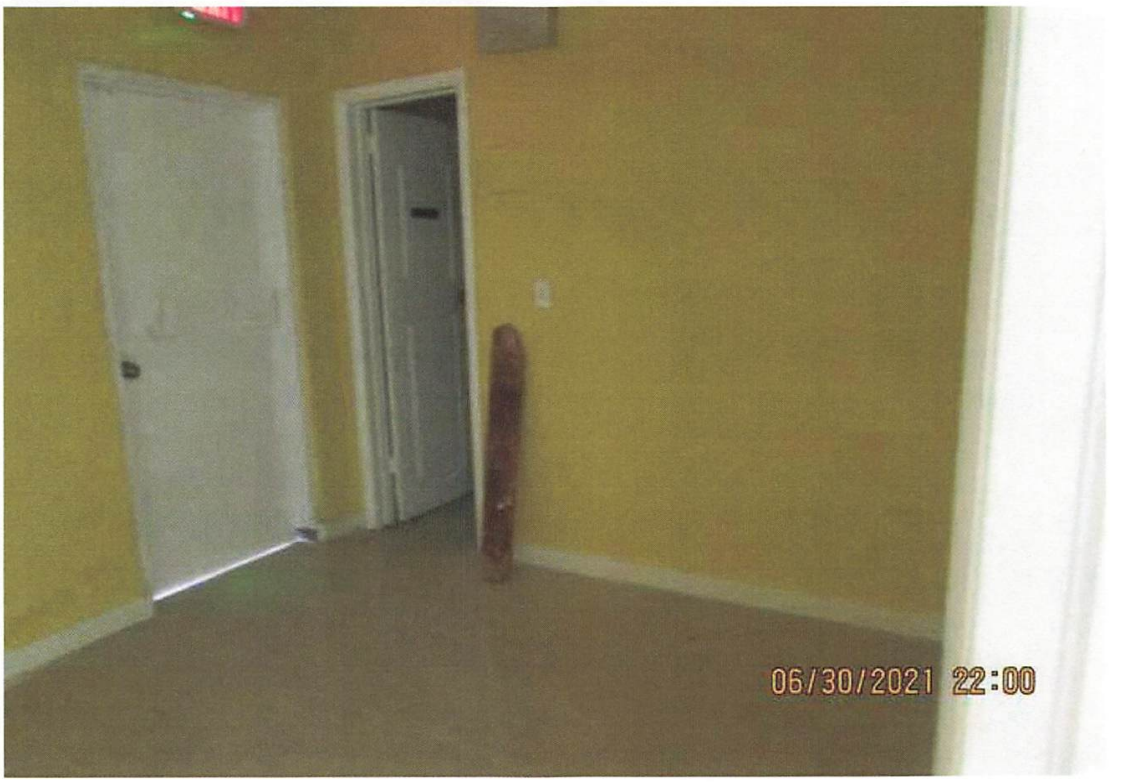

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06/30/2021 22:00


06/30/2021 22:00


EXIT
06/30/2021 22:00


06/30/2021 22:00

Case Overview

Property/Incident Information

Owner	Address	Site Address
FIRST G R D PROPERTY INC	6080 SW 180 TER SOUTHWEST RANCHES, FL 33331	5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

Legal Description

Case Status Open **Case #** 5716 **Date Next Inspection** 11/16/2022

Notes

1. Demolished wooden fence without a permit. Obtain plans, after the fact permit and inspections.
2. Demolished shed without a permit. Obtain plans, after the fact permit and inspections.
3. Installed new chain-link fence without a permit. Obtain plans, after the fact permit and inspections.
4. Painted property without a permit. Obtain an after the fact permit.
5. Bulk trash out in the open for more than 24 hours. Remove all trash from property.
6. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/6/2021		Notice of Violation	Regular Mail
7/22/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/22/2022		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
8/18/2022	8/17/2022	Final Order	Certified Mail
10/24/2022	11/16/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property 11/4/22 Certified Mail 10/27/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 11/16/2022

Case Overview

GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	7/22/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$1,680.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$1,780.00**

Payments

Date	Payment Type Name	Amount
8/22/2022	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$1,680.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
FIRST G R D PROPERTY INC	CASE NO. 5716
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 5520 SW 33 ST #1-2, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 5520 SW 33 ST #1-2, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: FIRST G R D PROPERTY INC AT 09:25 A.M. ON THE 4 DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

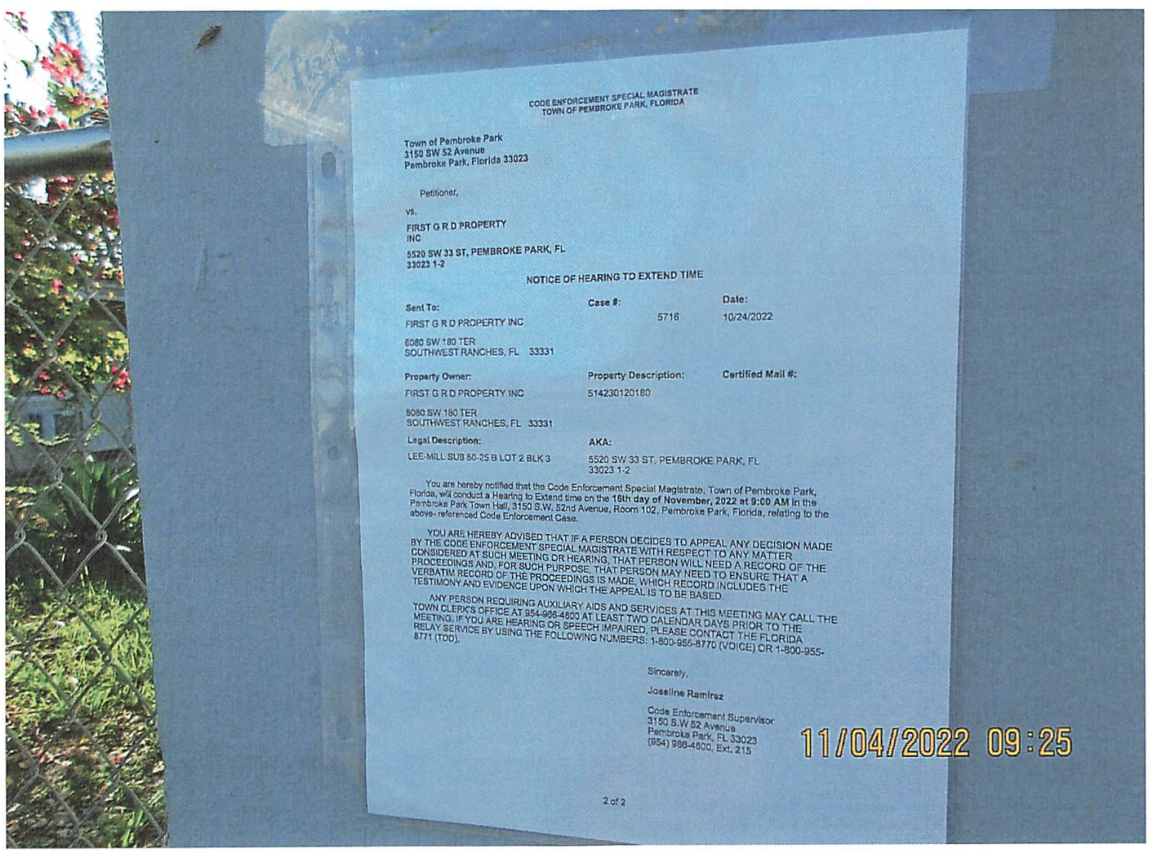
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.


55
20
11/04/2022 09:25


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
FIRST G R D PROPERTY
INC
5520 SW 33 ST, PEMBROKE PARK, FL
33023 1-2
NOTICE OF HEARING TO EXTEND TIME
Sent To:
Case #:
Date:
FIRST G R D PROPERTY INC
5716
10/24/2022
6080 SW 180 TER
SOUTHWEST RANCHES, FL 33331
Property Owner:
Property Description:
Certified Mail #:
FIRST G R D PROPERTY INC
514230120180
6080 SW 180 TER
SOUTHWEST RANCHES, FL 33331
Legal Description:
AKA:
LEE-MILL SUB 80-25 B LOT 2 BLK 3
5520 SW 33 ST, PEMBROKE PARK, FL
33023 1-2
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 16th day of November, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Joseline Ramirez
Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
2 of 2
11/04/2022 09:25

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

FIRST G R D PROPERTY INC

5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
FIRST G R D PROPERTY INC	5716	10/24/2022
6080 SW 180 TER SOUTHWEST RANCHES, FL 33331		

Property Owner:	**Property Description:**	**Certified Mail #:**
FIRST G R D PROPERTY INC	514230120180	
6080 SW 180 TER SOUTHWEST RANCHES, FL 33331		

Legal Description:	**AKA:**
LEE-MILL SUB 50-25 B LOT 2 BLK 3	5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of November, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

case # 5716
7330

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 10/21/2022 Phone: 954-8657548

Email: Rosadeleon63@hotmail.com

Property Address: 5520 SW 33rd street Pembroke Park FL 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Rose L. Delva (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5716 & 7330 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 11/17/2022 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 3/17/22 imposing the fine of $ 1,200 per day for violation(s)of the Town's Code of Ordinances:

5-105-5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Rose L. Delva
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

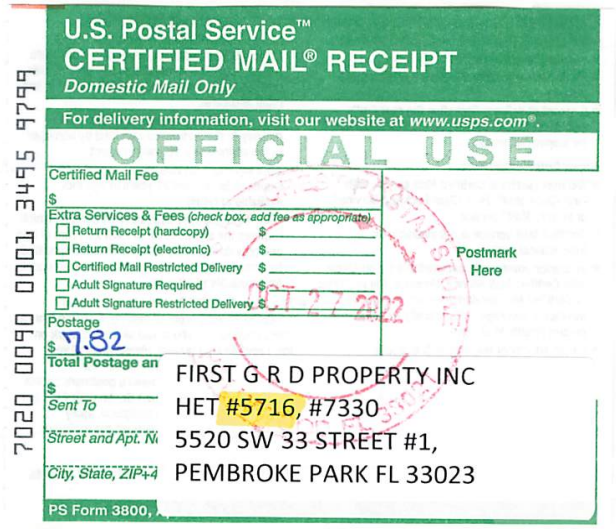
PERSONALLY APPEARED before me, the undersigned authority, Rose Delva, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 21 day of October, 2022.

Notary

My Commission expires _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.



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- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

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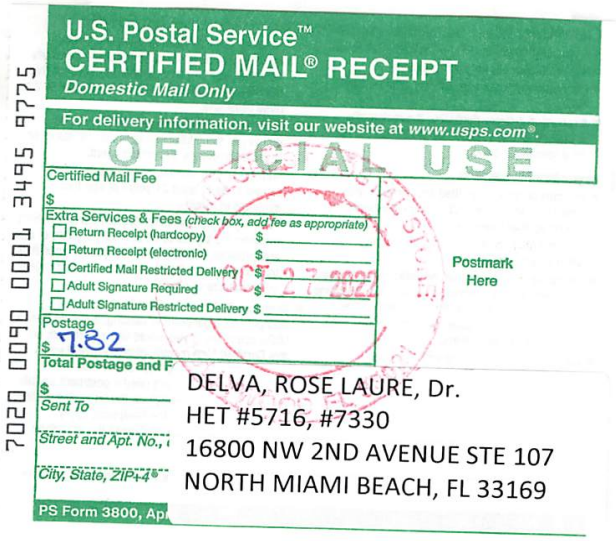
Street and Apt. N
HET #5716, #7330

City, State, ZIP+4
5520 SW 33 STREET #1,
PEMBROKE PARK FL 33023

PS Form 3800,

Postmark Here

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- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

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Total Postage and F
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DELVA, ROSE LAURE, Dr.

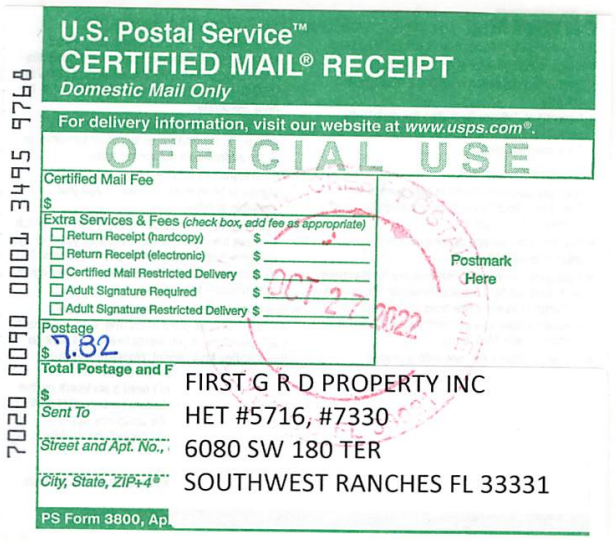
Street and Apt. No.,
HET #5716, #7330
16800 NW 2ND AVENUE STE 107

City, State, ZIP+4
NORTH MIAMI BEACH, FL 33169

PS Form 3800, Ap

Postmark Here

7020 0090 0001 3495 9775



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- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and F
$

Sent To
FIRST G R D PROPERTY INC

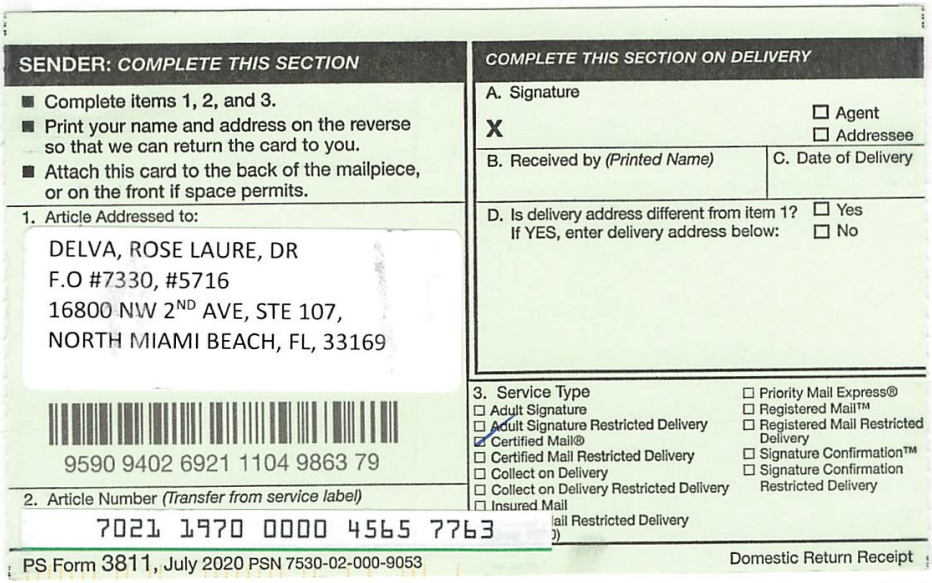
Street and Apt. No.,
HET #5716, #7330
6080 SW 180 TER

City, State, ZIP+4
SOUTHWEST RANCHES FL 33331

PS Form 3800, Ap

Postmark Here

7020 0090 0001 3495 9768



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:

DELVA, ROSE LAURE, DR
F.O #7330, #5716
16800 NW 2ND AVE, STE 107,
NORTH MIAMI BEACH, FL, 33169

9590 9402 6921 1104 9863 79

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 7763

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ ...ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

FIRST G R D PROPERTY INC
Respondent(s)

Case No.: 5716

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 17, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO ✓

SUBJECT REAL PROPERTY: 5520 SW 33 STREET #1-2, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: FIRST G R D PROPERTY INC

FOLIO NO.: 5142 30 12 0180

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 2 BLK 3

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 5-2(b) and 11-43(d). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 5-2(b) and 11-43(d) **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of August 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of August 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No ✓

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of August, 2022.

Nazly Dayana A.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



7021 1970 0000 4565 7763

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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and F

$
Sent To DELVA, ROSE LAURE, DR

Street and Apt. No., F.O #7330, #5716

City, State, ZIP+4® 16800 NW 2ND AVE, STE 107, NORTH MIAMI BEACH, FL, 33169

PS Form 3800, Ap

AUG 19 2022 Postmark Here



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fees

$
Sent To FIRST G R D PROPERTY INC

Street and Apt. No. F.O #7330, #5716

City, State, ZIP+4® 5520 SW 33 STREET #1-2, PEMBROKE PARK, FL, 33023

PS Form 3800, A

AUG 19 2022 Postmark Here

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Rose Delva
6080 SW 180th Terr
Southwest Ranches, FL 33331

Site Address:

5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

Date 8/22/2022 1:08:26 PM
Invoice # 25966
For Code Enforcement Case# 5716

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
Total		**$100.00**

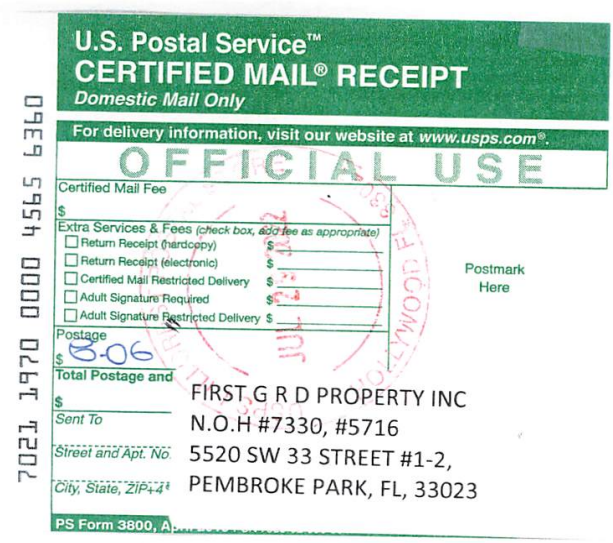
Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	10/17/2022		$60.00	0	$0.00
Admin Fixed	8/18/2022		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
8/22/2022	Credit	$100.00
Total		$100.00

Balance **$0.00**



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- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 8.06

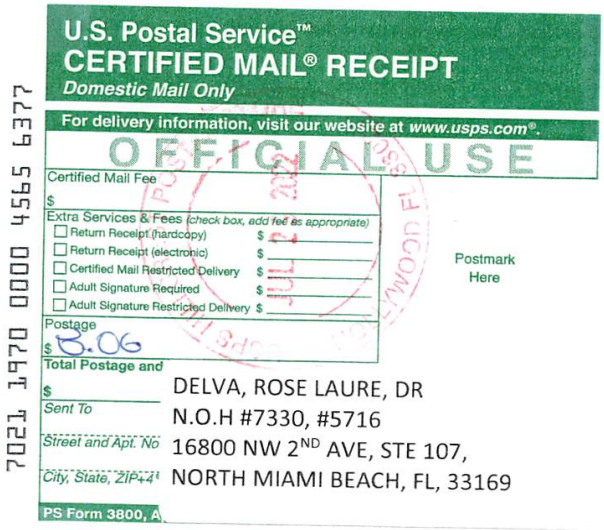
Total Postage and
$

Postmark Here

Sent To FIRST G R D PROPERTY INC
N.O.H #7330, #5716
Street and Apt. No. 5520 SW 33 STREET #1-2,
City, State, ZIP+4® PEMBROKE PARK, FL, 33023

PS Form 3800, A

7021 1970 0000 4565 6360



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- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 8.06

Total Postage and
$

Postmark Here

Sent To DELVA, ROSE LAURE, DR
N.O.H #7330, #5716
Street and Apt. No 16800 NW 2ND AVE, STE 107,
City, State, ZIP+4® NORTH MIAMI BEACH, FL, 33169

PS Form 3800, A

7021 1970 0000 4565 6377



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Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 8.06

Total Postage and
$

Postmark Here

Sent To FIRST G R D PROPERTY INC
N.O.H #7330, #5716
Street and Apt. No., 6080 SW 180 TER,
City, State, ZIP+4® SOUTHWEST RANCHES, FL, 33331

PS Form 3800, Ap

7021 1970 0000 4565 6384

Code Dept.

N OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 5716

Hasler FIRST-CLASS MAIL

04/06/2021

US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Sent To:

FIRST G R D PROPERTY INC

6080 SW 180 TER
SOUTHWEST RANCHES, FL 33331

Case #:

5716



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5520 SW 33 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0180
Property Owner	FIRST G R D PROPERTY INC	Millage	0613
Mailing Address	6080 SW 180 TER SOUTHWEST RANCHES FL 33331	Use	08-02
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 2 BLK 3		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$12,480	$213,710	$226,190	$153,060	
2021	$12,480	$192,030	$204,510	$139,150	$3,414.73
2020	$12,480	$162,730	$175,210	$126,500	$3,046.98

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$226,190	$226,190	$226,190	$226,190
Portability	0	0	0	0
Assessed/SOH	$153,060	$226,190	$153,060	$153,060
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	$153,060	$226,190	$153,060	$153,060

Sales History

Date	Type	Price	Book/Page or CIN
6/24/1999	QCD		29790 / 419
11/17/1998	QCD	$100	29175 / 997
2/9/1998	QCD	$100	28033 / 591
10/30/1997	D	$70,100	27304 / 769
2/6/1997	SWD	$100	26148 / 903

Land Calculations

Price	Factor	Type
$2.00	6,240	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units		2
Eff./Act. Year Built: 1961/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
FIRST G.R.D. PROPERTY, INC.

Filing Information

Document Number	P96000043671
FEI/EIN Number	65-0666492
Date Filed	05/22/1996
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	10/27/2017
Event Effective Date	NONE

Principal Address

6080 SW 180 TERR
SOUTHWEST RANCHES, FL 33331

Changed: 04/27/2005

Mailing Address

6080 SW 180 TERR
SOUTHWEST RANCHES, FL 33331

Changed: 04/18/2009

Registered Agent Name & Address

DELVA, ROSE LAURE, Dr.
16800 NW 2ND AVENUE
STE 107
NORTH MIAMI BEACH, FL 33169

Name Changed: 04/12/2020

Address Changed: 10/27/2017

Officer/Director Detail

Name & Address

Title VP

Delva, Gesner

6080 SW 180 TERR
SOUTHWEST RANCHES, FL 33331

Title President

DELVA, ROSE L, MD
6080 SW 180 TERR
SOUTHWEST RANCHES, FL 33331

Annual Reports

Report Year	Filed Date
2020	04/12/2020
2021	03/13/2021
2022	03/29/2022

Document Images

03/29/2022 -- ANNUAL REPORT	View image in PDF format
03/13/2021 -- ANNUAL REPORT	View image in PDF format
04/12/2020 -- ANNUAL REPORT	View image in PDF format
04/06/2019 -- ANNUAL REPORT	View image in PDF format
03/24/2018 -- ANNUAL REPORT	View image in PDF format
10/27/2017 -- Amendment	View image in PDF format
04/06/2017 -- ANNUAL REPORT	View image in PDF format
04/16/2016 -- ANNUAL REPORT	View image in PDF format
03/30/2015 -- ANNUAL REPORT	View image in PDF format
04/26/2014 -- ANNUAL REPORT	View image in PDF format
04/27/2013 -- ANNUAL REPORT	View image in PDF format
04/14/2012 -- ANNUAL REPORT	View image in PDF format
03/27/2011 -- ANNUAL REPORT	View image in PDF format
04/10/2010 -- ANNUAL REPORT	View image in PDF format
04/18/2009 -- ANNUAL REPORT	View image in PDF format
04/24/2008 -- ANNUAL REPORT	View image in PDF format
04/22/2007 -- ANNUAL REPORT	View image in PDF format
04/23/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
07/04/2004 -- ANNUAL REPORT	View image in PDF format
04/23/2003 -- ANNUAL REPORT	View image in PDF format
06/04/2002 -- ANNUAL REPORT	View image in PDF format
03/06/2001 -- ANNUAL REPORT	View image in PDF format
05/16/2000 -- ANNUAL REPORT	View image in PDF format
03/29/1999 -- ANNUAL REPORT	View image in PDF format
05/05/1998 -- ANNUAL REPORT	View image in PDF format
04/30/1997 -- ANNUAL REPORT	View image in PDF format
05/22/1996 -- DOCUMENTS PRIOR TO 1997	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

FIRST G R D PROPERTY INC CASE NO. 5716

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5520 SW 33 ST #1-2, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5520 SW 33 ST #1-2, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: FIRST G R D PROPERTY INC AT 08:32 A.M. ON THE 5 DAY OF AUGUST 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

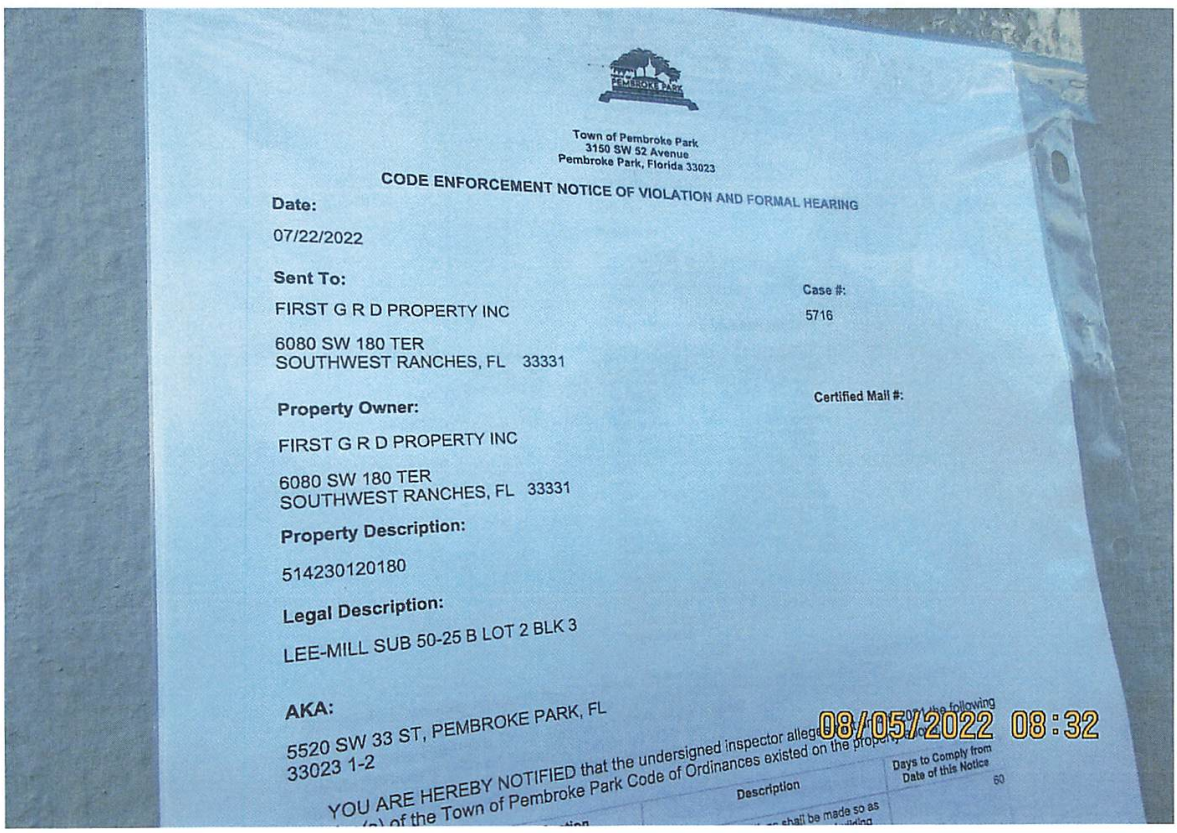
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 9 day of August 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification
Type of Identification Produced

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


5520
08/05/2022 08:32


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
07/22/2022
Sent To:
FIRST G R D PROPERTY INC
6080 SW 180 TER
SOUTHWEST RANCHES, FL 33331
Case #:
5716
Certified Mail #:
Property Owner:
FIRST G R D PROPERTY INC
6080 SW 180 TER
SOUTHWEST RANCHES, FL 33331
Property Description:
514230120180
Legal Description:
LEE-MILL SUB 50-25 B LOT 2 BLK 3
AKA:
5520 SW 33 ST, PEMBROKE PARK, FL
33023 1-2
08/05/2022 08:32
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that the following
of the Town of Pembroke Park Code of Ordinances existed on the property
Description
Days to Comply from Date of this Notice
60

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/22/2022

Sent To:

FIRST G R D PROPERTY INC

6080 SW 180 TER
SOUTHWEST RANCHES, FL 33331

Case #:

5716

Property Owner:

FIRST G R D PROPERTY INC

6080 SW 180 TER
SOUTHWEST RANCHES, FL 33331

Certified Mail #:

Property Description:

514230120180

Legal Description:

LEE-MILL SUB 50-25 B LOT 2 BLK 3

AKA:

5520 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/6/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	60
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, 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)	60

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	60
GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	60

1. Demolished wooden fence without a permit. Obtain plans, after the fact permit and inspections.
2. Demolished shed without a permit. Obtain plans, after the fact permit and inspections.
3. Installed new chain-link fence without a permit. Obtain plans, after the fact permit and inspections.
4. Painted property without a permit. Obtain an after the fact permit.
5. Bulk trash out in the open for more than 24 hours. Remove all trash from property.
6. Double permit fee assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

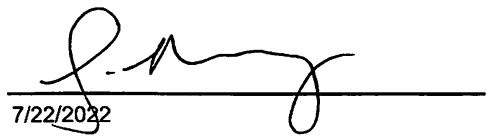
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer



7/22/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

FIRST G R D PROPERTY
INC

5520 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

Respondent(s)

Case #:

5716

On 7/22/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	FIRST G R D PROPERTY INC
Address:	6080 SW 180 TER SOUTHWEST RANCHES, FL 33331
Folio:	514230120180
Site Address:	5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2
Legal Description:	LEE-MILL SUB 50-25 B LOT 2 BLK 3

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/22/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/22/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 7/22/2022
GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	7/22/2022

Notes/Means of Correction:

1. Demolished wooden fence without a permit. Obtain plans, after the fact permit and inspections. Permit in plan review.
2. Demolished shed without a permit. Obtain plans, after the fact permit and inspections. No permit acquired.
3. Installed new chain-link fence without a permit. Obtain plans, after the fact permit and inspections. Permit in plan review.
4. Paint permit no longer required for residential.
5. Double permit fee assessed.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/22/2022

NOTARY PUBLIC, STATE OF FLORIDA

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Joseline Ramirez

From: Joseline Ramirez
Sent: Friday, August 12, 2022 11:54 AM
To: Rosa de leon; gesner delva
Subject: RE: DEMOLITION AND FENCE PEMBROKE PARK signed and seal is on the mail today (Case # 5716)

Mr. Delva,

Thank you for the update, please provide information for the following?

Case 5716

1. Demolished wooden fence without a permit. Obtain plans, after the fact permit and inspections. No after the fact permit, process #95865 – Still in plan review
2. Demolished shed without a permit. Obtain plans, after the fact permit and inspections. No after the fact permit
3. Installed new chain-link fence without a permit. Obtain plans, after the fact permit and inspections. No after the fact permit
4. Painted property without a permit. Obtain an after the fact permit. Permit no longer required because of new Florida Bill
5. Bulk trash out in the open for more than 24 hours. Remove all trash from property. Completed

Regards,

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

From: Rosa de leon <rosadeleon63@hotmail.com>
Sent: Thursday, August 4, 2022 2:16 PM
To: Joseline Ramirez <jramirez@tppfl.gov>; gesner delva <gesnerdelva@gmail.com>
Subject: Fw: DEMOLITION AND FENCE PEMBROKE PARK signed and seal is on the mail today (Case # 5716)

Hi Miss Ramirez

I did retrieve all the email that i have sent you last year concerning Case #: 5716 which was closed since last year. However, as per our last phone conversation 2-3 days ago, I am forwarding to you the last email that I have sent you more than a year ago (June 28, 2021) concerning the after the fact demolition permit. At that time, it was the last information you were waiting for to close the case.
As far as Case #7330, we are working on it. As the matter of fact, we have an application for a new fence installation at the Town of Pembroke Park, waiting for approval. Be blessed.

Gesner Delva

From: gesner delva <delvagesner@hotmail.com>
Sent: Monday, June 28, 2021 3:27 PM
To: Joseline Ramirez <jramirez@tppfl.gov>; rosadeleon63@hotmail.com <rosadeleon63@hotmail.com>
Subject: Re: DEMOLITION AND FENCE PEMBROKE PARK signed andseal is on the mail today

Hi Miss Ramirez

I am sending you the permit for your file. The contractor told me that he had provided a hard copy to the Town of Pembroke Park. Be blessed

Gesner Delva

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
FIRST G R D PROPERTY INC 6080 SW 180 TER SOUTHWEST RANCHES, FL 33331	5716	04/06/2021

Property Owner:	Property Description:	Certified Mail #:
FIRST G R D PROPERTY INC 6080 SW 180 TER SOUTHWEST RANCHES, FL 33331	514230120180	

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 2 BLK 3	5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/6/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	30

Notes/Means of Correction:

1. Demolished wooden fence without a permit. Obtain plans, after the fact permit and inspections.
2. Demolished shed without a permit. Obtain plans, after the fact permit and inspections.
3. Installed new chain-link fence without a permit. Obtain plans, after the fact permit and inspections.
4. Painted property without a permit. Obtain an after the fact permit.
5. Bulk trash out in the open for more than 24 hours. Remove all trash from property.
6. Double permit fee assessed.

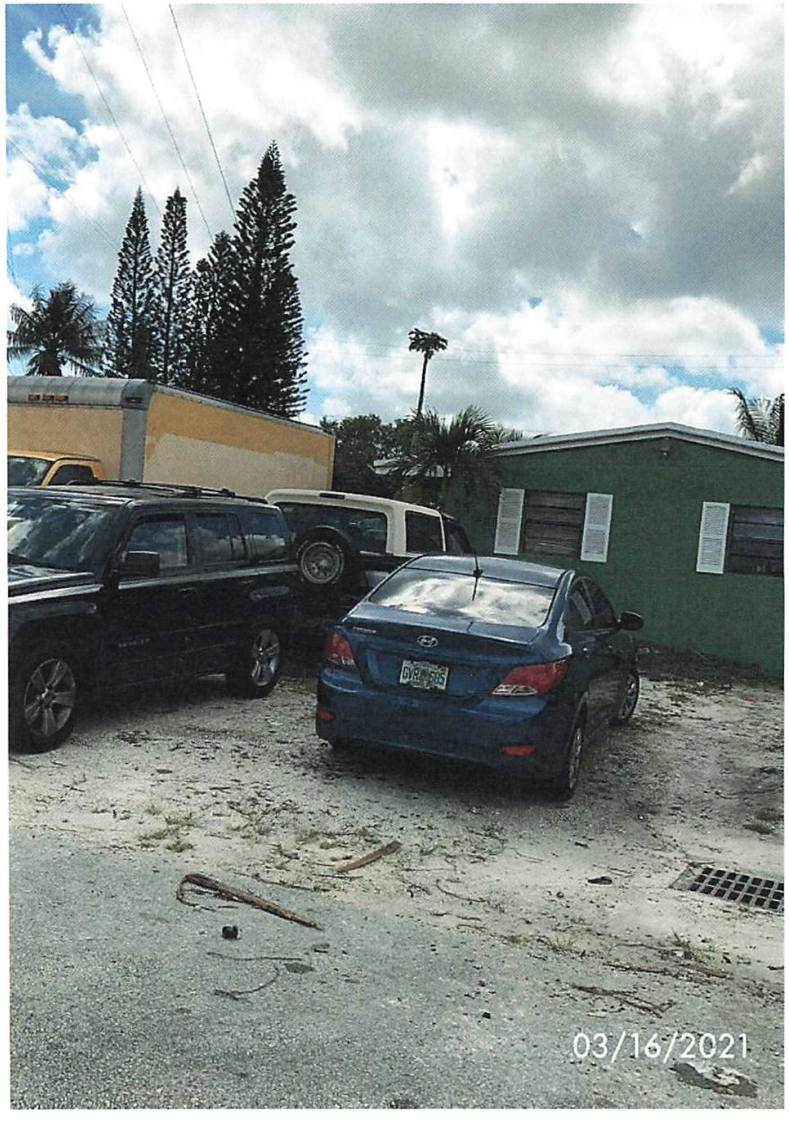
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Enforcement Officer


03/16/2021


03/16/2021


03/16/2021


03/16/2021


03/04/2021 17:24


5520
03/04/2021 17:24


03/04/2021 17:25


03/04/2021 17:25


03/04/2021 17:25


03/04/2021 17:26


mazda
03/04/2021 17:26


MIRAGE
03/04/2021 17:27

Case Overview

Property/Incident Information

Owner	Address	Site Address
SENECA SECURITY HOLDINGS L L C	4225 PONCE DE LEON BLVD CORAL GABLES, FL 33146	3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6504 **Date Next Inspection** 11/16/2022

Notes

1. Property common areas are in need of exterior maintenance (i.e. pressure wash, chemical treatment, etc.). Completed.
2. Dead branches and leaves on parking lot requires removal. Completed.
3. Parking lot requires maintenance, (i.e. pressure wash curbs, pressure wash parking stumps, paint curbs, paint faded stripes, etc.). In-complete.
4. Demolished "Broward Sheriff's Sign" without a permit. Obtain plans, after the fact permit and inspections. In-complete.

Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/5/2021		Notice of Violation	Regular Mail
12/1/2021		Affidavit of Compliance	Regular Mail
8/29/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Posted to Property
9/22/2022	9/21/2022	Final Order	Certified Mail
10/24/2022	11/16/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property 11/4/22 Certified Mail 10/28/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	12/1/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	12/1/2021

Case Overview

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.	12/1/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/16/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	12/1/2021	$0.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$100.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
SENECA SECURITY HOLDINGS LLC		CASE NO. 6504

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SENECA SECURITY HOLDINGS LLC AT 11:36 A.M. ON THE 4 DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

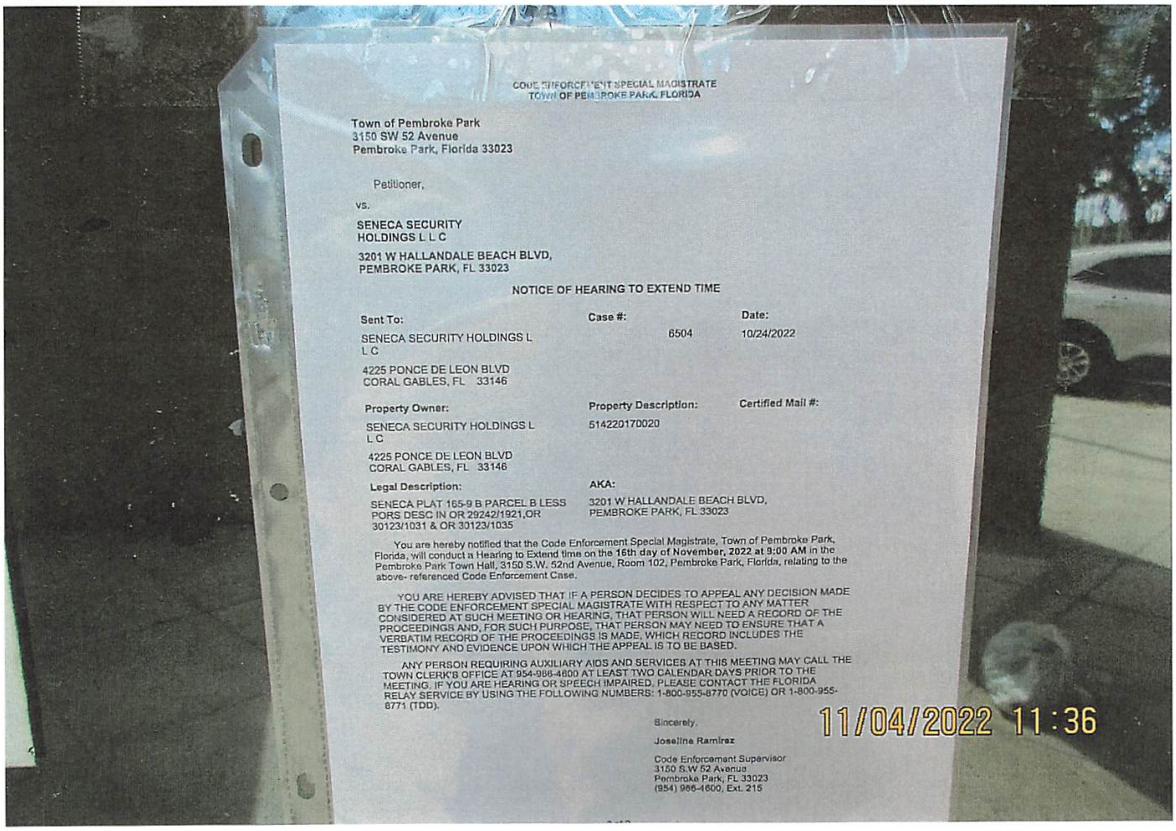
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6 day of 11, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.


3201
NOTICE
AVISO
11/04/2022 11:36


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
SENECA SECURITY
HOLDINGS L L C
3201 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
NOTICE OF HEARING TO EXTEND TIME
Sent To:
SENECA SECURITY HOLDINGS L L C
4225 PONCE DE LEON BLVD
CORAL GABLES, FL 33146
Case #:
6504
Date:
10/24/2022
Property Owner:
SENECA SECURITY HOLDINGS L L C
4225 PONCE DE LEON BLVD
CORAL GABLES, FL 33146
Property Description:
514220170020
Certified Mail #:
Legal Description:
SENECA PLAT 165-9 B PARCEL B LESS PORS DESC IN OR 29242/1921,OR 30123/1031 & OR 30123/1035
AKA:
3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 16th day of November, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Joseline Ramirez
Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
11/04/2022 11:36

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

SENECA SECURITY HOLDINGS L L C

3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
SENECA SECURITY HOLDINGS L L C 4225 PONCE DE LEON BLVD CORAL GABLES, FL 33146	6504	10/24/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
SENECA SECURITY HOLDINGS L L C 4225 PONCE DE LEON BLVD CORAL GABLES, FL 33146	514220170020	

Legal Description:	**AKA:**
SENECA PLAT 165-9 B PARCEL B LESS PORS DESC IN OR 29242/1921,OR 30123/1031 & OR 30123/1035	3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of November, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 10/24/22 Phone: 305-283-7173

Email: Luisboschetti@bfgroupllc.com

Property Address: 3201 W Hallandale Beach Blvd

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Luis Boschetti (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6504 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the November 16 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 8/29/22 imposing the fine of $ 250 per day for violation(s)of the Town's Code of Ordinances:

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Seneca Security Holdings, LLC — As Manager

Petitioner's Name (Print) Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Luis R Boschetti, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 24 day of October, 2022.

Notary

My Commission expires _____

JENNIFER D. DURAN
MY COMMISSION # GG 960090
EXPIRES: March 6, 2024
Bonded Thru Notary Public Underwriters

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,
vs.
SENECA SECURITY HOLDINGS LLC
Respondent(s)

Case No.: 6504

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO ✓

SUBJECT REAL PROPERTY: 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: SENECA SECURITY HOLDINGS LLC

FOLIO NO.: 5142 20 17 0020

LEGAL DESCRIPTION: SENECA PLAT 165-9 B PARCEL B LESS PORS DESC IN OR 29242/1921,OR 30123/1031 & OR 30123/1035

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(h)(i)(k) and 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(h)(i)(k) and 5-105 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of September 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $200- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of September 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No 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 23 day of Sept, 2022.

Nazly Cardona CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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- Return Receipt (electronic) $
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- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To
SENECA SECURITY HOLDINGS LLC

Street and Apt. No.
DURAN, JENNIFER
F.O #7396, #6504

City, State, ZIP+4
4225 PONCE DE LEON BLVD,
CORAL GABLES, FL, 33146

PS Form 3800,

Postmark Here
SEP 26 2022
HILLCREST POSTAL STORE
FLORIDA 33021

7020 0640 0000 5918 9454



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- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To
SENECA SECURITY HOLDINGS LLC

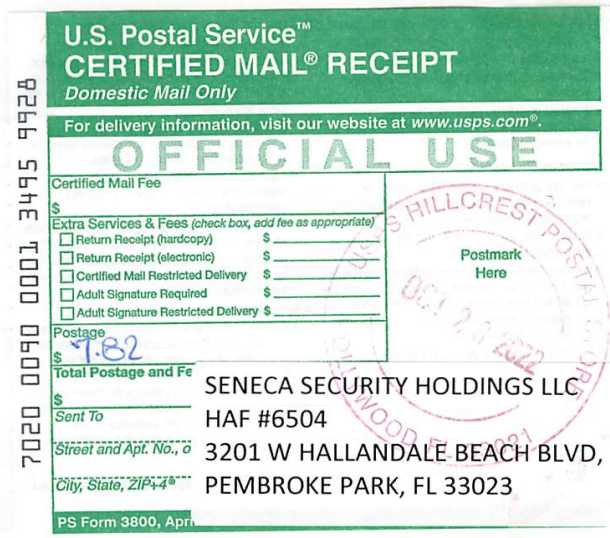
Street and Apt. No.
F.O #7396, #6504
3201 W HALLANDALE BEACH BLVD,

City, State, ZIP+4
PEMBROKE PARK, FL, 33023

PS Form 3800,

Postmark Here
SEP 26 2022

7020 0640 0000 5918 9461



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Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fe
$

Sent To
SENECA SECURITY HOLDINGS LLC

Street and Apt. No., o
HAF #6504
3201 W HALLANDALE BEACH BLVD,

City, State, ZIP+4
PEMBROKE PARK, FL 33023

PS Form 3800, Apri

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HILLCREST POSTAL STORE
FLORIDA 33021

7020 0090 0001 3495 9928



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CERTIFIED MAIL® RECEIPT
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- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To
SENECA SECURITY HOLDINGS LLC

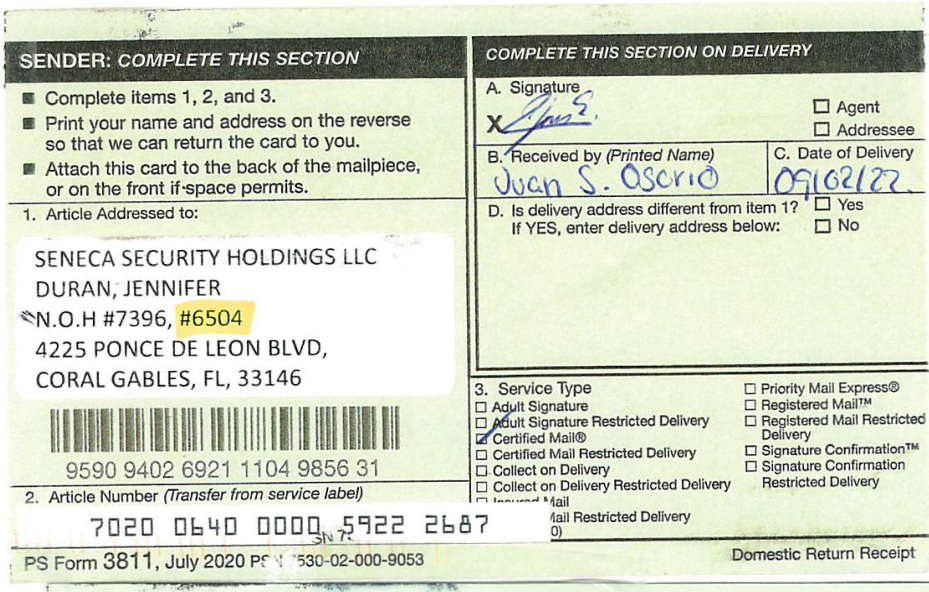
Street and Apt. No.,
JENNIFER DURAN
HAF #6504

City, State, ZIP+4
4225 PONCE DE LEON BLVD,
CORAL GABLES, FL 33146

PS Form 3800, April 2015

Postmark Here

7020 0090 0001 3495 9935



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SENECA SECURITY HOLDINGS LLC
DURAN, JENNIFER
N.O.H #7396, #6504
4225 PONCE DE LEON BLVD,
CORAL GABLES, FL, 33146

9590 9402 6921 1104 9856 31

2. Article Number *(Transfer from service label)*
7020 0640 0000 5922 2687

COMPLETE THIS SECTION ON DELIVERY

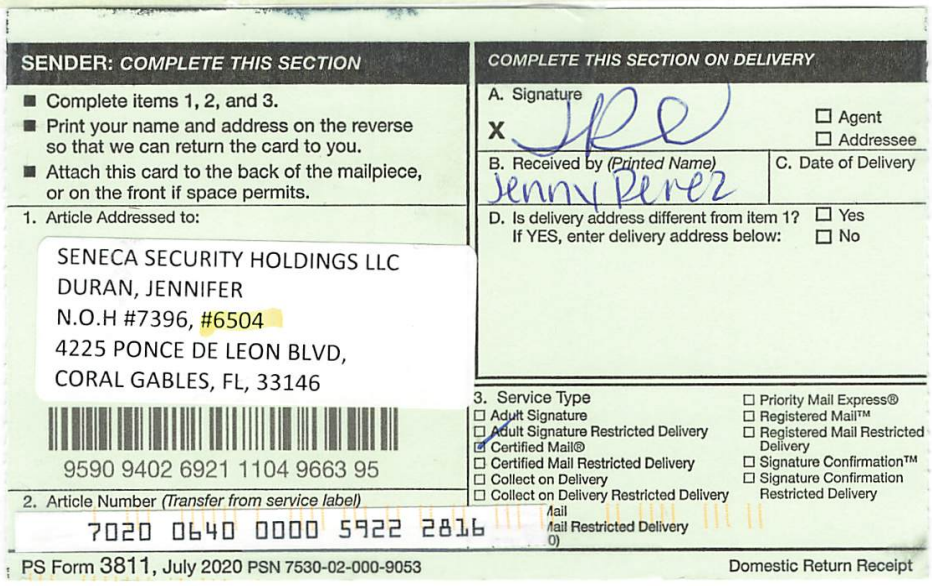
A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Juan S. Osorio
C. Date of Delivery 09/02/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SENECA SECURITY HOLDINGS LLC
DURAN, JENNIFER
N.O.H #7396, #6504
4225 PONCE DE LEON BLVD,
CORAL GABLES, FL, 33146

9590 9402 6921 1104 9663 95

2. Article Number *(Transfer from service label)*
7020 0640 0000 5922 2816

COMPLETE THIS SECTION ON DELIVERY

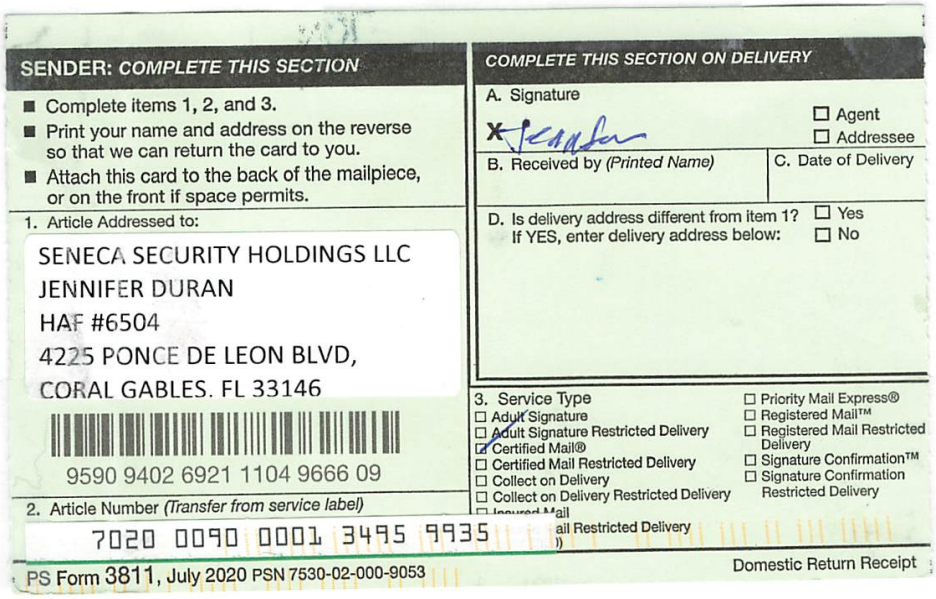
A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Jenny Perez
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SENECA SECURITY HOLDINGS LLC
JENNIFER DURAN
HAF #6504
4225 PONCE DE LEON BLVD,
CORAL GABLES. FL 33146

9590 9402 6921 1104 9666 09

2. Article Number *(Transfer from service label)*
7020 0090 0001 3495 9935

COMPLETE THIS SECTION ON DELIVERY

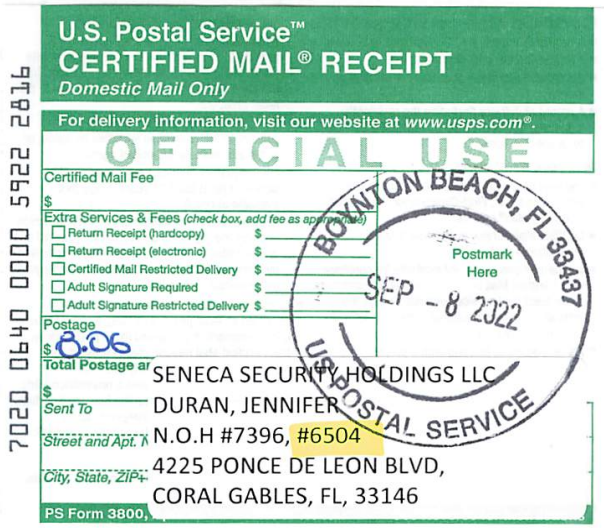
A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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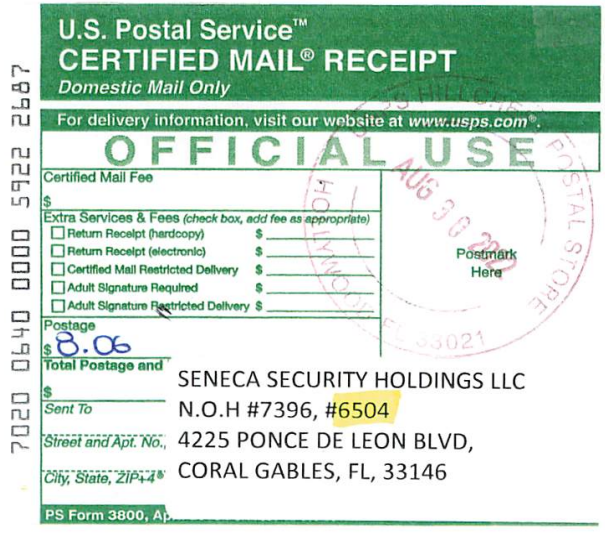
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OFFICIAL USE

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
$ 8.06
Total Postage ar
$
Sent To SENECA SECURITY HOLDINGS LLC
DURAN, JENNIFER
Street and Apt. N N.O.H #7396, #6504
City, State, ZIP+ 4225 PONCE DE LEON BLVD,
CORAL GABLES, FL, 33146
PS Form 3800,

Postmark Here
BOYNTON BEACH, FL 33437
SEP - 8 2022
USPOSTAL SERVICE

7020 0640 0000 5922 2846



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.06

Total Postage and
$

Sent To SENECA SECURITY HOLDINGS LLC

Street and Apt. No., N.O.H #7396, #6504

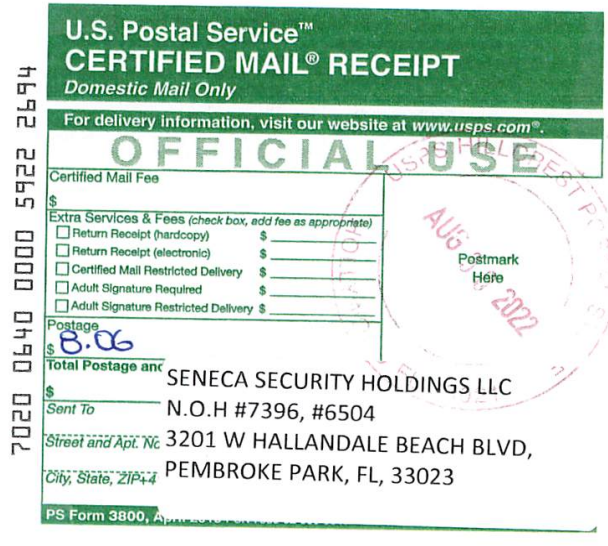
City, State, ZIP+4® 4225 PONCE DE LEON BLVD, CORAL GABLES, FL, 33146

PS Form 3800, Ap

Postmark Here

AUG 30 2022

7020 0640 0000 5922 2687



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OFFICIAL USE

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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
$ 8.06

Total Postage and
$

Sent To SENECA SECURITY HOLDINGS LLC

Street and Apt. No. N.O.H #7396, #6504

City, State, ZIP+4 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

PS Form 3800, A

Postmark Here

AUG 30 2022

7020 0640 0000 5922 2694

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

N.O.V. #6504

Hasler FIRST-CLASS MAIL
11/05/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

SENECA SECURITY HOLDINGS L L C

4225 PONCE DE LEON BLVD
CORAL GABLES, FL 33146

6504

Property Owner:

Property Descri

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

N.O.V #6504

Hasler FIRST-CLASS MAIL
11/05/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Seneca Security Holdings LLC
3201 W. Hallandale Beach Boulevard
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
N.O.V.#6504

Hasler FIRST-CLASS MAIL
11/05/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Jennifer Duran
4225 Ponce de Leon Blvd.
Coral Gables, FL 33146



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3201 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	SENECA SECURITY HOLDINGS L L C
Mailing Address	4225 PONCE DE LEON BLVD CORAL GABLES FL 33146

ID #	5142 20 17 0020
Millage	0613
Use	17

Abbr Legal Description	SENECA PLAT 165-9 B PARCEL B LESS PORS DESC IN OR 29242/1921,OR 30123/1031 & OR 30123/1035

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	$629,570	$978,300	$1,607,870	$1,607,870	
2021	$629,570	$978,300	$1,607,870	$1,607,870	$34,576.61
2020	$629,570	$888,240	$1,517,810	$1,517,810	$32,757.06

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,607,870	$1,607,870	$1,607,870	$1,607,870
Portability	0	0	0	0
Assessed/SOH	$1,607,870	$1,607,870	$1,607,870	$1,607,870
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	$1,607,870	$1,607,870	$1,607,870	$1,607,870

Sales History

Date	Type	Price	Book/Page or CIN
10/12/2004	DRR		38634 / 584
9/24/1999	WD	$167,900	29912 / 605
11/1/1993	WD*	$2,500,000	21510 / 216

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.25	55,962	SF
Adj. Bldg. S.F. (Card, Sketch)		9897
Eff./Act. Year Built: 2001/2001		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
SENECA SECURITY HOLDINGS, L.L.C.

Filing Information

Document Number	L99000001643
FEI/EIN Number	65-0909290
Date Filed	03/23/1999
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	01/23/2014
Event Effective Date	NONE

Principal Address

4225 Ponce de leon blvd
Coral Gables, FL 33146

Changed: 02/14/2019

Mailing Address

PO BOX 330967
MIAMI, FL 33233

Changed: 04/26/2016

Registered Agent Name & Address

Duran, Jennifer
4225 Ponce de leon blvd
Coral Gables, FL 33146

Name Changed: 03/16/2017

Address Changed: 02/14/2019

Authorized Person(s) Detail

Name & Address

Title MGR

BOSCHETTI, JOSE R
PO BOX 330967
MIAMI, FL 33233

Title MGR

BOSCHETTI, LUIS R
PO BOX 330967
MIAMI, FL 33233

Annual Reports

Report Year	Filed Date
2019	02/14/2019
2020	01/20/2020
2021	01/13/2021

Document Images

01/13/2021 -- ANNUAL REPORT	View image in PDF format
01/20/2020 -- ANNUAL REPORT	View image in PDF format
02/14/2019 -- ANNUAL REPORT	View image in PDF format
04/27/2018 -- ANNUAL REPORT	View image in PDF format
03/16/2017 -- ANNUAL REPORT	View image in PDF format
04/26/2016 -- ANNUAL REPORT	View image in PDF format
05/01/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
01/23/2014 -- LC Amendment	View image in PDF format
04/29/2013 -- ANNUAL REPORT	View image in PDF format
04/17/2012 -- ANNUAL REPORT	View image in PDF format
04/28/2011 -- ANNUAL REPORT	View image in PDF format
04/20/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
01/29/2008 -- ANNUAL REPORT	View image in PDF format
05/01/2007 -- ANNUAL REPORT	View image in PDF format
04/28/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
10/19/2004 -- Amendment	View image in PDF format
04/30/2004 -- ANNUAL REPORT	View image in PDF format
04/28/2003 -- ANNUAL REPORT	View image in PDF format
05/12/2002 -- ANNUAL REPORT	View image in PDF format
03/26/2001 -- ANNUAL REPORT	View image in PDF format
06/05/2000 -- ANNUAL REPORT	View image in PDF format
03/23/1999 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

SENECA SECURITY HOLDINGS LLC CASE NO. 6504

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SENECA SECURITY HOLDINGS LLC AT 12:02 P.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

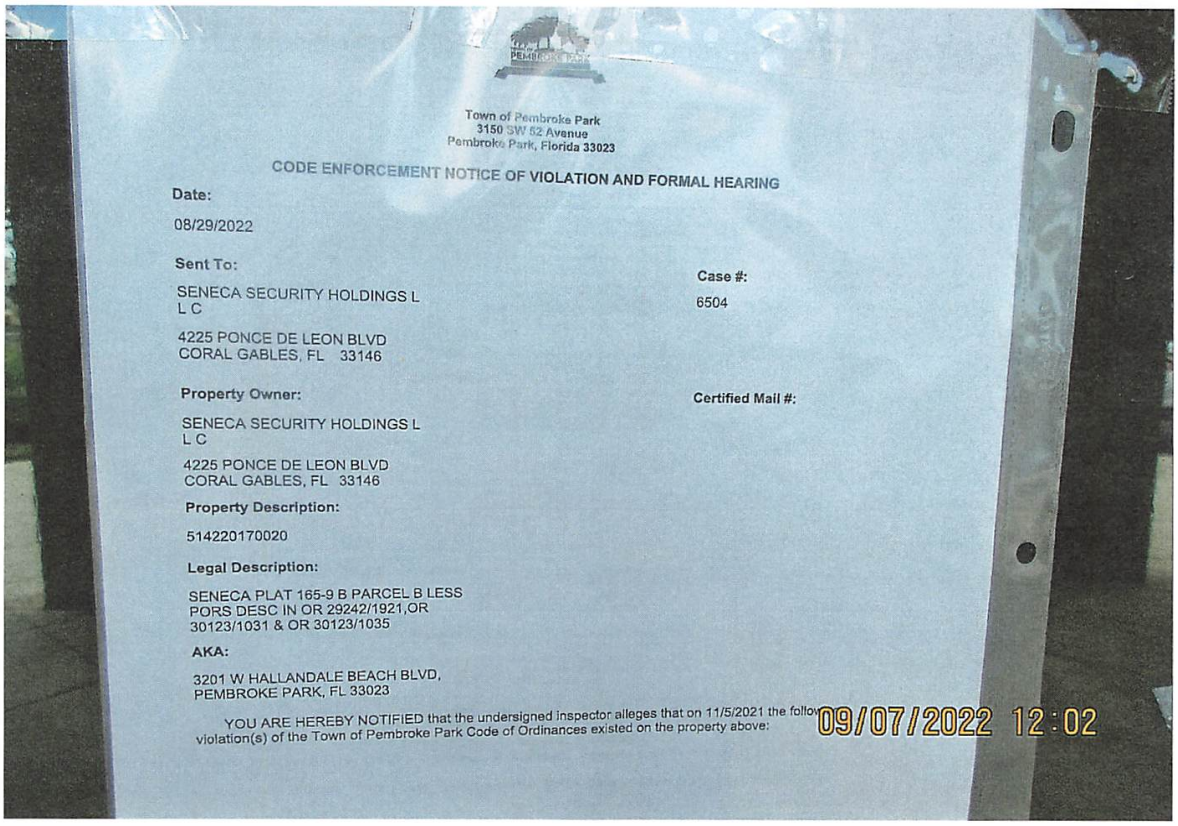
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification

Type of Identification Produced

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/29/2022

Sent To:

SENECA SECURITY HOLDINGS L L C

4225 PONCE DE LEON BLVD
CORAL GABLES, FL 33146

Case #:

6504

Property Owner:

SENECA SECURITY HOLDINGS L L C

4225 PONCE DE LEON BLVD
CORAL GABLES, FL 33146

Certified Mail #:

Property Description:

514220170020

Legal Description:

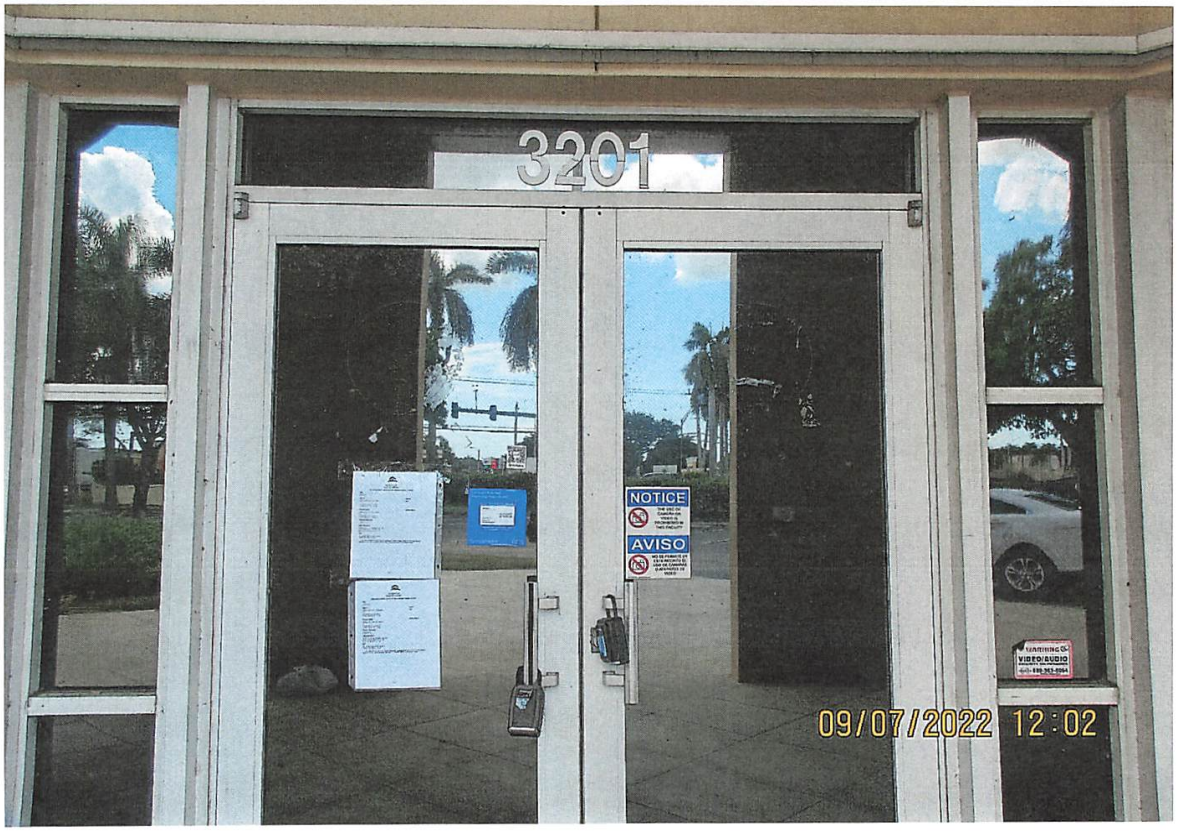
SENECA PLAT 165-9 B PARCEL B LESS PORS DESC IN OR 29242/1921,OR 30123/1031 & OR 30123/1035

AKA:

3201 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/5/2021 the follo violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

09/07/2022 12:02



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/29/2022

Sent To:

SENECA SECURITY HOLDINGS L
L C

4225 PONCE DE LEON BLVD
CORAL GABLES, FL 33146

Case #:

6504

Property Owner:

SENECA SECURITY HOLDINGS L
L C

4225 PONCE DE LEON BLVD
CORAL GABLES, FL 33146

Certified Mail #:

Property Description:

514220170020

Legal Description:

SENECA PLAT 165-9 B PARCEL B LESS
PORS DESC IN OR 29242/1921,OR
30123/1031 & OR 30123/1035

AKA:

3201 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/5/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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

1. Property common areas are in need of exterior maintenance (i.e. pressure wash, chemical treatment, etc.). Completed.
2. Dead branches and leaves on parking lot requires removal. Completed.
3. Parking lot requires maintenance, (i.e. pressure wash curbs, pressure wash parking stumps, paint curbs, paint faded stripes, etc.). In-complete.
4. Demolished "Broward Sheriff's Sign" without a permit. Obtain plans, after the fact permit and inspections. In-complete.
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 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

8/29/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
SENECA SECURITY HOLDINGS L L C 4225 PONCE DE LEON BLVD CORAL GABLES, FL 33146	6504	11/05/2021

Property Owner:	Property Description:	Certified Mail #:
SENECA SECURITY HOLDINGS L L C 4225 PONCE DE LEON BLVD CORAL GABLES, FL 33146	514220170020	

Legal Description:	AKA:
SENECA PLAT 165-9 B PARCEL B LESS PORS DESC IN OR 29242/1921,OR 30123/1031 & OR 30123/1035	3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/5/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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

Notes/Means of Correction:

1. Property common areas are in need of exterior maintenance (i.e. pressure wash, chemical treatment, etc.).
2. Dead branches and leaves on parking lot requires removal.
3. Parking lot requires maintenance, (i.e. pressure wash curbs, pressure wash parking stumps, paint curbs, paint faded stripes, etc.).
4. Demolished "Broward Sheriff's Sign" without a permit. Obtain plans, after the fact permit and inspections.

Double permit fee assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Enforcement Officer


10/20/2021 08:12


10/20/2021 08:12


10/20/2021 08:12


10/20/2021 08:12


10/20/2021 08:11


10/20/2021 08:12


10/20/2021 08:12

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEHMET CAVKAS	2306 Charles Rd Pembroke Park, FL 33009	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2306

Legal Description

Case Status Open **Case #** 6998 **Date Next Inspection** 11/16/2022

Notes
1. Installed two additions without a permit. Obtain plans, permit and inspections.
2. Installed wooden deck without a permit. Obtain plans, permit and inspections.
3. Installed slab without a permit. Obtain plans, permit and inspections.
4. Exterior maintenance required. Pressure wash and paint mobile home.
Double permit fee assessed.
Obtain permits at the Building Dept. at 954-966-4600, ext. 182.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/28/2022		Notice of Violation	Regular Mail
8/1/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/18/2022	8/17/2022	Final Order	Certified Mail Hand
10/24/2022	11/16/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property 11/4/22 Certified Mail 11/4/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/16/2022

Case Overview

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$0.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$100.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
MEHMET CAVKAS	CASE NO. 6998

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2306 CHARLES RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2306 CHARLES RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MEHMET CAVKAS AT 10:34 A.M. ON THE 4 DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

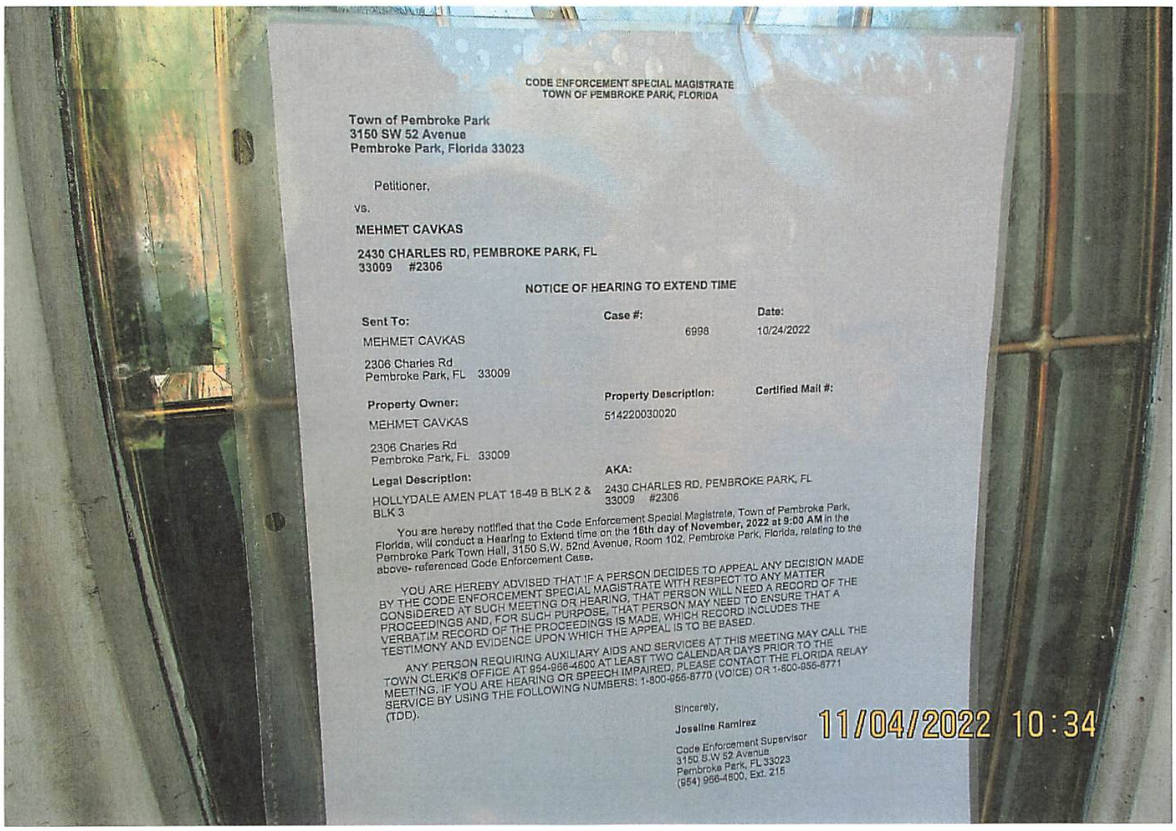
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MEHMET CAVKAS

2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2306

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
MEHMET CAVKAS 2306 Charles Rd Pembroke Park, FL 33009	6998	10/24/2022
Property Owner:	**Property Description:**	**Certified Mail #:**
MEHMET CAVKAS 2306 Charles Rd Pembroke Park, FL 33009	514220030020	
Legal Description:	**AKA:**	
HOLLYDALE AMEN PLAT 18-49 B BLK 2 & BLK 3	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2306	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of November, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH-IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W.52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

11/04/2022 10:34

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MEHMET CAVKAS

2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2306

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
MEHMET CAVKAS	6998	10/24/2022
2306 Charles Rd Pembroke Park, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
MEHMET CAVKAS	514220030020	
2306 Charles Rd Pembroke Park, FL 33009		

Legal Description:	**AKA:**
HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2306

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

BAM MHC LLC / MEHMET CAVKAS
Respondent(s)

Case No.: 6998

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 17, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ✓ NO ____

SUBJECT REAL PROPERTY: 2306 CHARLES RD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: BAM MHC LLC / MEHMET CAVKAS

FOLIO NO.: 5142 20 03 0020

LEGAL DESCRIPTION: HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a); 5-105 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(S5-103(a); 5-105 and 5-17 **WITHIN** 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of August 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of August 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 19 day of August, 2022.

Nazly Dayana CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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PS Form 3800, A

AUG 19 2022
Postmark Here
HOLLYWOOD FL 3300

7020 0640 0000 5918 7665

BAM MHC LLC
F.O #5557, #7004, #6995, #6998,
#5801#7336, #7277
302 KNIGHTS RUN AVE #1108,
TAMPA, FL, 33602



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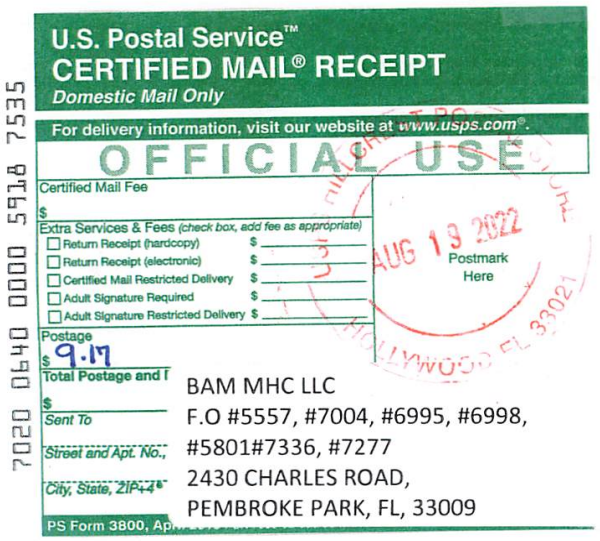
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NRAI SERVICES, INC.
F.O #5557, #7004, #6995, #6998,
#5801#7336, #7277
1200 S PINE ISLAND RD,
PLANTATION, FL, 33324



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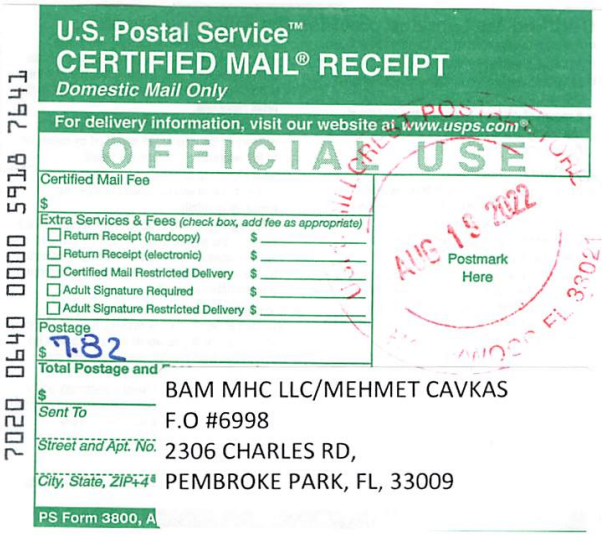
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☐ Return Receipt (electronic) $
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PS Form 3800, Ap

AUG 19 2022
Postmark Here
HOLLYWOOD FL 33021

7020 0640 0000 5918 7535

BAM MHC LLC
F.O #5557, #7004, #6995, #6998,
#5801#7336, #7277
2430 CHARLES ROAD,
PEMBROKE PARK, FL, 33009



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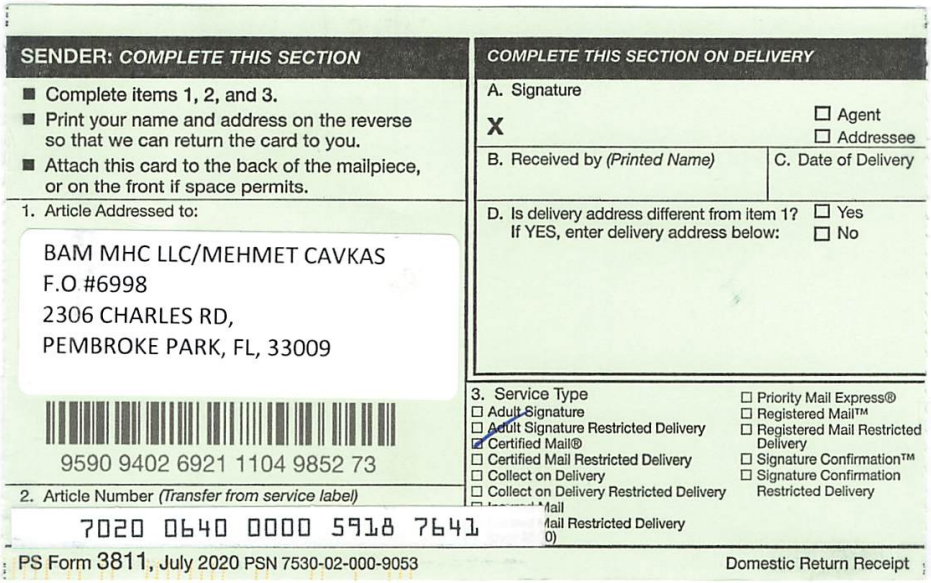
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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
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City, State, ZIP+4
PS Form 3800, A

AUG 19 2022
Postmark Here

7020 0640 0000 5918 7641

BAM MHC LLC/MEHMET CAVKAS
F.O #6998
2306 CHARLES RD,
PEMBROKE PARK, FL, 33009



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BAM MHC LLC/MEHMET CAVKAS
F.O #6998
2306 CHARLES RD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9852 73

2. Article Number (Transfer from service label)

7020 0640 0000 5918 7641

COMPLETE THIS SECTION ON DELIVERY

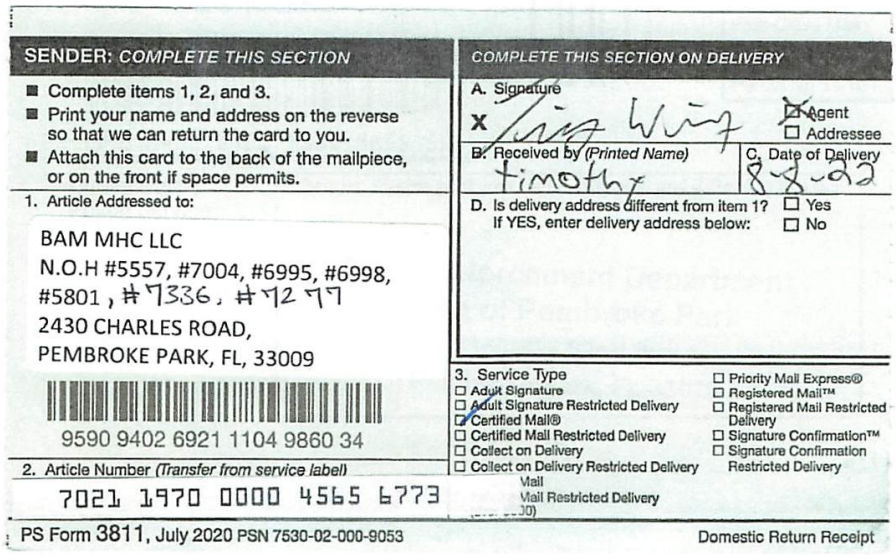
A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BAM MHC LLC
N.O.H #5557, #7004, #6995, #6998, #5801, #7336, #7279
2430 CHARLES ROAD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9860 34

2. Article Number (Transfer from service label)
7021 1970 0000 4565 6773

COMPLETE THIS SECTION ON DELIVERY

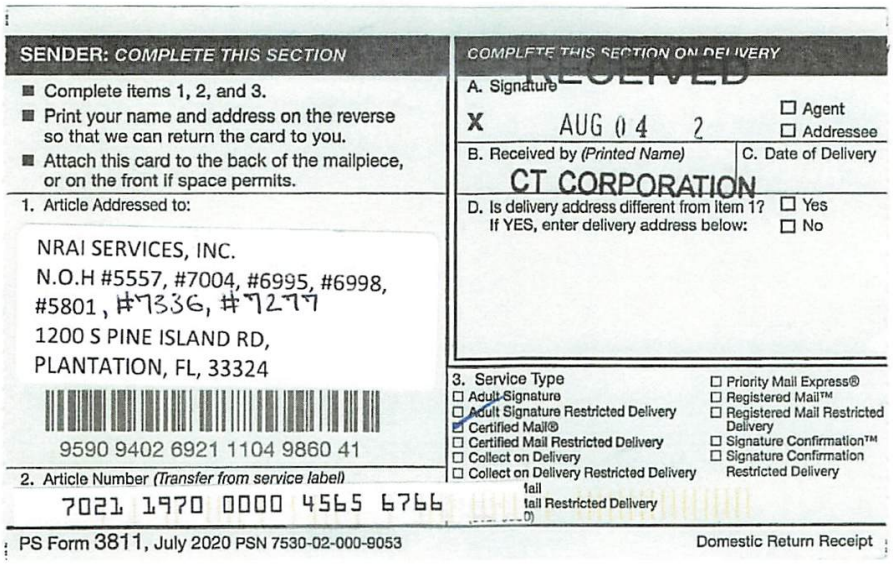
A. Signature
X Timothy Wing ☐ Agent ☐ Addressee

B. Received by (Printed Name) Timothy
C. Date of Delivery 8-8-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail
Mail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

NRAI SERVICES, INC.
N.O.H #5557, #7004, #6995, #6998, #5801, #7336, #7279
1200 S PINE ISLAND RD,
PLANTATION, FL, 33324

9590 9402 6921 1104 9860 41

2. Article Number (Transfer from service label)
7021 1970 0000 4565 6766

COMPLETE THIS SECTION ON DELIVERY

A. Signature
RECEIVED
X AUG 04 2 ☐ Agent ☐ Addressee

B. Received by (Printed Name) CT CORPORATION
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
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tail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BAM MHC LLC/MEHMET CAVKAS
N.O.H #6998
2306 CHARLES RD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9855 56

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 6889

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

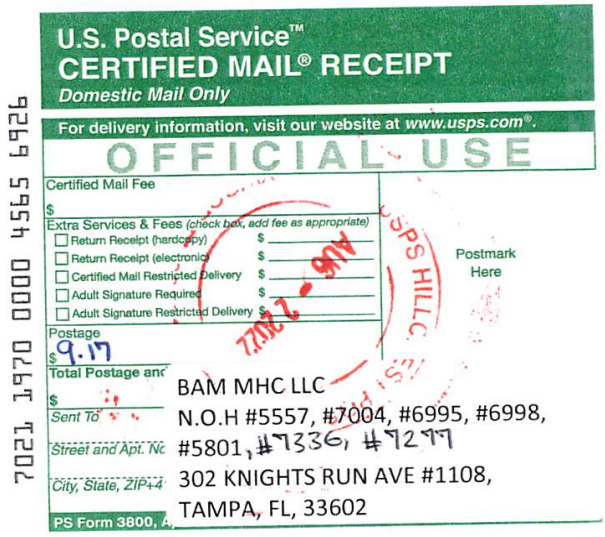
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

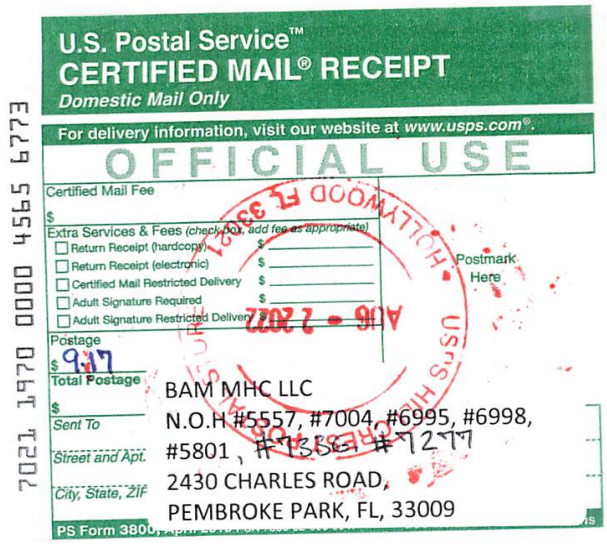
3. Service Type

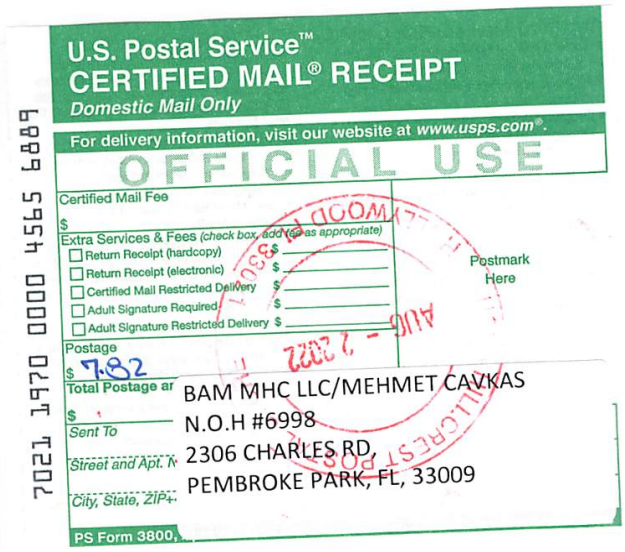
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
)0)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature 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
9.17
Total Postage and
Sent To
Street and Apt. No
City, State, ZIP+4
Postmark Here
AUG - 7 2022
NRAI SERVICES, INC.
N.O.H #5557, #7004, #6995, #6998,
#5801 , #7336, #7277
1200 S PINE ISLAND RD,
PLANTATION, FL, 33324
7021 1970 0000 4565 6766


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
9.17
Total Postage and
Sent To
Street and Apt. No
City, State, ZIP+4
Postmark Here
AUG - 7 2022
BAM MHC LLC
N.O.H #5557, #7004, #6995, #6998,
#5801, #7336, #7277
302 KNIGHTS RUN AVE #1108,
TAMPA, FL, 33602
7021 1970 0000 4565 6926


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
9.17
Total Postage
Sent To
Street and Apt.
City, State, ZIP
Postmark Here
AUG - 7 2022
BAM MHC LLC
N.O.H #5557, #7004, #6995, #6998,
#5801 , #7336, #7277
2430 CHARLES ROAD,
PEMBROKE PARK, FL, 33009
7021 1970 0000 4565 6773


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.82
Total Postage ar
Sent To
Street and Apt. N
City, State, ZIP+
Postmark Here
AUG - 7 2022
BAM MHC LLC/MEHMET CAVKAS
N.O.H #6998
2306 CHARLES RD,
PEMBROKE PARK, FL, 33009
7021 1970 0000 4565 6889

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
07/14/2022
US POSTAGE $000.57⁰
FIRST-CLASS MAIL
ZIP 33023
011D10656696

Sent To: BAM MHC LLC/MEHMET CAUKAS
Case: 6998
2306 Charles Rd
Pembroke Park, FL 33009

7020 0640 0000 5918 5845

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and
$
Sent To
Street and Apt. N
City, State, ZIP+
PS Form 3800,

Postmark Here
NOV - 4 2022

COBBLESTONE II BMB LLC
MEHMET CAVKAS
HET #6998
2306 CHARLES RD,
PEMBROKE PARK, FL 33009

7020 0640 0000 5918 5852

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage a
$
Sent To
Street and Apt.
City, State, ZIP+
PS Form 3800

Postmark Here
NOV - 4 2022

COBBLESTONE II BMB LLC
MEHMET CAVKAS
HET #6998
2430 CHARLES RD #2306,
PEMBROKE PARK, FL 33009

7020 0640 0000 5918 5821

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage an
$
Sent To
Street and Apt. N
City, State, ZIP+
PS Form 3800,

Postmark Here
NOV - 4 2022

COBBLESTONE II BMB LLC
MEHMET CAVKAS
HET #6998
2430 CHARLES RD,
PEMBROKE PARK, FL 33009

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

BHM MHC LLC
2430 Chukes Road
Pembroke Park, FL 33009

Hasler
07/14/2022
US POSTAGE $000.57⁰
FIRST-CLASS MAIL
ZIP 33023
011D10656696

7022 0410 0002 5496 4381

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To NRAI SERVICES INC
Street and Apt. No. HET #6998
City, State, ZIP+4® 1200 SOUTH PINE ISLAND RD,
PLANTATION, FL 33324

Postmark Here

HILLCREST POSTAL STORE NOV - 4 2022

PS Form 3800, A

7020 0640 0000 5918 5838

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To COBBLESTONE II BMB LLC
MEHMET CAVKAS
Street and Apt. No. HET #6998
City, State, ZIP+4® 17W220 22 ST #220,
OAKBROOK TERRACE IL 60181

Postmark Here

HILLCREST POSTAL STORE NOV - 4 2022 FL 33021

PS Form 3800, A

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
07/14/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

NOV 6998

BAM MHC LLC
302 Knight Run Ave #1108
Tampa, FL 33602

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BAM MHC LLC CASE NO. 6998
MEHMET CAVKAS

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2306 CHARLES RD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2306 CHARLES RD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BAM MHC LLC / MEHMET CAVKASAT 09:56 A.M. ON THE 5 DAY OF AUGUST 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

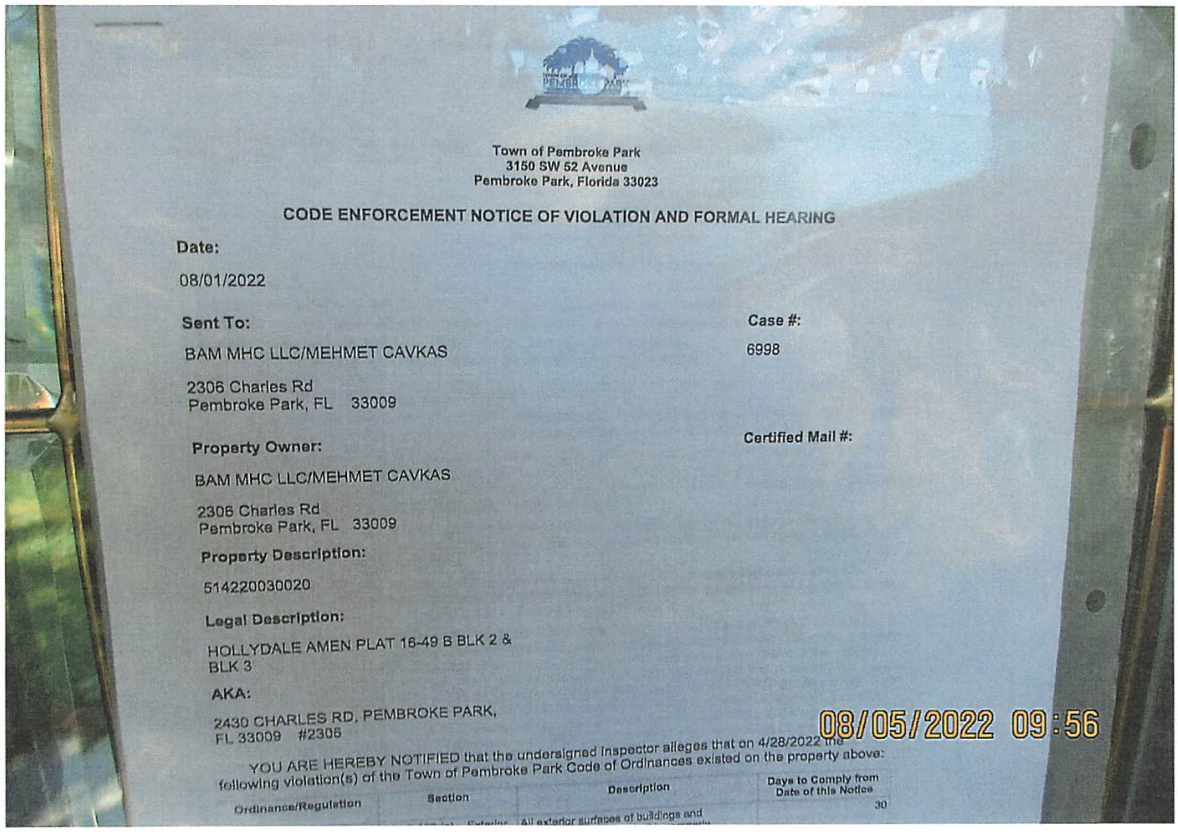
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 9 day of August 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


2306
08/05/2022 09:56


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
08/01/2022
Sent To:
BAM MHC LLC/MEHMET CAVKAS
2306 Charles Rd
Pembroke Park, FL 33009
Case #:
6998
Certified Mail #:
Property Owner:
BAM MHC LLC/MEHMET CAVKAS
2306 Charles Rd
Pembroke Park, FL 33009
Property Description:
514220030020
Legal Description:
HOLLYDALE AMEN PLAT 16-49 B BLK 2 &
BLK 3
AKA:
2430 CHARLES RD, PEMBROKE PARK,
FL 33009 #2306
08/05/2022 09:56
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:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
30

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/01/2022

Sent To:

BAM MHC LLC/MEHMET CAVKAS

2306 Charles Rd
Pembroke Park, FL 33009

Case #:

6998

Property Owner:

BAM MHC LLC/MEHMET CAVKAS

2306 Charles Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220030020

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B BLK 2 &
BLK 3

AKA:

2430 CHARLES RD, PEMBROKE PARK,
FL 33009 #2306

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:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Installed two additions without a permit. Obtain plans, permit and inspections.
2. Installed wooden deck without a permit. Obtain plans, permit and inspections.
3. Installed slab without a permit. Obtain plans, permit and inspections.
4. Exterior maintenance required. Pressure wash and paint mobile home.

Double permit fee assessed.
Obtain permits at the Building Dept. at 954-966-4600, ext. 182.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

8/1/2022

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Foreign Limited Liability Company
BAM MHC LLC

Filing Information

Document Number	M19000004582
FEI/EIN Number	N/A
Date Filed	05/07/2019
State	DE
Status	ACTIVE

Principal Address

233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Changed: 05/17/2021

Mailing Address

233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Changed: 05/17/2021

Registered Agent Name & Address

NRAI SERVICES, INC.
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title Member

PFC Park Holdings, LLC
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Senior Managing Director, VP

Agarwal, A. J.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2430 CHARLES ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 03 0020
Property Owner	BAM MHC LLC	Millage	0613
Mailing Address	302 KNIGHTS RUN AVE #1108 TAMPA FL 33602	Use	28-03
Abbr Legal Description	HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$1,896,520		$1,896,520	$1,896,520	
2021	$1,896,520		$1,896,520	$1,896,520	$40,783.90
2020	$1,896,520		$1,896,520	$1,896,520	$40,930.32

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,896,520	$1,896,520	$1,896,520	$1,896,520
Portability	0	0	0	0
Assessed/SOH	$1,896,520	$1,896,520	$1,896,520	$1,896,520
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,896,520	$1,896,520	$1,896,520	$1,896,520

Sales History

Date	Type	Price	Book/Page or CIN
6/7/2019	SWD-Q	$2,117,400	115886505
3/29/2001	WD*	$1,250,000	31454 / 173
8/2/2000	QC*	$38,500	30739 / 771
3/25/1991	QCD	$100	18278 / 742

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	209,102	SF
$0.10	146,000	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BAM MHC LLC/MEHMET CAUKAS 2306 Charles Rd Pembroke Park, FL 33009	6998	04/28/2022

Property Owner:	Property Description:	Certified Mail #:
BAM MHC LLC/MEHMET CAUKAS 2306 Charles Rd Pembroke Park, FL 33009	514220030020	

Legal Description:	AKA:
HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2306

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:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1. Installed two additions without a permit. Obtain plans, permit and inspections.
2. Installed wooden deck without a permit. Obtain plans, permit and inspections.
3. Installed slab without a permit. Obtain plans, permit and inspections.
4. Exterior maintenance required. Pressure wash and paint mobile home.

Double permit fee assessed.
Obtain permits at the Building Dept. at 954-966-4600, ext. 182.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name _____ Date 4/28/22

Site Address 2305 Charles RD Case # 6998

Pembroke Park, FL Sub/Park BAM MHP

Permit # _____

☐ *STOP ALL WORK

☑ No Building Permit

☐ Violation of Florida Building Code # _____

☑ Violation of Town Ordinance # 5-105, 5-17

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

Two additions, wooden deck and slab installed without a permit. Exterior maintenance required.

Corrective Action(s)

Obtain plans, permit and inspections from the Building Dept. Pressure wash and paint mobile home.

☑ Structural ☑ Plumbing ☑ Mechanical ☑ Electrical

☑ Code Enforcement ☑ Zoning ☐ Business Tax Receipt ☐ Other _____

☑ DOUBLE PERMIT FEE CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

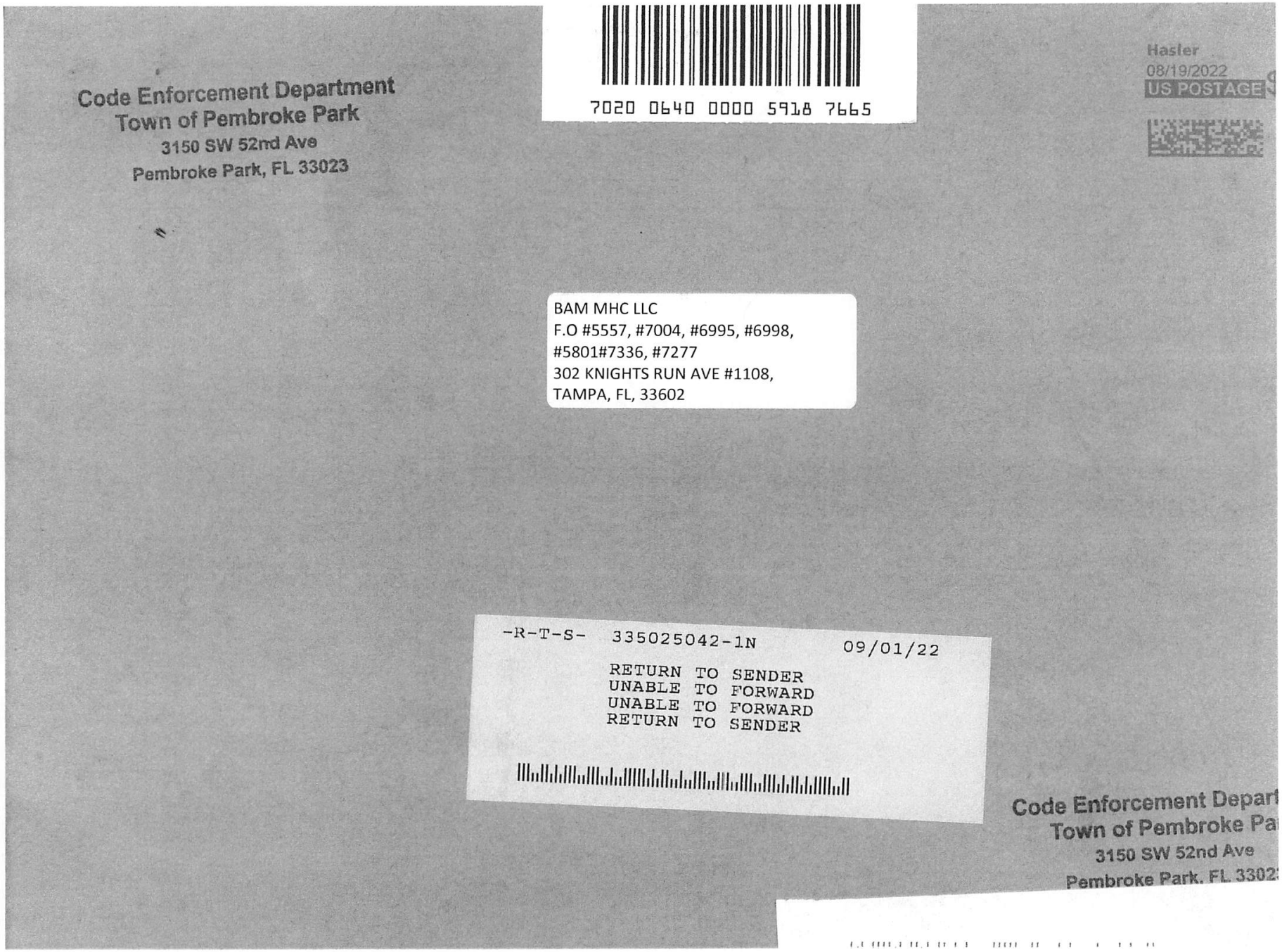
Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☑ Code Enforcement Ext.215 ☑ Building Dept. Ext. ~~211/227~~ 182

☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Posted to property
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator



Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

7020 0640 0000 5918 7665

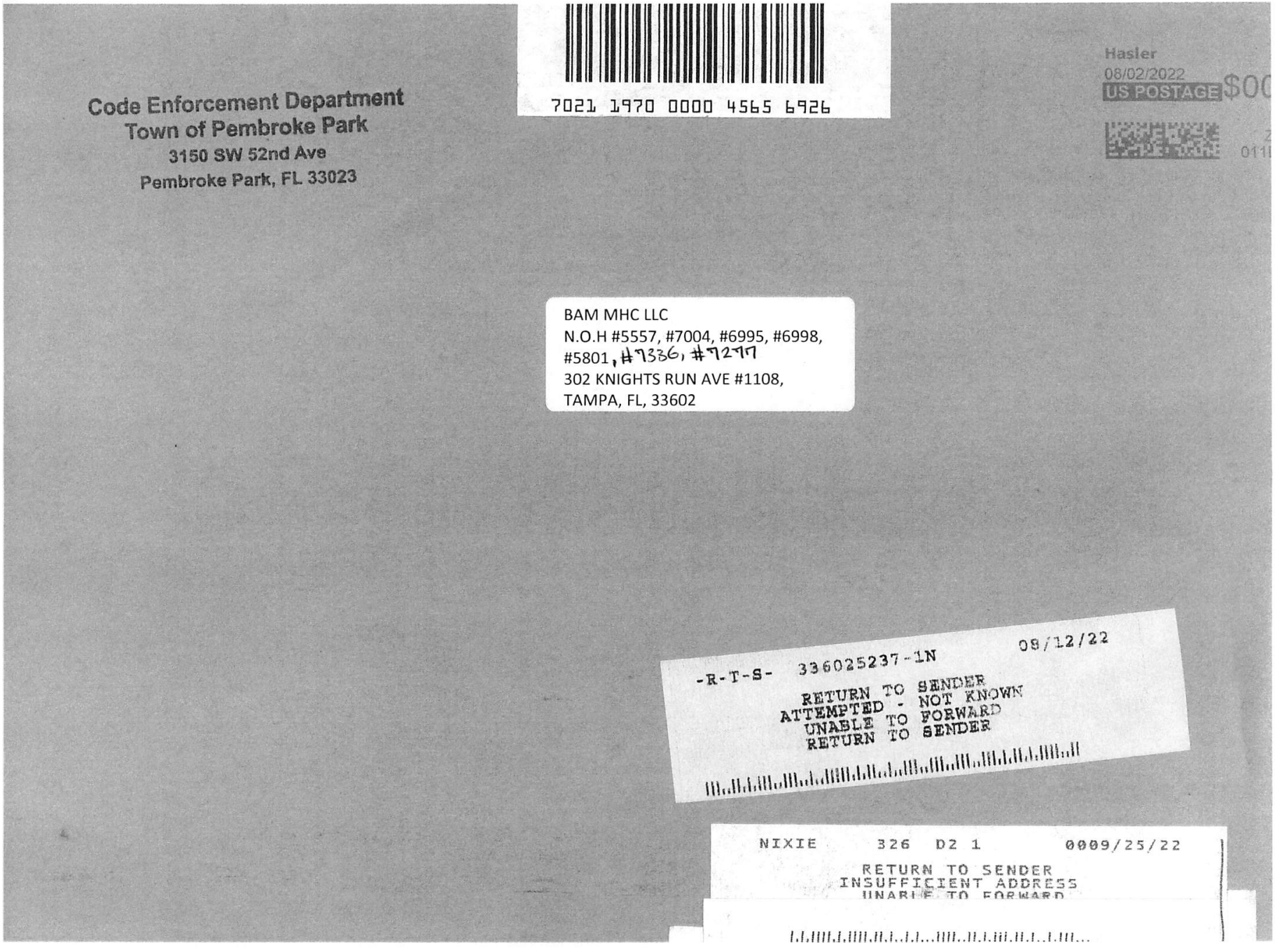
Hasler
08/19/2022
US POSTAGE

BAM MHC LLC
F.O #5557, #7004, #6995, #6998,
#5801#7336, #7277
302 KNIGHTS RUN AVE #1108,
TAMPA, FL, 33602

-R-T-S- 335025042-1N 09/01/22

RETURN TO SENDER
UNABLE TO FORWARD
UNABLE TO FORWARD
RETURN TO SENDER

Code Enforcement Depart
Town of Pembroke Pa
3150 SW 52nd Ave
Pembroke Park, FL 3302



Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

7021 1970 0000 4565 6926

Hasler
08/02/2022
US POSTAGE $00

BAM MHC LLC
N.O.H #5557, #7004, #6995, #6998,
#5801, #7336, #7277
302 KNIGHTS RUN AVE #1108,
TAMPA, FL, 33602

-R-T-S- 336025237-1N 08/12/22
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
RETURN TO SENDER

NIXIE 326 D2 1 0009/25/22
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

Case Overview

Property/Incident Information

Owner	Address	Site Address
FIRST G R D PROPERTY INC	6080 SW 180 TER SOUTHWEST RANCHES, FL 33331	5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

Legal Description

Case Status Open **Case #** 7330 **Date Next Inspection** 11/16/2022

Notes Repeat violation ref case 5716
1. Installed 6 a/c mini splits without a permit. Obtain plans for permit and inspections.
2. Installed pavers without a permit. Obtain plans for permit and inspections.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext 182.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/28/2022		Notice of Violation	Regular Mail
7/28/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/18/2022	8/17/2022	Final Order	Certified Mail
10/24/2022	11/16/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property 11/4/22 Certified Mail 10/27/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/16/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$8,400.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$8,500.00**

Payments

Case Overview

Date	Payment Type Name	Amount
8/22/2022	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$8,400.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
FIRST G R D PROPERTY INC		CASE NO. 7330
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 5520 SW 33 ST #1-2, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 5520 SW 33 ST #1-2, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: FIRST G R D PROPERTY INC AT 09:24 A.M. ON THE 4 DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

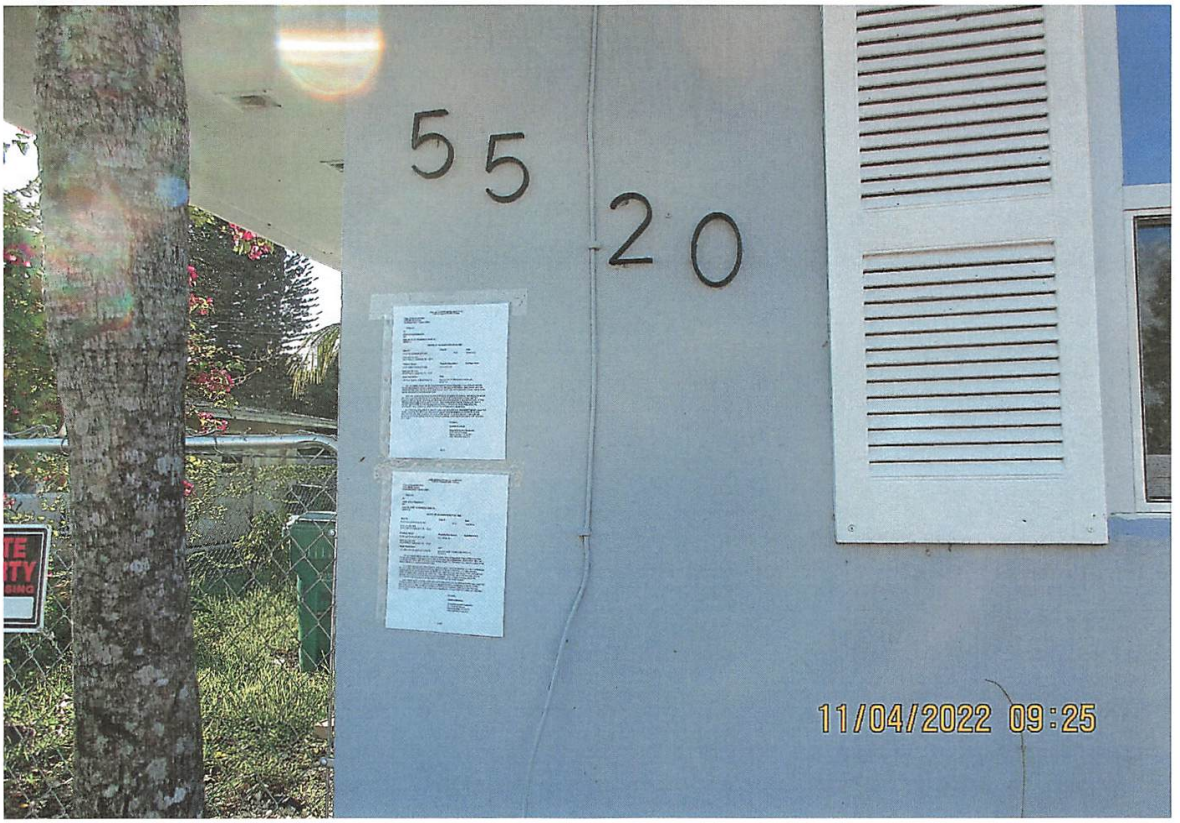
AFFIANT

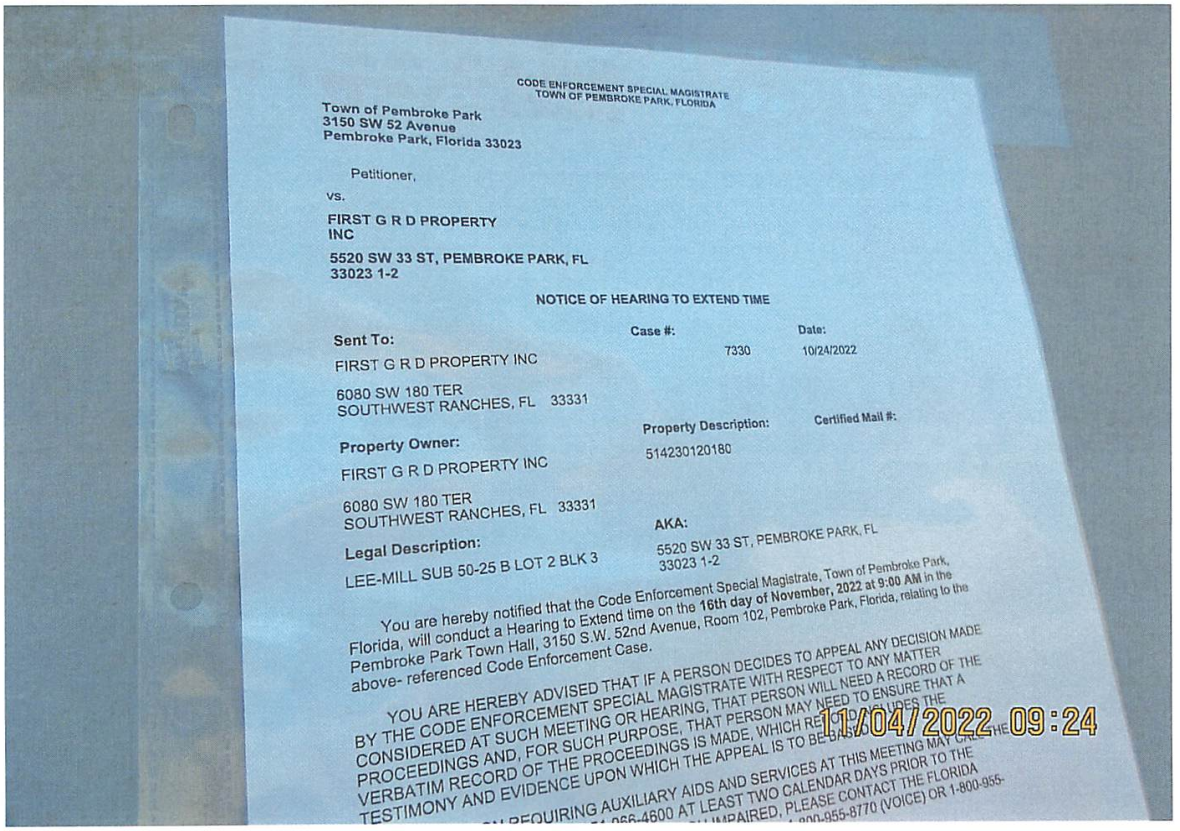
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

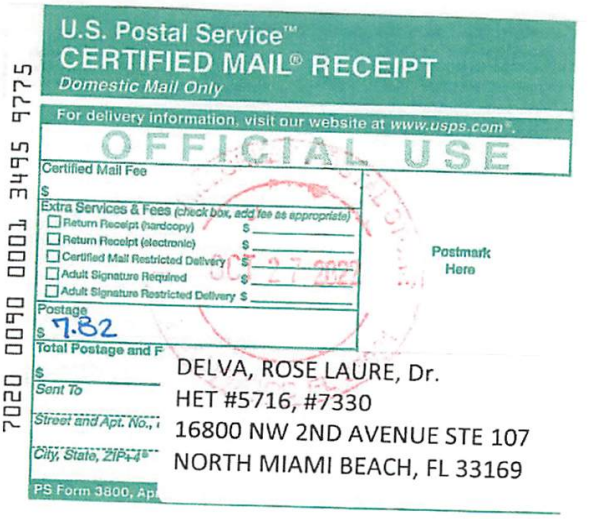
Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.


55
20
11/04/2022 09:25


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
FIRST G R D PROPERTY
INC
5520 SW 33 ST, PEMBROKE PARK, FL
33023 1-2
NOTICE OF HEARING TO EXTEND TIME
Sent To:
FIRST G R D PROPERTY INC
6080 SW 180 TER
SOUTHWEST RANCHES, FL 33331
Case #:
7330
Date:
10/24/2022
Property Owner:
FIRST G R D PROPERTY INC
6080 SW 180 TER
SOUTHWEST RANCHES, FL 33331
Property Description:
514230120180
Certified Mail #:
Legal Description:
LEE-MILL SUB 50-25 B LOT 2 BLK 3
AKA:
5520 SW 33 ST, PEMBROKE PARK, FL
33023 1-2
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 16th day of November, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
11/04/2022 09:24
REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CONTACT THE
866-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE
IMPAIRED, PLEASE CONTACT THE FLORIDA
800-955-8770 (VOICE) OR 1-800-955-


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Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage an
$
Sent To
Street and Apt. N
City, State, ZIP+4
Postmark Here
FIRST G R D PROPERTY INC
HET #5716, #7330
5520 SW 33 STREET #1,
PEMBROKE PARK FL 33023
PS Form 3800,
7020 0090 0001 3495 9799


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Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
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Total Postage and F
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Sent To
Street and Apt. No.,
City, State, ZIP+4
Postmark Here
DELVA, ROSE LAURE, Dr.
HET #5716, #7330
16800 NW 2ND AVENUE STE 107
NORTH MIAMI BEACH, FL 33169
PS Form 3800, Ap
7020 0090 0001 3495 9775


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Adult Signature Restricted Delivery $
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$ 7.82
Total Postage and F
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Sent To
Street and Apt. No.,
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Postmark Here
FIRST G R D PROPERTY INC
HET #5716, #7330
6080 SW 180 TER
SOUTHWEST RANCHES FL 33331
PS Form 3800, Ap
7020 0090 0001 3495 9768

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

FIRST G R D PROPERTY INC

5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
FIRST G R D PROPERTY INC	7330	10/24/2022
6080 SW 180 TER SOUTHWEST RANCHES, FL 33331		

Property Owner:	**Property Description:**	**Certified Mail #:**
FIRST G R D PROPERTY INC	514230120180	
6080 SW 180 TER SOUTHWEST RANCHES, FL 33331		

Legal Description:	**AKA:**
LEE-MILL SUB 50-25 B LOT 2 BLK 3	5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of November, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

case # 5716
7330

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 10/21/2022 Phone: 954-865 7548

Email: Rosadeleon63@hotmail.com

Property Address: 5520 SW 33rd street Pembroke Park FL 330 23

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Rose L. Delva (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5716 & 7330 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 11/17/2022 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 9/17/22 imposing the fine of $ 1,200 per day for violation(s)of the Town's Code of Ordinances:

5-105-5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Rose L. Delva
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Rose Delva, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 21 day of October, 2022.

Notary

My Commission expires _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

FIRST G R D PROPERTY INC
Respondent(s)

Case No.: 7330

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 17, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO ✓

SUBJECT REAL PROPERTY: 5520 SW 33 STREET #1-2, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: FIRST G R D PROPERTY INC

FOLIO NO.: 5142 30 12 0180

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 2 BLK 3

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. Administrative notice is taken of the final order in case no. 5716 which is the same violation on the same property.

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.

This is a repeat violation.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of August 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 300.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of August 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No ✓

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of August, 2022.

Nazly Dayana CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7021 1970 0000 4565 7763

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and F
$

AUG 19 2022 Postmark Here

Sent To DELVA, ROSE LAURE, DR
Street and Apt. No., F.O #7330, #5716
City, State, ZIP+4® 16800 NW 2ND AVE, STE 107,
NORTH MIAMI BEACH, FL, 33169

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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and Fees
$

AUG 19 2022 Postmark Here

Sent To FIRST G R D PROPERTY INC
Street and Apt. No. F.O #7330, #5716
City, State, ZIP+4® 5520 SW 33 STREET #1-2,
PEMBROKE PARK, FL, 33023

PS Form 3800, A

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:

DELVA, ROSE LAURE, DR
N.O.H #7330, #5716
16800 NW 2ND AVE, STE 107,
NORTH MIAMI BEACH, FL, 33169

9590 9402 6921 1104 9854 33

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 6377

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: *COMPLETE THIS SECTION*
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DELVA, ROSE LAURE, Dr.
HET #5716, #7330
16800 NW 2ND AVENUE STE 107
NORTH MIAMI BEACH, FL 33169

9590 9402 6921 1104 9667 53

2. Article Number *(Transfer from service label)*
7020 0090 0001 3495 9775

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ 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 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Rose Delva
6080 SW 180th Ter
Southwest Ranches, FL 33331

Site Address:

5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

Date 8/22/2022 1:11:21 PM
Invoice # 25967
For Code Enforcement Case# 7330

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
Total		**$100.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	10/17/2022		$300.00	0	$0.00
Admin Fixed	8/18/2022		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
8/22/2022	Credit	$100.00
Total		$100.00

Balance **$0.00**



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- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 8.06

Total Postage and
$

Sent To FIRST G R D PROPERTY INC
N.O.H #7330, #5716

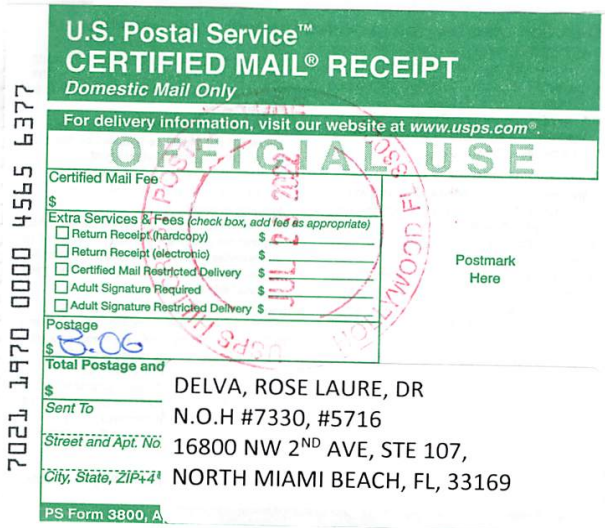
Street and Apt. No. 5520 SW 33 STREET #1-2,

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- Adult Signature Restricted Delivery $

Postage
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Total Postage and
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N.O.H #7330, #5716

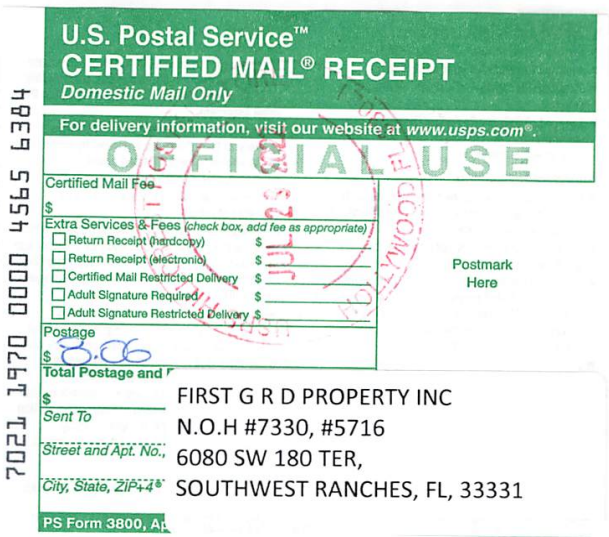
Street and Apt. No. 16800 NW 2ND AVE, STE 107,

City, State, ZIP+4® NORTH MIAMI BEACH, FL, 33169

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- Return Receipt (electronic) $
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- Adult Signature Restricted Delivery $

Postage
$ 8.06

Total Postage and
$

Sent To FIRST G R D PROPERTY INC
N.O.H #7330, #5716

Street and Apt. No., 6080 SW 180 TER,

City, State, ZIP+4® SOUTHWEST RANCHES, FL, 33331

PS Form 3800, Ap

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7021 1970 0000 4565 6384



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5520 SW 33 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0180
Property Owner	FIRST G R D PROPERTY INC	Millage	0613
Mailing Address	6080 SW 180 TER SOUTHWEST RANCHES FL 33331	Use	08-02
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 2 BLK 3		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$12,480	$213,710	$226,190	$153,060	
2021	$12,480	$192,030	$204,510	$139,150	$3,414.73
2020	$12,480	$162,730	$175,210	$126,500	$3,046.98

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$226,190	$226,190	$226,190	$226,190
Portability	0	0	0	0
Assessed/SOH	$153,060	$226,190	$153,060	$153,060
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	$153,060	$226,190	$153,060	$153,060

Sales History

Date	Type	Price	Book/Page or CIN
6/24/1999	QCD		29790 / 419
11/17/1998	QCD	$100	29175 / 997
2/9/1998	QCD	$100	28033 / 591
10/30/1997	D	$70,100	27304 / 769
2/6/1997	SWD	$100	26148 / 903

Land Calculations

Price	Factor	Type
$2.00	6,240	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units		2
Eff./Act. Year Built: 1961/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Profit Corporation
FIRST G.R.D. PROPERTY, INC.

Filing Information

Document Number	P96000043671
FEI/EIN Number	65-0666492
Date Filed	05/22/1996
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	10/27/2017
Event Effective Date	NONE

Principal Address

6080 SW 180 TERR
SOUTHWEST RANCHES, FL 33331

Changed: 04/27/2005

Mailing Address

6080 SW 180 TERR
SOUTHWEST RANCHES, FL 33331

Changed: 04/18/2009

Registered Agent Name & Address

DELVA, ROSE LAURE, Dr.
16800 NW 2ND AVENUE
STE 107
NORTH MIAMI BEACH, FL 33169

Name Changed: 04/12/2020

Address Changed: 10/27/2017

Officer/Director Detail

Name & Address

Title VP

Delva, Gesner

6080 SW 180 TERR
SOUTHWEST RANCHES, FL 33331

Title President

DELVA, ROSE L, MD
6080 SW 180 TERR
SOUTHWEST RANCHES, FL 33331

Annual Reports

Report Year	Filed Date
2020	04/12/2020
2021	03/13/2021
2022	03/29/2022

Document Images

03/29/2022 -- ANNUAL REPORT	View image in PDF format
03/13/2021 -- ANNUAL REPORT	View image in PDF format
04/12/2020 -- ANNUAL REPORT	View image in PDF format
04/06/2019 -- ANNUAL REPORT	View image in PDF format
03/24/2018 -- ANNUAL REPORT	View image in PDF format
10/27/2017 -- Amendment	View image in PDF format
04/06/2017 -- ANNUAL REPORT	View image in PDF format
04/16/2016 -- ANNUAL REPORT	View image in PDF format
03/30/2015 -- ANNUAL REPORT	View image in PDF format
04/26/2014 -- ANNUAL REPORT	View image in PDF format
04/27/2013 -- ANNUAL REPORT	View image in PDF format
04/14/2012 -- ANNUAL REPORT	View image in PDF format
03/27/2011 -- ANNUAL REPORT	View image in PDF format
04/10/2010 -- ANNUAL REPORT	View image in PDF format
04/18/2009 -- ANNUAL REPORT	View image in PDF format
04/24/2008 -- ANNUAL REPORT	View image in PDF format
04/22/2007 -- ANNUAL REPORT	View image in PDF format
04/23/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
07/04/2004 -- ANNUAL REPORT	View image in PDF format
04/23/2003 -- ANNUAL REPORT	View image in PDF format
06/04/2002 -- ANNUAL REPORT	View image in PDF format
03/06/2001 -- ANNUAL REPORT	View image in PDF format
05/16/2000 -- ANNUAL REPORT	View image in PDF format
03/29/1999 -- ANNUAL REPORT	View image in PDF format
05/05/1998 -- ANNUAL REPORT	View image in PDF format
04/30/1997 -- ANNUAL REPORT	View image in PDF format
05/22/1996 -- DOCUMENTS PRIOR TO 1997	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

FIRST G R D PROPERTY INC CASE NO. 7330

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5520 SW 33 ST #1-2, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5520 SW 33 ST #1-2, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: FIRST G R D PROPERTY INC AT 08:32 A.M. ON THE 5 DAY OF AUGUST 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

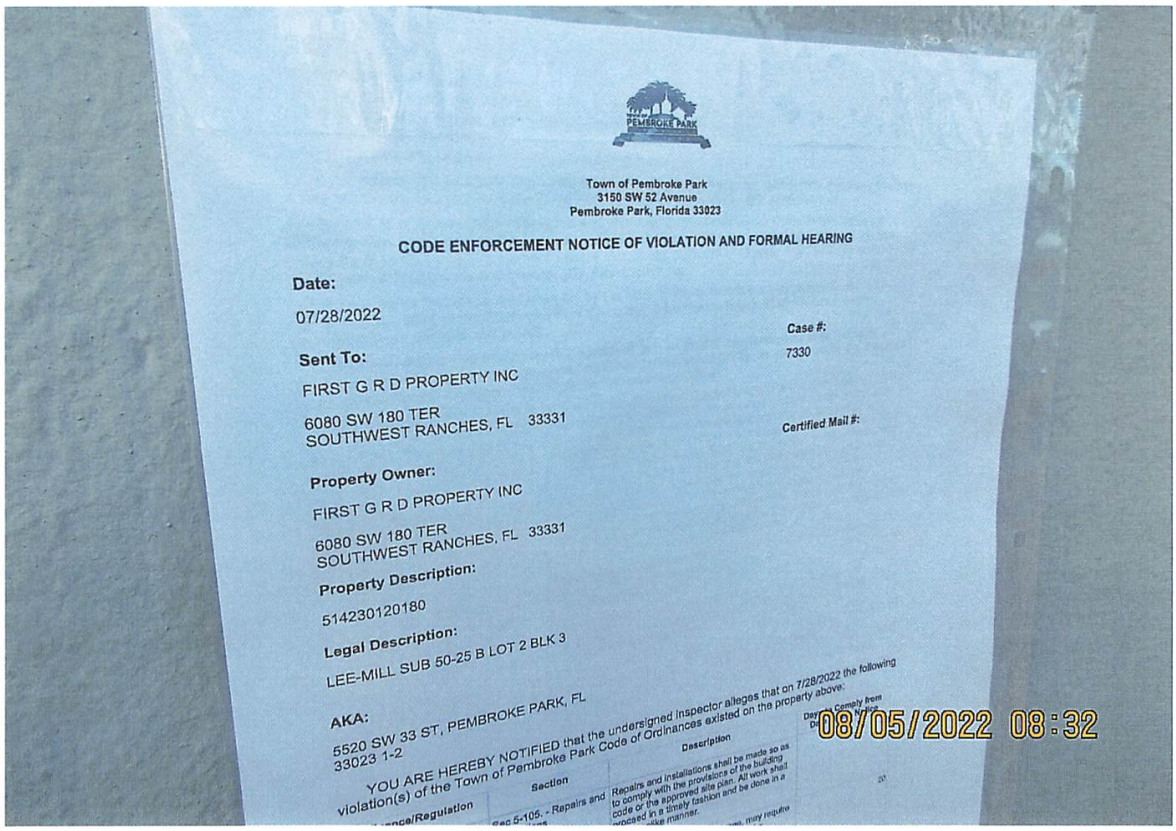
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 9 day of August, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


5520
08/05/2022 08:32


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
07/28/2022
Case #:
7330
Sent To:
FIRST G R D PROPERTY INC
6080 SW 180 TER
SOUTHWEST RANCHES, FL 33331
Certified Mail #:
Property Owner:
FIRST G R D PROPERTY INC
6080 SW 180 TER
SOUTHWEST RANCHES, FL 33331
Property Description:
514230120180
Legal Description:
LEE-MILL SUB 50-25 B LOT 2 BLK 3
AKA:
5520 SW 33 ST, PEMBROKE PARK, FL
33023 1-2
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/28/2022 the following
violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Section
Description
Sec 5-105. - Repairs and
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall be performed in a timely fashion and be done in a workmanlike manner.
08/05/2022 08:32

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/28/2022

Sent To:

FIRST G R D PROPERTY INC

6080 SW 180 TER
SOUTHWEST RANCHES, FL 33331

Case #:

7330

Property Owner:

FIRST G R D PROPERTY INC

6080 SW 180 TER
SOUTHWEST RANCHES, FL 33331

Certified Mail #:

Property Description:

514230120180

Legal Description:

LEE-MILL SUB 50-25 B LOT 2 BLK 3

AKA:

5520 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/28/2022 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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	20
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, 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)	20

Repeat violation ref case 5716
1. Installed 6 a/c mini splits without a permit. Obtain plans for permit and inspections.
2. Installed pavers without a permit. Obtain plans for permit and inspections.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext 182.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

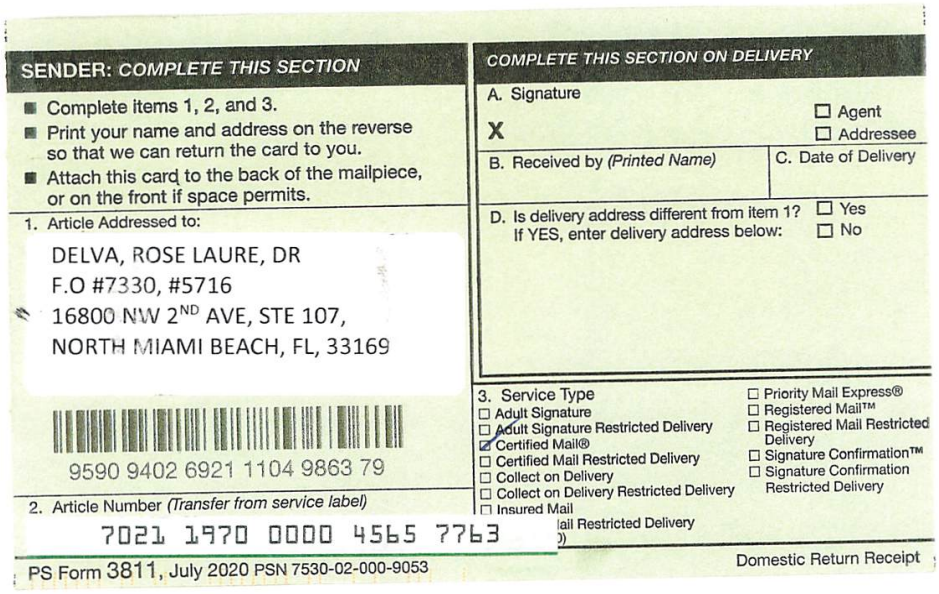
For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

7/28/2022



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DELVA, ROSE LAURE, DR
F.O #7330, #5716
16800 NW 2ND AVE, STE 107,
NORTH MIAMI BEACH, FL, 33169

9590 9402 6921 1104 9863 79

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 7763

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage an
$

Sent To FIRST G R D PROPERTY INC
HET #5716, #7330

Street and Apt. N 5520 SW 33 STREET #1,

City, State, ZIP+4 PEMBROKE PARK FL 33023

PS Form 3800,

Postmark Here

OCT 27 2022

7020 0090 0001 3495 9799



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and F
$

Sent To DELVA, ROSE LAURE, Dr.
HET #5716, #7330

Street and Apt. No., 16800 NW 2ND AVENUE STE 107

City, State, ZIP+4 NORTH MIAMI BEACH, FL 33169

PS Form 3800, Ap

Postmark Here

OCT 27 2022

7020 0090 0001 3495 9775



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and F
$

Sent To FIRST G R D PROPERTY INC
HET #5716, #7330

Street and Apt. No., 6080 SW 180 TER

City, State, ZIP+4 SOUTHWEST RANCHES FL 33331

PS Form 3800, Ap

Postmark Here

OCT 27 2022

7020 0090 0001 3495 9768

Case Overview

Property/Incident Information

Owner	Address	Site Address
REAL MARIER	2412 CHERI LANE PEMBROKE PARK, FL 33009	2421 SW 25 ST, PEMBROKE PARK, FL 33009 #2412 Cheri Ln

Legal Description

Case Status Closed **Case #** 5710

Notes

1. Addition (Possible carport converted into a screen room) built without permits. Obtain all permits with plans and inspections for the Screen room including Electrical.
2. Prohibited shed on the property. Remove prohibited shed from property, apply for a permit to install a permanent shed if needed then plans and inspections along with the permit.
3. Multiple doors were changed out. Obtain a permit for each door with plans and inspections.
4. Stairs installed to mobile home without a permit at the front door, second door inside enclosure and back side of the house. Obtain a permit for each stairs with plans and inspections.
5. Mobile home appears to be divided into two units (seperation wall built in between the enclosed screen area). Obtain a
6. Bathroom sinks on the floor (possible bathroom renovation) Obtain a permit with plans and inspections for all plumbing work and/or other trades.
7. Railing installed at main entrance door without a permit, Obtain a permit with plans and inspections for the railings.
8. Remove hurricane shutter from back side of the mobile home. (Appears the tenant/ owner blocked off a door).
9. A double permit fee has been assessed to all permits on this property,

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/30/2021		Notice of Violation	Regular Mail
9/28/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/20/2021	10/20/2021	Final Order	
10/12/2022		Affidavit of Compliance	Hand
11/1/2022	11/16/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	10/12/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	10/12/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	10/12/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	10/12/2022	$13,350.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$13,450.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$13,450.00**

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

Bill To:REAL MARIER
2412 CHERI LANE
PEMBROKE PARK, FL
33009

DATE: November 3, 2022
INVOICE # 320
FOR:

Case # 5710

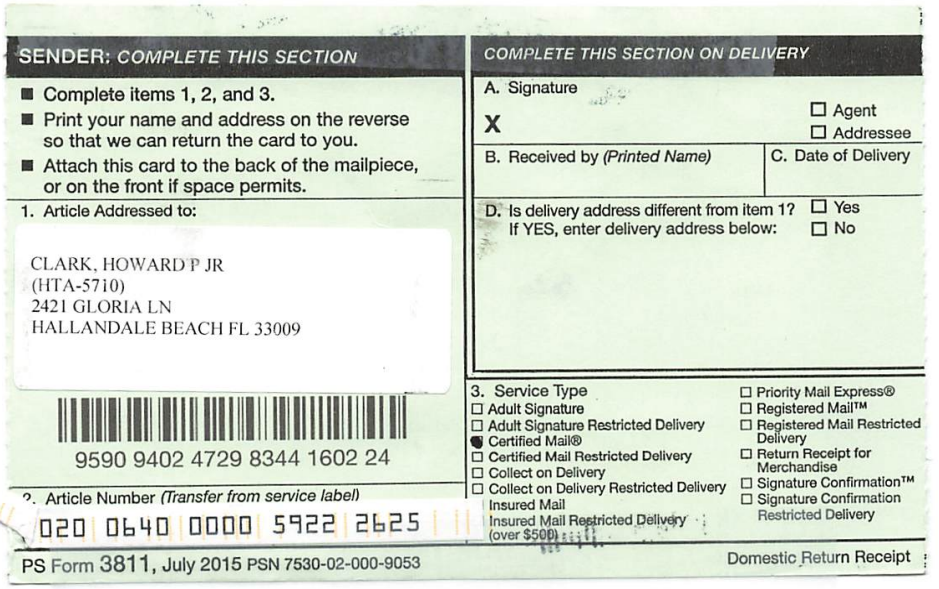
2412 CHERI LANE
PEMBROKE PARK, FL
33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.		
	Final Order on 10/20/2021		
1	Admin Fee	$ 100.00	$ 100.00
267	Day(s) of Per Diem from (01/18/22-10/12/22)	$ 50.00	$ 13,350.00
1	Recorded Lien Fee		
	Town's Motion to abate fine by 10%		$ 1,335.00
	1,335.00 + 100		$ 1,435.00
		Balance	$ 13,450.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

THANK YOU FOR YOUR BUSINESS!



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:

CLARK, HOWARD P JR
(HTA-5710)
2421 GLORIA LN
HALLANDALE BEACH FL 33009

9590 9402 4729 8344 1602 24

2. Article Number (Transfer from service label)
020 0640 0000 5922 2625

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

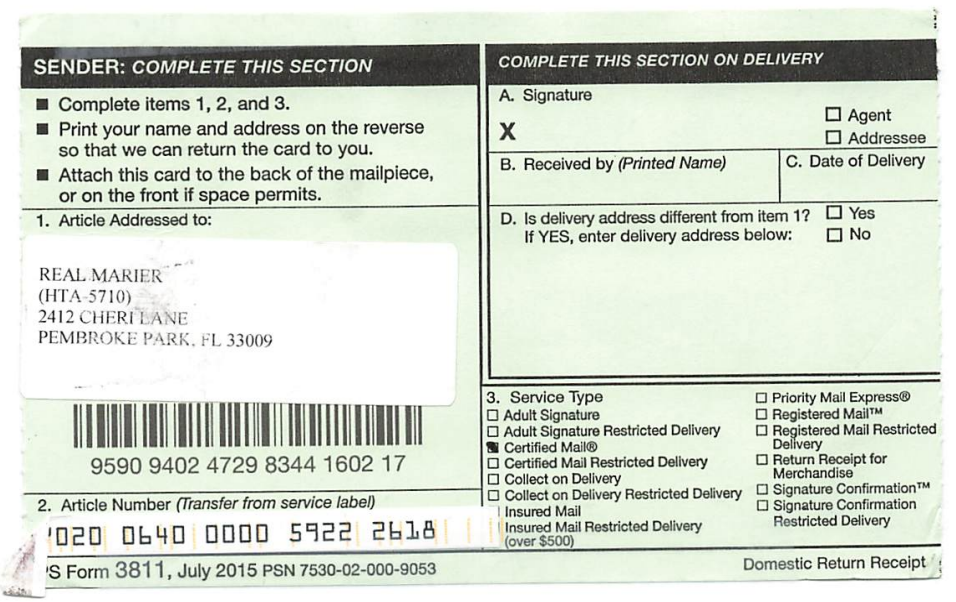
B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
■ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Insured Mail
Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

REAL MARIER
(HTA-5710)
2412 CHERI LANE
PEMBROKE PARK, FL 33009

9590 9402 4729 8344 1602 17

2. Article Number (Transfer from service label)
'020 0640 0000 5922 2618

'S Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
■ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Insured Mail
Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here

7020 0640 0000 5922 2618

REAL MARIER
(HTA-5710)
2412 CHERI LANE
PEMBROKE PARK, FL 33009



U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

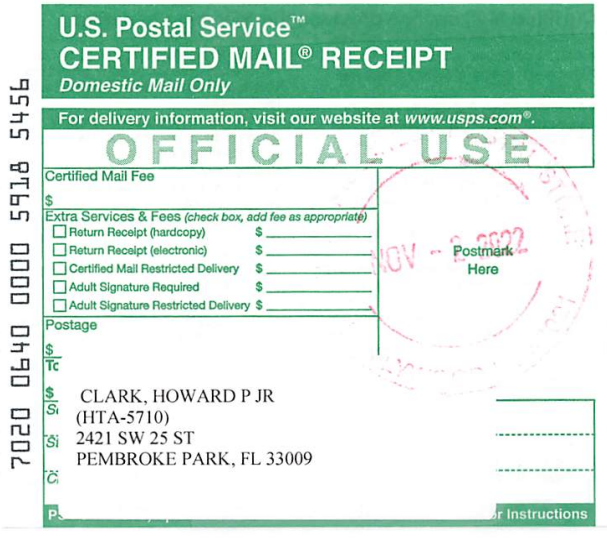
Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here

7020 0640 0000 5922 2625

CLARK, HOWARD P JR
(HTA-5710)
2421 GLORIA LN
HALLANDALE BEACH FL 33009



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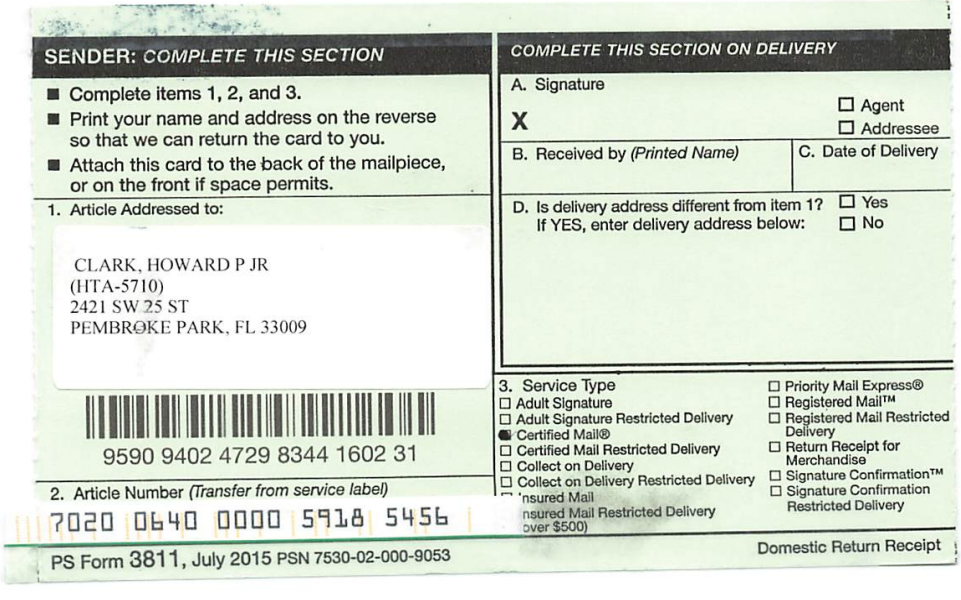
Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here

7020 0640 0000 5918 5456

CLARK, HOWARD P JR
(HTA-5710)
2421 SW 25 ST
PEMBROKE PARK, FL 33009



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CLARK, HOWARD P JR
(HTA-5710)
2421 SW 25 ST
PEMBROKE PARK, FL 33009

9590 9402 4729 8344 1602 31

2. Article Number (Transfer from service label)
7020 0640 0000 5918 5456

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ● Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

REAL MARIER CASE NO 5710

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2412 CHERI LANE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2412 CHERI LANE, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: REAL MARIER AT 10:54. ON THE 4TH DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

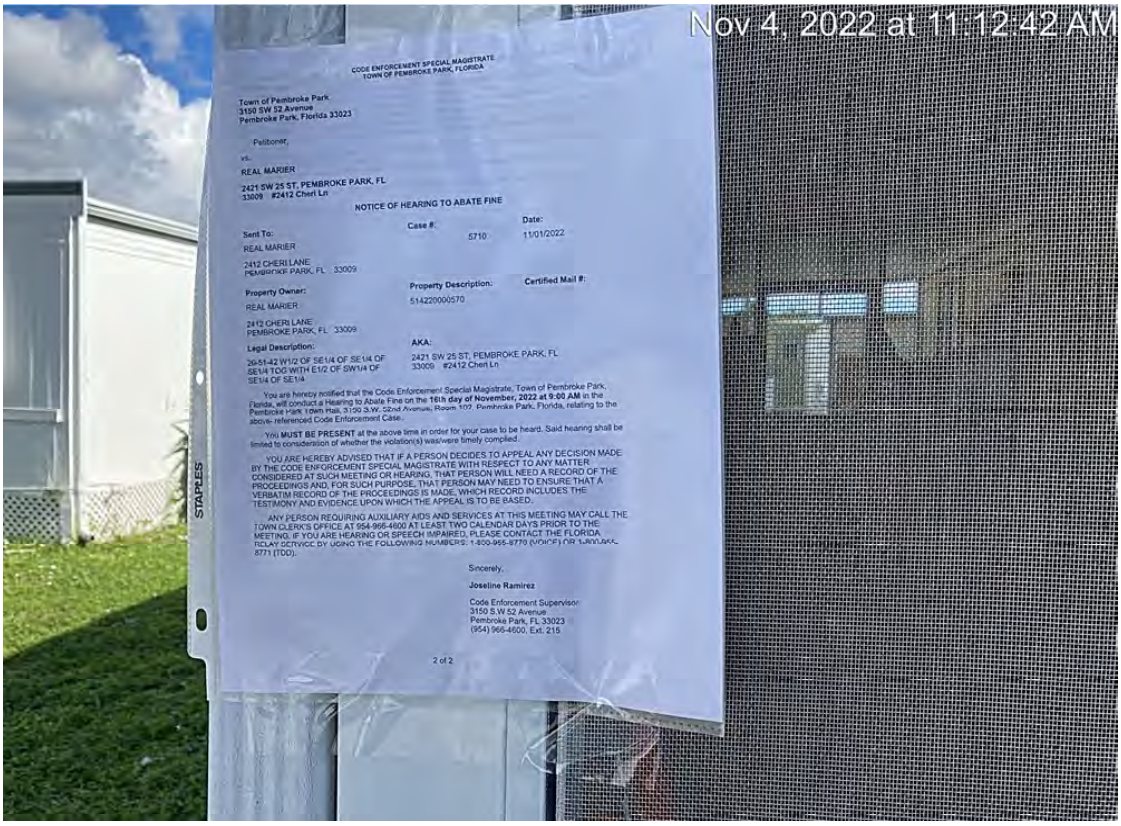
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 14 day of Nov, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Jeffrey Louis
Signature

Personally Known N OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.


Nov 4, 2022 at 11:12:42 AM
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
REAL MARIER
2421 SW 25 ST, PEMBROKE PARK, FL
33009 #2412 Cheri Ln
NOTICE OF HEARING TO ABATE FINE
Case #: 5710
Date: 11/01/2022
Sent To:
REAL MARIER
2412 CHERI LANE
PEMBROKE PARK, FL 33009
Property Owner:
REAL MARIER
2412 CHERI LANE
PEMBROKE PARK, FL 33009
Property Description: 514229000570
Certified Mail #:
Legal Description:
29-51-42 W1/2 OF SE1/4 OF SE1/4 TOG WITH E1/2 OF SW1/4 OF SE1/4 OF SE1/4
AKA:
2421 SW 25 ST, PEMBROKE PARK, FL
33009 #2412 Cheri Ln
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 16th day of November, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 107, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Joseline Ramirez
Code Enforcement Supervisor
3150 S.W.52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
2 of 2
STAPLES


Nov 4, 2022 at 11:12:51 AM

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

REAL MARIER

2421 SW 25 ST, PEMBROKE PARK, FL 33009 #2412 Cheri Ln

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
REAL MARIER	5710	11/01/2022
2412 CHERI LANE PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
REAL MARIER	514220000570	
2412 CHERI LANE PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
20-51-42 W1/2 OF SE1/4 OF SE1/4 OF SE1/4 TOG WITH E1/2 OF SW1/4 OF SE1/4 OF SE1/4	2421 SW 25 ST, PEMBROKE PARK, FL 33009 #2412 Cheri Ln

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **16th day of November, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

1. Addition (Possible carport converted into a screen room) built without permits. Obtain all permits with plans and inspections for the Screen room including Electrical.
2. Prohibited shed on the property. Remove prohibited shed from property, apply for a permit to install a permanent shed if needed then plans and inspections along with the permit.
3. Multiple doors were changed out. Obtain a permit for each door with plans and inspections.
4. Stairs installed to mobile home without a permit at the front door, second door inside enclosure and back side of the house. Obtain a permit for each stairs with plans and inspections.
5. Mobile home appears to be divided into two units (seperation wall built in between the enclosed screen area). Obtain a
6. Bathroom sinks on the floor (possible bathroom renovation) Obtain a permit with plans and inspections for all plumbing work and/or other trades.
7. Railing installed at main entrance door without a permit, Obtain a permit with plans and inspections for the railings.
8. Remove hurricane shutter from back side of the mobile home. (Appears the tenant/ owner blocked off a door).
9. A double permit fee has been assessed to all permits on this property,

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 10/20/22 Phone #: 696-6897

Case # 5710 E-mail:

Address of Violation: 2412 Cherie Lane FL 33009

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Real Marier (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5710 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 11/15/2022 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 10/20/2021 imposing the fine of $ 13,850 for violation(s)of the Town's Code of Ordinances: 5-105, 5-17, 5-87

Brief summary for request: I came in compliance and most of the items was wrong and should not pay full amount Because I told to Permit immediately.

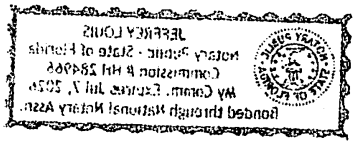
REAL MARIER
Petitioner's Name (Print)

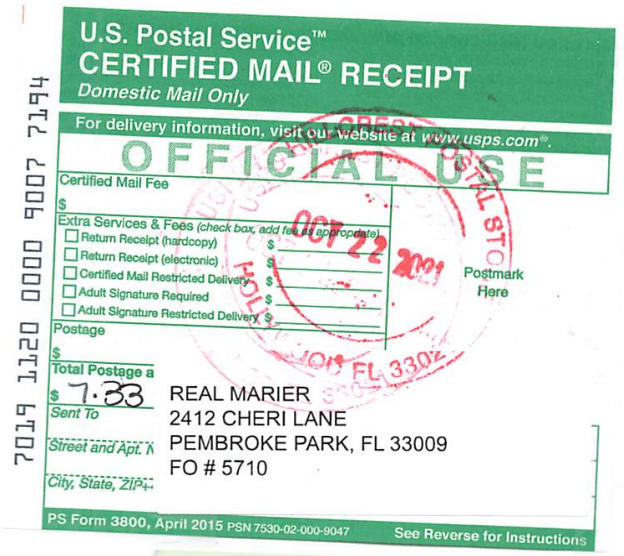
Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Real Joseph Marier and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 10/20/22.

Notary Public State of Florida: My Commission expires: 7/7/26

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.


JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284984
My Comm. Expires Jan 7, 2026
Bonded through National Notary Assn.



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Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage a
$ 7.33
Sent To
Street and Apt. N
City, State, ZIP+

REAL MARIER
2412 CHERI LANE
PEMBROKE PARK, FL 33009
FO # 5710

OCT 22 2021
Postmark Here

7019 1120 0000 9007 7194

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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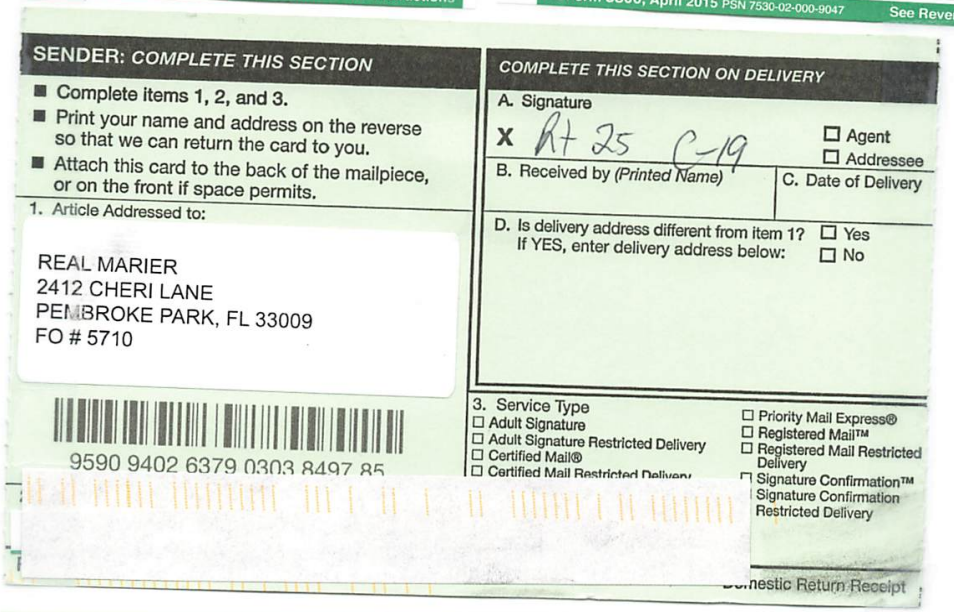
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage a
$ 7.33
Sent To
Street and Apt. N
City, State, ZIP+

HOWARD CLARK JR.
2421 GLORIA LANE
PEMBROKE PARK, FL 33009
FO # 5710

OCT 22 2021
Postmark Here

7019 1120 0000 9007 7200

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

REAL MARIER
2412 CHERI LANE
PEMBROKE PARK, FL 33009
FO # 5710

9590 9402 6379 0303 8497 85

COMPLETE THIS SECTION ON DELIVERY

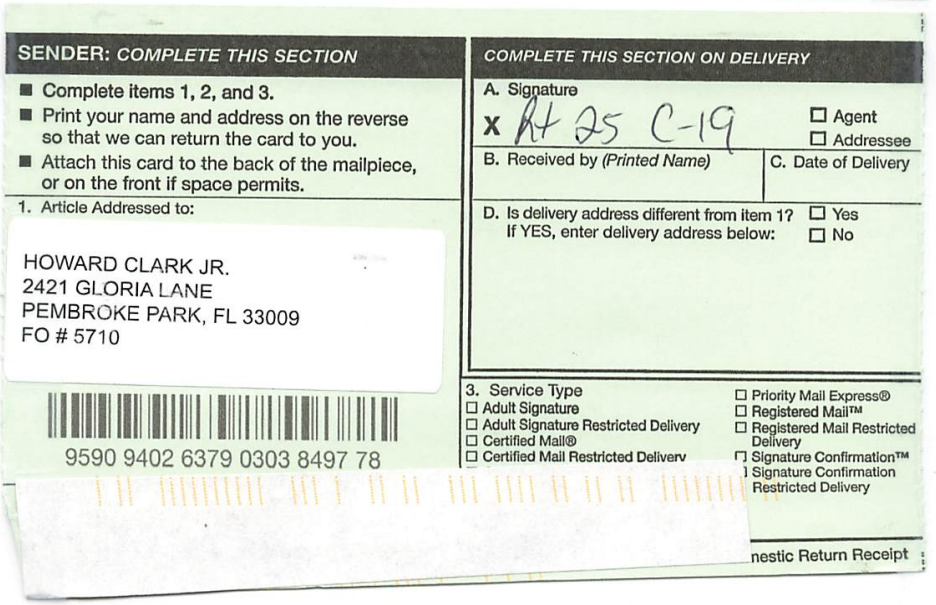
A. Signature
X At 25 C-19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
Signature Confirmation Restricted Delivery

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

HOWARD CLARK JR.
2421 GLORIA LANE
PEMBROKE PARK, FL 33009
FO # 5710

9590 9402 6379 0303 8497 78

COMPLETE THIS SECTION ON DELIVERY

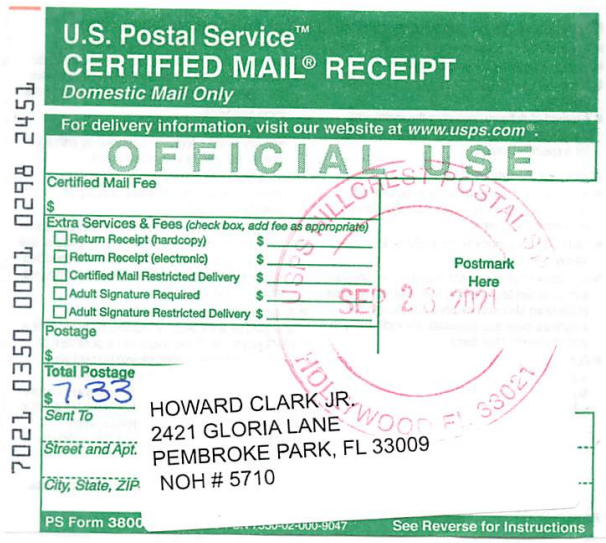
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Signature Confirmation Restricted Delivery

Domestic Return Receipt



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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$ 7.33

Sent To
HOWARD CLARK JR.

Street and Apt.
2421 GLORIA LANE

City, State, ZIP
PEMBROKE PARK, FL 33009
NOH # 5710

Postmark Here
SEP 23 2021

7021 0350 0001 0298 2451

PS Form 3800 See Reverse for Instructions



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
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Postage
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Total Postage and
$ 7.33

Sent To
REAL MARIER

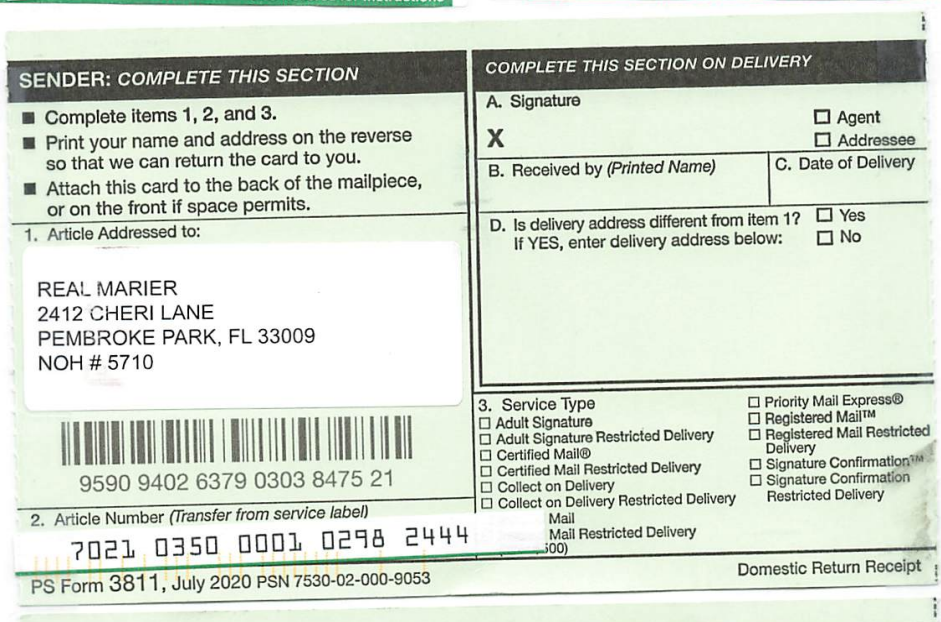
Street and Apt. No.,
2412 CHERI LANE

City, State, ZIP+4®
PEMBROKE PARK, FL 33009
NOH # 5710

Postmark Here
SEP 23 2021

7021 0350 0001 0298 2444

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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- Complete items 1, 2, and 3.
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1. Article Addressed to:

REAL MARIER
2412 CHERI LANE
PEMBROKE PARK, FL 33009
NOH # 5710

9590 9402 6379 0303 8475 21

2. Article Number (Transfer from service label)
7021 0350 0001 0298 2444

COMPLETE THIS SECTION ON DELIVERY

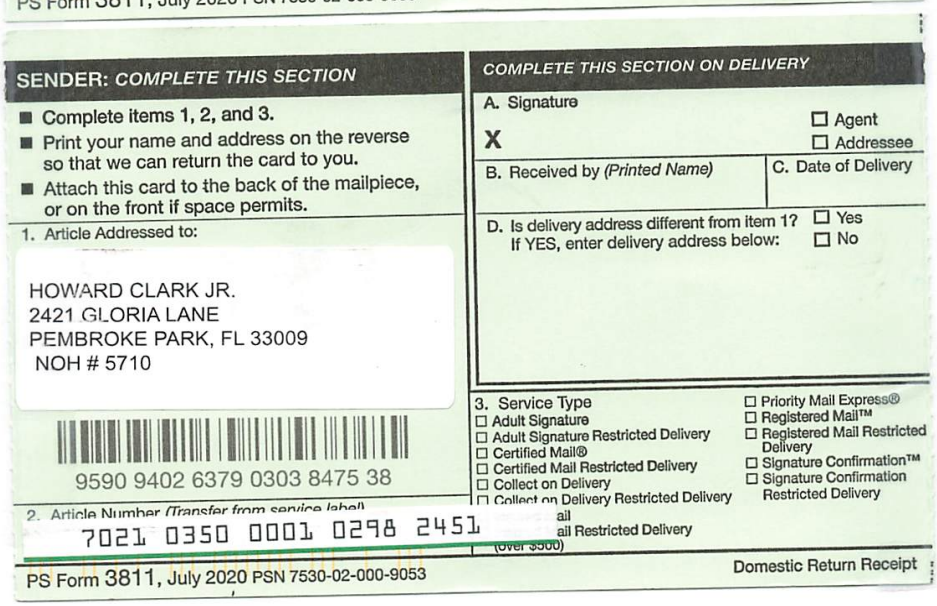
A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

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- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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HOWARD CLARK JR.
2421 GLORIA LANE
PEMBROKE PARK, FL 33009
NOH # 5710

9590 9402 6379 0303 8475 38

2. Article Number (Transfer from service label)
7021 0350 0001 0298 2451

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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- ☐ Certified Mail Restricted Delivery
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- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. REAL MARIER Respondent(s)	Case No.: 5710

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 20, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2412 CHERI LANE, PEMBROKE PARK FL 33009

PROPERTY OWNER: HOWARD P CLARK, 2421 SW 25 ST / 2421 GLORIA LANE, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 20 00 0570

LEGAL DESCRIPTION: 20-51-42 W1/2 OF SE1/4 OF SE1/4 OF SE1/4 TOG WITH E1/2 OF SW1/4 OF SE1/4 OF SE1/4

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. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 **WITHIN** 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20TH day of October 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of October, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
REAL MARIER	2412 CHERI LANE PEMBROKE PARK, FL 33009	2421 SW 25 ST, PEMBROKE PARK, FL 33009 #2412 Cheri Ln

Legal Description

Case Status Open **Case #** 5710 **Date Next Inspection** 10/20/2021

Notes

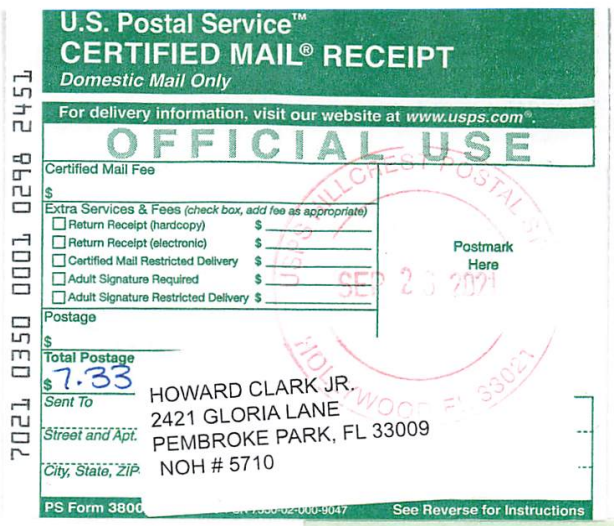
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8. Remove hurricane shutter from back side of the mobile home. (Appears the tenant/ owner blocked off a door).
9. A double permit fee has been assessed to all permits on this property,

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/30/2021		Notice of Violation	Regular Mail
9/28/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/20/2021
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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$ 7.33

Sent To
HOWARD CLARK JR.

Street and Apt.
2421 GLORIA LANE

City, State, ZIP
PEMBROKE PARK, FL 33009
NOH # 5710

Postmark Here

SEP 2 0 2021

PS Form 3800

See Reverse for Instructions

7021 0350 0001 0298 2451



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 7.33

Sent To
REAL MARIER

Street and Apt. No.
2412 CHERI LANE

City, State, ZIP+4®
PEMBROKE PARK, FL 33009
NOH # 5710

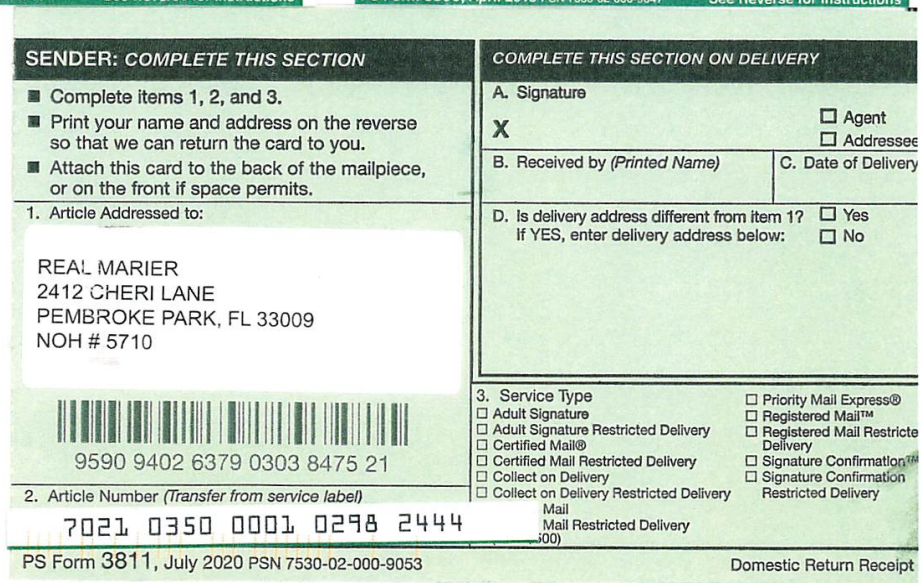
Postmark Here

SEP 2 0 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7021 0350 0001 0298 2444



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

REAL MARIER
2412 CHERI LANE
PEMBROKE PARK, FL 33009
NOH # 5710

9590 9402 6379 0303 8475 21

2. Article Number (Transfer from service label)
7021 0350 0001 0298 2444

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

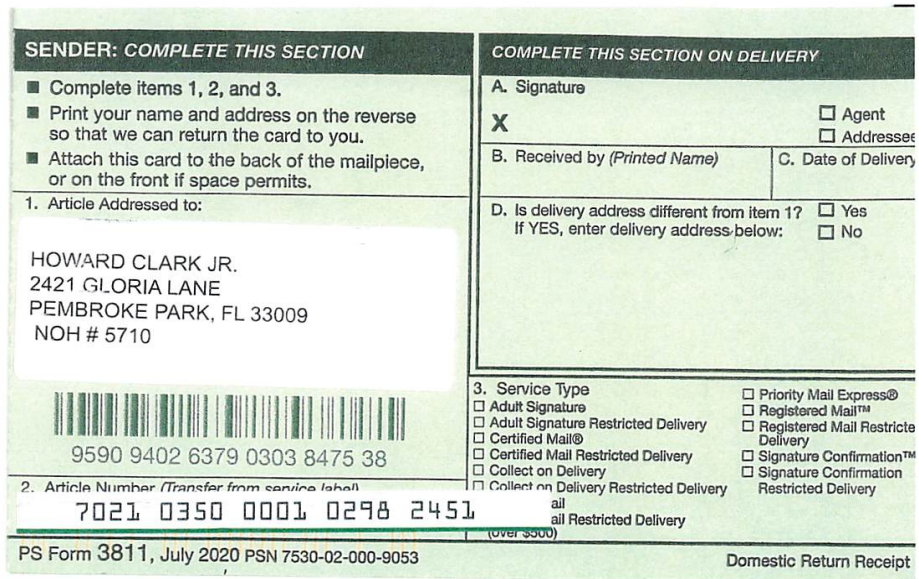
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOWARD CLARK JR.
2421 GLORIA LANE
PEMBROKE PARK, FL 33009
NOH # 5710

9590 9402 6379 0303 8475 38

2. Article Number (Transfer from service label)

7021 0350 0001 0298 2451

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ ail
☐ ail Restricted Delivery
(over $500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricte Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2421-2423 SW 25 STREET, PEMBROKE PARK FL 33009	ID #	5142 20 00 0570
Property Owner	CLARK, HOWARD P JR	Millage	0613
Mailing Address	2421 GLORIA LN HALLANDALE BEACH FL 33009-3029	Use	28
Abbr Legal Description	20-51-42 W1/2 OF SE1/4 OF SE1/4 OF SE1/4 TOG WITH E1/2 OF SW1/4 OF SE1/4 OF SE1/4		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$2,937,960	$54,680	$2,992,640	$2,992,640	
2021	$2,937,960	$54,680	$2,992,640	$2,800,430	
2020	$2,937,960	$54,680	$2,992,640	$2,545,850	$57,850.49

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,992,640	$2,992,640	$2,992,640	$2,992,640
Portability	0	0	0	0
Assessed/SOH	$2,992,640	$2,992,640	$2,992,640	$2,992,640
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,992,640	$2,992,640	$2,992,640	$2,992,640

Sales History

Date	Type	Price	Book/Page or CIN
5/9/2001	WD*	$550,000	31577 / 1697
10/1/1992	WD	$86	19972 / 400

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.50	451,994	SF
Adj. Bldg. S.F. (Card, Sketch)		1915
Eff./Act. Year Built: 1961/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/28/2021

Sent To:

REAL MARIER

2412 CHERI LANE
PEMBROKE PARK, FL 33009

Case #:

5710

Property Owner:

REAL MARIER

2412 CHERI LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220000570

Legal Description:

20-51-42 W1/2 OF SE1/4 OF SE1/4 OF SE1/4 TOG WITH E1/2 OF SW1/4 OF SE1/4 OF SE1/4

AKA:

2421 SW 25 ST, PEMBROKE PARK, FL 33009 #2412 Cheri Ln

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

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(Ord. No. 89-12-1, § 2, 12-13-89)

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8. Remove hurricane shutter from back side of the mobile home. (Appears the tenant/ owner blocked off a door).
9. A double permit fee has been assessed to all permits on this property,

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of October, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

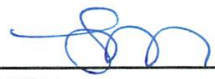
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer



9/28/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

REAL MARIER)

Respondent) CASE NO. 5710

AFFIDAVIT OF SERVICE

TO BE SERVED: REAL MARIER

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2412 CHERI LANE, PEMBROKE PARK FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: REAL MARIER

AT **3:02** A.M./**P.M.** ON THE **1.** DAY OF **OCTOBER** 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

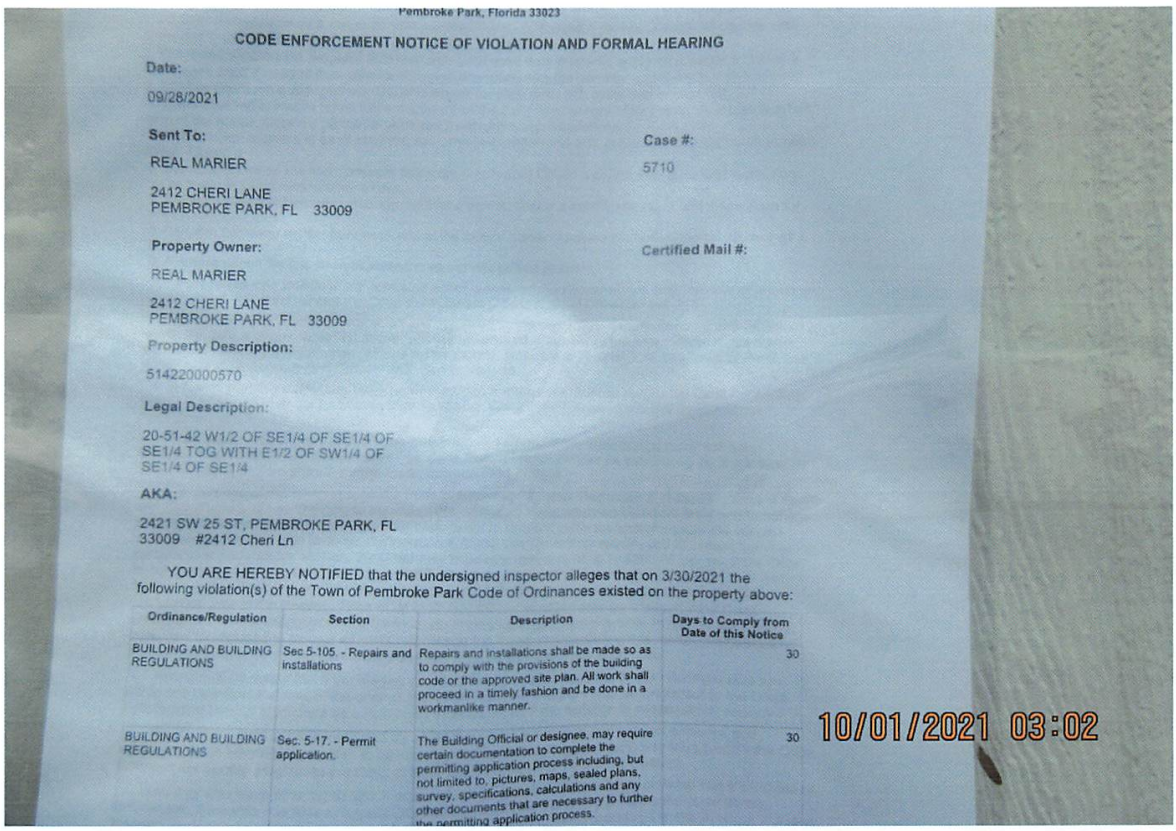
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of 10, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.



Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/28/2021

Sent To:

REAL MARIER

2412 CHERI LANE
PEMBROKE PARK, FL 33009

Case #:

5710

Property Owner:

REAL MARIER

2412 CHERI LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220000570

Legal Description:

20-51-42 W1/2 OF SE1/4 OF SE1/4 OF SE1/4 TOG WITH E1/2 OF SW1/4 OF SE1/4 OF SE1/4

AKA:

2421 SW 25 ST, PEMBROKE PARK, FL 33009 #2412 Cheri Ln

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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10/01/2021 03:02

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
REAL MARIER 2412 CHERI LANE PEMBROKE PARK, FL 33009	5710	03/30/2021

Property Owner:	Property Description:	Certified Mail #:
REAL MARIER 2412 CHERI LANE PEMBROKE PARK, FL 33009	514220000570	

Legal Description:	AKA:
20-51-42 W1/2 OF SE1/4 OF SE1/4 OF SE1/4 TOG WITH E1/2 OF SW1/4 OF SE1/4 OF SE1/4	2421 SW 25 ST, PEMBROKE PARK, FL 33009 #2412 Cheri Ln

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Notes/Means of Correction:

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Teressa Malcolm
Code Enforcement Officer


03/22/2021 16:42


03/22/2021 16:42


03/22/2021 16:41


03/22/2021 16:41


03/22/2021 16:44


03/22/2021 16:43

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Teressa Malcolm
Code Enforcement Officer


03/22/2021 16:41


03/22/2021 16:41


03/22/2021 16:41


03/22/2021 16:41


TCE
TRI-CITY ELECTRIC CO., INC.
ELECTRICAL CONSTRUCTION & SERVICE
305-642-7822
TRANSIT 250
151
03/22/2021 16:39


TCE
TRI-CITY ELECTRIC CO., INC.
ELECTRICAL CONSTRUCTION & SERVICE
151
625 NW 16 AVE. MIAMI, FL.
305-642-7822
03/22/2021 16:39


03/22/2021 16:42


03/22/2021 16:41


03/22/2021 16:39

Loading...

P: (954) 966-4600 ext. 213 • C: (954) 870-0165 /
tmalcolm@tppfl.gov.com
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

From: Real Marier
Sent: Tuesday, April 6, 2021 9:20 PM
To: Teressa Malcolm
Subject: Code Enforcement Notice Of Violation

Good morning Ms.Malcolm

This email is to clarify/explain/ask question about the recent visit

to my dad's house: 2412 Cheri Ln, Hallandale Beach, FL 33009

You gave me 9 points of concern. I'll go one by one.

Just so you know, I know that lying to the authority is worse than the

actual crime/violation .... I'll be honest because this document is official

and can be used against me.

1. --> Possible carport converted into a screen room.

Possible means "may" or "may not". I'll go with "may not" so

no need to provide permits when nothing has been done.

2. --> Prohibited shed on the property.

We saw shed on this Mobile Home Park so I assume it was O.K.

This is a shed from HOMEDEPOT. I did not know that a permit

was needed to assemble a plastic shed without any plumbing/electric.

The price was close to 700$ should I trash it?

3. --> Multiple doors were changed out.

There is a total of 3 doors part of the mobile home.

I need more info please.

4. --> Stairs installed at the front, second and back side doors.

I doubt that they came with the Mobile Home.

Present owner did not built/installed/poor stairs.

Do you want us to remove and have temporary ones instead?

5. --> Mobile Home appears to be divided into 2 units.

Trust me: 2 bedrooms, 1 bathroom, 1 kitchen. Period

But we are planning to convert it. We are gathering materials.

6. --> Bathroom sink on the floor (possible bathroom renovation).

Like I stated before, gathering materials.

No work started yet.

7. --> Railing installed at main entrance door without permit.

We will remove it as I don't know if it was installed with

permit ---> better safe than sorry

8. --> Remove hurricane shutter from back side.

We will remove it, but if a hurricane hit us --> I'll blame you

9. --> A double permit fee has been assessed to all permits on this property.

Explain: who did the assessment?

this property? 2412 Cheri Ln or the entire park?

Thank you .

--

Junior

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

This email may contain confidential and privileged material for the sole use of the intended recipient. Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply email and delete all copies of this message.

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

From: Real Marier
Sent: Wednesday, April 7, 2021 9:17 AM
To: Teressa Malcolm
Subject: Re: Code Enforcement Notice Of Violation

Okay.

I'm booked solid for the next year... but
for you, I'll do an exception....

Is Friday after lunch a possibility?

I have an emergency at the hospital this
afternoon. Tomorrow afternoon, I am going to Bal Arbor .... in the mornings, I'm
at the Miami Dolphins Stadium.

Let me know.

Thank you

On Wed, Apr 7, 2021, 8:43 AM Teressa Malcolm <tmalcolm@tppfl.gov> wrote:

Junior:

Good morning,

Thank you for email with your concerns.

Please let me know your availability to meet with me at the Building Department to discuss your concerns with the case written for 2412 Cheri Lane.

Best Regards,

Teressa Malcolm

Code Enforcement Officer

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE VILLAS APARTMENTS LTD	7735 NW 146 ST #306 MIAMI LAKES, FL 33016	4803 SW 41 ST, PEMBROKE PARK, FL 33009 #Building 4009 # 104

Legal Description

Case Status Closed **Case #** 6066

Notes
1. Roof leaking in master bedroom, repairs needed in the ceiling and base boards through out the unit.
2. Water heater replaced in the unit without a permit. Obtain a permit for the water heater replacement Serial: Q471923801 2018' with plans and inspections.
3. A/c replaced without a permit. Obtain a permit for the a/c currently installed serial: AW18-03C with plans and inspections.
4. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/27/2021		Notice of Violation	Regular Mail
9/28/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/21/2021	10/20/2021	Final Order	Certified Mail
8/26/2022		Affidavit of Compliance	Hand
11/1/2022	11/16/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	8/26/2022
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)	8/26/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	8/26/2022	$25,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$25,100.00**

Case Overview

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$25,100.00

Town of Pembroke Park

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

Bill To:PEMBROKE VILLAS APARTMENTS LTD 4803 SW 41 ST, PEMBROKE PARK, FL 33009

INVOICE

DATE: November 4, 2022
INVOICE # 320
FOR:

Case # 6066

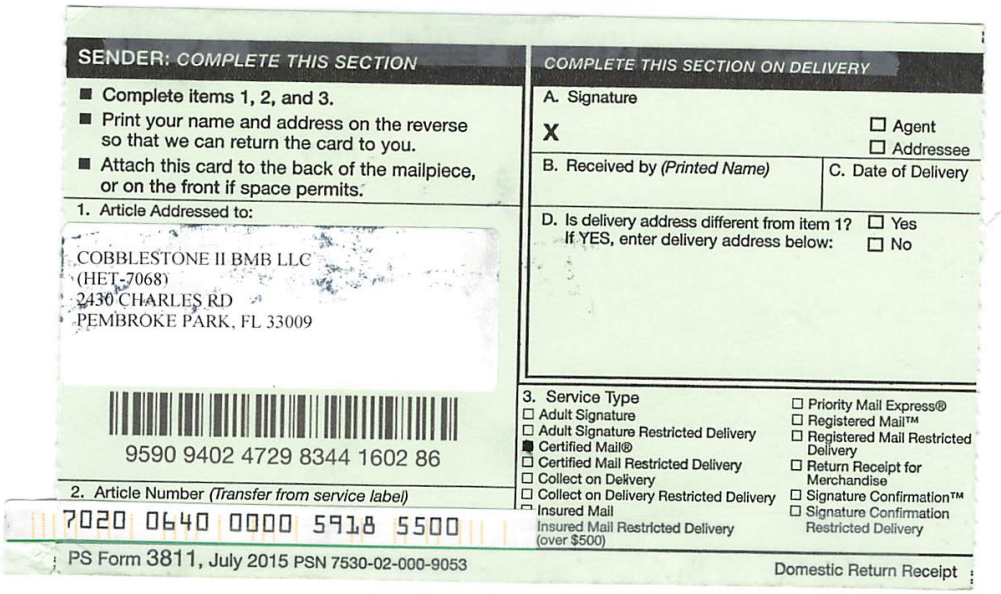
4803 SW 41 ST, PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.		
	Final Order on 10/21/2021		
1	Admin Fee	$ 100.00	$ 100.00
250	Day(s) of Per Diem from (12/19/21-08/26/22)	$ 100.00	$ 25,000.00
1	Recorded Lien Fee		
	Town's Motion to abate fine by 15%		$ 3,750.00
	3,750 + 100		$ 3,850.00
		Balance	$ 25,100.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

THANK YOU FOR YOUR BUSINESS!



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:

COBBLESTONE II BMB LLC
(HET-7068)
2430 CHARLES RD
PEMBROKE PARK, FL 33009

9590 9402 4729 8344 1602 86

2. Article Number *(Transfer from service label)*

7020 0640 0000 5918 5500

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

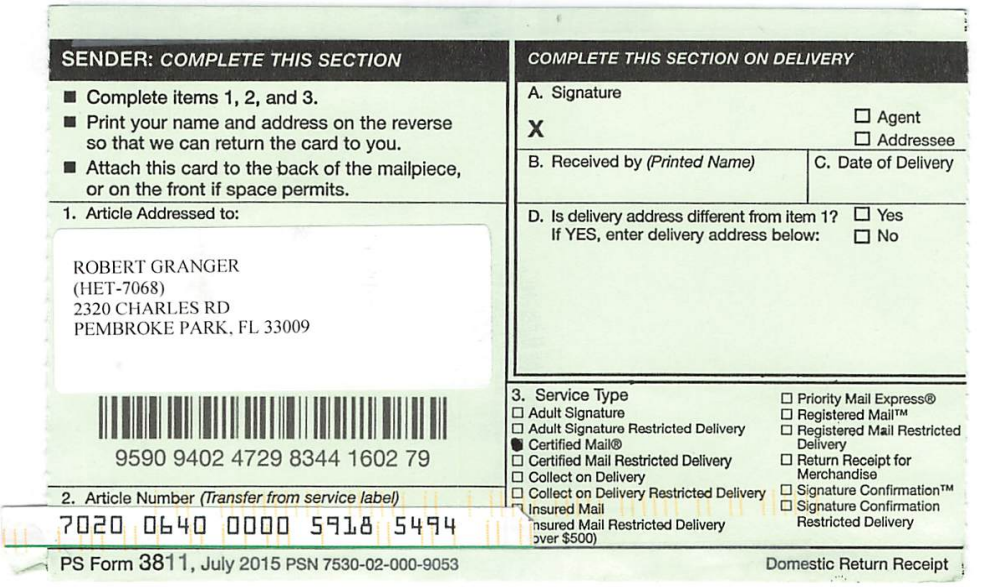
B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ROBERT GRANGER
(HET-7068)
2320 CHARLES RD
PEMBROKE PARK, FL 33009

9590 9402 4729 8344 1602 79

2. Article Number *(Transfer from service label)*

7020 0640 0000 5918 5494

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

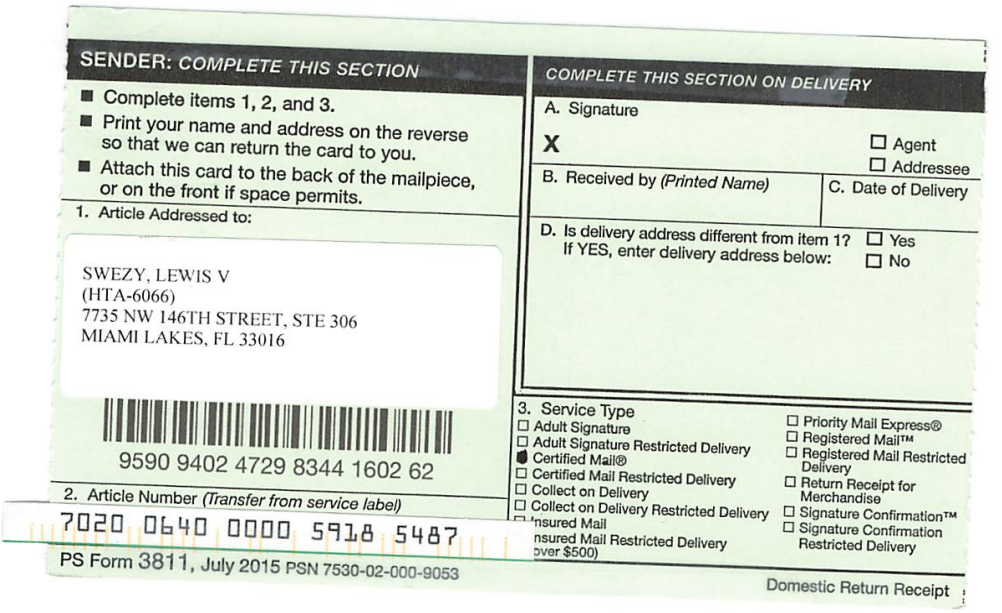
B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
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- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SWEZY, LEWIS V
(HTA-6066)
7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

9590 9402 4729 8344 1602 62

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 5487

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

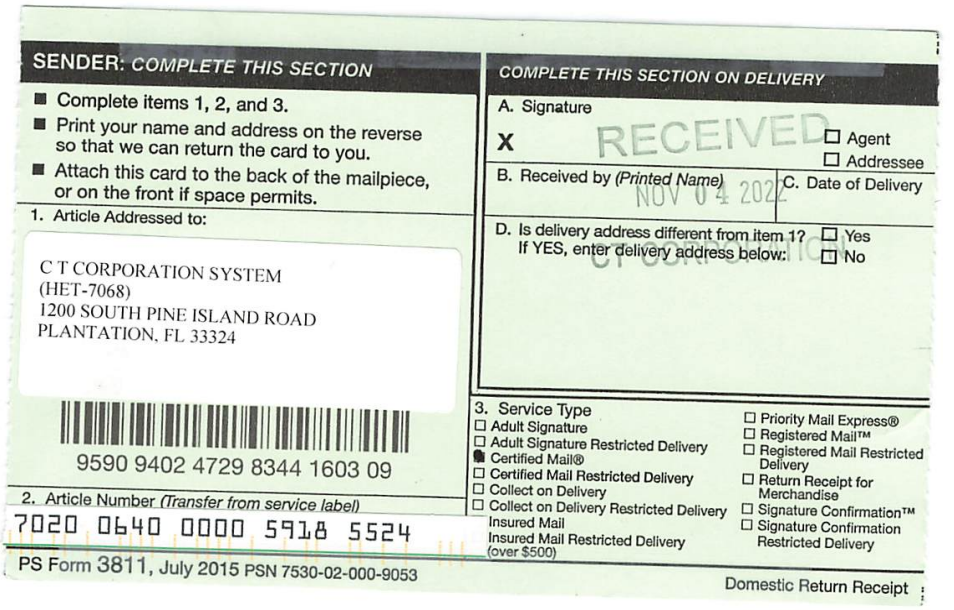
A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

C T CORPORATION SYSTEM
(HET-7068)
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 4729 8344 1603 09

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 5524

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RECEIVED ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* NOV 04 2021 | 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
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total
$

Postmark Here

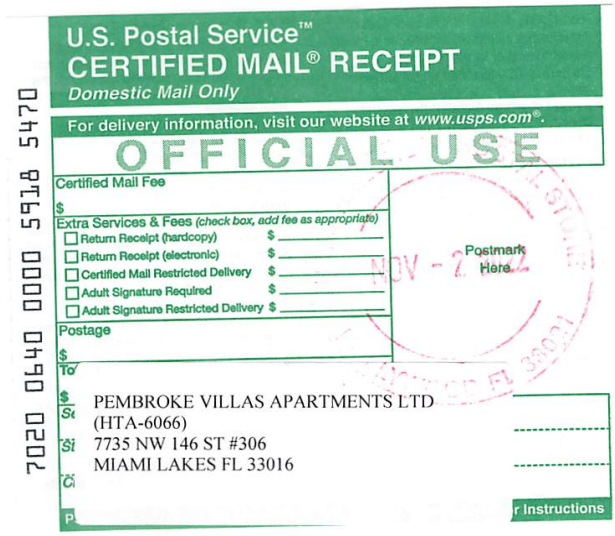
NOV - 2 2022

Sent
Stree
City,

PEMBROKE VILLAS APARTMENTS LTD
(HTA-6066)
4803 SW 41 ST
PEMBROKE PARK, FL 33009

PS Form ... See reverse for Instructions

7020 0640 0000 5918 5463



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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total
$

Postmark Here

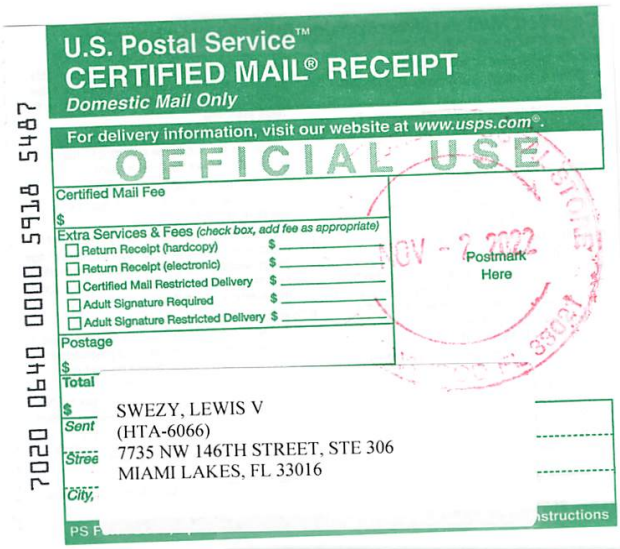
NOV - 2 2022

Sent
Stree
City,

PEMBROKE VILLAS APARTMENTS LTD
(HTA-6066)
7735 NW 146 ST #306
MIAMI LAKES FL 33016

r Instructions

7020 0640 0000 5918 5470



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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
$

Postmark Here

NOV - 2 2022

Sent
Stree
City,

SWEZY, LEWIS V
(HTA-6066)
7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

PS F... ...structions

7020 0640 0000 5918 5487



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE VILLAS APARTMENTS LTD
(HTA-6066)
7735 NW 146 ST #306
MIAMI LAKES FL 33016

9590 9402 4729 8344 1602 55

2. Article Number (Transfer from service label)
7020 0640 0000 5918 5470

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE VILLAS APARTMENTS LTD CASE NO 6066

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4803 SW 41 ST, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 4803 SW 41 ST, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PEMBROKE VILLAS APARTMENTS LTD AT 11:24. ON THE 4TH DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

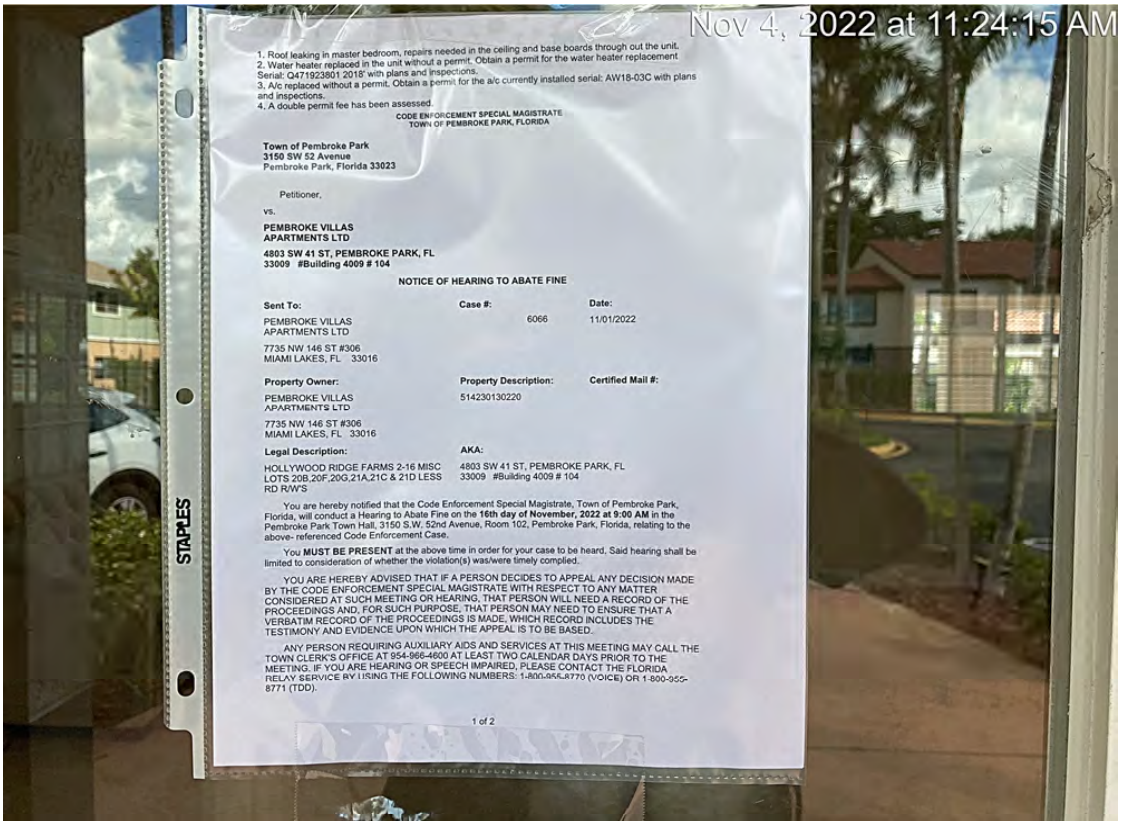
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 14 day of Nov, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.


Nov 4, 2022 at 11:24:15 AM
1. Roof leaking in master bedroom, repairs needed in the ceiling and base boards through out the unit.
2. Water heater replaced in the unit without a permit. Obtain a permit for the water heater replacement Serial: Q471923801 2018' with plans and inspections.
3. A/c replaced without a permit. Obtain a permit for the a/c currently installed serial: AW18-03C with plans and inspections.
4. A double permit fee has been assessed.
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
PEMBROKE VILLAS APARTMENTS LTD
4803 SW 41 ST, PEMBROKE PARK, FL 33009 #Building 4009 # 104
NOTICE OF HEARING TO ABATE FINE
Sent To:
PEMBROKE VILLAS APARTMENTS LTD
7735 NW 146 ST #306
MIAMI LAKES, FL 33016
Case #:
6066
Date:
11/01/2022
Property Owner:
PEMBROKE VILLAS APARTMENTS LTD
7735 NW 146 ST #306
MIAMI LAKES, FL 33016
Property Description:
514230130220
Certified Mail #:
Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S
AKA:
4803 SW 41 ST, PEMBROKE PARK, FL 33009 #Building 4009 # 104
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 16th day of November, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
You MUST BE PRESENT at the above time in order for your case to be heard, Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
1 of 2
STAPLES

1. Roof leaking in master bedroom, repairs needed in the ceiling and base boards through out the unit.
2. Water heater replaced in the unit without a permit. Obtain a permit for the water heater replacement Serial: Q471923801 2018' with plans and inspections.
3. A/c replaced without a permit. Obtain a permit for the a/c currently installed serial: AW18-03C with plans and inspections.
4. A double permit fee has been assessed.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE VILLAS
APARTMENTS LTD

4803 SW 41 ST, PEMBROKE PARK, FL
33009 #Building 4009 # 104

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE VILLAS APARTMENTS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	6066	11/01/2022
Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE VILLAS APARTMENTS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	514230130220	
Legal Description:	**AKA:**	
HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S	4803 SW 41 ST, PEMBROKE PARK, FL 33009 #Building 4009 # 104	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **16th day of November, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 10/20/2022

Phone #: (954) 613-9717 (305) 772-1302 Cell

Case # 60066

E-mail: puillas@centennialmgt.com

Address of Violation: 4009 SW 52nd Avenue # 109 Pembroke Park FL, 33023

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Catalina Montano (Agent) (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 60066 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 11/16/2022 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 10/21/2022 imposing the fine of $25,100.00 for violation(s)of the Town's Code of Ordinances: 5-105, 5-17

Brief summary for request: the roof leak was repaired, the water heater was replaced without a permit. permit was submitted 7/15/22 and completed on 8/26/22

Catalina Montano

Petitioner's Name (Print)

Catalina Montano.

Petitioner's Signature

State of Florida, County of Broward

Personally appeared before me the undersigned authority, Catalina Montano and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on October 2022

Notary Public State of Florida: Jeffrey Louis My Commission expires: 7/7/26

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 249964
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE VILLAS APARTMENTS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	6066	07/27/2021

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE VILLAS APARTMENTS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	514230130220	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S	4803 SW 41 ST, PEMBROKE PARK, FL 33009 #Building 4009 # 104

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1. Roof leaking in master bedroom, repairs needed in the ceiling and base boards through out the unit.
2. Water heater replaced in the unit without a permit. Obtain a permit for the water heater replacement Serial: Q471923801 2018' with plans and inspections.
3. A/c replaced without a permit. Obtain a permit for the a/c currently installed serial: AW18-03C with plans and inspections.
4. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	**Case #:**	**Date:**
PEMBROKE VILLAS APARTMENTS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	6066	7/27/2021 12:00:00 AM

Property Owner:	**Property Description:**
PEMBROKE VILLAS APARTMENTS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	514230130220

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S	4803 SW 41 ST, PEMBROKE PARK, FL 33009 #Building 4009 # 104

Mailing Purposes Only

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
08/04/2021
US POSTAGE $[illegible]
[illegible] 0

Sent To:

PEMBROKE VILLAS
APARTMENTS LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #:

6066

NOV # 60666

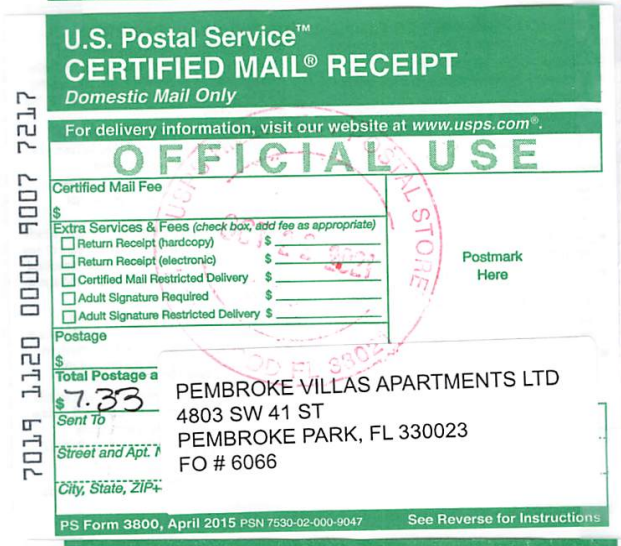
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

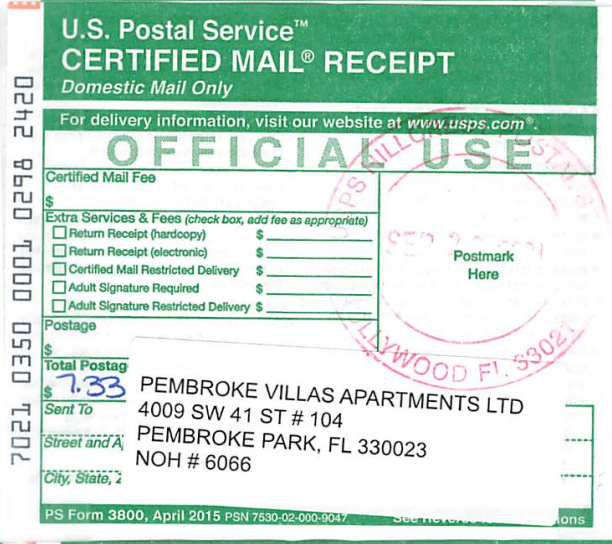
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08/04/2021
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Pembroke Villas Apartments LTD
4803 SW 41 St
Pembroke Park
FL
33023


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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
Total Postage a
$7.33
Sent To
Street and Apt. N
City, State, ZIP+
PEMBROKE VILLAS APARTMENTS LTD
7735 NW 146 ST # 306
MIAMI LAKES, FL 33016
FO # 6066
Postmark Here
OCT 22 2021
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7019 1120 0000 9007 7231

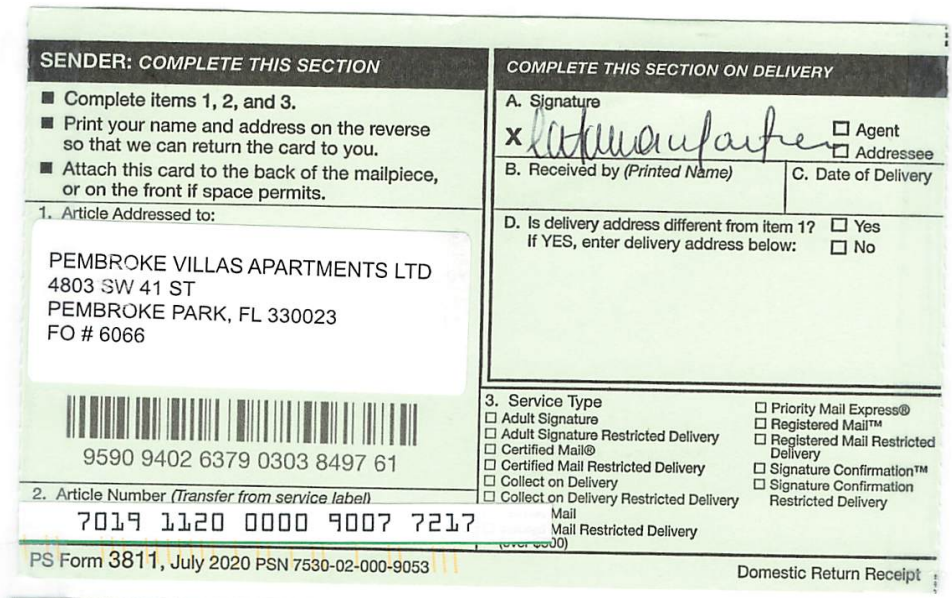

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Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage
Sent To
Street and Apt.
City, State, ZIP
PEMBROKE VILLAS APARTMENTS LTD
4009 SW 41 ST # 104
PEMBROKE PARK, FL 330023
FO # 6066
Postmark Here
OCT 22 2021
PS Form 3800, April 2015
7019 1120 0000 9007 7224


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Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage a
$7.33
Sent To
Street and Apt. N
City, State, ZIP+
PEMBROKE VILLAS APARTMENTS LTD
4803 SW 41 ST
PEMBROKE PARK, FL 330023
FO # 6066
Postmark Here
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7019 1120 0000 9007 7217


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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postag
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Sent To
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City, State, Z
PEMBROKE VILLAS APARTMENTS LTD
4009 SW 41 ST # 104
PEMBROKE PARK, FL 330023
NOH # 6066
Postmark Here
PS Form 3800, April 2015 PSN 7530-02-000-9047
7021 0350 0001 0298 2420


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Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage
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Street and Ap
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PEMBROKE VILLAS APARTMENTS LTD
4803 SW 41 ST
PEMBROKE PARK, FL 330023
NOH # 6066
Postmark Here
SEP 20 2021
PS Form 3800, April 2015 PSN 7530-02-000-9047
7021 0350 0001 0298 2413


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Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage
$7.33
Sent To
Street and Apt
City, State, Zi
PEMBROKE VILLAS APARTMENTS LTD
7735 NW 146 ST # 306
MIAMI LAKES, FL 33016
NOH # 6066
Postmark Here
SEP 20 2021
PS Form 3800, April 2015 PSN 7530-02-000-9047
7021 0350 0001 0298 2437



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE VILLAS APARTMENTS LTD
4803 SW 41 ST
PEMBROKE PARK, FL 330023
FO # 6066

9590 9402 6379 0303 8497 61

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 7217

COMPLETE THIS SECTION ON DELIVERY

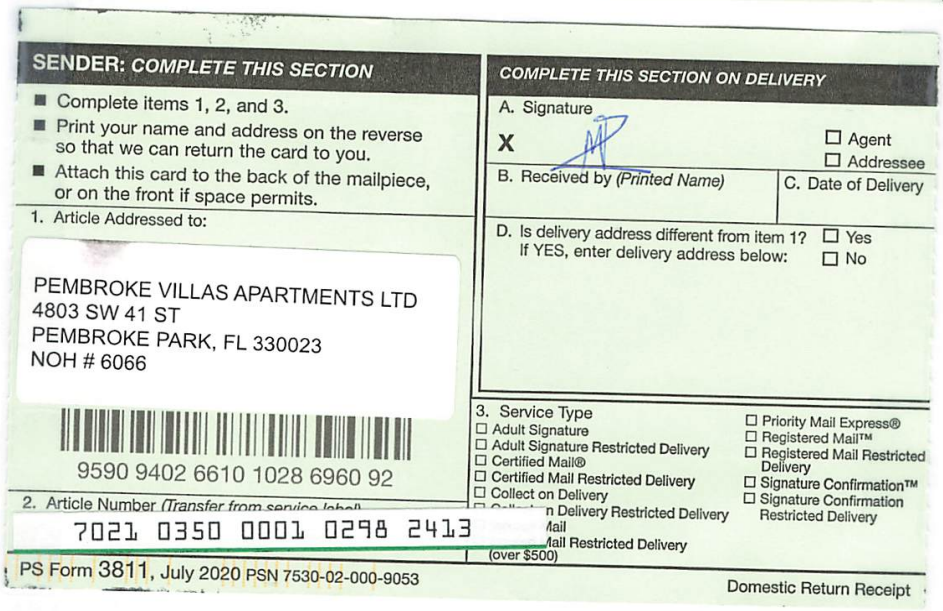
A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE VILLAS APARTMENTS LTD
4803 SW 41 ST
PEMBROKE PARK, FL 330023
NOH # 6066

9590 9402 6610 1028 6960 92

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 2413

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PEMBROKE VILLAS APARTMENTS LTD Respondent(s)	Case No.: 6066

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 20, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4803 SW 41 ST BUILDING #4009 UNIT #104, PEMBROKE PARK FL 33009

PROPERTY OWNER: PEMBROKE VILLAS APARTMENTS LTD, 7735 NW 146 ST # 306, MIAMI LAKES, FL 33016

FOLIO NO.: 5142 30 13 0220

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

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 **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20TH day of October 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of October, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE VILLAS APARTMENTS LTD	7735 NW 146 ST #306 MIAMI LAKES, FL 33016	4803 SW 41 ST, PEMBROKE PARK, FL 33009 #Building 4009 # 104

Legal Description

Case Status Open **Case #** 6066 **Date Next Inspection** 10/20/2021

Notes
1. Roof leaking in master bedroom, repairs needed in the ceiling and base boards through out the unit.
2. Water heater replaced in the unit without a permit. Obtain a permit for the water heater replacement Serial: Q471923801 2018' with plans and inspections.
3. A/c replaced without a permit. Obtain a permit for the a/c currently installed serial: AW18-03C with plans and inspections.
4. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/27/2021		Notice of Violation	Regular Mail
9/28/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/20/2021



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Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$ 7.33

Sent To
Street and Apt
City, State, Zi

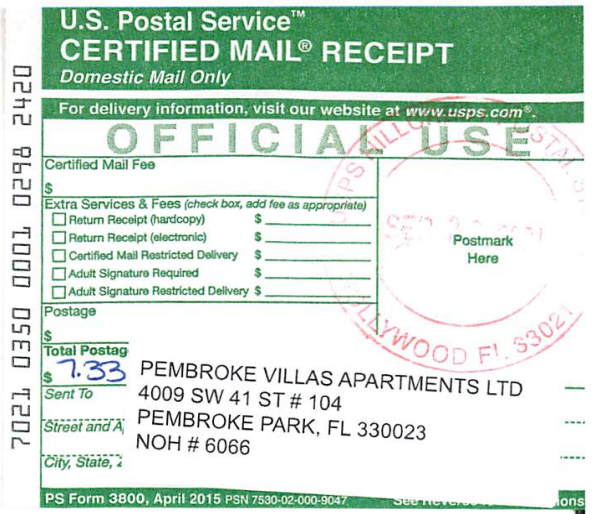
PEMBROKE VILLAS APARTMENTS LTD
4803 SW 41 ST
PEMBROKE PARK, FL 330023
NOH # 6066

Postmark Here

HILLCREST POSTAL STATION
SEP 20 2021
HOLLYWOOD FL 33021

PS Form 3800, April 2015 PSN 7530-02-000-9047

7021 0350 0001 0298 2413



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postag
$ 7.33

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PEMBROKE VILLAS APARTMENTS LTD
4009 SW 41 ST # 104
PEMBROKE PARK, FL 330023
NOH # 6066

Postmark Here

HILLCREST POSTAL STATION
HOLLYWOOD FL 33021

PS Form 3800, April 2015 PSN 7530-02-000-9047

7021 0350 0001 0298 2420



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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$ 7.33

Sent To
Street and Apt
City, State, Zi

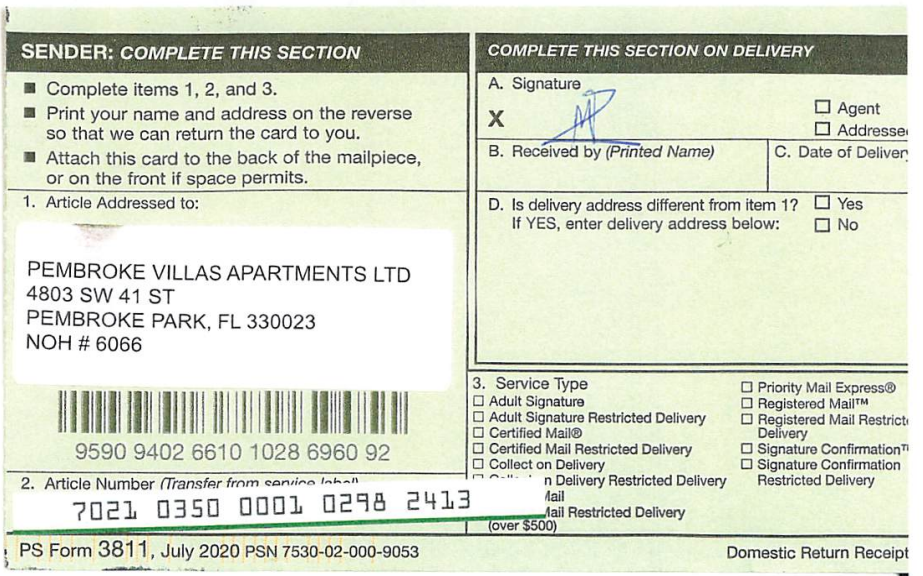
PEMBROKE VILLAS APARTMENTS LTD
7735 NW 146 ST # 306
MIAMI LAKES, FL 33016
NOH # 6066

Postmark Here

HILLCREST POSTAL STATION
SEP 20 2021
HOLLYWOOD FL 33021

PS Form 3800, April 2015 PSN 7530-02-000-9047

7021 0350 0001 0298 2437



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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE VILLAS APARTMENTS LTD
4803 SW 41 ST
PEMBROKE PARK, FL 330023
NOH # 6066

9590 9402 6610 1028 6960 92

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 2413

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
☐ n Delivery Restricted Delivery
☐ ail
☐ ail Restricted Delivery
(over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

OF PEMBROKE PARK
) AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
07/27/2021
US POSTAGE $000.51⁰

FIRST-CLASS MAIL



ZIP 33023
011D10656696

Sent To:

PEMBROKE VILLAS APARTMENTS LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #:

6066

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Partnership
PEMBROKE VILLAS APARTMENTS, LTD.

Filing Information

Document Number	A99000000760
FEI/EIN Number	65-0983522
Date Filed	05/11/1999
State	FL
Status	ACTIVE
Last Event	LP AMENDMENT
Event Date Filed	09/22/2017
Event Effective Date	NONE

Principal Address

7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Changed: 09/22/2017

Mailing Address

7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Changed: 09/22/2017

Registered Agent Name & Address

SWEZY, LEWIS V
7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Address Changed: 03/31/2012

General Partner Detail

Name & Address

Document Number P99000041686

PEMBROKE VILLAS APARTMENTS, INC.
7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Annual Reports

Report Year	Filed Date
2019	04/22/2019
2020	06/23/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
06/23/2020 -- ANNUAL REPORT	View image in PDF format
04/22/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
09/22/2017 -- LP Amendment	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
04/24/2015 -- ANNUAL REPORT	View image in PDF format
02/14/2014 -- ANNUAL REPORT	View image in PDF format
04/09/2013 -- ANNUAL REPORT	View image in PDF format
03/31/2012 -- ANNUAL REPORT	View image in PDF format
04/05/2011 -- ANNUAL REPORT	View image in PDF format
04/16/2010 -- ANNUAL REPORT	View image in PDF format
04/16/2009 -- ANNUAL REPORT	View image in PDF format
03/17/2008 -- ANNUAL REPORT	View image in PDF format
05/01/2007 -- ANNUAL REPORT	View image in PDF format
04/28/2006 -- ANNUAL REPORT	View image in PDF format
05/11/2005 -- ANNUAL REPORT	View image in PDF format
05/04/2004 -- ANNUAL REPORT	View image in PDF format
01/29/2003 -- REINSTATEMENT	View image in PDF format
05/01/2002 -- ANNUAL REPORT	View image in PDF format
06/29/2001 -- Contribution Change	View image in PDF format
04/25/2001 -- Amendment	View image in PDF format
02/21/2001 -- ANNUAL REPORT	View image in PDF format
02/29/2000 -- ANNUAL REPORT	View image in PDF format
05/11/1999 -- Domestic LP	View image in PDF format

Florida Department of State, Division of Corporations



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4803 SW 41 STREET, PEMBROKE PARK FL 33009	ID #	5142 30 13 0220
Property Owner	PEMBROKE VILLAS APARTMENTS LTD	Millage	0613
Mailing Address	7735 NW 146 ST #306 MIAMI LAKES FL 33016	Use	03
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$926,190	$4,760,400	$5,686,590	$5,686,590	
2020	$926,190	$4,760,400	$5,686,590	$5,686,590	$61,363.32
2019	$926,190	$4,760,400	$5,686,590	$5,686,590	$62,080.40

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,686,590	$5,686,590	$5,686,590	$5,686,590
Portability	0	0	0	0
Assessed/SOH	$5,686,590	$5,686,590	$5,686,590	$5,686,590
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Affordable Housing	$2,843,300	$2,843,300	$2,843,300	$2,843,300
Taxable	$2,843,290	$2,843,290	$2,843,290	$2,843,290

Sales History

Date	Type	Price	Book/Page or CIN
5/7/2001	DRR	$100	31578 / 654
10/2/2000	WD	$595,000	30909 / 449
3/15/1996	WD	$245,000	24617 / 608
6/12/1985	WD	$100	12621 / 411

Land Calculations

Price	Factor	Type
$2.00	463,094	SF

Adj. Bldg. S.F. (Card, Sketch)	158683
Units	180
Eff./Act. Year Built: 2004/2003	

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/28/2021

Sent To:

PEMBROKE VILLAS
APARTMENTS LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #:

6066

Property Owner:

PEMBROKE VILLAS
APARTMENTS LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Certified Mail #:

Property Description:

514230130220

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOTS 20B,20F,20G,21A,21C & 21D LESS
RD R/W'S

AKA:

4803 SW 41 ST, PEMBROKE PARK, FL
33009 #Building 4009 # 104

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Roof leaking in master bedroom, repairs needed in the ceiling and base boards through out the unit.
2. Water heater replaced in the unit without a permit. Obtain a permit for the water heater replacement Serial: Q471923801 2018' with plans and inspections.
3. A/c replaced without a permit. Obtain a permit for the a/c currently installed serial: AW18-03C with plans and inspections.
4. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of October, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer

9/28/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE VILLAS APARTMENTS LTD) CASE NO. 6066

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE VILLAS APARTMENTS LTD

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4803 SW 41 ST BUILDING #4009 UNIT #104, PEMBROKE PARK FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: PEMBROKE VILLAS APARTMENTS LTD

AT **1:20** A.M./**P.M.** ON THE **1** DAY OF **OCTOBER** 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of 10, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.



3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/28/2021

Sent To:

PEMBROKE VILLAS
APARTMENTS LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #:

6066

Property Owner:

PEMBROKE VILLAS
APARTMENTS LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Certified Mail #:

Property Description:

514230130220

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOTS 20B,20F,20G,21A,21C & 21D LESS
RD R/W'S

AKA:

4803 SW 41 ST, PEMBROKE PARK, FL
33009 #Building 4009 # 104

10/01/2021 01:20

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING	Sec 5-105	Structure and installation shall be made so as	



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	**Case #:**	**Date:**
PEMBROKE VILLAS APARTMENTS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	6066	07/27/2021
Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE VILLAS APARTMENTS LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	514230130220	
Legal Description:	**AKA:**	
HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S	4803 SW 41 ST, PEMBROKE PARK, FL 33009 #Building 4009 # 104	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1. Overgrown vegetation all around the property line. Cut, trim, and maintain the vegetation alongside the property line.
2. Multiple broken parking curbs/ stomps which needs repair.
3. Parking lot areas and streets have multiple pot holes, cracks, and is dire need of repair. Obtain a permit for parking lot repaving and striping with plans and inspections.
4. Property has multiple areas where trash and debris are left over. Remove the bulk trash and debris from the areas alongside the property line.
5. Property has multiple feather signs, snipe signs, and banners sign which are prohibited. Remove all feather signs, snipe signs, and banner signs from the property.
6. Property has multiple slabs and sidewalks which need concrete repairs. Obtain a permit for concrete restoration for all slabs and sidewalks in the property for maintenance with plans and inspections.
7. Laundry room at 5th St has a new water heater that was replaced without a permit. Obtain a permit for the water heater serial: 1442A029335 with plans and inspections.
8. Laundry room at 5th St has roof damages which needs repairs. Verify with the building department if a permit is required.
9. Multiple areas in the property line which are missing sods. Replace sod as needed through out the property line.
10.

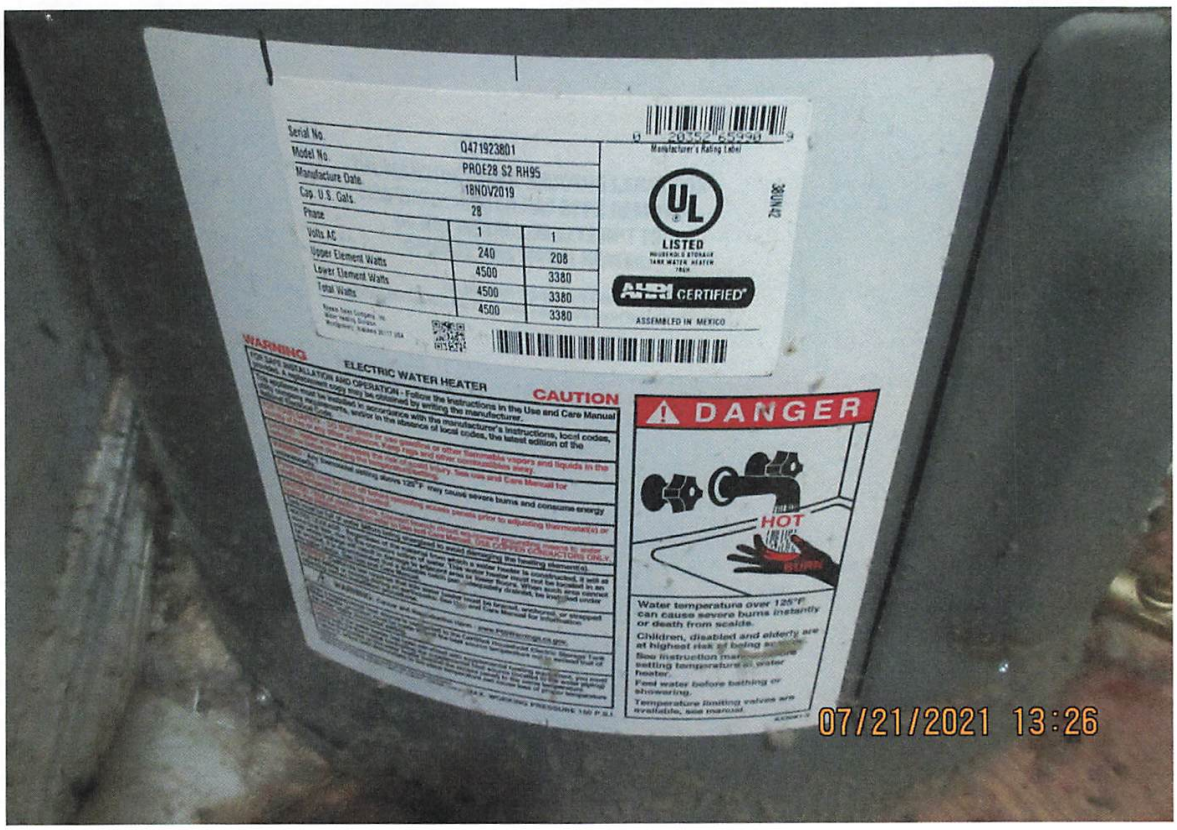
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

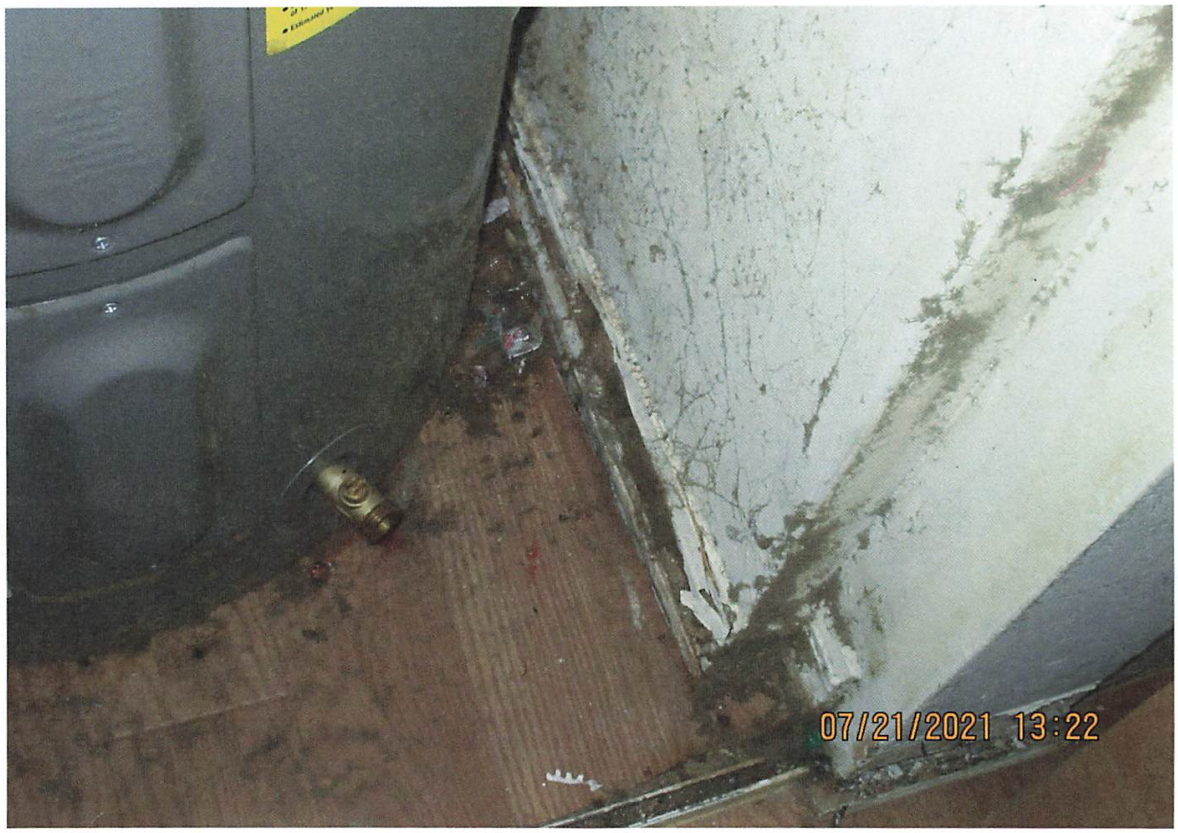
Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

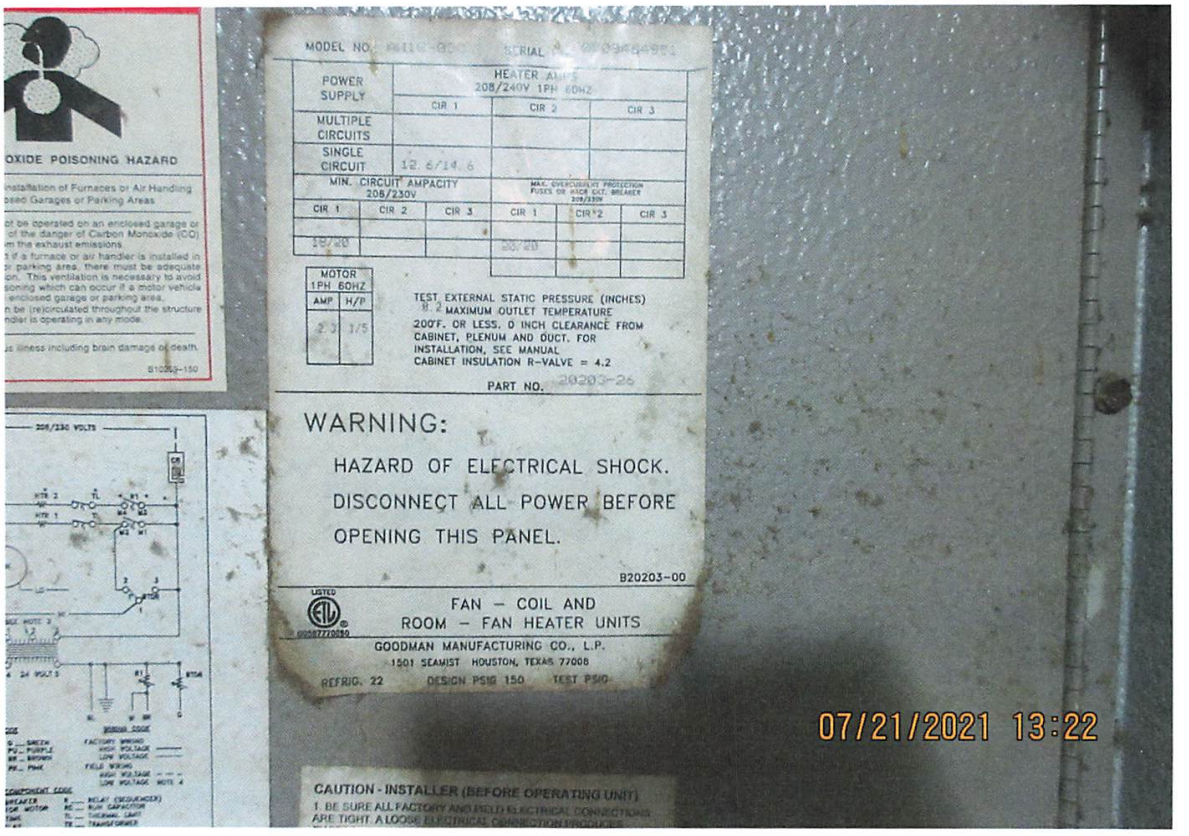

secured by
104
PEACE
on earth
07/21/2021 13:28

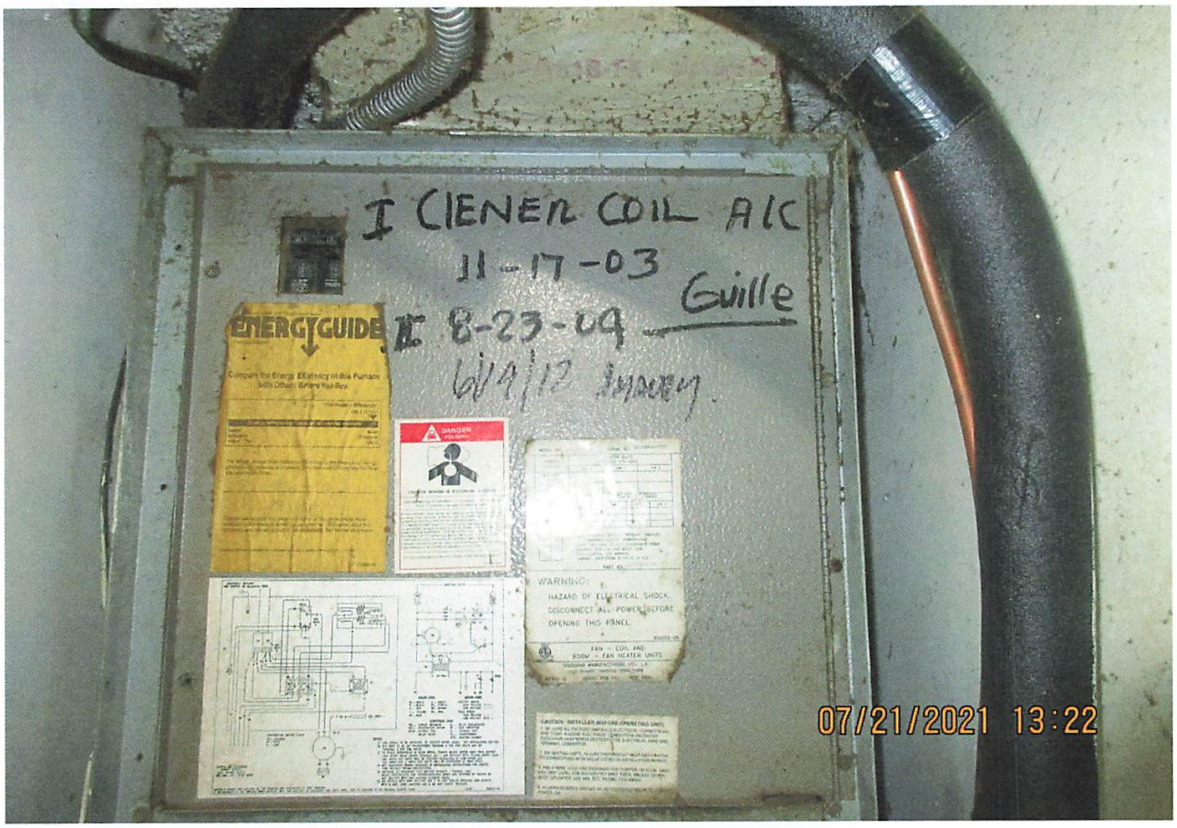

CLASSIC
Rheem
ENERGYGUIDE
$293
DANGER
07/21/2021 13:26

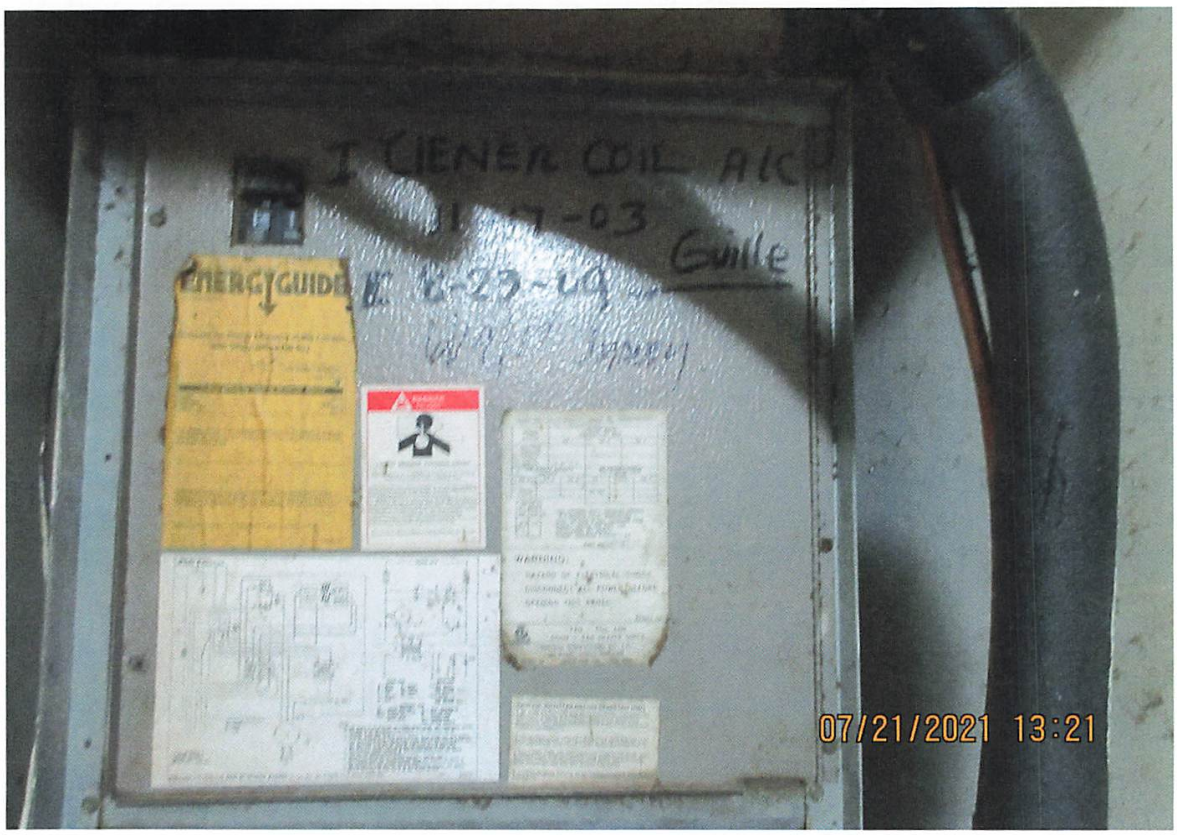

Serial No.
Q47192380I
Model No.
PROE28 S2 RH95
Manufacture Date.
18NOV2019
Cap. U.S. Gals.
28
Phase
Volts AC
1
240
208
Upper Element Watts
4500
3380
Lower Element Watts
4500
3380
Total Watts
4500
3380
Manufacturer's Rating Label
LISTED
CERTIFIED
ASSEMBLED IN MEXICO
WARNING
ELECTRIC WATER HEATER
CAUTION
DANGER
HOT
BURN
Water temperature over 125°F can cause severe burns instantly or death from scalds.
Children, disabled and elderly are at highest risk of being scalded.
Feel water before bathing or showering.
Temperature limiting valves are available, see manual.
07/21/2021 13:26


07/21/2021 13:22


07/21/2021 13:22


OXIDE POISONING HAZARD
installation of Furnaces or Air Handling
osed Garages or Parking Areas
ot be operated on an enclosed garage or
of the danger of Carbon Monoxide (CO)
m the exhaust emissions.
t if a furnace or air handler is installed in
r parking area, there must be adequate
on. This ventilation is necessary to avoid
soning which can occur if a motor vehicle
enclosed garage or parking area.
n be (re)circulated throughout the structure
ndler is operating in any mode.
s illness including brain damage or death.
B10269-150
MODEL NO.
SERIAL
POWER SUPPLY
HEATER AMPS
208/240V 1PH 60HZ
CIR 1
CIR 2
CIR 3
MULTIPLE CIRCUITS
SINGLE CIRCUIT
12.6/14.6
MIN. CIRCUIT AMPACITY 208/230V
MAX. OVERCURRENT PROTECTION FUSES OR INCR CKT. BREAKER 208/230V
CIR 1
CIR 2
CIR 3
CIR 1
CIR #2
CIR 3
15/20
MOTOR 1PH 60HZ
AMP
H/P
2.3
1/5
TEST EXTERNAL STATIC PRESSURE (INCHES) 0.2
MAXIMUM OUTLET TEMPERATURE 200°F. OR LESS. 0 INCH CLEARANCE FROM CABINET, PLENUM AND DUCT. FOR INSTALLATION, SEE MANUAL
CABINET INSULATION R-VALVE = 4.2
PART NO. 20203-26
WARNING:
HAZARD OF ELECTRICAL SHOCK.
DISCONNECT ALL POWER BEFORE
OPENING THIS PANEL.
B20203-00
FAN – COIL AND
ROOM – FAN HEATER UNITS
GOODMAN MANUFACTURING CO., L.P.
1501 SEAMIST HOUSTON, TEXAS 77008
REFRIG. 22
DESIGN PSIG 150
TEST PSIG
208/230 VOLTS
CAUTION - INSTALLER (BEFORE OPERATING UNIT)
1. BE SURE ALL FACTORY AND FIELD ELECTRICAL CONNECTIONS
ARE TIGHT. A LOOSE ELECTRICAL CONNECTION MAY CAUSE
07/21/2021 13:22


I CIENER COIL A/C
11-17-03
Guille
8-23-04
ENERGY GUIDE
WARNING:
HAZARD OF ELECTRICAL SHOCK.
DISCONNECT ALL POWER BEFORE
OPENING THIS PANEL
07/21/2021 13:22


ENERGY GUIDE
Guille
07/21/2021 13:21


07/21/2021 13:20

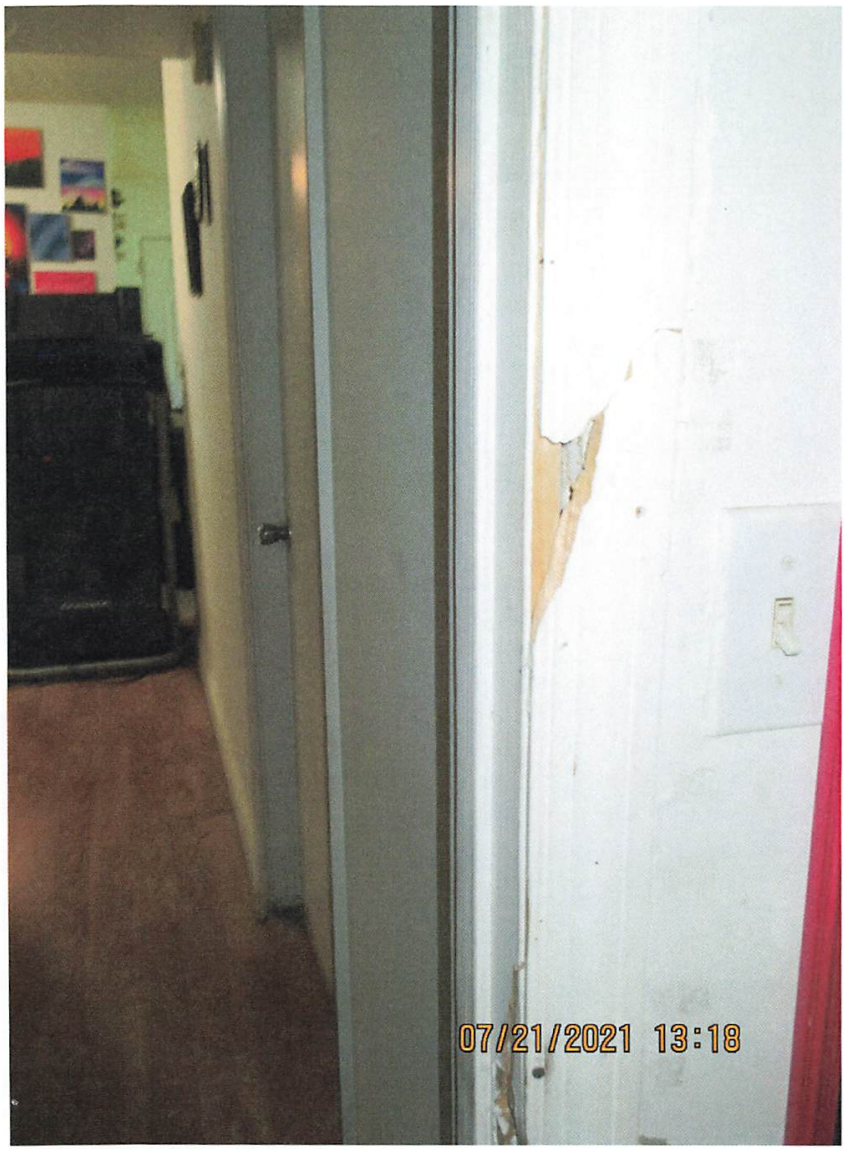

07/21/2021 13:20


07/21/2021 13:20

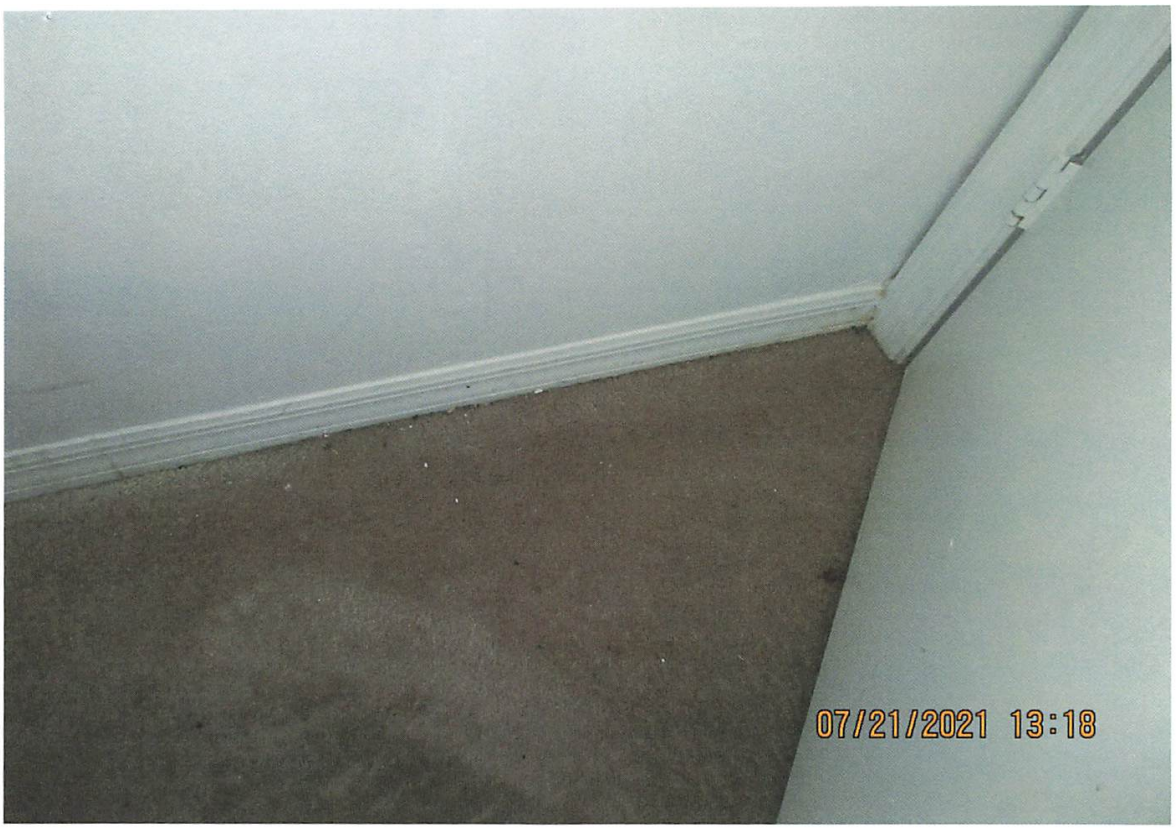

07/21/2021 13:20


07/21/2021 13:20


07/21/2021 13:19


07/21/2021 13:18


07/21/2021 13:18


07/21/2021 13:18


07/21/2021 13:17

Case Overview

Property/Incident Information

Owner	Address	Site Address
COTE,CLAUDE J	154 MARINE CIR PEMBROKE PARK, FL 33009	154 MARINE CIR, PEMBROKE PARK, FL 33009 588

Legal Description

Case Status Closed **Case #** 7128

Notes There are hurricane shutters being installed without a permit. Obtain plans and inspections for all required permits
There are windows that have been changed out without a permit. Obtain plans and inspections for all required permits
There are sheds that have been installed without a permit. Obtain plans and inspections for all required permits

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/26/2022		Notice of Violation	Regular Mail
7/5/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/20/2022	7/20/2022	Final Order	Certified Mail
10/26/2022		Affidavit of Compliance	Hand
11/4/2022	11/16/2022	Notice of Formal Hearing - Abate Fine	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	10/26/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	10/26/2022

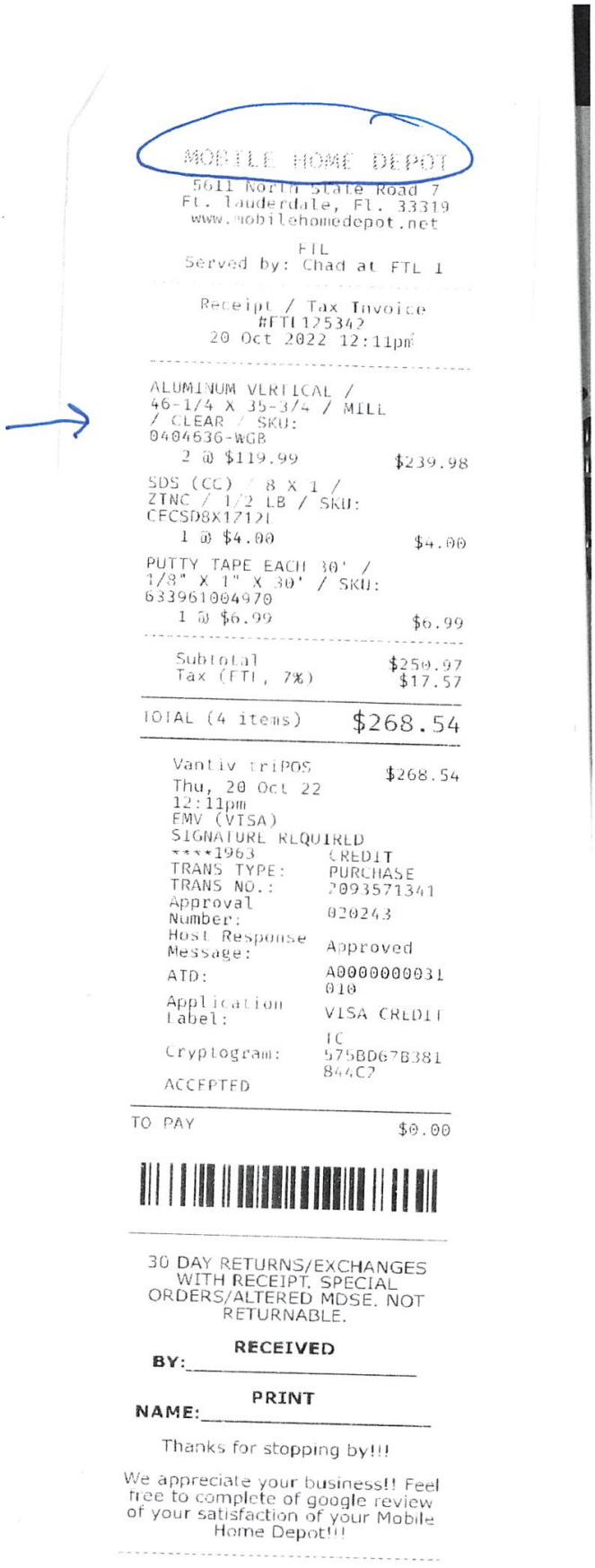
Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	10/26/2022	$400.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$500.00**

Payments

Case Overview

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$500.00



MOBILE HOME DEPOT
5611 North State Road 7
Ft. lauderdale, Fl. 33319
www.mobilehomedepot.net

FTL
Served by: Chad at FTL 1

Receipt / Tax Invoice
#FTL125342
20 Oct 2022 12:11pm

ALUMINUM VERTICAL / 46-1/4 X 35-3/4 / MILL / CLEAR / SKU: 0404636-WGB
2 @ $119.99 $239.98

SDS (CC) / 8 X 1 / ZTNC / 1/2 LB / SKU: CFCSD8X1712I
1 @ $4.00 $4.00

PUTTY TAPE EACH 30' / 1/8" X 1" X 30' / SKU: 633961004970
1 @ $6.99 $6.99

Subtotal $250.97
Tax (FTL, 7%) $17.57

TOTAL (4 items) $268.54

Vantiv triPOS $268.54
Thu, 20 Oct 22 12:11pm
EMV (VISA)
SIGNATURE REQUIRED

****1963	CREDIT
TRANS TYPE:	PURCHASE
TRANS NO.:	2093571341
Approval Number:	020243
Host Response Message:	Approved
AID:	A0000000031010
Application Label:	VISA CREDIT
Cryptogram:	TC 575BD67B3818 44C2

ACCEPTED

TO PAY $0.00

30 DAY RETURNS/EXCHANGES WITH RECEIPT. SPECIAL ORDERS/ALTERED MDSE. NOT RETURNABLE.

RECEIVED
BY:_____

PRINT
NAME:_____

Thanks for stopping by!!!

We appreciate your business!! Feel free to complete of google review of your satisfaction of your Mobile Home Depot!!!

Town of Pembroke Park

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

Bill To: COTE, CLAUDE J 154 MARINE CIR, PEMBROKE PARK, FL 33009 588

INVOICE

DATE: November 4, 2022
INVOICE # 320
FOR:

Case # 7128

154 MARINE CIR, PEMBROKE PARK, FL 33009 588

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.		
	Final Order on 07/20/2022		
1	Admin Fee	$ 100.00	$ 100.00
8	Day(s) of Per Diem from (10/18/22-10/26/22)	$ 50.00	$ 400.00
1	Recorded Lien Fee		
	Town's Motion to abate fine by 10%		$ 40.00
	40 + 100		$ 140.00
		Balance	$ 500.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

THANK YOU FOR YOUR BUSINESS!

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 11/4/22 Phone #: 954 651-1707

Case # 7128 E-mail: COTECLAUDE894@GMAIL.COM

Address of Violation: 154 Marine Circle, Pembroke Park, FL

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Claude J Cote (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7128 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 11/16/22 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 7/20/22 imposing the fine of $ 50.00 for violation(s)of the Town's Code of Ordinances: 5-105 ; 5-17

Brief summary for request: To many delays between Town and Maximum CONTRACTOR.

CLAUDE J. COTE
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Claude L. Cote and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on Nov 4, 2022

Notary Public State of Florida: Marycari Paz My Commission expires: Feb 17, 2026

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

COTE, CLAUDE J CASE NO 7128

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 154 MARINE CIR #588, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 154 MARINE CIR #588, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: COTE, CLAUDE J AT 11:24. ON THE 4TH DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 14 day of NOV, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,
vs.
COTE, CLAUDE J
Respondent(s)

Case No.: 7128

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 154 MARINE CIR PEMBROKE PARK FL 33009

PROPERTY OWNER: COTE, CLAUDE J

FOLIO NO.: 5142 29 NN 2030

LEGAL DESCRIPTION: PARK LAKE INC CO-OP LOT 588

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 20th day of July 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 50- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of July 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ 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 21 day of July, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
COTE,CLAUDE J	154 MARINE CIR PEMBROKE PARK, FL 33009	154 MARINE CIR, PEMBROKE PARK, FL 33009 588

Legal Description

Case Status Open **Case #** 7128 **Date Next Inspection** 7/20/2022

Notes There are hurricane shutters being installed without a permit. Obtain plans and inspections for all required permits
There are windows that have been changed out without a permit. Obtain plans and inspections for all required permits
There are sheds that have been installed without a permit. Obtain plans and inspections for all required permits

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/26/2022		Notice of Violation	Regular Mail 5/27/22
7/5/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 7/7/22 Certified Mail 7/5/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
COTE,CLAUDE J 154 MARINE CIR PEMBROKE PARK, FL 33009	7128	05/26/2022

Property Owner:	Property Description:	Certified Mail #:
COTE,CLAUDE J 154 MARINE CIR PEMBROKE PARK, FL 33009	514229NN2030	

Legal Description:	AKA:
PARK LAKE INC CO-OP LOT 588	154 MARINE CIR, PEMBROKE PARK, FL 33009 588

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/26/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	36
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Notes/Means of Correction:

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If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

COTE, CLAUDE J CASE NO. 7128

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 154 MARINE CIR, PEMBROKE PARK, FL 33009 #588

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 154 MARINE CIR, PEMBROKE PARK, FL 33009 #588

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: COTE, CLAUDE J AT 11:41 A.M. ON THE 7 DAY OF JULY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Verwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this _____day of _____, 2022, by _____as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature
Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	154 MARINE CIRCLE #588, PEMBROKE PARK FL 33009-6034
Property Owner	COTE, CLAUDE J
Mailing Address	154 MARINE CIR PEMBROKE PARK FL 33009

ID #	5142 29 NN 2030
Millage	0613
Use	05

Abbr Legal Description	PARK LAKE INC CO-OP LOT 588

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*	$40,000	$29,590	$69,590	$24,780	
2021	$40,000	$23,340	$63,340	$24,060	
2020	$40,000	$23,740	$63,740	$23,730	

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$69,590	$69,590	$69,590	$69,590
Portability	0	0	0	0
Assessed/SOH 09	$24,780	$24,780	$24,780	$24,780
Homestead 100%	$24,780	$24,780	$24,780	$24,780
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	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
1/21/2021	CPT-T	$100	117006174
3/28/2007	CPT-T	$100	43860 / 1340
11/14/2005	CPT	$35,000	40939 / 1368
4/18/1996	CPT		24783 / 601

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		576
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1968/1967		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/05/2022

Sent To:

COTE,CLAUDE J

154 MARINE CIR
PEMBROKE PARK, FL 33009

Case #:

7128

Property Owner:

COTE,CLAUDE J

154 MARINE CIR
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229NN2030

Legal Description:

PARK LAKE INC CO-OP LOT 588

AKA:

154 MARINE CIR, PEMBROKE PARK, FL
33009 588

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If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

7/5/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
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Erik Richwagen
Code Enforcement Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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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	0	0	0	0

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Date	Type	Price	Book/Page or CIN
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TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-7128

Hasler FIRST-CLASS MAIL
05/26/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

COTE,CLAUDE J

154 MARINE CIR
PEMBROKE PARK, FL 33009

Case #:

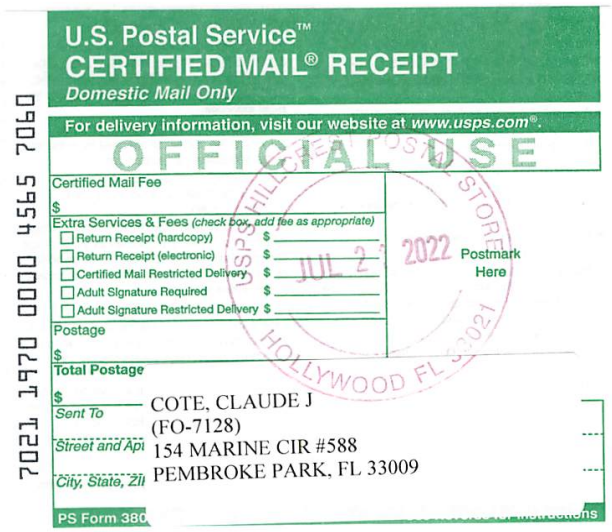
7128



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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$
Sent To COTE, CLAUDE J
(NOH-7128)
Street and Apt. No., 154 MARINE CIRCLE #588
City, State, ZIP+4® PEMBROKE PARK FL 33009-6034
PS Form 3800
Postmark Here
JUL 05 2022
BOYNTON BEACH FL 33437-USPS
7021 1970 0000 4565 9033



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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$
Sent To COTE, CLAUDE J
(NOH-7128)
Street and Apt. No., 154 MARINE CIR
City, State, ZIP+4® PEMBROKE PARK FL 33009
PS Form 3800, Ap
Postmark Here
JUL 05 2022
7021 1970 0000 4565 9026



U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$

Sent To: COTE, CLAUDE J
(FO-7128)
Street and Apt: 154 MARINE CIR #588
City, State, ZIP: PEMBROKE PARK, FL 33009

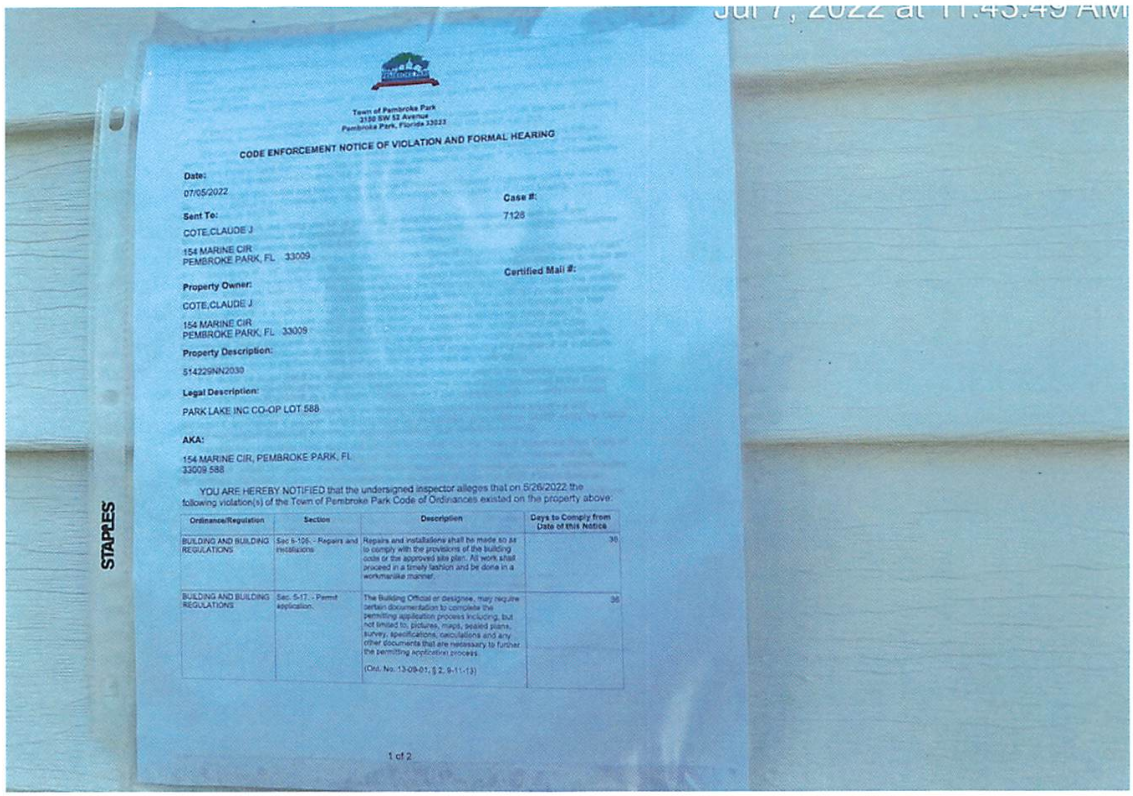
PS Form 380

USPS HILLSBORO STORE
JUL 2 2022
HOLLYWOOD FL 33021
Postmark Here

7021 1970 0000 4565 7060







Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
07/05/2022

Case #:
7128

Sent To:
COTE,CLAUDE J

154 MARINE CIR
PEMBROKE PARK, FL 33009

Certified Mail #:

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154 MARINE CIR
PEMBROKE PARK, FL 33009

Property Description:
514229NN2030

Legal Description:
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AKA:
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33009 588

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 6-106. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1 of 2

STAPLES







Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/05/2022

Sent To:

COTE,CLAUDE J

154 MARINE CIR
PEMBROKE PARK, FL 33009

Case #:

7128

Property Owner:

COTE,CLAUDE J

154 MARINE CIR
PEMBROKE PARK, FL 33009

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A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

7/5/2022

May 24, 2022 at 11:26:46 A

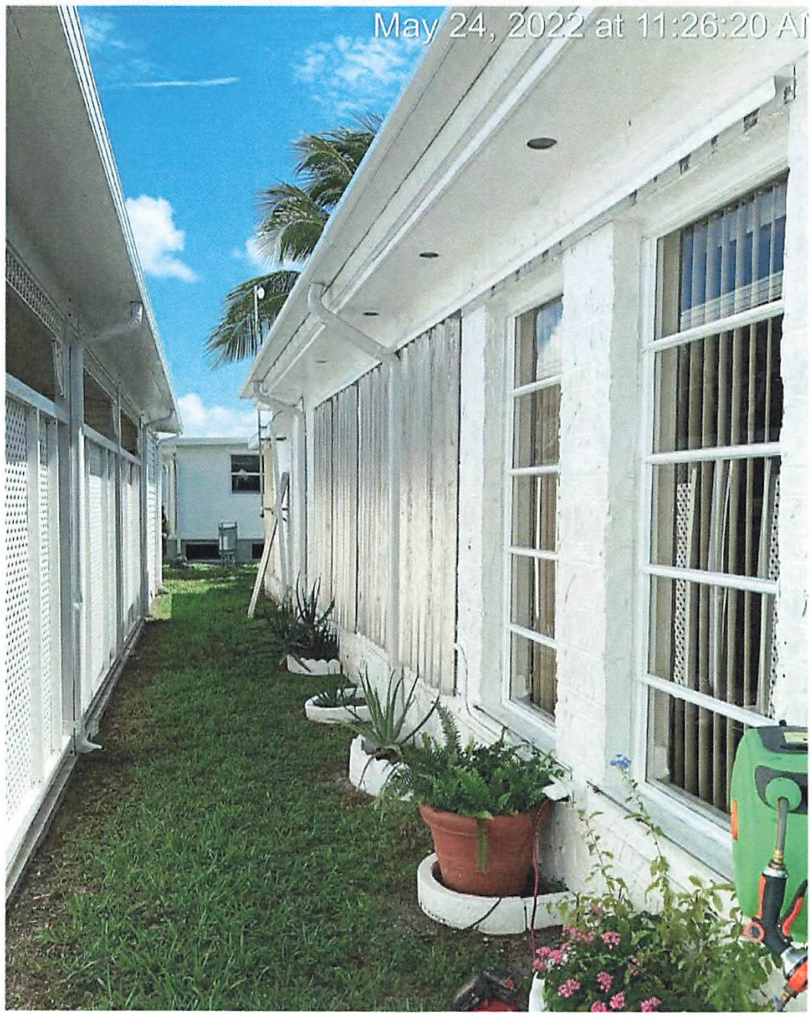

May 24, 2022 at 11:22:12 A


May 24, 2022 at 11:25:31 A


May 24, 2022 at 11:25:38 AM


May 24, 2022 at 11:25:49 AM


154


May 24, 2022 at 11:26:20 AM

Case Overview

Property/Incident Information

Owner	Address	Site Address
COBBLESTONE II BMB LLC/Robert Granger	2320 Charles RD PEMBROKE PARK, FL 33009	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2320 Charles RD

Legal Description

Case Status Open **Case #** 7068 **Date Next Inspection** 11/16/2022

Notes

There are two additions that have been added onto this property without a permit. Obtain plans and inspections for required permits
There are concrete pavers that have been installed without a permit. Obtain plans and inspections for required permits
There is a concrete slab that has been installed without a permit. Obtain plans and inspections for required permits
There is a wooden deck that has been installed without a permit. Obtain plans and inspections for required permits
There is exterior discoloration on this property. Pressure wash and remove all discoloration from the property
Double permit fee assessed
Contact the building department (954)966-4600)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/12/2022		Notice of Violation	Regular Mail
7/5/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/20/2022	7/20/2022	Final Order	Certified Mail
11/1/2022	11/16/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/16/2022

Case Overview

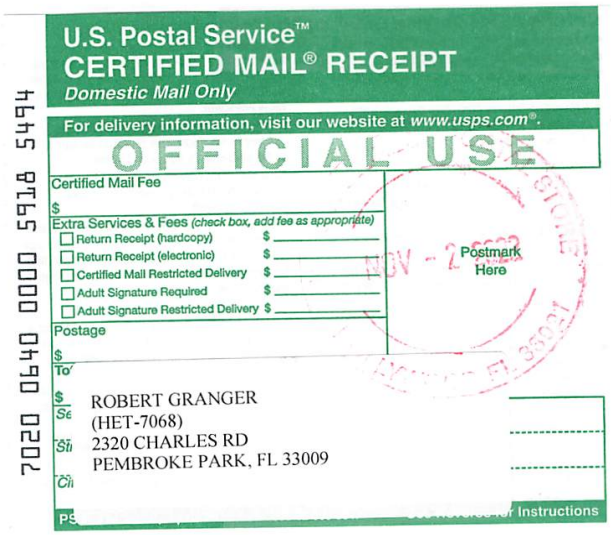
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/16/2022

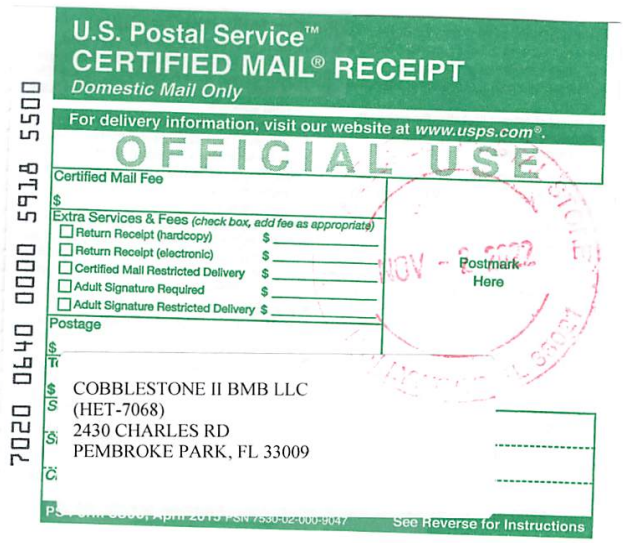
Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$2,700.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$2,800.00**

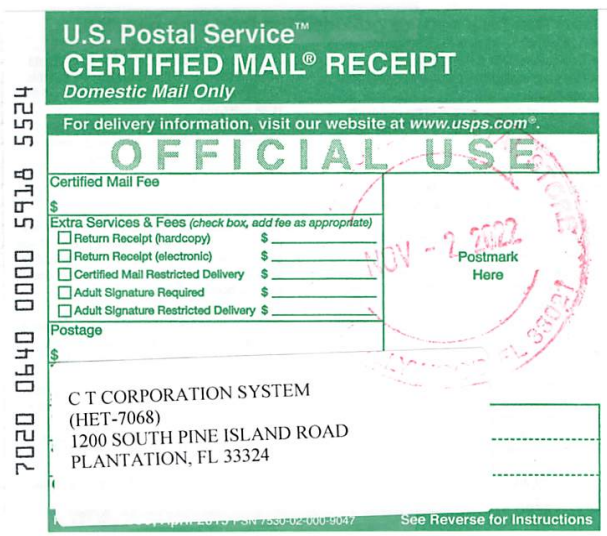
Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$2,800.00**


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ROBERT GRANGER
(HET-7068)
2320 CHARLES RD
PEMBROKE PARK, FL 33009
See Reverse for Instructions


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COBBLESTONE II BMB LLC
(HET-7068)
2430 CHARLES RD
PEMBROKE PARK, FL 33009
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(HET-7068)
17W220 22 ST #220
OAKBROOK TERRACE IL 60181
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Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
C T CORPORATION SYSTEM
(HET-7068)
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324
See Reverse for Instructions

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ROBERT GRANGER CASE NO 7068

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2320 Charles RD PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2320 Charles RD PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: ROBERT GRANGER AT 11:24. ON THE 4TH DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 14 day of Nov, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____


Jul 7, 2022 at 11:30:45 AM


Jul 7, 2022 at 11:30:14 AM
2320


Jul 7, 2022 at 11:30:24 AM


Jul 7, 2022 at 11:30:32 AM

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

BAM MHC LLC/Robert Granger

2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2320 Charles RD

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
BAM MHC LLC/Robert Granger 2320 Charles RD PEMBROKE PARK, FL 33009	7068	11/01/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
BAM MHC LLC/Robert Granger 2320 Charles RD PEMBROKE PARK, FL 33009	514220030020	

Legal Description:	**AKA:**
HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2320 Charles RD

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of November, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

There are two additions that have been added onto this property without a permit. Obtain plans and inspections for required permits
There are concrete pavers that have been installed without a permit. Obtain plans and inspections for required permits
There is a concrete slab that has been installed without a permit. Obtain plans and inspections for required permits
There is a wooden deck that has been installed without a permit. Obtain plans and inspections for required permits
There is exterior discoloration on this property. Pressure wash and remove all discoloration from the property
Double permit fee assessed
Contact the building department (954)966-4600)

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: Oct 19/2022 Phone: 412-377-

Email: Richard.Granger1958@gmail.com

Property Address: 2320 Charles Rd Hollywood FL 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Richard Granger (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7068 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the _____ 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 7/20/2022 imposing the fine of $ 100 per day for violation(s) of the Town's Code of Ordinances:

5-103(A),

5-105 B-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Richard Granger
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Richard Grainger, and acknowledged that he did execute the foregoing Request for Hearing.

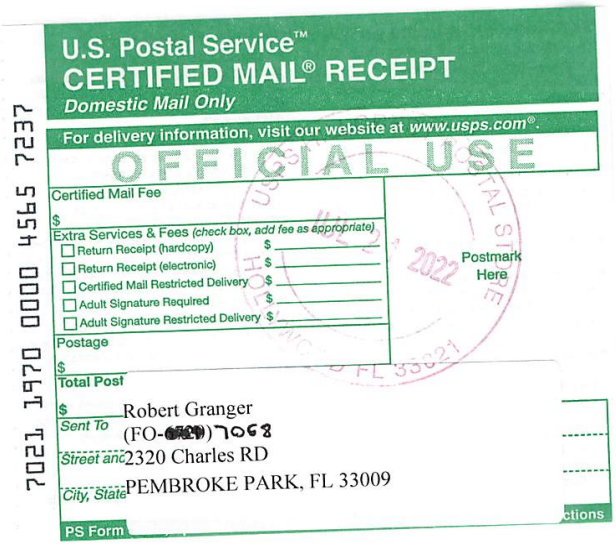
SWORN TO AND SUBSCRIBED before me on 19th day of October, 20_____.

Notary

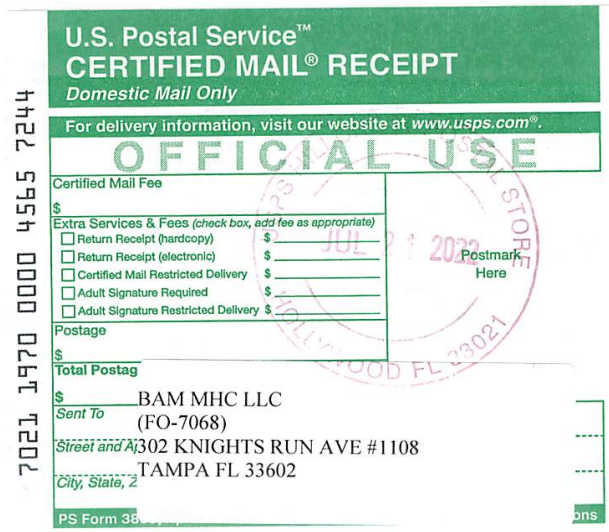
My Commission expires 7/7/26

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.





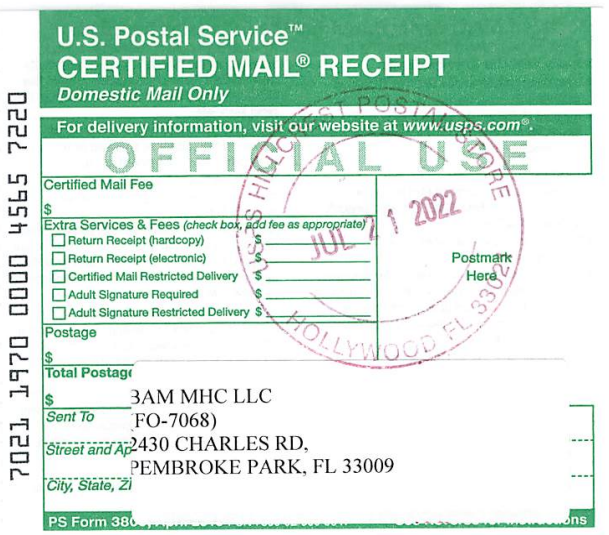
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JUL 2022
$
Sent To Robert Granger
(FO-[redacted])7068
Street and 2320 Charles RD
City, State PEMBROKE PARK, FL 33009
PS Form
7021 1970 0000 4565 7237



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Sent To BAM MHC LLC
(FO-7068)
Street and A 302 KNIGHTS RUN AVE #1108
City, State, Z TAMPA FL 33602
PS Form 38
7021 1970 0000 4565 7244



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(FO-7068)
Street and 1200 SOUTH PINE ISLAND ROAD
City, State PLANTATION, FL 33324
PS Form
7021 1970 0000 4565 7251



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(FO-7068)
Street and Ap 2430 CHARLES RD,
City, State, Zi PEMBROKE PARK, FL 33009
PS Form 38
7021 1970 0000 4565 7220

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,
vs.
BAM MHC LLC/ROBERT GRANGER
Respondent(s)

Case No.: 7068

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 2320 Charles RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: BAM MHC LLC/ROBERT GRANGER

FOLIO NO.: 5142 20 03 0020

LEGAL DESCRIPTION: HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a); 5-105 and 5-17 **WITHIN** 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of July 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of July 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes X No____

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of July, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023


EXB
M
Granger's
DEMOLITION
Commercial & Residential
Rich Granger
rtentman@aol.com
(412) 377-1137

Ex 03
C

EX 03

rmit Guide for Decks

artment of Growth Management *February 2012*

tion necessary to enable the completion of a Building

, will not need a building permit.
uilding permit, but engineered plans will not be required.
s and steps. A site inspection will determine compliance.

Submittal Requirements Checklist for Decks:

1. ____ Proof of property ownership. This can be a recorded deed, closing statement, or property tax information.
2. ____ Two sets of construction plans are required when a deck is over 60 inches above grade. These construction plans must be certified, signed and sealed by a Florida registered design professional (Architect or Engineer).
3. ____ Building Permit Application. The application must be fully completed, signed, and notarized.
4. ____ Three (3) copies of a certified survey or site plan.

NOTE: You may be required to submit a certified Foundation Survey prepared by a Florida registered land surveyor prior to any vertical construction. Some circumstances may require additional information to be submitted prior to a development permit being issued.

For further information, please contact one of our offices:

1250 Eglin Pkwy N, Suite 301
Shalimar , FL 32579
850.651.7180
FAX 850.651.7058

812 E. James Lee Blvd.
Crestview, FL 32539
850.689.5080
FAX 850.689.5088

Ex 03
P

Permit?

deck is like any other DIY home improvement project, special license or permit. However, most decks do require a permit because of their size and construction requirements.

A permit will ensure you comply with local regulations. Building without the proper permit means you could face fines or even be unable to sell your house because it contains an unauthorized addition.

Additionally, a permit ensures that you build a structurally-sound deck. It will prevent injuries and damage to the foundation of your home—and keep everyone on top safe.

Are There Exemptions for Permits?

The particulars of whether or not you need a permit depends on regional laws. Consult your local government for the requirements specific to your area.

In rare cases, you may not need one. For instance, a deck that meets the following criteria usually does not need a permit:

- Has an area of less than 200 square feet
- Is below 30-inches above grade
- Is not connected to the home
- Does not serve as the home's exit door

Unless you're planning a deck that fits these specific requirements, you will most likely need a permit.

LET US HELP YOU
TEXT US

How to Get a Permit

Case Overview

Property/Incident Information

Owner	Address	Site Address
BAM MHC LLC/Robert Granger	2320 Charles RD PEMBROKE PARK, FL 33009	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2320 Charles RD

Legal Description

Case Status Open **Case #** 7068 **Date Next Inspection** 7/20/2022

Notes

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Double permit fee assessed
Contact the building department (954)966-4600)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/12/2022		Notice of Violation	~~Regular Mail~~ Posted 5/12/22
7/5/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 7/7/22 Certified Mail 7/5/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2022

7021 1970 0000 4565 9071

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Postage
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Total Postage and
$ 7.33

Sent To
Street and Apt. No.
City, State, ZIP+4

NRAI SERVICES, INC.
(NOH-7068)
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

PS Form 3800,

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
JUL 05 2022
BOYNTON BEACH FL
33472 USPS
Postmark Here

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- ☐ Adult Signature Required $
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Postage
$

Total Postage ar
$ 7.33

Sent To
Street and Apt. N
City, State, ZIP+

BAM MHC LLC/ROBERT GRANGER
(NOH-7068)
2430 CHARLES RD
PEMBROKE PARK, FL 33009

PS Form 3800,

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
JUL 05 2022
Postmark Here

7021 1970 0000 4565 9057

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage an
$ 7.33

Sent To
Street and Apt. N
City, State, ZIP+4

ROBERT GRANGER
(NOH-7068)
2320 CHARLES RD
PEMBROKE PARK, FL 33009

PS Form 3800,

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
JUL 05 2022
Postmark Here

7021 1970 0000 4565 9064

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 7.33

Sent To
Street and Apt. No.
City, State, ZIP+4

BAM MHC LLC
(NOH-7068)
302 KNIGHTS RUN AVE #1108
TAMPA FL 33602

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
JUL 05 2022
Postmark Here

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

NRAI SERVICES, INC.
(NOH-7068)
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 6921 1104 8184 65

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 9071

COMPLETE THIS SECTION ON DELIVERY

A. Signature
RECEIVED
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
JUL 07 2022

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No
CT CORPORATION

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BAM MHC LLC/ROBERT GRANGER CASE NO. 7068

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2320 Charles RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2320 Charles RD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: BAM MHC LLC/ROBERT GRANGER AT 11:30 A.M. ON THE 7 DAY OF JULY 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of July, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


Jul 7, 2022 at 11:30:45 AM


Jul 7, 2022 at 11:30:14 AM
2320


Jul 7, 2022 at 11:30:24 AM


Jul 7, 2022 at 11:30:32 AM

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/05/2022

Sent To:

BAM MHC LLC/Robert Granger

2320 Charles RD
PEMBROKE PARK, FL 33009

Case #:

7068

Property Owner:

BAM MHC LLC/Robert Granger

2320 Charles RD
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220030020

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B BLK 2 &
BLK 3

AKA:

2430 CHARLES RD, PEMBROKE PARK,
FL 33009 #2320 Charles RD

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/12/2022 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.	33

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	33
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, 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)	33

There are two additions that have been added onto this property without a permit. Obtain plans and inspections for required permits
There are concrete pavers that have been installed without a permit. Obtain plans and inspections for required permits
There is a concrete slab that has been installed without a permit. Obtain plans and inspections for required permits
There is a wooden deck that has been installed without a permit. Obtain plans and inspections for required permits
There is exterior discoloration on this property. Pressure wash and remove all discoloration from the property
Double permit fee assessed
Contact the building department (954)966-4600)

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

7/5/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BAM MHC LLC/Robert Granger 2320 Charles RD PEMBROKE PARK, FL 33009	7068	05/12/2022

Property Owner:	Property Description:	Certified Mail #:
BAM MHC LLC/Robert Granger 2320 Charles RD PEMBROKE PARK, FL 33009	514220030020	

Legal Description:	AKA:
HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2320 Charles RD

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/12/2022 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.	33
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	33

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, 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)	33

Notes/Means of Correction:

There are two additions that have been added onto this property without a permit. Obtain plans and inspections for required permits
There are concrete pavers that have been installed without a permit. Obtain plans and inspections for required permits
There is a concrete slab that has been installed without a permit. Obtain plans and inspections for required permits
There is a wooden deck that has been installed without a permit. Obtain plans and inspections for required permits
There is exterior discoloration on this property. Pressure wash and remove all discoloration from the property
Double permit fee assessed
Contact the building department (954)966-4600)

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Robert Granger

Date 04/29/2022

Site Address 2320 Charles RD
Pembroke Park, FL

Case # _____

Sub/Park B+M MHP

Permit # _____

☐ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105, 5-17

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)
Two Addition, Concrete Pavers installed without a Permit, Concrete Slab installed without a Permit, Wood deck installed without a permit, Exterior maintenence

Corrective Action(s)
obtain Plans and inspections for Permits
Remove all exterior discoloration/Pressure Wash from Common area

☒ Structural ☒ Plumbing ☒ Mechanical ☒ Electrical
☒ Code Enforcement ☒ Zoning ☐ Business Tax Receipt ☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☒ Code Enforcement Ext.215 ☒ Building Dept. Ext. 211/227 ☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

Erik Richmeyer
Code Enforcement Officer

Posted to Property
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2430 CHARLES ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 03 0020
Property Owner	BAM MHC LLC	Millage	0613
Mailing Address	302 KNIGHTS RUN AVE #1108 TAMPA FL 33602	Use	28-03
Abbr Legal Description	HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$1,896,520		$1,896,520	$1,896,520	
2021	$1,896,520		$1,896,520	$1,896,520	$40,783.90
2020	$1,896,520		$1,896,520	$1,896,520	$40,930.32

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,896,520	$1,896,520	$1,896,520	$1,896,520
Portability	0	0	0	0
Assessed/SOH	$1,896,520	$1,896,520	$1,896,520	$1,896,520
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,896,520	$1,896,520	$1,896,520	$1,896,520

Sales History

Date	Type	Price	Book/Page or CIN
6/7/2019	SWD-Q	$2,117,400	115886505
3/29/2001	WD*	$1,250,000	31454 / 173
8/2/2000	QC*	$38,500	30739 / 771
3/25/1991	QCD	$100	18278 / 742

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	209,102	SF
$0.10	146,000	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Foreign Limited Liability Company
BAM MHC LLC

Filing Information

Document Number	M19000004582
FEI/EIN Number	N/A
Date Filed	05/07/2019
State	DE
Status	ACTIVE

Principal Address

233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Changed: 05/17/2021

Mailing Address

233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Changed: 05/17/2021

Registered Agent Name & Address

NRAI SERVICES, INC.
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title Member

PFC Park Holdings, LLC
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Senior Managing Director, VP

Agarwal, A. J.

345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Bernstein, Ron
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, President

Caplan, Kenneth A.
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Cohen, Frank
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Cutaia, Giovanni
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Hamid, Asim
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Harper, Robert
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Henritze, Tyler
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Kim, Brian
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, President

McCarthy, Kathleen
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Meghji, Nadeem
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Stein, William J.
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

LePatner, Wesley
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Lascher, Michael
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Levine, David
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Quinlan, Paul
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Trebilco , Scott
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Werner, Jacob
345 Park Avenue
New York, NY 10154

Title Senior Managing Director, VP

Wiebolt, Michael
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Anthony, Michael
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Armer, Doug
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Bartley, Glen
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Bateman, Phil
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Beovich, Anthony
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Carson, Joshua
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Drasites, Andrea
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Forman, Mike

345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Graham, Chris
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Hudspeth, Mark
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Ingle, Ryan
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Jack, Tom
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Kaufman, Brian
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Kolodziej, Paul
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Leslie, Adam
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Lin, Brian
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Madhany, Qahir
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Marone, Anthony F., Jr.
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

McIntee, Brendan
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Nevins, Marshall
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

O'Neill, David
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

O'Neill, T. Max
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Pianko, Melissa
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Prete, John
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Reyes, Richard
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Rocco, Joseph
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Sprogis, Karen
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Volchyok, Leon
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Wu, Eric
345 Park Avenue
New York, NY 10154

Title Managing Director, VP

Zackowitz, David
345 Park Avenue
New York, NY 10154

Title Chief Accounting Officer

Grimaldi, Nicole
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Vice President – Accounting

Beringer, Michael
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Senior Director – Treasury

Lenihan, Marc
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Vice President – Tax

Klank, Marikay
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Valane, Joseph
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Wang, Annie
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Shah, Nissan
Two Liberty Place
50 S. 16th Street
Suite 3325
Philadelphia, PA 19102

Title Assistant Secretary

Israel, Ivy
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Robelly, Leslie
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Leaner, Eric
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Stanford, Lakecia
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Cephus, Deondra
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Stokes, Anna
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Assistant Secretary

Sands, Danielle
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Annual Reports

Report Year	Filed Date
2021	05/17/2021
2022	03/28/2022
2022	03/30/2022

Document Images

03/30/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
03/28/2022 -- ANNUAL REPORT	View image in PDF format
05/17/2021 -- ANNUAL REPORT	View image in PDF format
05/01/2020 -- ANNUAL REPORT	View image in PDF format
05/07/2019 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-7068

Hasler FIRST-CLASS MAIL
05/13/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:
BAM MHC LLC/Robert Granger
2320 Charles RD
PEMBROKE PARK, FL 33009

Case #:
7068

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-7000

NHAI Services, INC
1200 South Pine Island Road
Plantation, FL 33009

Hasler FIRST-CLASS MAIL
05/13/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-7068

Bam MHC LLC
2430 Charles RD
Pembroke Park, FL 33009

Hasler FIRST-CLASS MAIL
05/13/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-7068

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Sent To:
BAM MHC LLC/Robert Granger
2320 Charles RD
PEMBROKE PARK, FL 33009

Case #:
7068

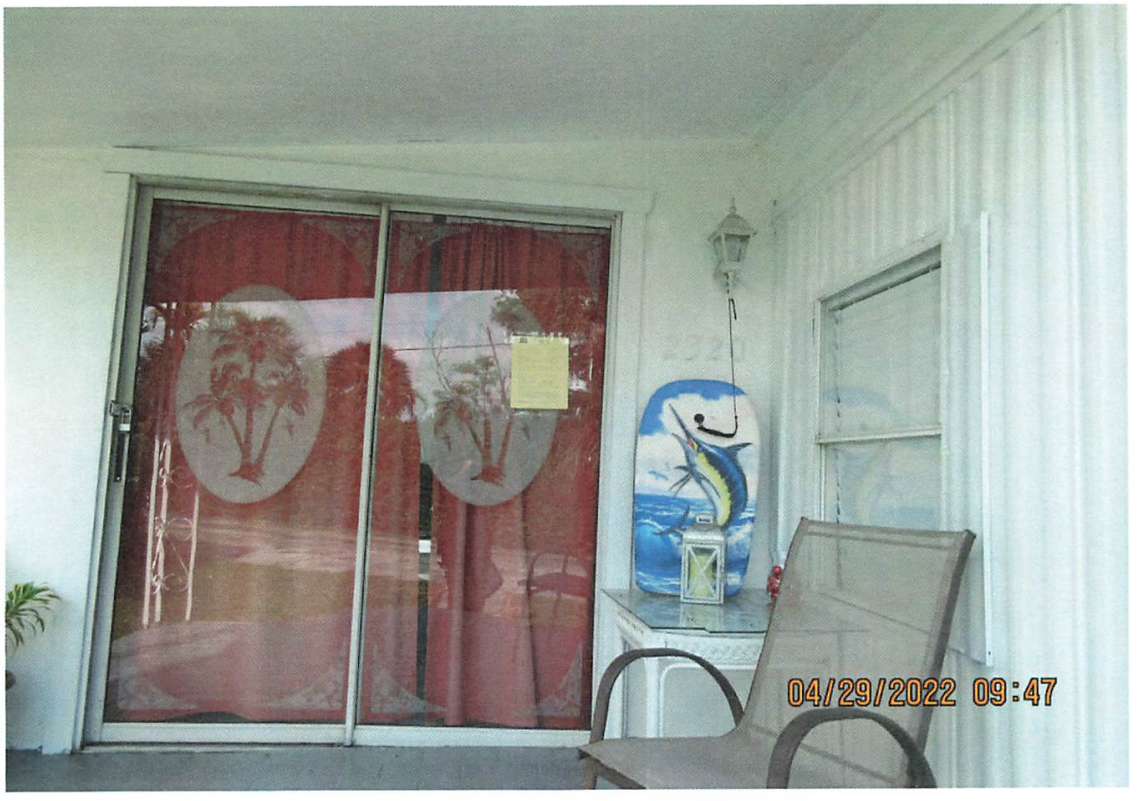
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
05/13/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

NoV-7068

NRAI Services, Inc
1200 South Pine Island Road
Plantation, FL 33009


04/29/2022 09:47


04/28/2022 09:37


04/28/2022 09:37

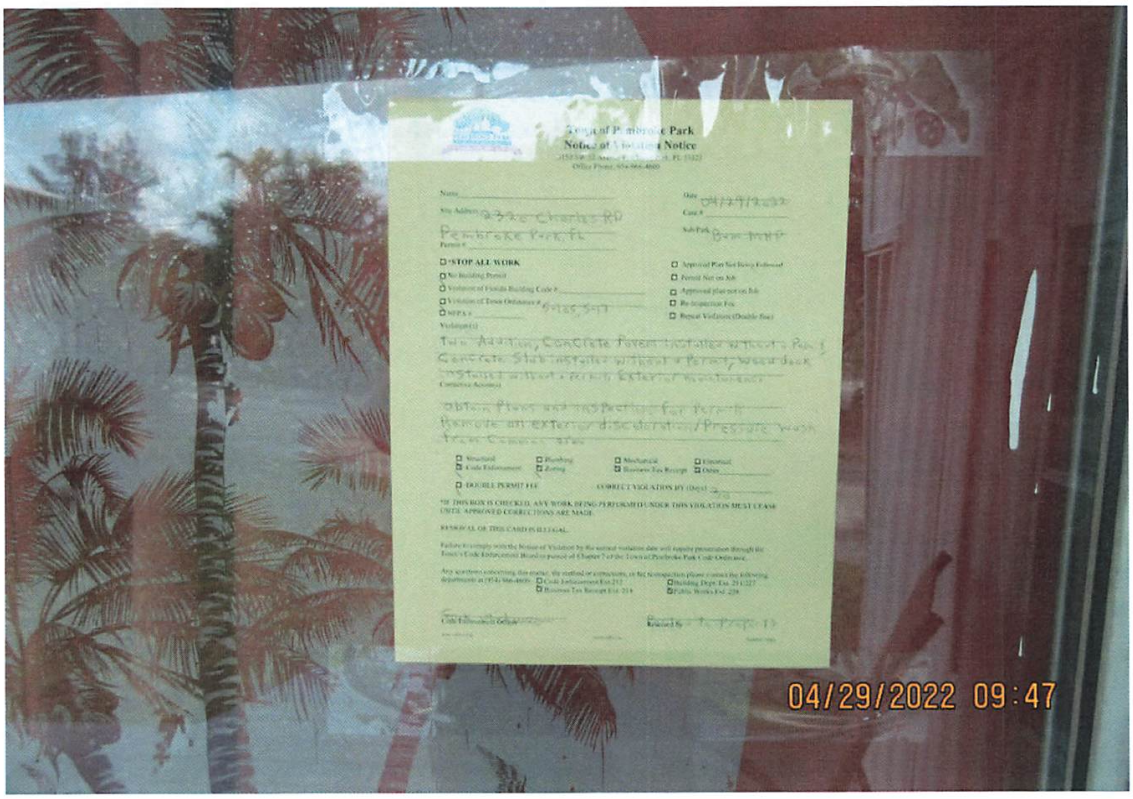

04/28/2022 09:37


04/28/2022 09:38


04/28/2022 09:38


04/29/2022 09:36


04/29/2022 09:44


Notice of
STOP ALL WORK
04/29/2022 09:47

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	3252 SW 52 AVE PEMBROKE PARK, FL 33023	3201 SW 55 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5550 **Date Next Inspection** 11/16/2022

Notes 1. Installed underground cabling wires to pole & installation of cable in utility box. (Sub-contractor "Bore-Tech" on behalf of FPL was doing the work located at 3201 SW 52 Ave on an expired R.O.W permit.
2. Obtain building permit for work that was completed to include plans, and inspections.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/1/2021		Notice of Violation	Hand
11/1/2022	11/16/2022	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: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 11/16/2022



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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To
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Goldfarb, Ighal
(NOH-5550)
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0000 5918 5739



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

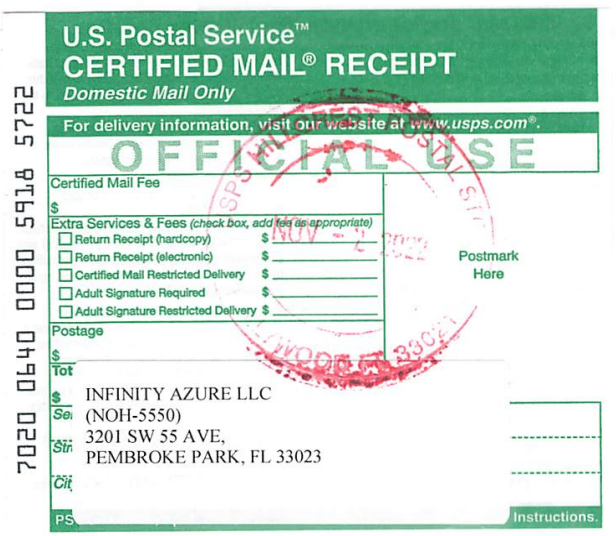
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City

INFINITY AZURE LLC
(NOH-5550)
9520 HARDING AVE STE 1
SURFSIDE FL 33154

Postmark Here

PS Instructions

7020 0640 0000 5918 5647



U.S. Postal Service™
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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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INFINITY AZURE LLC
(NOH-5550)
3201 SW 55 AVE,
PEMBROKE PARK, FL 33023

Postmark Here

PS Instructions.

7020 0640 0000 5918 5722



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:

Goldfarb, Ighal
(NOH-5550)
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

9590 9402 6921 1104 9954 49

2. Article Number (Transfer from service label)
7020 0640 0000 5918 5739

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Agent ☐ 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

NOV #5550

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/02/2021
US POSTAGE $

BLUE LAKE VILLAS OWNER LLC

3252 SW 52 AVE
PEMBROKE PARK, FL 33023

5550

Property Owner:

Property De

NOV #5550

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/02/2021
US POSTAGE $

Blue Lake Villas Owners LLC
3201 SW 55 Ave
Pembroke Park, FL 33023



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3201 SW 55 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 18 0250
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 3,4 & 2/24 INT IN LAKE ABUTTING PROP BLK 3		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$78,030	$2,794,860	$2,872,890	$2,872,890	
2022	$78,030	$2,794,860	$2,872,890	$2,872,890	$60,676.59
2021	$83,030	$1,393,530	$1,476,560	$1,456,970	$31,458.15

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,872,890	$2,872,890	$2,872,890	$2,872,890
Portability	0	0	0	0
Assessed/SOH	$2,872,890	$2,872,890	$2,872,890	$2,872,890
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	$2,872,890	$2,872,890	$2,872,890	$2,872,890

Sales History

Date	Type	Price	Book/Page or CIN
5/24/2021	SW*-D	$31,750,000	117307491
1/30/2018	QC*-T	$100	114868624
2/1/1974	WD*	$3,350,000	5625 / 754

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	39,015	SF
Adj. Bldg. S.F. (Card, Sketch)		19467
Units		24
Eff./Act. Year Built: 1972/1971		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
INFINITY AZURE LLC

Filing Information

Document Number	L21000115852
FEI/EIN Number	86-3113914
Date Filed	03/19/2021
State	FL
Status	ACTIVE

Principal Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Mailing Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Registered Agent Name & Address

Goldfarb, Ighal
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Name Changed: 03/17/2022

Address Changed: 03/17/2022

Authorized Person(s) Detail

Name & Address

Title MGR

INFINITY BH CORP
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Annual Reports

Report Year	Filed Date
2022	03/17/2022

Document Images

03/17/2022 -- ANNUAL REPORT	View image in PDF format
03/19/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

INFINITY AZURE LLC CASE NO 5550

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3201 SW 55 AVE, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 3201 SW 55 AVE, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 9:17. ON THE 4TH DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

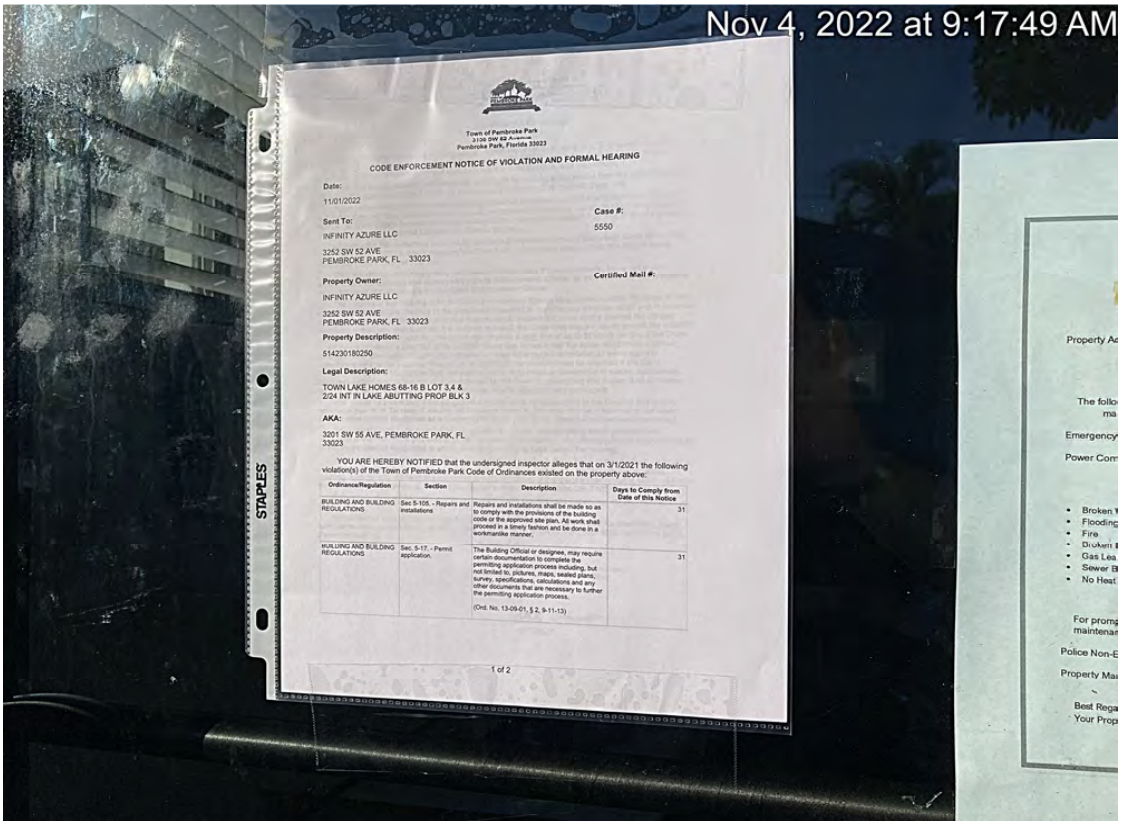
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 14 day of NOV, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.


Nov 4, 2022 at 9:17:49 AM
Town of Pembroke Park
3100 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
11/01/2022
Case #:
5550
Sent To:
INFINITY AZURE LLC
3252 SW 52 AVE
PEMBROKE PARK, FL 33023
Certified Mail #:
Property Owner:
INFINITY AZURE LLC
3252 SW 52 AVE
PEMBROKE PARK, FL 33023
Property Description:
514230180250
Legal Description:
TOWN LAKE HOMES 68-16 B LOT 3,4 &
2/24 INT IN LAKE ABUTTING PROP BLK 3
AKA:
3201 SW 55 AVE, PEMBROKE PARK, FL
33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/1/2021 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.
31
BUILDING AND BUILDING REGULATIONS
Sec. 5-17. - Permit application.
The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.
(Ord. No. 13-09-01, § 2, 9-11-13)
31
1 of 2
STAPLES


Nov 4, 2022 at 9:17:59 AM

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/01/2022

Sent To:

INFINITY AZURE LLC

3252 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5550

Property Owner:

INFINITY AZURE LLC

3252 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230180250

Legal Description:

TOWN LAKE HOMES 68-16 B LOT 3,4 &
2/24 INT IN LAKE ABUTTING PROP BLK 3

AKA:

3201 SW 55 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/1/2021 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.	31
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	31

BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	31

1. Installed underground cabling wires to pole & installation of cable in utility box. (Sub-contractor "Bore-Tech" on behalf of FPL was doing the work located at 3201 SW 52 Ave on an expired R.O.W permit.
2. Obtain building permit for work that was completed to include plans, and inspections.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

11/1/2022

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: 2111255-0

Job Address: 3201 W Hallandale Beach Blvd (KMV-BS-21-087)

Job Name: BlueStream Fiber (KMV-BS-21-087)

Permit Status: Expired

Permit Issued Date:10/18/2021 4:21:12 PM

Submitted Into Plan Review Date:9/28/2021 12:59:28 PM

Application Date: 9/28/2021 11:48:34 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 20 Day(s)

Required Disciplines

Discipline	Status	Date
ENGINEERING	Approved	9/29/2021 12:40:12 PM

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. INFINITY AZURE LLC Respondent(s)	Case No.: 5737

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3252 SW 52 AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 514230140090

LEGAL DESCRIPTION: 30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s)5-103(a)(b)(i)(j)(k)(h)(m), 5-105, 5-17, 12-48, 12-43, 26-116, 12-61, 13-2, and 27-32.1. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S)5-103(a)(b)(i)(j)(k)(h)(m),5-105, 5-17, 12-48, 12-43, 26-116, 12-61, 13-2, and 27-32.1. **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of March 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s)

shall pay $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 below listed violations: (list of violations)** Sec 5-103(b). - Exterior maintenance of structures and premises, Sec 5-103(i). – Exterior maintenance of structures and premises, Sec 5-103(j). - Exterior maintenance of structures and premises, Sec 5-103(k). - Exterior maintenance of structures and premises, Sec 5-103(m). - Exterior maintenance of structures and premises, Sec 5-103. - Exterior maintenance of structures and premises (a), Sec 5-103. - Exterior maintenance of structures and premises (h), Sec 5-105. - Repairs and installations, Sec. 12-43. - Notice to remove accumulations—To be sent to property owner., Sec. 12-48. - Outdoor storage prohibited, Sec. 12-61 - Excessive, untended growth deemed public nuisance, Sec. 13-2. - Storage of abandoned property in the open prohibited, Sec. 26-116. - Litter; littering material., Sec. 27-32.1. - Enforcement. AND Sec. 5-17. - Permit application.

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of March 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, 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 17 day of March, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

No Permit

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BLUE LAKE VILLAS OWNER LLC 3252 SW 52 AVE PEMBROKE PARK, FL 33023	5550	03/01/2021

Property Owner:	Property Description:	Certified Mail #:
BLUE LAKE VILLAS OWNER LLC 3252 SW 52 AVE PEMBROKE PARK, FL 33023	514230180250	

Legal Description:	AKA:
TOWN LAKE HOMES 68-16 B LOT 3,4 & 2/24 INT IN LAKE ABUTTING PROP BLK 3	3201 SW 55 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/1/2021 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.	31
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	31

Notes/Means of Correction:

1. Installed underground cabling wires to pole & installation of cable in utility box. (Sub-contractor "Bore-Tech" on behalf of FPL was doing the work located at 3201 SW 52 Ave on an expired R.O.W permit.
2. Obtain building permit for work that was completed to include plans, and inspections.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: 2111255-0

Job Address: 3201 W Hallandale Beach Blvd (KMV-BS-21-087)

Job Name: BlueStream Fiber (KMV-BS-21-087)

Permit Status: Expired

Permit Issued Date:10/18/2021 4:21:12 PM

Submitted Into Plan Review Date:9/28/2021 12:59:28 PM

Application Date: 9/28/2021 11:48:34 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 20 Day(s)

Required Disciplines

Discipline	Status	Date
ENGINEERING	Approved	9/29/2021 12:40:12 PM

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

FPL / Bore-Tech

Name Azure Villas

Date 02/25/2021

Site Address 3201 SW 52 Ave

Case # _____

Pembroke Park, FL 33023

Sub/Park _____

Permit # _____

- ☐ *STOP ALL WORK
- ☑ No Building Permit
- ☑ Violation of Florida Building Code # _____
- ☑ Violation of Town Ordinance # 5-105; 5-2(A)(B)
- ☐ 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 underground cabling wires to pole. * Installation of cable in utility box. Bore Tech - Sub-contracter of FPL

Corrective Action(s)

obtain building permit for work that was done with plans & inspections.

- ☐ Structural
- ☐ Code Enforcement
- ☐ Plumbing
- ☐ Zoning
- ☐ Mechanical
- ☐ Business Tax Receipt
- ☑ Electrical
- ☐ Other _____

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): _____

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

- ☐ Code Enforcement Ext.215
- ☐ Business Tax Receipt Ext. 214
- ☑ Building Dept. Ext. 211/227
- ☐ Public Works Ext. 238

T. Malcolm

Code Enforcement Officer

Refused to Sign

Received by

White: Officer's Copy — Yellow: Office Copy — Cardstock: Violator

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

FPL / Bore-Tech

Name Azure Villas

Date 02/25/2021

Site Address 3201 SW 52 AVE

Case # _____

Pembroke Park, FL 33023

Sub/Park _____

Permit # _____

☐ ***STOP ALL WORK**

☐ No Building Permit

☐ Violation of Florida Building Code # _____

☐ Violation of Town Ordinance # 5-105; 5-2(A)(B)

☐ 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 underground cabling wires to pole. Installation of cable in utility box. Bore Tech - Sub contractor of FPL

Corrective Action(s)

Obtain building permit for work that was done with plans & inspections.

☐ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical
☐ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other _____

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): _____

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

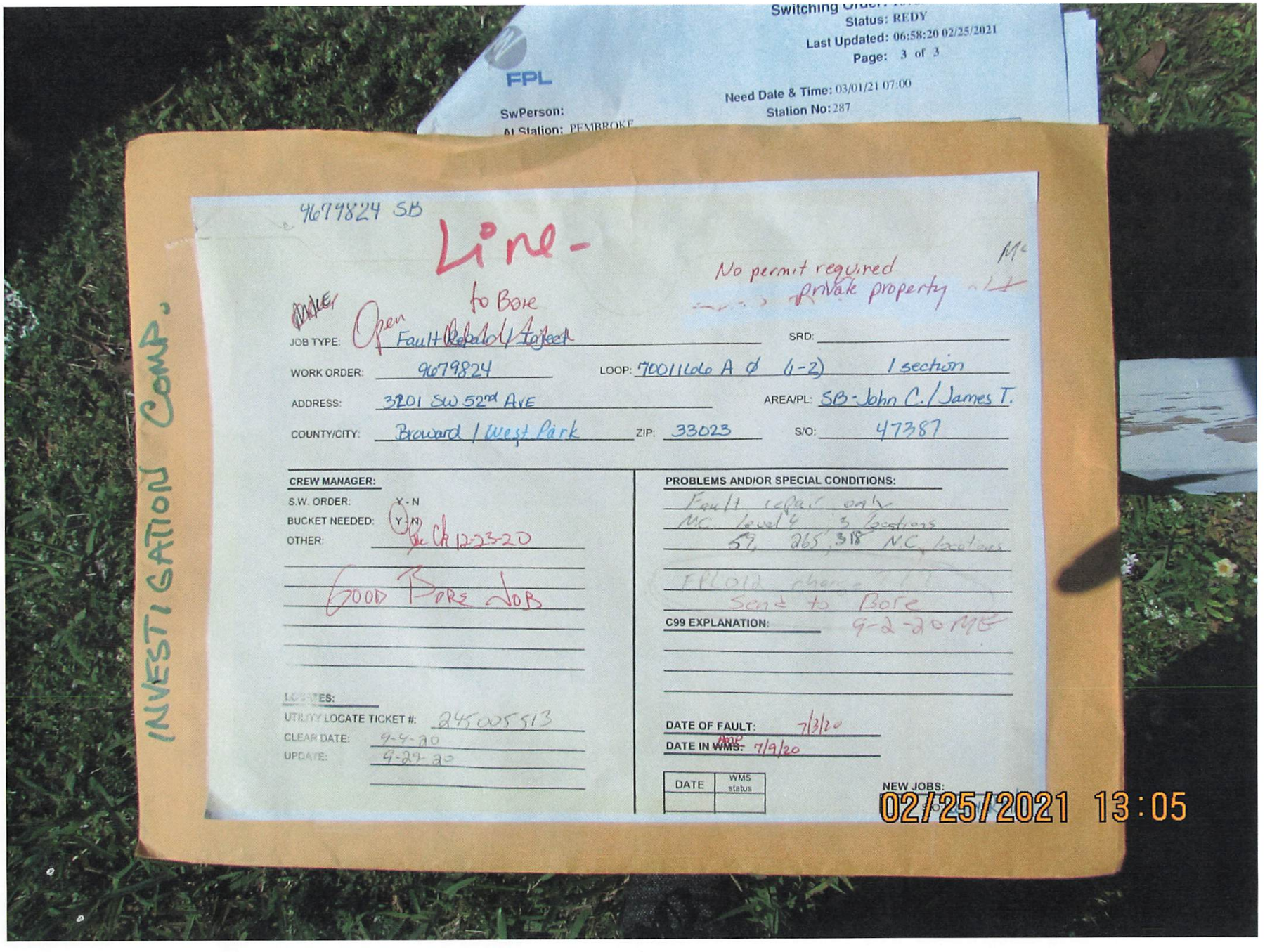
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Code Enforcement Officer

Received by Refused to Sign

White: Officer's Copy Yellow: Office Copy Cardstock: Violator


Switching Order:
Status: REDY
Last Updated: 06:58:20 02/25/2021
Page: 3 of 3
FPL
Need Date & Time: 03/01/21 07:00
SwPerson:
Station No: 287
At Station: PEMBROKE
INVESTIGATION COMP.
9679824 SB
Line-
to Bore
No permit required
Private property
JOB TYPE: Open Fault
SRD:
WORK ORDER: 9679824
LOOP: 700116de A Ø (1-2) 1 section
ADDRESS: 3201 SW 52nd Ave
AREA/PL: SB-John C./James T.
COUNTY/CITY: Broward / West Park
ZIP: 33023
S/O: 47387
CREW MANAGER:
S.W. ORDER: Y - N
BUCKET NEEDED: Y - N
OTHER:
Ck 12-23-20
Good Bore Job
PROBLEMS AND/OR SPECIAL CONDITIONS:
Fault repair only
NC level 4 3 locations
57, 265, 318 NC locations
Sent to Bore
C99 EXPLANATION:
9-2-20 MB
UTILITIES:
UTILITY LOCATE TICKET #: 245005513
CLEAR DATE: 9-4-20
UPDATE: 9-22-20
DATE OF FAULT: 7/3/20
DATE IN WMS: 7/9/20
DATE
WMS status
NEW JOBS:
02/25/2021 13:05


25
BORE TECH
Utilities & Maintenance Inc.
O:305-297-8162/305-345-7302
www.bore-tech.net
DOT-2077637
FIRST AID
APPROVED CONTRACTOR
FPL
02/25/2021 13:05


02/25/2021 13:05


02/25/2021 13:06


02/25/2021 13:06


02/25/2021 13:06


02/25/2021 13:08

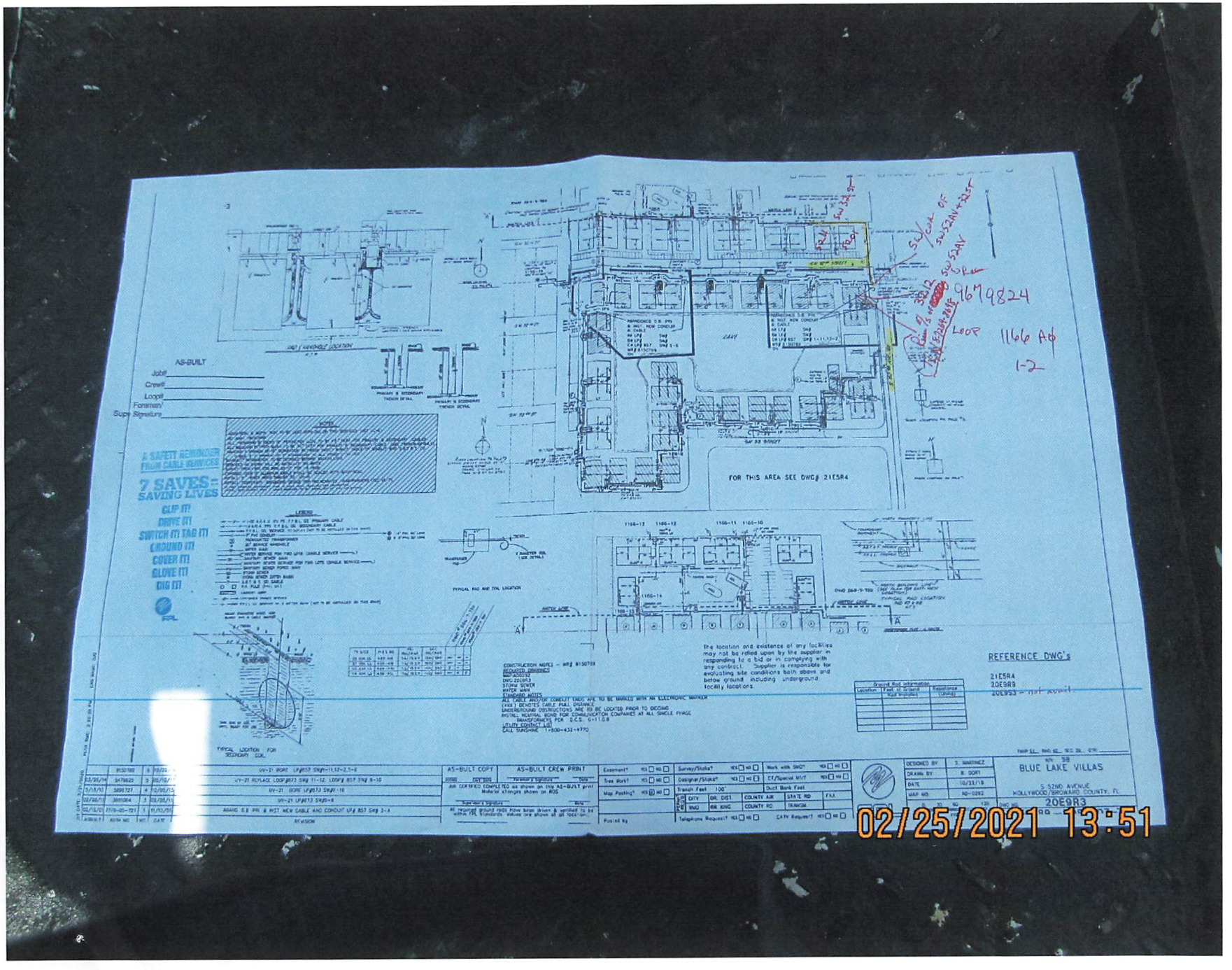

ATT/D
BURIED CABLE
02/25/2021 13:08


AZURE
VILLAS
02/25/2021 13:09


SW 32 ST
ROAD
WORK
AHEAD
3252
APARTMENT HOMES
02/25/2021 13:10


SW 32 ST
3252
AZURE
VILLAS
APARTMENT HOMES
02/25/2021 13:10


5221 23 25 27
02/25/2021 13:15


AS-BUILT
Job#
Crew#
Loop#
Foreman
Supv Signature
A SAFETY REMINDER FROM CABLE SERVICES
7 SAVES= SAVING LIVES
CLIP IT!
DRIVE IT!
SWITCH IT! TAG IT!
GROUND IT!
COVER IT!
GLOVE IT!
DIG IT!
FOR THIS AREA SEE DWG# 21E5R4
REFERENCE DWG's
21E5R4
20E9R9
20E9S3 - not accurate
9679824
LOOP
1166 A&
1-2
BLUE LAKE VILLAS
S 52ND AVENUE
HOLLYWOOD/BROWARD COUNTY, FL
20E9R3
02/25/2021 13:51

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANZAK INVESTMENTS I LLC	14900 SW 27 ST DAVIE, FL 33331	3615 SW 52 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5703 **Date Next Inspection** 11/16/2022

Notes

1. Multiple a/c units changed out without a permit. Obtain a permit for each a/c that was switched out with plans and inspections.
2. Paving & restriping of the parking lot areas. Obtain a permit for paving and restriping of the parking lot area with plans and inspections.
3. Abandoned vehicles on the property. Remove abandon vehicles from the property.
4. Dumpster enclosure is broken and needs repair. Obtain a permit to repair or replace the damaged dumpster enclosure with plans and inspections.
5. New sign for management at the entrance of the building installed without a permit. Obtain permit for sign with permit and plans.
6. Curbs around the medians are damaged. Obtain a permit for repair of the curbs with plans and inspections.
7. Missing hedges at the entrance of the property by SW 52 Ave. Contact Heidi (Town planner ext 401) for more information on the replacement of the hedges and missing sod area.
8. Maintenance of the the property such as maintain the paint on the entrance walls to the property and the building itself.
9. Possible repair is needed on the chain-link fence.
10. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/26/2021		Notice of Violation	Regular Mail
11/1/2022		Affidavit of Non-Compliance	Regular Mail
11/1/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	11/1/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (e)	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	11/1/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	11/1/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	11/1/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/16/2022
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JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	11/1/2022



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$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

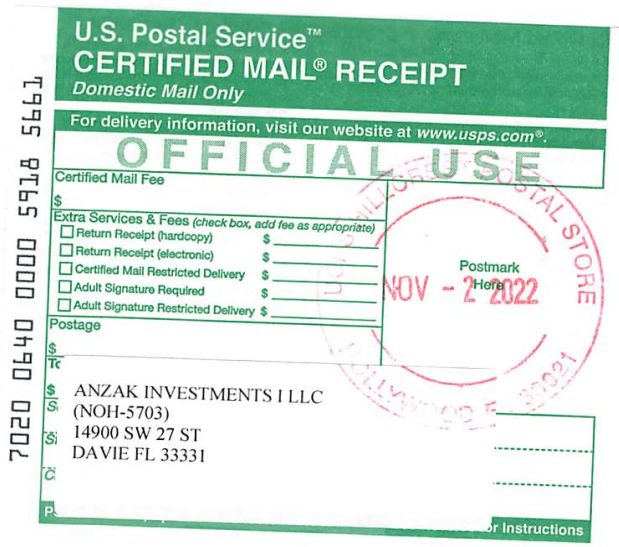
Postage
$

Postmark Here

ANZAK INVESTMENTS I LLC
(NOH-5703)
3615 SW 52 AVE,
PEMBROKE PARK, FL 33023

See Reverse for Instructions

7020 0640 0000 5918 5654



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here
NOV - 2 2022

ANZAK INVESTMENTS I LLC
(NOH-5703)
14900 SW 27 ST
DAVIE FL 33331

See Reverse for Instructions

7020 0640 0000 5918 5661



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here
NOV - 2022

LAW OFFICES OF SCOTT A FRANK, PA
(NOH-5703)
3201 W COMMERCIAL BLVD SUITE 218
FORT LAUDERDALE, FL 33309

See Reverse for Instructions

7020 0640 0000 5918 5678



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 SCOTT A FRANK, PA
(NOH-5703)
3201 W COMMERCIAL BLVD SUITE 218
FORT LAUDERDALE, FL 33309

9590 9402 6921 1104 9970 30

2. Article Number (Transfer from service label)
7020 0640 0000 5918 5678

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
B. Alba

C. Date of Delivery
11-4-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
AONC 5703

Hasler FIRST-CLASS MAIL
11/03/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

Sent To:
ANZAK INVESTMENTS I LLC
14900 SW 27 ST
DAVIE, FL 33331

Case #:
5703

NOV #5708

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/30/2021
US POSTAGE

ANZAK Investments I LLC
14900 SW 27 St
Davie, FL
33331

NOV #5703

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/30/2021
US POSTAGE

Sent To:

ANZAK INVESTMENTS I LLC

14900 SW 27 ST
DAVIE, FL 33331

Case #:

5703

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

ANZAK INVESTMENTS I LLC

3615 SW 52 AVE, PEMBROKE PARK, FL 33023

Respondent(s)

Case #: 5703

On 10/27/2022 I ERIK RICHWAGEN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	ANZAK INVESTMENTS I LLC
Address:	14900 SW 27 ST DAVIE, FL 33331
Folio:	514230130310
Site Address:	3615 SW 52 AVE, PEMBROKE PARK, FL 33023
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 24B LESS W 15 FOR RD

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	10/27/2022
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JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	10/27/2022

Notes/Means of Correction:

1. Multiple a/c units changed out without a permit. Obtain a permit for each a/c that was switched out with plans and inspections. A/C UNITS THAT WERE CHANGED OUT ARE NOT SPECIFIED
2. Paving & restriping of the parking lot areas. Obtain a permit for paving and restriping of the parking lot area with plans and inspections.
3. Abandoned vehicles on the property. Remove abandon vehicles from the property. ALL ABANDONED VEHICLES HAVE BEEN REMOVED
4. Dumpster enclosure is broken and needs repair. Obtain a permit to repair or replace the damaged dumpster enclosure with plans and inspections.
5. New sign for management at the entrance of the building installed without a permit. Obtain permit for sign with permit and plans. SIGNAGE WAS REMOVED
6. Curbs around the medians are damaged. Obtain a permit for repair of the curbs with plans and inspections.
7. Missing hedges at the entrance of the property by SW 52 Ave. MISSING HEDGES WERE REPLACED
8. Maintenance of the property such as maintain the paint on the entrance walls to the property and the building itself. ENTRANCE WALLS DO NOT NEED RE-PAINTING
9. Possible repair is needed on the chain-link fence. NO ISSUES FOUND FOR THE CHAIN LINK FENCE

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Erik Schwarz

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 10/27/2022

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3615 SW 52 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 13 0310
Property Owner	ANZAK INVESTMENTS I LLC	Millage	0613
Mailing Address	14900 SW 27 ST DAVIE FL 33331	Use	03-01
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 24B LESS W 15 FOR RD		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$186,880	$4,618,130	$4,805,010	$4,805,010	
2022	$186,880	$4,618,130	$4,805,010	$4,801,500	$101,431.16
2021	$186,880	$4,178,120	$4,365,000	$4,365,000	$93,867.58

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,805,010	$4,805,010	$4,805,010	$4,805,010
Portability	0	0	0	0
Assessed/SOH	$4,805,010	$4,805,010	$4,805,010	$4,805,010
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,805,010	$4,805,010	$4,805,010	$4,805,010

Sales History

Date	Type	Price	Book/Page or CIN
8/20/2020	WD-Q	$4,850,000	116694685
6/12/2019	WD-Q	$4,200,000	116017201
7/17/2015	WD-Q	$4,000,000	113140434
2/25/2005	WD	$2,400,000	39156 / 1579
1/12/1998	QCD	$1,036,300	27555 / 21

Land Calculations

Price	Factor	Type
$2.00	93,439	SF
Adj. Bldg. S.F. (Card, Sketch)		38419
Units		36
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
ANZAK INVESTMENTS I, LLC

Filing Information

Document Number	L20000078803
FEI/EIN Number	84-5067296
Date Filed	03/11/2020
State	FL
Status	ACTIVE

Principal Address

500 NE 13 STREET
FORT LAUDERDALE, FL 33304

Changed: 10/09/2020

Mailing Address

500 NE 13th Street
Fort Lauderdale, FL 33304

Changed: 02/17/2021

Registered Agent Name & Address

LAW OFFICES OF SCOTT A FRANK, PA
3201 W COMMERCIAL BLVD
SUITE 218
FORT LAUDERDALE, FL 33309

Authorized Person(s) Detail

Name & Address

Title MGR

ROBERTS, ASHA
500 NE 13th Street
Fort Lauderdale, FL 33304

Title MGR

ROBERTS, NICHOLAS
500 NE 13th Street
Fort Lauderdale, FL 33304

Annual Reports

Report Year	Filed Date
2021	02/17/2021
2022	03/28/2022

Document Images

03/28/2022 -- ANNUAL REPORT	View image in PDF format
02/17/2021 -- ANNUAL REPORT	View image in PDF format
03/11/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ANZAK INVESTMENTS I LLC CASE NO 5703

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3615 SW 52 AVE, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 3615 SW 52 AVE, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: ANZAK INVESTMENTS I LLC AT 9:24. ON THE 4TH DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

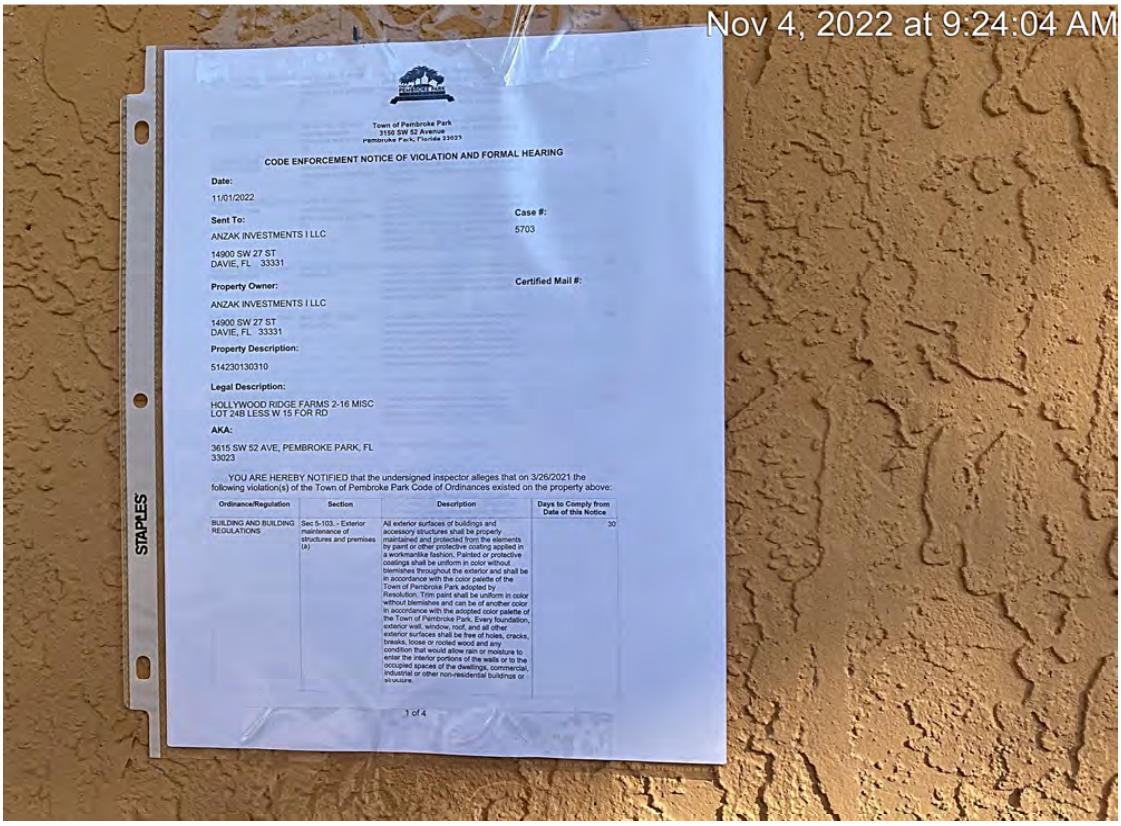
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 14 day of Nov, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known x OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
11/01/2022

Case #:
5703

Sent To:
ANZAK INVESTMENTS I LLC

14900 SW 27 ST
DAVIE, FL 33331

Certified Mail #:

Property Owner:
ANZAK INVESTMENTS I LLC

14900 SW 27 ST
DAVIE, FL 33331

Property Description:
514230130310

Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 24B LESS W 15 FOR RD

AKA:
3615 SW 52 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103.- Exterior maintenance of structures and premises (A)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

1 of 4



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/01/2022

Sent To:

ANZAK INVESTMENTS I LLC

14900 SW 27 ST
DAVIE, FL 33331

Case #:

5703

Property Owner:

ANZAK INVESTMENTS I LLC

14900 SW 27 ST
DAVIE, FL 33331

Certified Mail #:

Property Description:

514230130310

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
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BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (e)	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30

1. Multiple a/c units changed out without a permit. Obtain a permit for each a/c that was switched out with plans and inspections.
2. Paving & restriping of the parking lot areas. Obtain a permit for paving and restriping of the parking lot area with plans and inspections.
3. Abandoned vehicles on the property. Remove abandon vehicles from the property.
4. Dumpster enclosure is broken and needs repair. Obtain a permit to repair or replace the damaged dumpster enclosure with plans and inspections.
5. New sign for management at the entrance of the building installed without a permit. Obtain permit for sign with permit and plans.
6. Curbs around the medians are damaged. Obtain a permit for repair of the curbs with plans and inspections.
7. Missing hedges at the entrance of the property by SW 52 Ave. Contact Heidi (Town planner ext 401) for more information on the replacement of the hedges and missing sod area.
8. Maintenance of the the property such as maintain the paint on the entrance walls to the property and the building itself.
9. Possible repair is needed on the chain-link fence.
10. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

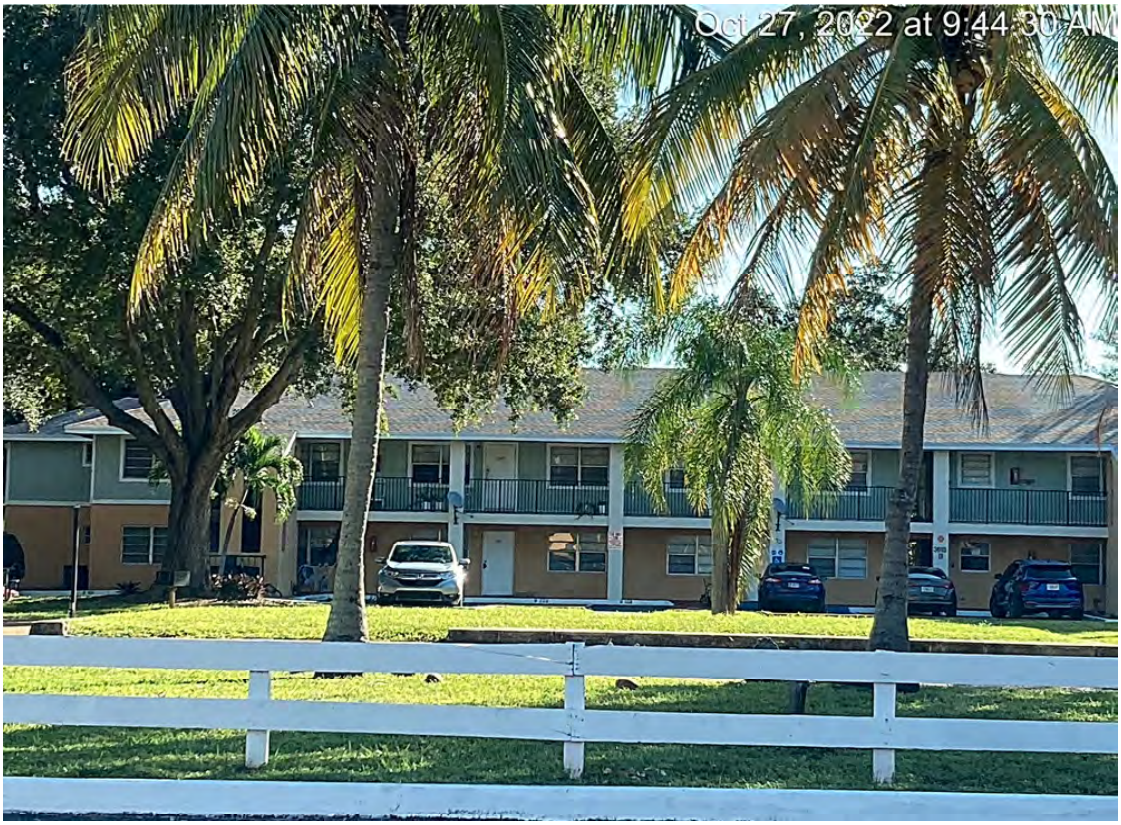
Code Enforcement Officer

Erik Richwagen

11/1/2022


Oct 27, 2022 at 9:38:58 AM


Oct 27, 2022 at 9:39:08 AM


Oct 27, 2022 at 9:44:30 AM


Oct 27, 2022 at 9:38:54 AM


Oct 27, 2022 at 9:38:56 AM


Oct 27, 2022 at 9:39:12 AM


Oct 27, 2022 at 9:39:04 AM


Nov 4, 2022 at 9:24:34 AM
B 202
B 102
B 203


Nov 4, 2022 at 9:24:36 AM
3615
B

No Permit

NIC

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
ANZAK INVESTMENTS I LLC 14900 SW 27 ST DAVIE, FL 33331	5703	03/26/2021

Property Owner:	Property Description:	Certified Mail #:
ANZAK INVESTMENTS I LLC 14900 SW 27 ST DAVIE, FL 33331	514230130310	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 24B LESS W 15 FOR RD	3615 SW 52 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
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BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
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JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	30

Notes/Means of Correction:

1. Multiple a/c units changed out without a permit. Obtain a permit for each a/c that was switched out with plans and inspections.
2. Paving & restriping of the parking lot areas. Obtain a permit for paving and restriping of the parking lot area with plans and inspections.
3. Abandoned vehicles on the property. Remove abandon vehicles from the property.
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If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer


PARK APTS
3615
TOW AWAY
03/24/2021 15:48


03/24/2021 15:55


03/24/2021 15:55


03/24/2021 15:55


03/24/2021 15:55


03/24/2021 15:54


03/24/2021 15:54


03/24/2021 15:53


03/24/2021 15:53


03/24/2021 15:52



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	**Case #:**	**Date:**
ANZAK INVESTMENTS I LLC 14900 SW 27 ST DAVIE, FL 33331	5703	3/26/2021 12:00:00 AM

Property Owner:	**Property Description:**
ANZAK INVESTMENTS I LLC 14900 SW 27 ST DAVIE, FL 33331	514230130310

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 24B LESS W 15 FOR RD	3615 SW 52 AVE, PEMBROKE PARK, FL 33023

Mailing Purposes Only


03/24/2021 15:52


03/24/2021 15:51


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03/24/2021 15:50


03/24/2021 15:50


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03/24/2021 15:49


03/24/2021 15:49


03/24/2021 15:49


03/24/2021 15:49

Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLIDAY HALLANDALE MHC LLC/JORGE BORAU	3140 W HALLANDALE BEACH BLVD LOT 518 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #518

Legal Description

Case Status Open **Case #** 6132 **Date Next Inspection** 11/16/2022

Notes

1. Multiple additions added to the original mobile home without a permit including windows, doors, railing, and stairs. Obtain a permit for each addition including the windows, doors, rails, stairs, and any electrical with plans and inspections.
2. Camera system (ADT) wired installed without a permit. Obtain a permit for the camera system with plans and inspections.
3. Storage room added to the back of the mobile home without a permit. Obtain a permit for the storage room addition with plans and inspections.
4. A/c installed without a permit. Obtain the permit for the a/c unit currently installed Serial# L023084477 with plans and inspections.
5. Screen room added and enclosed without a permit including the electrical for the refrigerator and tv inside and roof hangover. Obtain a permit for the screen room and enclosure with electrical and the roof hangover with plans and inspections.
6. Multiple occupancy in the mobile home. Schedule a walk through inspection with the Code Enforcement officer to verify that there is only 1 family currently occupying the home.
7. Mobile home has certain areas where it was concrete rein-enforced without a permit. Obtain a permit for the concrete restoration and/or reinforcement areas of the home with plans and inspections.

8. A double permit fee has been assessed for all work done without a permit.

Documents Issued

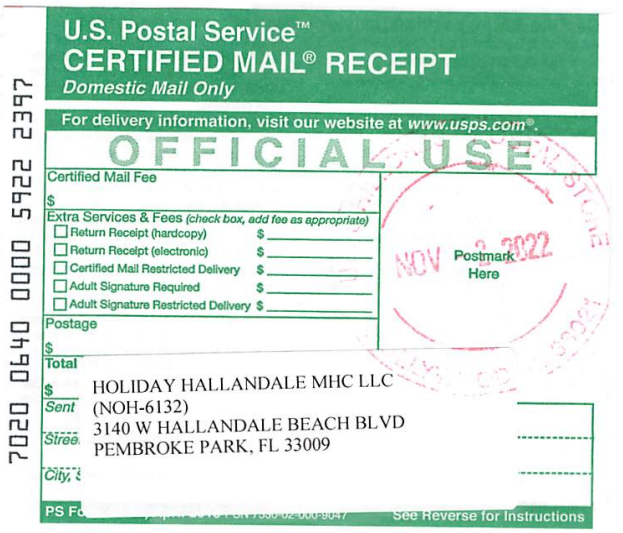
Date Issue	Hearing Date	Document Type	Delivery
8/6/2021		Notice of Violation	Posted to Property Regular Mail
11/1/2022		Affidavit of Non-Compliance	Regular Mail
11/1/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

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: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/16/2022

Case Overview

ZONING	Sec. 28-260 (8) - Prohibited uses	The permitted uses enumerated in the preceding section for the T-1 Mobile Home Park District shall not be construed to include, either as principal or accessory use, any of the following which are listed for emphasis: (8) The occupancy of any mobile home or recreational vehicle and/or addition thereto by more than one (1) family;	Not in Compliance - Reinspection Date: 11/16/2022



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total
$

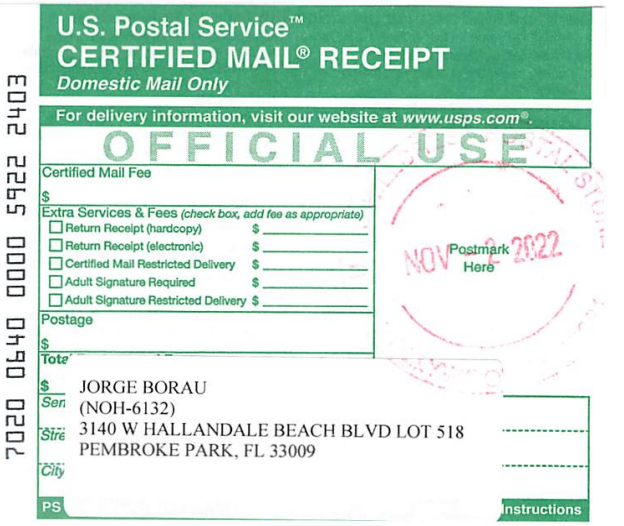
Sent
Street
City, S

HOLIDAY HALLANDALE MHC LLC
(NOH-6132)
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Postmark Here
NOV 2022

PS Fo
See Reverse for Instructions

7020 0640 0000 5922 2397



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total
$

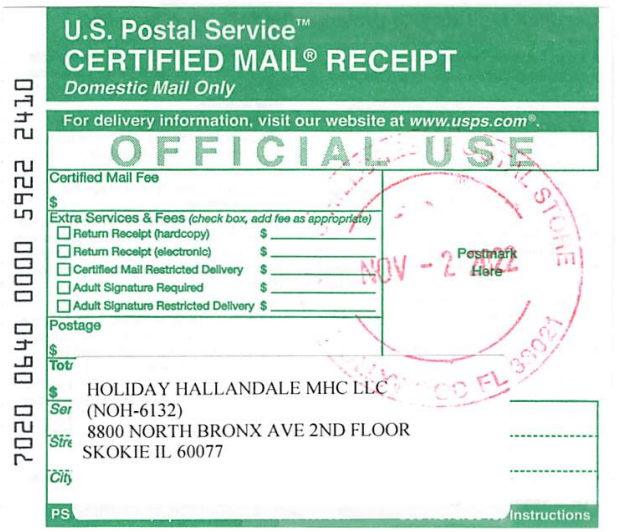
Sent
Street
City

JORGE BORAU
(NOH-6132)
3140 W HALLANDALE BEACH BLVD LOT 518
PEMBROKE PARK, FL 33009

Postmark Here
NOV 2022

PS
Instructions

7020 0640 0000 5922 2403



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
$

Total
$

Sent
Street
City

HOLIDAY HALLANDALE MHC LLC
(NOH-6132)
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

Postmark Here
NOV - 2 2022

PS
Instructions

7020 0640 0000 5922 2410



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total
$

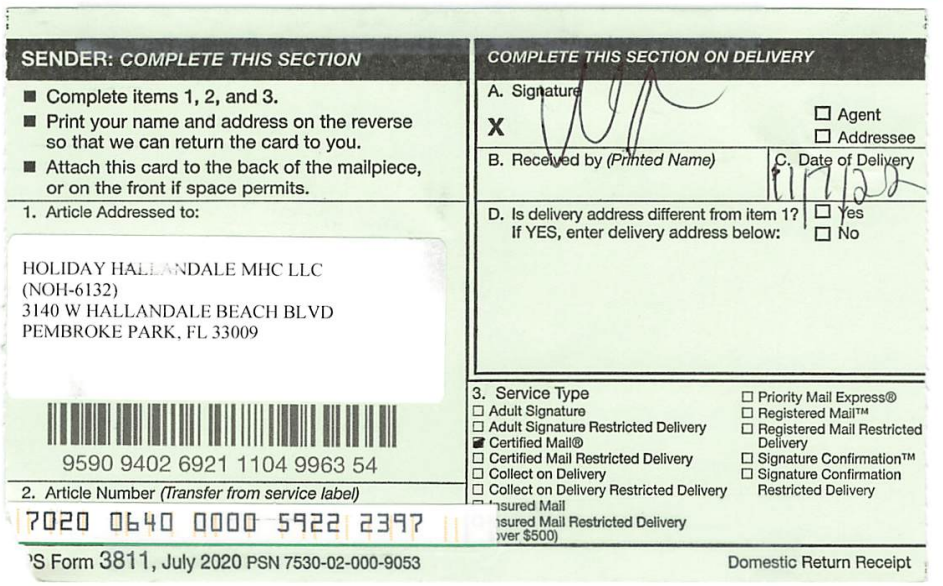
Sent
Street
City,

CORPORATION SERVICE COMPANY
(NOH-6132)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Postmark Here
NOV - 2 2022

PS
Instructions

7020 0640 0000 5922 2427



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
(NOH-6132)
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

9590 9402 6921 1104 9963 54

2. Article Number (Transfer from service label)
7020 0640 0000 5922 2397

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
11/7/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

)V #6132
N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
08/06/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Holiday Hallandale MHC LLC
8800 N Bronx
2nd floor
Skokie, IL
60077

)V #6132
N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
08/06/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Holiday Hallandale MHC LLC
3140 W Hallandale Beach
Blvd
Pembroke Park, FL
33009

#6132
N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
08/06/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Corporation Service Company
1201 Hays Street
Tallahassee, FL
32301

OF PEMBROKE PARK
) AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
08/06/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Sent To:

JORGE BORAU

3140 W HALLANDALE BEACH BLVD LOT 518
PEMBROKE PARK, FL 33009

Case #:

6132



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	HOLIDAY HALLANDALE MHC LLC
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077

ID #	5142 29 00 0300
Millage	0613
Use	28

Abbr Legal Description	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$5,226,240	$220,080	$5,446,320	$4,360,080	
2020	$3,733,030	$325,730	$4,058,760	$4,058,760	$87,595.34
2019	$3,359,730	$369,140	$3,728,870	$3,728,870	$81,416.15

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,446,320	$5,446,320	$5,446,320	$5,446,320
Portability	0	0	0	0
Assessed/SOH	$4,360,080	$5,446,320	$4,360,080	$4,360,080
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,360,080	$5,446,320	$4,360,080	$4,360,080

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		112430220
7/7/2014	SWD-D	$5,035,000	112397766
7/14/2006	QC*	$100	42486 / 1671

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number	M14000003856
FEI/EIN Number	47-1194906
Date Filed	06/04/2014
State	DE
Status	ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MANAGER

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Title SIGNATORY

BUELTMANN, TOM
8800 NORTH BRONX AVENUE

2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/22/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2014 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

JORGE BORAU CASE NO 6132

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3140 W HALLANDALE BEACH BLVD LOT 518, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD LOT 518, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: JORGE BORAU AT 9:47. ON THE 4TH DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

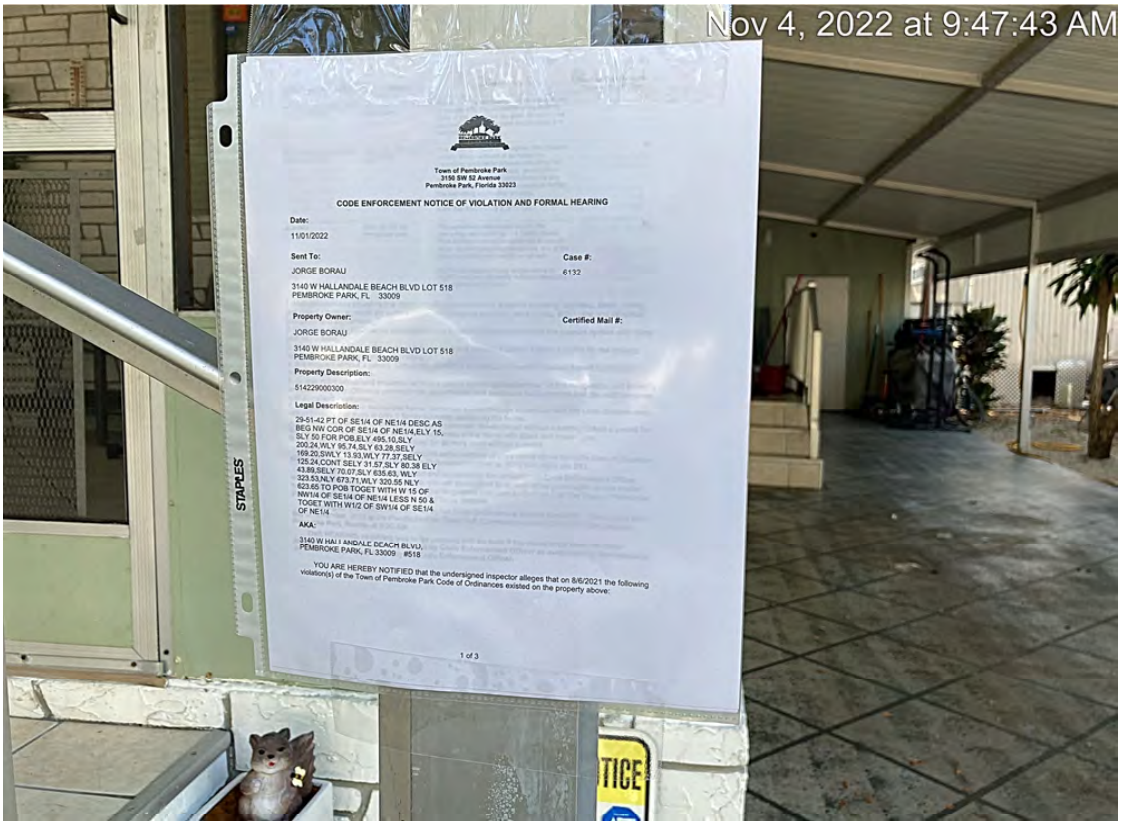
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 14 day of NOV, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____


Nov 4, 2022 at 9:47:43 AM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
11/01/2022
Sent To:
JORGE BORAU
3140 W HALLANDALE BEACH BLVD LOT 518
PEMBROKE PARK, FL 33009
Case #:
6132
Property Owner:
JORGE BORAU
3140 W HALLANDALE BEACH BLVD LOT 518
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 #518
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/6/2021 the following
violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
1 of 3
STAPLES
TICE


Nov 4, 2022 at 9:47:51 AM
518
SECURITY NOTICE
VIDEO SURVEILLANCE
NO DUMPING

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/01/2022

Sent To:

JORGE BORAU

3140 W HALLANDALE BEACH BLVD LOT 518
PEMBROKE PARK, FL 33009

Case #:

6132

Property Owner:

JORGE BORAU

3140 W HALLANDALE BEACH BLVD LOT 518
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 #518

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/6/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
ZONING	Sec. 28-260 (8) - Prohibited uses	The permitted uses enumerated in the preceding section for the T-1 Mobile Home Park District shall not be construed to include, either as principal or accessory use, any of the following which are listed for emphasis: (8) The occupancy of any mobile home or recreational vehicle and/or addition thereto by more than one (1) family;	30

1. Multiple additions added to the original mobile home without a permit including windows, doors, railing, and stairs. Obtain a permit for each addition including the windows, doors, rails, stairs, and any electrical with plans and inspections.
2. Camera system (ADT) wired installed without a permit. Obtain a permit for the camera system with plans and inspections.
3. Storage room added to the back of the mobile home without a permit. Obtain a permit for the storage room addition with plans and inspections.
4. A/c installed without a permit. Obtain the permit for the a/c unit currently installed Serial# L023084477 with plans and inspections.
5. Screen room added and enclosed without a permit including the electrical for the refrigerator and tv inside and roof hangover. Obtain a permit for the screen room and enclosure with electrical and the roof hangover with plans and inspections.
6. Multiple occupancy in the mobile home. Schedule a walk through inspection with the Code Enforcement officer to verify that there is only 1 family currently occupying the home.
7. Mobile home has certain areas where it was concrete rein-enforced without a permit. Obtain a permit for the concrete restoration and/or reinforcement areas of the home with plans and inspections.
8. A double permit fee has been assessed for all work done without a permit.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

11/1/2022


Oct 27, 2022 at 10:16:14 AM


Oct 27, 2022 at 10:14:27 AM


Oct 27, 2022 at 10:15:11 AM


Oct 27, 2022 at 10:15:21 AM


Oct 27, 2022 at 10:15:41 AM


Oct 27, 2022 at 10:16:06 AM

NIC

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
JORGE BORAU	6132	08/06/2021
3140 W HALLANDALE BEACH BLVD LOT 518 PEMBROKE PARK, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
JORGE BORAU	514229000300	
3140 W HALLANDALE BEACH BLVD LOT 518 PEMBROKE PARK, FL 33009		

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #518

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/6/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
ZONING	Sec. 28-260 (8) - Prohibited uses	The permitted uses enumerated in the preceding section for the T-1 Mobile Home Park District shall not be construed to include, either as principal or accessory use, any of the following which are listed for emphasis: (8) The occupancy of any mobile home or recreational vehicle and/or addition thereto by more than one (1) family;	30

Notes/Means of Correction:

1. Multiple additions added to the original mobile home without a permit including windows, doors, railing, and stairs. Obtain a permit for each addition including the windows, doors, rails, stairs, and any electrical with plans and inspections.
2. Camera system (ADT) wired installed without a permit. Obtain a permit for the camera system with plans and inspections.
3. Storage room added to the back of the mobile home without a permit. Obtain a permit for the storage room addition with plans and inspections.
4. A/c installed without a permit. Obtain the permit for the a/c unit currently installed Serial# L023084477 with plans and inspections.
5. Screen room added and enclosed without a permit including the electrical for the refrigerator and tv inside and roof hangover. Obtain a permit for the screen room and enclosure with electrical and the roof hangover with plans and inspections.
6. Multiple occupancy in the mobile home. Schedule a walk through inspection with the Code Enforcement officer to verify that there is only 1 family currently occupying the home.
7. Mobile home has certain areas where it was concrete rein-enforced without a permit. Obtain a permit for the concrete restoration and/or reinforcement areas of the home with plans and inspections.
8. A double permit fee has been assessed for all work done without a permit.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Jorge Borrell
Date 8.6.2021
Site Address 3190 NW 8B Lot 518
Pembroke Park, FL 33009
Case # _____
Sub/Park Holiday
Permit # _____

☐ *STOP ALL WORK
☒ No Building Permit
☐ Violation of Florida Building Code # _____
☒ Violation of Town Ordinance # 5-105; 5-17; 28-266
☐ NFPA # _____

☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Violation (s)
multiple additions added to home, camera system (HOT), storage added, A/C, windows, doors, railings, stairs, screenroom added w/ elect. w/ roof hang all installed without a permit. multiple over occupancy in

Corrective Action(s)
obtain the permits for the storage, additions, home; cameras, stairs, railings, all elect work done, screen-room w/ roof hangover with plans and inspections. Home was concrete restored without a permit.

☒ Structural ☐ Plumbing ☐ Mechanical ☒ Electrical
☒ Code Enforcement ☒ Zoning ☐ Business Tax Receipt ☐ Other _____

☒ DOUBLE PERMIT FEE
CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☒ Code Enforcement Ext.215 ☒ Building Dept. Ext. 211/227
☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

Code Enforcement Officer

Posted.
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator


08/06/2021 00:14


08/06/2021 00:14


08/06/2021 00:14


08/06/2021 00:14


MINIMUM CLEARANCE TO COMBUSTIBLE CONSTRUCTION
FROM DUCT
DUCT CONNECTION SIDE ZERO
FLOORING OR CLASS A,B, OR C ROOFING ZERO
BETWEEN 3 FT. OVERHANG AND TOP OF UNIT
LISTED PACKAGE AIR CONDITIONING UNIT 13XF
UNION MADE, LOCAL 6 – 14 DIVISION OF BOILERMAKERS INTERNATIONAL
08/06/2021 00:15


08/06/2021 00:15


08/06/2021 00:15


08/06/2021 00:15


08/06/2021 00:15


08/06/2021 00:16


08/06/2021 00:16


08/06/2021 00:16


08/06/2021 00:16


Town of Pembroke Park
Notice of Violation Notice
08/06/2021 00:23


08/06/2021 00:23


08/06/2021 00:13


08/06/2021 00:13


08/06/2021 00:13


518
SECURITY NOTICE
VIDEO SURVEILLANCE
NO DUMPING
VIOLATORS ARE SUBJECT TO FINE
08/06/2021 00:13


08/06/2021 00:13


08/06/2021 00:13


08/06/2021 00:13


08/06/2021 00:13


08/06/2021 00:14

Case Overview

Property/Incident Information

Owner	Address	Site Address
LIZI ENTERPRISES LLC	500 BAYVIEW DR STE 1626 SUNNY ISLES BEACH, FL 33160	5521 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

Legal Description

Case Status Open **Case #** 6167 **Date Next Inspection** 11/16/2022

Notes
1. Remove all trash and debris from property and maintain it. Leaving only patio furniture in the yard.
2. Broken chain link fence needs repairs. Obtain a permit for the broken chain link fence with plans and inspections.
3. Trim all trees along side the property line and remove all overgrown weeds.

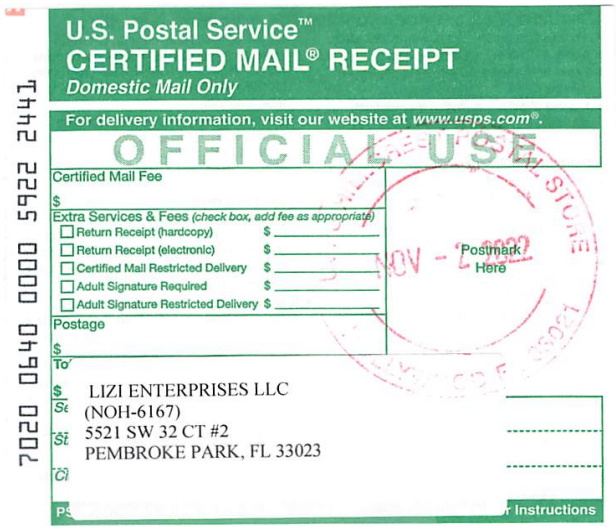
Documents Issued

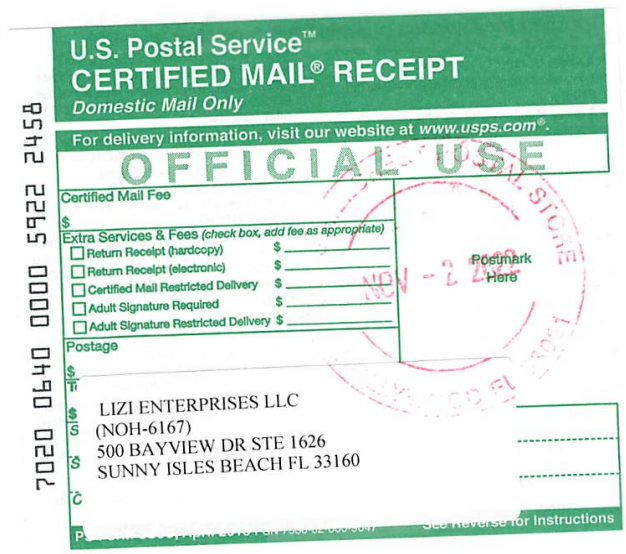
Date Issue	Hearing Date	Document Type	Delivery
8/24/2021		Notice of Violation	Regular Mail
10/28/2022		Affidavit of Non-Compliance	Regular Mail
10/28/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 11/16/2022
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: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/16/2022


7020 0640 0000 5922 2434
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
NOV - 2 2022
LIZI ENTERPRISES LLC
(NOH-6167)
5521 SW 32 CT #1
PEMBROKE PARK, FL 33023
See Reverse for Instructions


7020 0640 0000 5922 2441
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
NOV - 2 2022
LIZI ENTERPRISES LLC
(NOH-6167)
5521 SW 32 CT #2
PEMBROKE PARK, FL 33023


7020 0640 0000 5922 2458
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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
LIZI ENTERPRISES LLC
(NOH-6167)
500 BAYVIEW DR STE 1626
SUNNY ISLES BEACH FL 33160


7020 0640 0000 5922 2465
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
ZIPRIS, ZEEV H
(NOH-6167)
500 BAYVIEW DRIVE SUITE 1626
SUNNY ISLES BEACH, FL 33160

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
AONC 6167

Hasler FIRST-CLASS MAIL
11/03/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

Sent To:
LIZI ENTERPRISES LLC
500 BAYVIEW DR STE 1626
SUNNY ISLES BEACH, FL 33160

Case #:
6167

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

LIZI ENTERPRISES LLC

5521 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

Respondent(s)

Case #:

6167

On 10/28/2022 I ERIK RICHWAGEN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	LIZI ENTERPRISES LLC
Address:	500 BAYVIEW DR STE 1626 SUNNY ISLES BEACH, FL 33160
Folio:	514230120070
Site Address:	5521 SW 32 CT, PEMBROKE PARK, FL 33023 1-2
Legal Description:	LEE-MILL SUB 50-25 B LOT 7 BLK 1

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: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 11/16/2022
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: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/16/2022

Notes/Means of Correction:

1. Remove all trash and debris from property and maintain it. Leaving only patio furniture in the yard.
2. Broken chain link fence needs repairs. Obtain a permit for the broken chain link fence with plans and inspections. NO DAMAGE WAS FOUND ON THE FENCE
3. Trim all trees alongside the property line and remove all overgrown weeds.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Erik Johnson

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 10/28/2022

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
08/24/2021
US POSTAGE $



Sent To:
LIZI ENTERPRISES LLC
500 BAYVIEW DR STE 1626
SUNNY ISLES BEACH, FL 33160

Case #:
6167

NOV# 6167

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
08/24/2021
US POSTAGE $



Lizi Enterprises LLC
5521 SW 32 Ct
Pembroke Park
FL
33023



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5521 SW 32 COURT #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0070
Property Owner	LIZI ENTERPRISES LLC	Millage	0613
Mailing Address	500 BAYVIEW DR STE 1626 SUNNY ISLES BEACH FL 33160	Use	08
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 7 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).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$12,000	$192,210	$204,210	$177,680	
2020	$12,000	$162,450	$174,450	$161,530	$3,570.16
2019	$12,000	$139,780	$151,780	$146,850	$3,239.55

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$204,210	$204,210	$204,210	$204,210
Portability	0	0	0	0
Assessed/SOH	$177,680	$204,210	$177,680	$177,680
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$177,680	$204,210	$177,680	$177,680

Sales History

Date	Type	Price	Book/Page or CIN
2/10/2016	WD-Q	$155,000	113529972
5/14/2010	QCD-T	$100	47105 / 1772
1/7/2006	QCD	$100	41298 / 965
9/17/2004	QCD	$100	38217 / 532
8/27/2001	PRD	$76,000	32085 / 1031

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

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
LIZI ENTERPRISES LLC

Filing Information

Document Number	L16000012281
FEI/EIN Number	APPLIED FOR
Date Filed	01/19/2016
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/06/2018

Principal Address

500 BAYVIEW DRIVE
SUITE 1626
SUNNY ISLES BEACH, FL 33160

Mailing Address

500 BAYVIEW DRIVE
SUITE 1626
SUNNY ISLES BEACH, FL 33160

Registered Agent Name & Address

ZIPRIS, ZEEV H
500 BAYVIEW DRIVE
SUITE 1626
SUNNY ISLES BEACH, FL 33160

Name Changed: 02/06/2018

Authorized Person(s) Detail

Name & Address

Title AMBR

ZIPRIS, ZEEV H
500 BAYVIEW DRIVE, SUITE 1626
SUNNY ISLES BEACH, FL 33160

Annual Reports

Report Year	Filed Date

2018	02/06/2018
2019	02/06/2019
2020	03/04/2020

Document Images

03/04/2020 -- ANNUAL REPORT	View image in PDF format
02/06/2019 -- ANNUAL REPORT	View image in PDF format
02/06/2018 -- REINSTATEMENT	View image in PDF format
01/19/2016 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LIZI ENTERPRISES LLC CASE NO 6167

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5521 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 5521 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: LIZI ENTERPRISES LLC AT 9:58. ON THE 4TH DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

ERIK RICHWAGEN

AFFIANT

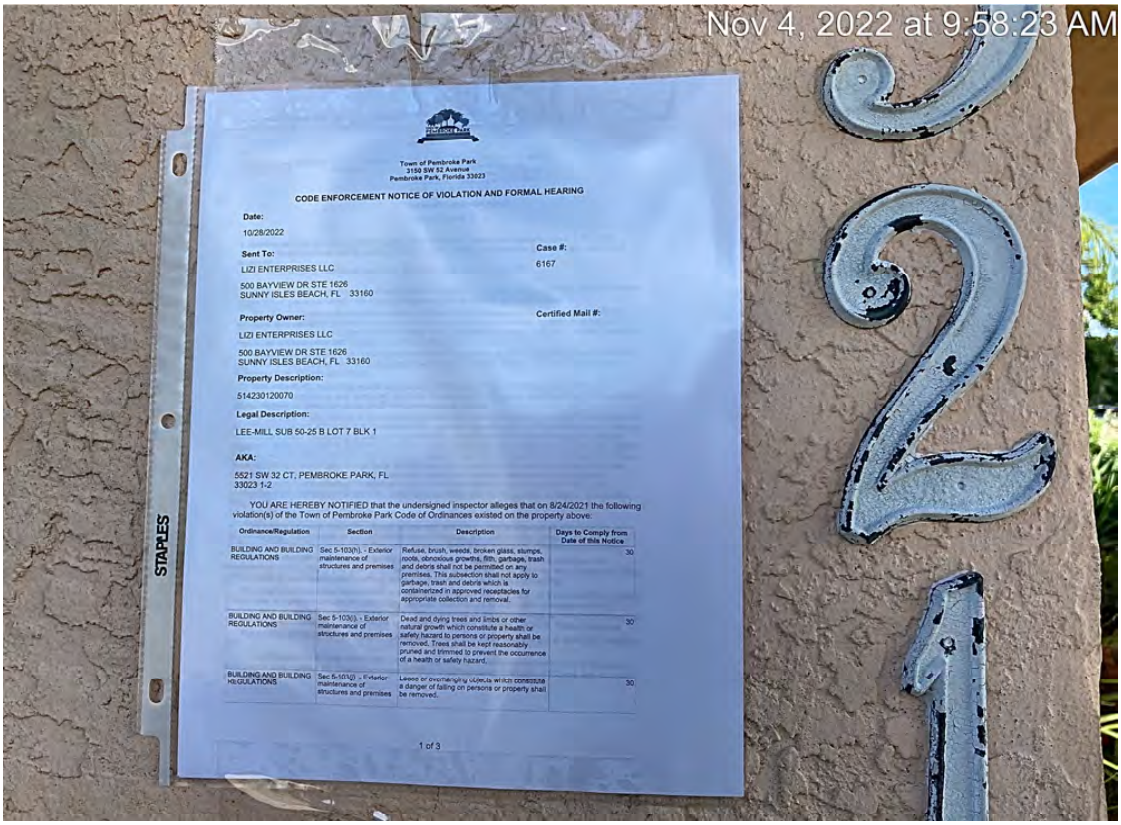
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 14 day of NOV, 2022, by Erika Bichwager as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.


Nov 4, 2022 at 9:58:23 AM
STAPLES
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
10/28/2022
Sent To:
LIZI ENTERPRISES LLC
500 BAYVIEW DR STE 1626
SUNNY ISLES BEACH, FL 33160
Case #:
6167
Property Owner:
LIZI ENTERPRISES LLC
500 BAYVIEW DR STE 1626
SUNNY ISLES BEACH, FL 33160
Certified Mail #:
Property Description:
514230120070
Legal Description:
LEE-MILL SUB 50-25 B LOT 7 BLK 1
AKA:
5521 SW 32 CT; PEMBROKE PARK, FL
33023 1-2
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/24/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-103(h). - Exterior maintenance of structures and premises
Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.
30
BUILDING AND BUILDING REGULATIONS
Sec 5-103(i). - Exterior maintenance of structures and premises
Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.
30
BUILDING AND BUILDING REGULATIONS
Sec 5-103(j). - Exterior maintenance of structures and premises
Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.
30
1 of 3


Nov 4, 2022 at 9:58:33 AM
5521

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/28/2022

Sent To:

LIZI ENTERPRISES LLC

500 BAYVIEW DR STE 1626
SUNNY ISLES BEACH, FL 33160

Case #:

6167

Property Owner:

LIZI ENTERPRISES LLC

500 BAYVIEW DR STE 1626
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514230120070

Legal Description:

LEE-MILL SUB 50-25 B LOT 7 BLK 1

AKA:

5521 SW 32 CT, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/24/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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. Remove all trash and debris from property and maintain it. Leaving only patio furniture in the yard.
2. Broken chain link fence needs repairs. Obtain a permit for the broken chain link fence with plans and inspections.
3. Trim all trees along side the property line and remove all overgrown weeds.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

10/28/2022


Oct 27, 2022 at 9:06:21 AM


Oct 27, 2022 at 9:04:21 AM


Nov 4, 2022 at 9:58:44 AM


Nov 4, 2022 at 9:58:54 AM


Nov 4, 2022 at 9:59:12 AM


Nov 4, 2022 at 9:59:25 AM


Oct 27, 2022 at 9:04:48 AM


Oct 27, 2022 at 9:05:04 AM

NIC

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
LIZI ENTERPRISES LLC 500 BAYVIEW DR STE 1626 SUNNY ISLES BEACH, FL 33160	6167	08/24/2021

Property Owner:	Property Description:	Certified Mail #:
LIZI ENTERPRISES LLC 500 BAYVIEW DR STE 1626 SUNNY ISLES BEACH, FL 33160	514230120070	

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 7 BLK 1	5521 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/24/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1. Remove all trash and debris from property and maintain it. Leaving only patio furniture in the yard.
2. Broken chain link fence needs repairs. Obtain a permit for the broken chain link fence with plans and inspections.
3. Trim all trees along side the property line and remove all overgrown weeds.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

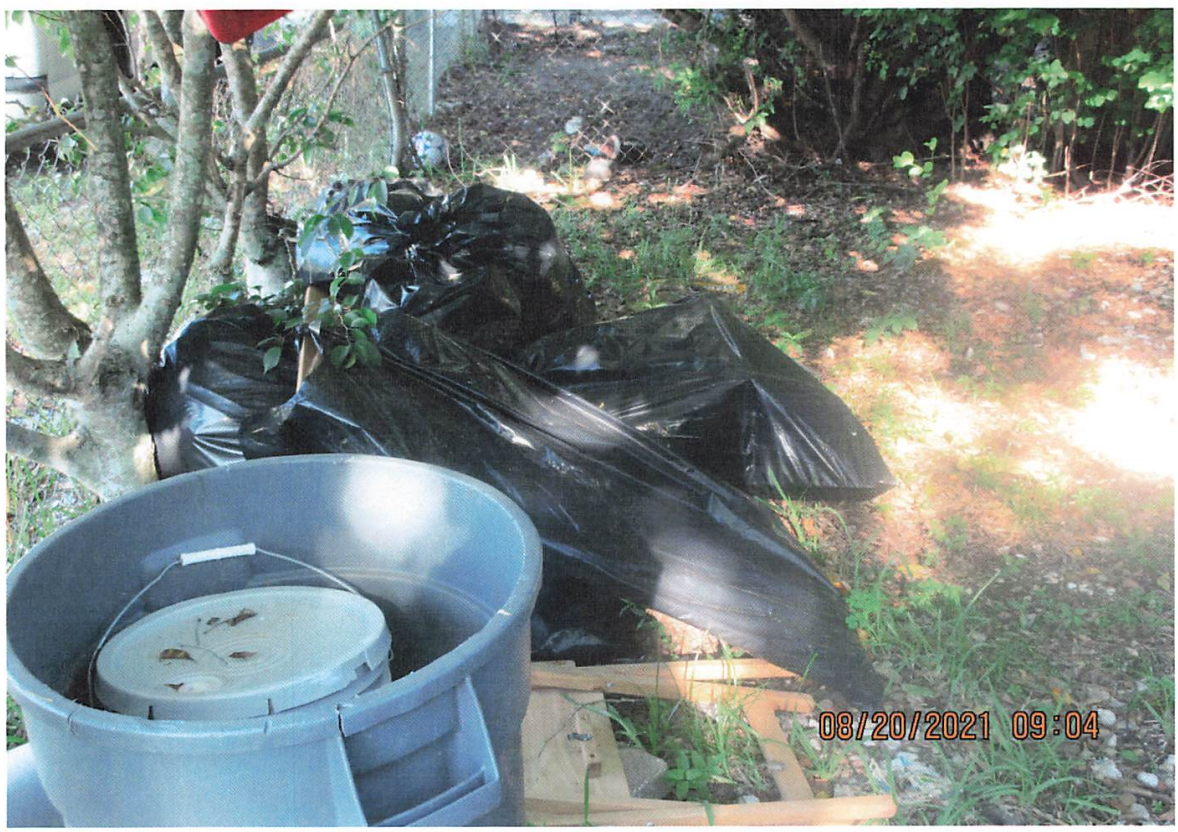

08/20/2021 09:04


08/20/2021 09:05


08/20/2021 09:04


08/20/2021 09:04


08/20/2021 09:04


08/20/2021 09:04

Case Overview

Property/Incident Information

Owner	Address	Site Address
PF RENTAL DEVELOPMENT 2019 LLC	1205 S 21 AVE HOLLYWOOD, FL 33020	5510 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

Legal Description

Case Status Open **Case #** 7204 **Date Next Inspection** 11/16/2022

Notes The area being used for the vehicle parking is in complete disrepair. There are two options you can do; the first option is to re-sod the entire area and ensure it is free of bare spots
The second option is to turn the parking area into a proper parking lot which will require plans and inspections for a building and zoning permit
There is bulk trash on the swale of the property. Remove all bulk trash from the property

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/29/2022		Notice of Violation	Affidavit of Service/Posted to Property Regular Mail
11/1/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

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: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/16/2022
GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	Not in Compliance - Reinspection Date: 11/16/2022



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OFFICIAL USE

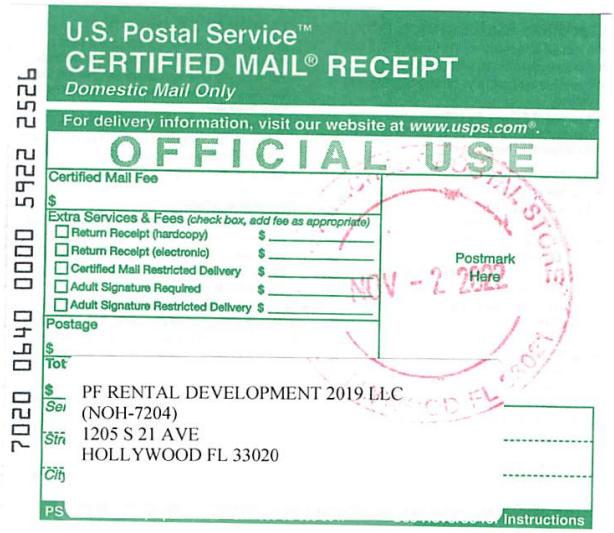
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PF RENTAL DEVELOPMENT 2019 LLC
(NOH-7204)
5510 SW 32 CT #1
PEMBROKE PARK, FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Instructions

7020 0640 0000 5922 2502



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PF RENTAL DEVELOPMENT 2019 LLC
(NOH-7204)
1205 S 21 AVE
HOLLYWOOD FL 33020

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Instructions

7020 0640 0000 5922 2526



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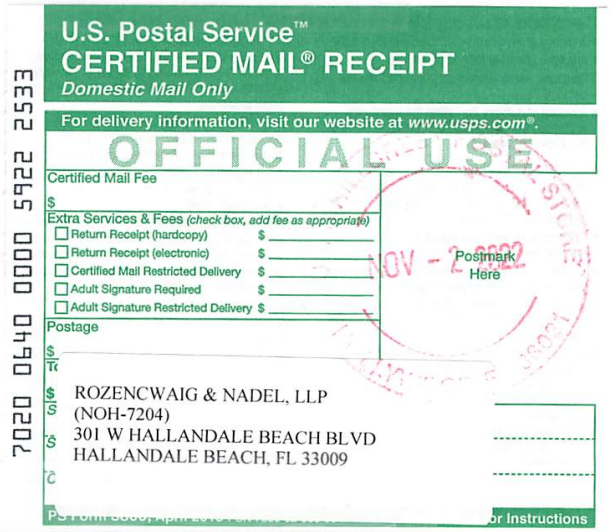
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NOV - 2 2021

PF RENTAL DEVELOPMENT 2019 LLC
(NOH-7204)
5510 SW 32 CT #2
PEMBROKE PARK, FL 33023

or Instructions

7020 0640 0000 5922 2519



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OFFICIAL USE

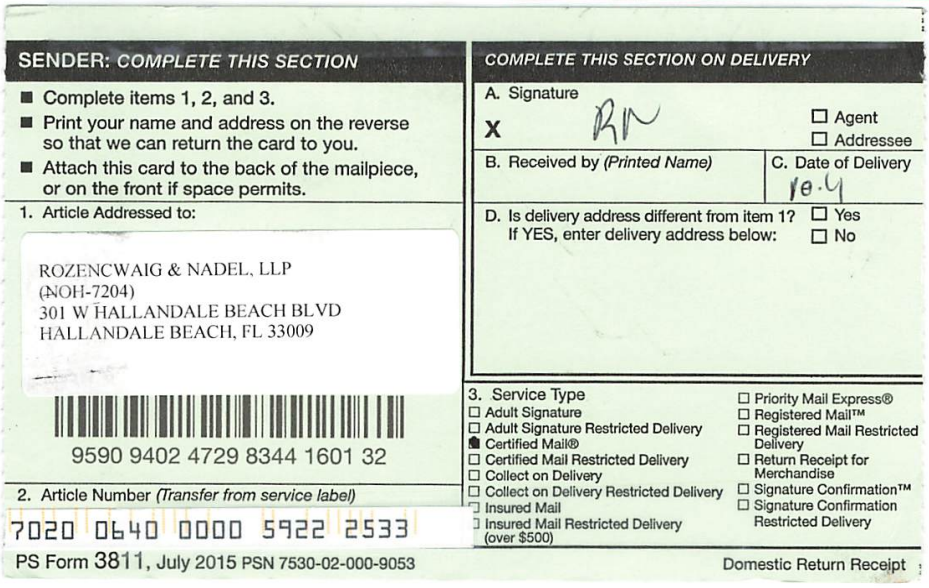
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☐ Adult Signature Restricted Delivery $
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NOV - 2 2021

ROZENCWAIG & NADEL, LLP
(NOH-7204)
301 W HALLANDALE BEACH BLVD
HALLANDALE BEACH, FL 33009

or Instructions

7020 0640 0000 5922 2533



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:

ROZENCWAIG & NADEL, LLP
(NOH-7204)
301 W HALLANDALE BEACH BLVD
HALLANDALE BEACH, FL 33009

9590 9402 4729 8344 1601 32

2. Article Number (Transfer from service label)
7020 0640 0000 5922 2533

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RN ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 10.4

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
■ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-7204

Hasler FIRST CLASS MAIL
06/30/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

PF RENTAL DEVELOPMENT 2019 LLC

1205 S 21 AVE
HOLLYWOOD, FL 33020

Case #:

7204

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-7204

Hasler FIRST CLASS MAIL
06/30/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

PF RENTAL DEVELOPMENT 2019 LLC
5510 SW 32 COURT #1-2
PEMBROKE PARK, FL 33023

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-7204

ROZENCWAIG & NADEL, LLP
301 W HALLANDALE BEACH BLVD
HALLANDALE BEACH, FL 33009

Hasler FIRST CLASS MAIL
06/30/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5510 SW 32 COURT #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0110
Property Owner	PF RENTAL DEVELOPMENT 2019 LLC	Millage	0613
Mailing Address	1205 S 21 AVE HOLLYWOOD FL 33020	Use	08-02
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 3 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*	$12,000	$211,210	$223,210	$217,820	
2021	$12,000	$186,020	$198,020	$198,020	$4,258.33
2020	$12,000	$186,760	$198,760	$198,760	$4,289.58

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$223,210	$223,210	$223,210	$223,210
Portability	0	0	0	0
Assessed/SOH	$217,820	$223,210	$217,820	$217,820
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$217,820	$223,210	$217,820	$217,820

Sales History

Date	Type	Price	Book/Page or CIN
5/31/2019	WD-Q	$235,000	115842896
8/24/2017	WD-Q	$169,000	114588130
12/29/2003	WD	$139,000	36701 / 249
3/7/2001	WD	$103,000	31407 / 146
2/8/1996	WD	$60,500	24478 / 572

Land Calculations

Price	Factor	Type
$2.00	6,000	SF
Adj. Bldg. S.F. (Card, Sketch)		1398
Units		2
Eff./Act. Year Built: 1963/1961		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org Division of Corporations an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
PF RENTAL DEVELOPMENT 2019, LLC

Filing Information

Document Number	L18000241242
FEI/EIN Number	83-2449746
Date Filed	10/11/2018
State	FL
Status	ACTIVE

Principal Address

1205 SOUTH 21ST AVENUE
HOLLYWOOD, FL 33020

Mailing Address

1205 SOUTH 21ST AVENUE
HOLLYWOOD, FL 33020

Registered Agent Name & Address

ROZENCWAIG & NADEL, LLP
301 W HALLANDALE BEACH BLVD
HALLANDALE BEACH, FL 33009

Authorized Person(s) Detail

Name & Address

Title MGR

DICHI MOGHRABI, JOEL
1205 SOUTH 21ST AVENUE
HOLLYWOOD, FL 33020

Title MGR

LEVY DE DICHI, LINDA
1205 SOUTH 21ST AVENUE
HOLLYWOOD, FL 33020

Title MGR

FERRER, PATRICIA

1205 SOUTH 21ST AVENUE
HOLLYWOOD, FL 33020

Annual Reports

Report Year	Filed Date
2020	01/21/2020
2021	02/01/2021
2022	01/27/2022

Document Images

01/27/2022 -- ANNUAL REPORT	View image in PDF format
02/01/2021 -- ANNUAL REPORT	View image in PDF format
01/21/2020 -- ANNUAL REPORT	View image in PDF format
02/18/2019 -- ANNUAL REPORT	View image in PDF format
10/11/2018 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PF RENTAL DEVELOPMENT 2019 LLC CASE NO 7204

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5510 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 5510 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PF RENTAL DEVELOPMENT 2019 LLC AT 9:58. ON THE 4TH DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Vrahwagen

AFFIANT

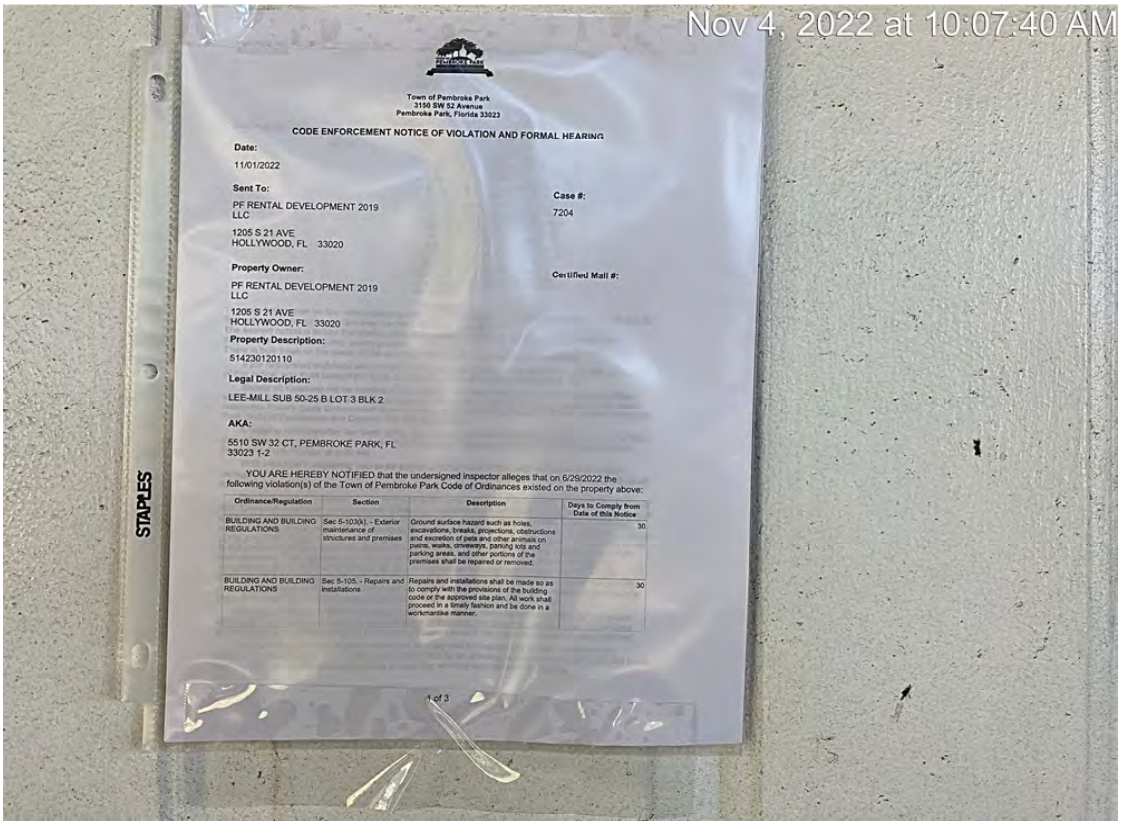
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 14 day of NOV, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Jeffrey Louis
Signature

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

Personally Known X OR Produced Identification _____
Type of Identification Produced _____


Nov 4, 2022 at 10:07:40 AM
STAPLES
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
11/01/2022
Sent To:
PF RENTAL DEVELOPMENT 2019 LLC
1205 S 21 AVE
HOLLYWOOD, FL 33020
Case #:
7204
Property Owner:
PF RENTAL DEVELOPMENT 2019 LLC
1205 S 21 AVE
HOLLYWOOD, FL 33020
Certified Mail #:
Property Description:
514230120110
Legal Description:
LEE-MILL SUB 50-25 B LOT 3 BLK 2
AKA:
5510 SW 32 CT, PEMBROKE PARK; FL 33023 1-2
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/29/2022 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(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 pams, 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
1 of 3


Nov 4, 2022 at 10:07:49 AM
5510
WM
WASTE MANAGEMENT

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/01/2022

Sent To:

PF RENTAL DEVELOPMENT 2019 LLC

1205 S 21 AVE
HOLLYWOOD, FL 33020

Case #:

7204

Property Owner:

PF RENTAL DEVELOPMENT 2019 LLC

1205 S 21 AVE
HOLLYWOOD, FL 33020

Certified Mail #:

Property Description:

514230120110

Legal Description:

LEE-MILL SUB 50-25 B LOT 3 BLK 2

AKA:

5510 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

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GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	2

The area being used for the vehicle parking is in complete disrepair. There are two options you can do; the first option is to re-sod the entire area and ensure it is free of bare spots
The second option is to turn the parking area into a proper parking lot which will require plans and inspections for a building and zoning permit
There is bulk trash on the swale of the property. Remove all bulk trash from the property

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

11/1/2022


Nov 4, 2022 at 10:08:18 AM


Nov 4, 2022 at 10:08:25 AM

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PF RENTAL DEVELOPMENT 2019 LLC 1205 S 21 AVE HOLLYWOOD, FL 33020	7204	06/29/2022

Property Owner:	Property Description:	Certified Mail #:
PF RENTAL DEVELOPMENT 2019 LLC 1205 S 21 AVE HOLLYWOOD, FL 33020	514230120110	

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 3 BLK 2	5510 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/29/2022 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(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

GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	2

Notes/Means of Correction:

The area being used for the vehicle parking is in complete disrepair. There are two options you can do; the first option is to re-sod the entire area and ensure it is free of bare spots
The second option is to turn the parking area into a proper parking lot which will require plans and inspections for a building and zoning permit
There is bulk trash on the swale of the property. Remove all bulk trash from the property

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer







Case Overview

Property/Incident Information

Owner	Address	Site Address
MURRAY FAMILY ASSOCIATES LLP	1922 NE 149 ST NORTH MIAMI, FL 33181	3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 7225 **Date Next Inspection** 11/16/2022

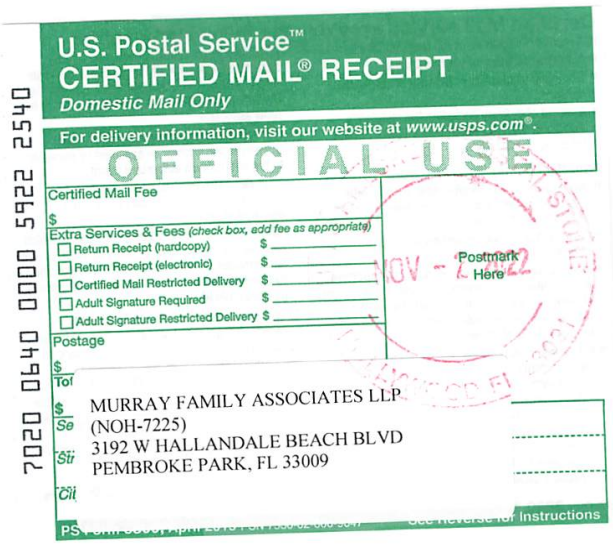
Notes 1)3192-unit B has done a tenant build out without a permit. Obtain plans and inspections for required permits
2)Obtain a business tax receipt prior to operating. When the business tax receipt has been issued it must be displayed out in the open clearly visible to the public.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/1/2022		Notice of Violation	Regular Mail
11/1/2022	11/16/2022	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: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/16/2022



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

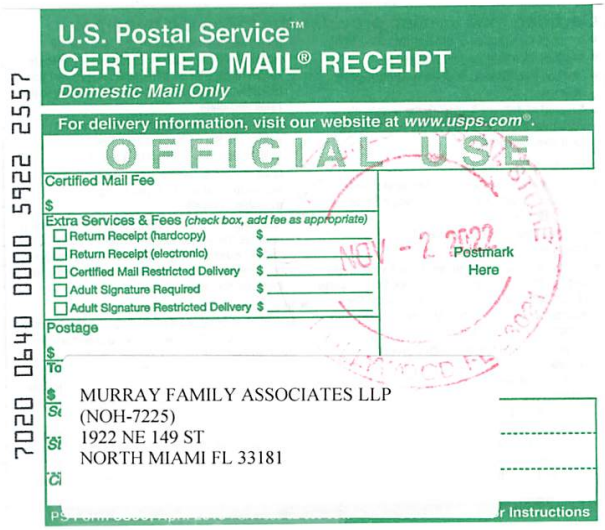
Postage
$

Postmark Here

NOV - 2 2022

MURRAY FAMILY ASSOCIATES LLP
(NOH-7225)
3192 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

7020 0640 0000 5922 2540



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here

NOV - 2 2022

MURRAY FAMILY ASSOCIATES LLP
(NOH-7225)
1922 NE 149 ST
NORTH MIAMI FL 33181

7020 0640 0000 5922 2557



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:

MURRAY FAMILY ASSOCIATES LLP
(NOH-7225)
1922 NE 149 ST
NORTH MIAMI FL 33181

9590 9402 4729 8344 1601 56

2. Article Number (Transfer from service label)
7020 0640 0000 5922 2557

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

11.4.22

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
07/11/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

NoV-7225

Murray Family Associates LLP
3192 W Hallandale Beach BLVD
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST CLASS MAIL
07/11/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

NoV-7225

Sent To:

MURRAY FAMILY ASSOCIATES LLP

1922 NE 149 ST
NORTH MIAMI, FL 33181

Case #:

7225



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3192 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	MURRAY FAMILY ASSOCIATES LLP
Mailing Address	1922 NE 149 ST NORTH MIAMI FL 33181

ID #	5142 29 07 0020
Millage	0613
Use	11-03

Abbr Legal Description	PARK SQUARE 137-46 B PARCEL A THAT PART BEG NE COR SLY 140,WLY 245.79,NLY 118,ELY 40,NLY 22,ELY 205.79 TO POB

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 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*	$373,250	$846,470	$1,219,720	$1,219,720	
2021	$373,250	$415,670	$788,920	$788,920	$16,965.40
2020	$373,250	$380,360	$753,610	$753,610	$16,264.27

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,219,720	$1,219,720	$1,219,720	$1,219,720
Portability	0	0	0	0
Assessed/SOH	$1,219,720	$1,219,720	$1,219,720	$1,219,720
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	$1,219,720	$1,219,720	$1,219,720	$1,219,720

Sales History

Date	Type	Price	Book/Page or CIN
9/10/2021	WD*-E	$3,000,000	117581194
9/13/2021	DR*-T	$100	117581193
12/20/2010	SW*-D	$1,250,000	47603 / 616
2/5/1998	WD	$625,000	27669 / 488

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.00	33,932	SF
Adj. Bldg. S.F. (Card, Sketch)		9402
Eff./Act. Year Built: 1992/1991		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
MURRAY FAMILY CAPITAL INVESTMENTS, LLC

Filing Information

Document Number	L16000070491
FEI/EIN Number	82-0800469
Date Filed	04/12/2016
State	FL
Status	ACTIVE

Principal Address

1018 THOMASVILLE RD #200 A
TALLAHASSEE, FL 32303

Mailing Address

1018 THOMASVILLE RD #200 A
TALLAHASSEE, FL 32303

Registered Agent Name & Address

MURRAY, E. EDWARD, JR
1018 THOMASVILLE RD #200 A
TALLAHASSEE, FL 32303

Authorized Person(s) Detail

Name & Address

Title MGR

MURRAY, E. EDWARD, JR
1018 THOMASVILLE RD #200 A
TALLAHASSEE, FL 32303

Annual Reports

Report Year	Filed Date
2020	06/01/2020
2021	04/06/2021
2022	03/29/2022

Document Images

03/29/2022 -- ANNUAL REPORT View image in PDF format

04/06/2021 -- ANNUAL REPORT	View image in PDF format
06/01/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
04/10/2018 -- ANNUAL REPORT	View image in PDF format
05/18/2017 -- ANNUAL REPORT	View image in PDF format
04/12/2016 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MURRAY FAMILY ASSOCIATES LLP CASE NO 7225

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: MURRAY FAMILY ASSOCIATES LLP AT 10:20. ON THE 4TH DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

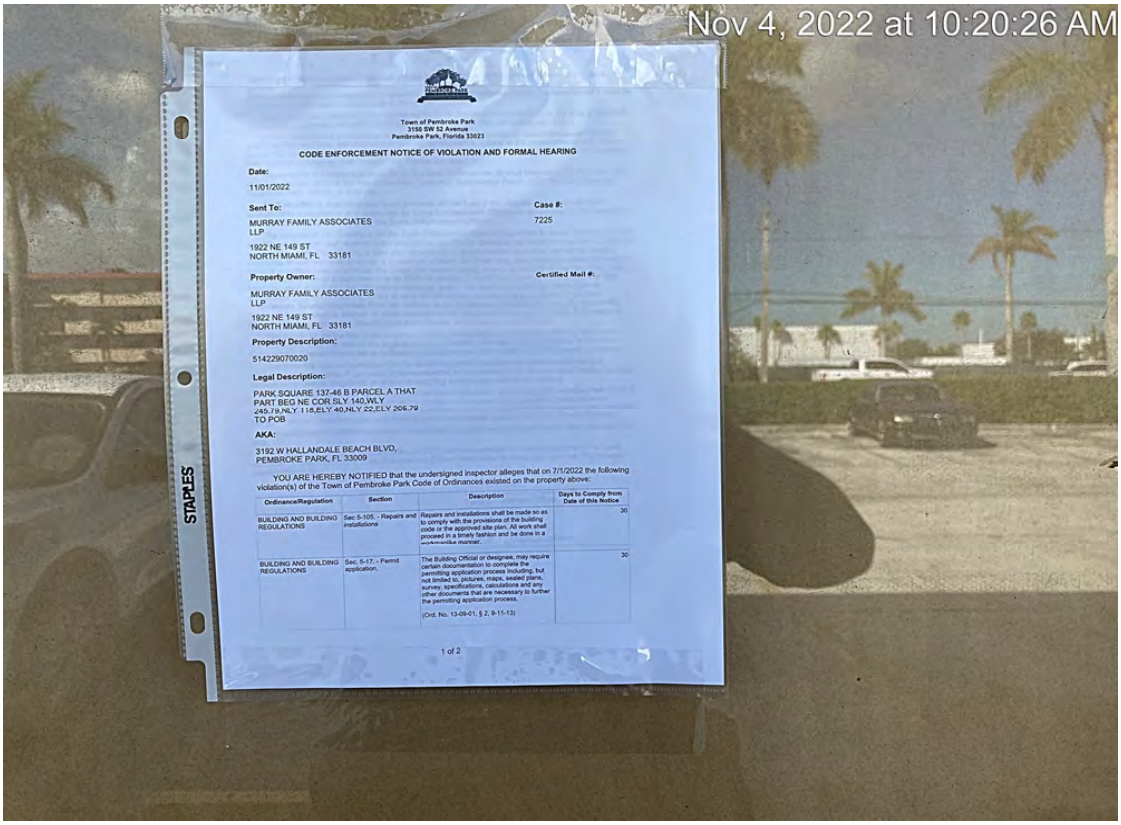
The foregoing instrument was acknowledged before me by means of [V] physical presence or [_] online notarization this 14 day of NOV, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____


Nov 4, 2022 at 10:20:33 AM
3192 -B


Nov 4, 2022 at 10:20:26 AM
STAPLES
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
11/01/2022
Sent To:
MURRAY FAMILY ASSOCIATES LLP
1922 NE 149 ST
NORTH MIAMI, FL 33181
Case #:
7225
Certified Mail #:
Property Owner:
MURRAY FAMILY ASSOCIATES LLP
1922 NE 149 ST
NORTH MIAMI, FL 33181
Property Description:
514229070020
Legal Description:
PARK SQUARE 137-46 B PARCEL A THAT PART BEG NE COR SLY 140,WLY 245.79,NLY 118,ELY 40,NLY 22,ELY 206.79 TO POB
AKA:
3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/1/2022 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
30
BUILDING AND BUILDING REGULATIONS
Sec. 5-17. - Permit application.
The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.
(Ord. No. 13-09-01, § 2, 9-11-13)
30
1 of 2

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/01/2022

Sent To:

MURRAY FAMILY ASSOCIATES LLP

1922 NE 149 ST
NORTH MIAMI, FL 33181

Case #:

7225

Property Owner:

MURRAY FAMILY ASSOCIATES LLP

1922 NE 149 ST
NORTH MIAMI, FL 33181

Certified Mail #:

Property Description:

514229070020

Legal Description:

PARK SQUARE 137-46 B PARCEL A THAT PART BEG NE COR SLY 140,WLY 245.79,NLY 118,ELY 40,NLY 22,ELY 205.79 TO POB

AKA:

3192 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

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1)3192-unit B has done a tenant build out without a permit. Obtain plans and inspections for required permits
2)Obtain a business tax receipt prior to operating. When the business tax receipt has been issued it must be displayed out in the open clearly visible to the public.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

11/1/2022

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number:

Job Address: 3192 W HALLANDALE BEACH BLVD UNIT B

Job Name: PILI'S BISTRO CAFE INC

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date:9/22/2022 3:29:50 PM

Application Date: 9/22/2022 11:23:58 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	10/24/2022 10:52:26 AM
FIRE	Approved	10/24/2022 9:12:18 AM
MECHANICAL	Approved	10/23/2022 7:49:26 AM
PLUMBING	Denied	10/23/2022 6:20:50 AM
STRUCTURAL	Denied	10/26/2022 9:49:56 AM
ZONING	Pending	

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
MURRAY FAMILY ASSOCIATES LLP 1922 NE 149 ST NORTH MIAMI, FL 33181	7225	07/01/2022

Property Owner:	Property Description:	Certified Mail #:
MURRAY FAMILY ASSOCIATES LLP 1922 NE 149 ST NORTH MIAMI, FL 33181	514229070020	

Legal Description:	AKA:
PARK SQUARE 137-46 B PARCEL A THAT PART BEG NE COR SLY 140,WLY 245.79,NLY 118,ELY 40,NLY 22,ELY 205.79 TO POB	3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

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Erik Richwagen
Code Enforcement Officer

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number:

Job Address: 3192 W HALLANDALE BEACH BLVD UNIT B

Job Name: PILI'S BISTRO CAFE INC

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date:9/22/2022 3:29:50 PM

Application Date: 9/22/2022 11:23:58 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	10/24/2022 10:52:26 AM
FIRE	Approved	10/24/2022 9:12:18 AM
MECHANICAL	Approved	10/23/2022 7:49:26 AM
PLUMBING	Denied	10/23/2022 6:20:50 AM
STRUCTURAL	Denied	10/26/2022 9:49:56 AM
ZONING	Pending	

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Diego Casaballe. Date 07/01/2022

Site Address 3192 WHB BLVD Case # _____

Pembroke Park, FL 33009 Sub/Park _____

Permit # _____

☒ *STOP ALL WORK
☒ No Building Permit
☐ Violation of Florida Building Code # _____
☒ Violation of Town Ordinance # 5-17, 5-105
☐ NFPA # _____

☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Violation (s) Tenant Build out without a Permit

Corrective Action(s)

Obtain plans and inspections for required Permits

☒ Structural ☒ Plumbing ☒ Mechanical ☒ Electrical
☒ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other _____

☒ DOUBLE PERMIT FEE CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☒ Code Enforcement Ext.215 ☒ Building Dept. Ext. 211/227
☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

Erik Vidmar
Code Enforcement Officer

Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

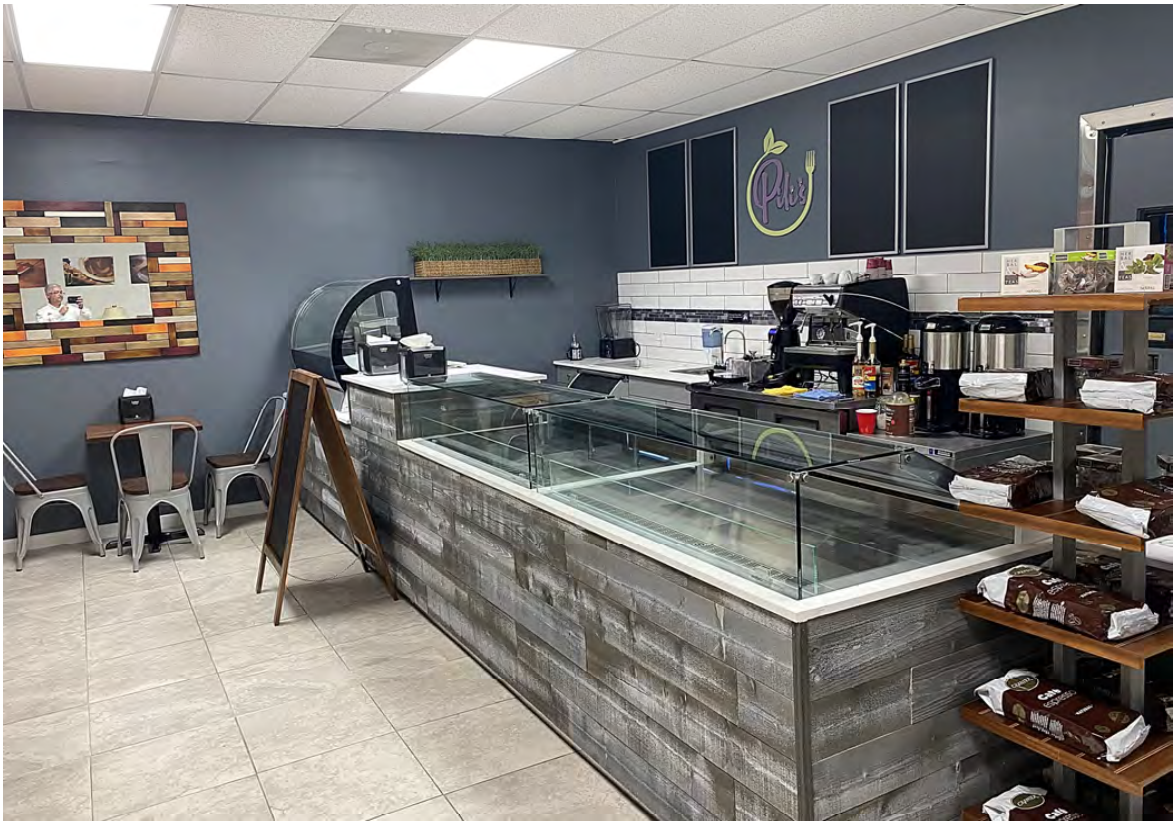

EXIT
DARNEL
First Aid
FIRE


RESTROOM
EXIT

NOVELL
L'ESPRESSO


EXIT








Pike's


NOVELL


FIRE
First Aid
HUSKY


EXIT

Case Overview

Property/Incident Information

Owner	Address	Site Address
3200 REALTY CORP	3101 W HALLANDALE BEACH BLVD 106 HALLANDALE BEACH, FL 33009	3200 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 7444 **Date Next Inspection** 11/16/2022

Notes

1)The exterior wall of the building has discoloration including the side roof trimming. CORRECTIVE ACTION: Remove all discoloration from the exterior wall and side roofing
2)There is a pole that has been removed but still has exposed wires. CORRECTIVE ACTION: Fully remove the wiring from the former pole
3)There is an electrical pole on this property that is leaning up against the main road power lines and is in deteriorating. CORRECTIVE ACTION: Obtain plans and inspections for required permits from the building department and then remove the leaning electrical pole
4)The entire parking lot is in blight condition and has faded or nonexistent striping and requires repair. CORRECTIVE ACTION: Obtain plans and inspections for required permit from the building department and then re-blacktop and re-stripe the entire parking lot.
5)The common area pathway has discoloration on it. CORRECTIVE ACTION: Remove all discoloration from the common area pathway
6)There are two sheds that have been installed on this property without permits: Obtain plans and inspections for required permit from the building department for the sheds
7)There is trash throughout the property including the swale areas. CORRECTIVE ACTION: Remove all trash from the property
8)There is a dead palm tree on the west side of the property. Remove the dead palm tree and replace it with a new one
9) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area (Jack Daniels covering and Henny's Tyme). CORRECTIVE ACTION: Remove window coverings to allow a minimum of twenty-five (25) percent of the total window area.
10) There is a Waste Pro dumpster currently being used on this property. CORRECTIVE ACTION: Remove the Waste Pro dumpster and replace it with Town's franchisee solid waste collector exclusive rights dumpster (Waste Management)
11)There is an abandoned vehicle with expired tags on this property. CORRECTIVE ACTION: remove all abandoned vehicles from this property
12) There is a new A/C unit that has been installed without a permit: CORRECTIVE ACTION: Obtain plans and inspections for required permit through the building department

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/25/2022		Notice of Violation	Regular Mail
11/4/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

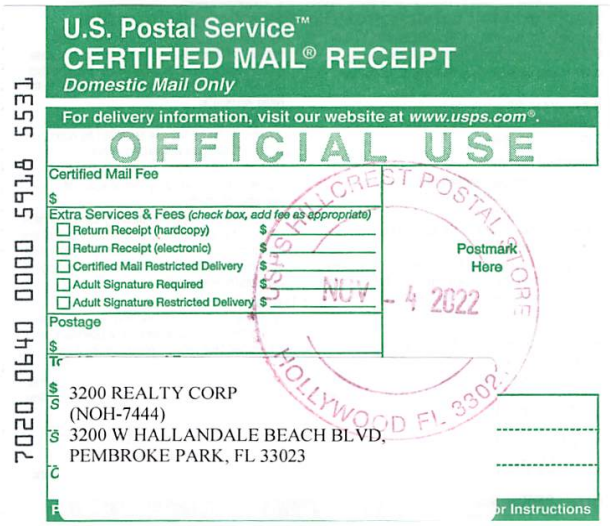
Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 11/16/2022
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: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/16/2022
GARBAGE AND REFUSE	Sec. 11-42(a) - Disposal of solid waste restricted	(a) The disposal of solid waste is restricted as follows: (1) It shall be unlawful for any person to bury, burn, or dispose of any solid waste by means other than by using the services of the Town or the Town's franchisee solid waste collector except for garbage which may be disposed of through the use of a garbage disposal unit connected to the Town sewerage system or a septic tank and in accordance with the provisions of this chapter. (2) No solid waste shall be collected by the Town's solid waste collector except solid waste generated from the premises where the solid waste container is located.	Not in Compliance - Reinspection Date: 11/16/2022
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 11/16/2022

Case Overview

JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-3. - Declaration of nuisance.	The accumulation and storage of abandoned property on private property shall constitute a nuisance, detrimental to the health, safety and welfare of the inhabitants of the Town, and it shall be the duty of the private property owner or lessee or other person in possession of the private property upon which such abandoned property is located to remove same from the Town, or have the same housed in a building where it will not be visible from the street. (Ord. No. 98-4-2, § 3, 4-8-98)	Not in Compliance - Reinspection Date: 11/16/2022
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	Not in Compliance - Reinspection Date: 11/16/2022



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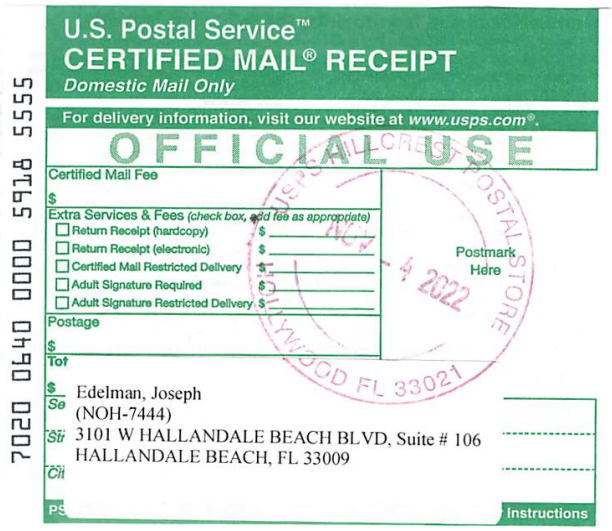
Postage
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To
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City

3200 REALTY CORP
(NOH-7444)
3200 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Postmark Here
NOV - 4 2022
HOLLYWOOD FL 3302

7020 0640 0000 5918 5531



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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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City

Edelman, Joseph
(NOH-7444)
3101 W HALLANDALE BEACH BLVD, Suite # 106
HALLANDALE BEACH, FL 33009

Postmark Here
NOV - 4 2022
HOLLYWOOD FL 33021

7020 0640 0000 5918 5555



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To
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City

3200 REALTY CORP
(NOH-7444)
3101 W HALLANDALE BEACH BLVD 106
HALLANDALE BEACH FL 33009

Postmark Here
NOV - 4 2022
HOLLYWOOD FL 3302

7020 0640 0000 5918 5548

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-7444

Hasler FIRST CLASS MAIL
08/26/2022
US POSTAGE $000.57º
ZIP 33023
011D10656696

Sent To:

3200 REALTY CORP

3101 W HALLANDALE BEACH BLVD 106
HALLANDALE BEACH, FL 33009

Case #:

7444

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NoV-7444

Hasler FIRST CLASS MAIL
08/26/2022
US POSTAGE $000.57º
ZIP 33023
011D10656696

EDELMAN, JOSEPH
3101 W HALLANDALE BEACH BLVD, SUITE 106
HALLANDALE BEACH, FL 33009



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3200 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023-5727
Property Owner	3200 REALTY CORP
Mailing Address	3101 W HALLANDALE BEACH BLVD 106 HALLANDALE BEACH FL 33009

ID #	5142 30 09 0081
Millage	0613
Use	33-01

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B TR R N 135 LESS W 100 BLK 40

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 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*	$411,650	$915,690	$1,327,340	$1,327,340	
2021	$411,650	$915,690	$1,327,340	$1,327,340	$28,543.91
2020	$411,650	$915,990	$1,327,640	$1,327,640	$28,652.84

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,327,340	$1,327,340	$1,327,340	$1,327,340
Portability	0	0	0	0
Assessed/SOH	$1,327,340	$1,327,340	$1,327,340	$1,327,340
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,327,340	$1,327,340	$1,327,340	$1,327,340

Sales History

Date	Type	Price	Book/Page or CIN
2/10/2016	WD-Q	$1,500,000	113516609
12/30/2013	WD*-D	$2,100,000	112020295
9/1/1976	SWD	$21,000	6768 / 39

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$15.00	24,318	SF
$15.00	3,125	SF
Adj. Bldg. S.F. (Card, Sketch)		3049
Eff./Act. Year Built: 1976/1967		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Profit Corporation
3200 REALTY CORP.

Filing Information

Document Number	P16000011156
FEI/EIN Number	81-1346620
Date Filed	02/03/2016
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/16/2018

Principal Address

3101 W HALLANDALE BEACH BLVD, #106
HALLANDALE, FL 33009

Changed: 10/16/2018

Mailing Address

3101 W HALLANDALE BEACH BLVD
#106
HALLANDALE, FL 33009

Changed: 10/16/2018

Registered Agent Name & Address

Edelman, Joseph
3101 W HALLANDALE BEACH BLVD, Suite # 106
HALLANDALE BEACH, FL 33009

Name Changed: 03/10/2022

Address Changed: 10/16/2018

Officer/Director Detail

Name & Address

Title VP

Edelman , Elena

3101 W HALLANDALE BEACH BLVD, Suite 106
HALLANDALE BEACH, FL 33009

Title President

Edelman, Joseph
3101 W HALLANDALE BEACH BLVD, suite #106
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2020	07/19/2020
2021	01/28/2021
2022	03/10/2022

Document Images

03/10/2022 -- ANNUAL REPORT	View image in PDF format
01/28/2021 -- ANNUAL REPORT	View image in PDF format
07/19/2020 -- ANNUAL REPORT	View image in PDF format
05/29/2019 -- ANNUAL REPORT	View image in PDF format
10/16/2018 -- REINSTATEMENT	View image in PDF format
04/24/2017 -- ANNUAL REPORT	View image in PDF format
02/03/2016 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

3200 REALTY CORP CASE NO 7444

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3200 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 3200 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: 3200 REALTY CORP AT 11:02. ON THE 4TH DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

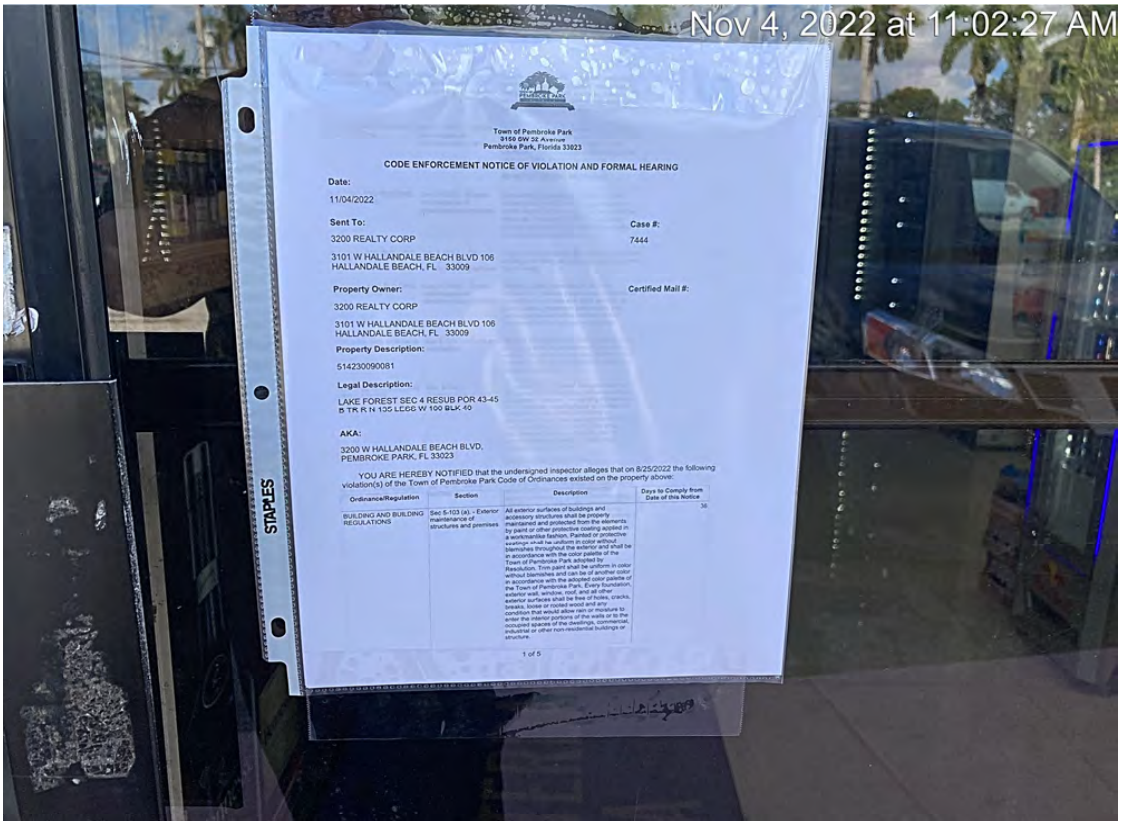
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 14 day of NOV, 2022, by Erik Richmyer as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.


Nov 4, 2022 at 11:02:27 AM
STAPLES
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
11/04/2022
Sent To:
3200 REALTY CORP
3101 W HALLANDALE BEACH BLVD 106
HALLANDALE BEACH, FL 33009
Case #:
7444
Property Owner:
3200 REALTY CORP
3101 W HALLANDALE BEACH BLVD 106
HALLANDALE BEACH, FL 33009
Certified Mail #:
Property Description:
514230090081
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B TR R N 135 LESS W 100 BLK 40
AKA:
3200 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-103 (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. Trim paint shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rotted wood, or any condition that would allow rain or moisture to enter the interior spaces of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.
30
1 of 5


Nov 4, 2022 at 11:02:45 AM
UP WINDOW
LK UP WINDOW
BIG AL'S

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/04/2022

Sent To:

3200 REALTY CORP

3101 W HALLANDALE BEACH BLVD 106
HALLANDALE BEACH, FL 33009

Case #:

7444

Property Owner:

3200 REALTY CORP

3101 W HALLANDALE BEACH BLVD 106
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514230090081

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B TR R N 135 LESS W 100 BLK 40

AKA:

3200 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

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BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	36
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BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	36
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GARBAGE AND REFUSE	Sec. 11-42(a) - Disposal of solid waste restricted	(a) The disposal of solid waste is restricted as follows: (1) It shall be unlawful for any person to bury, burn, or dispose of any solid waste by means other than by using the services of the Town or the Town's franchisee solid waste collector except for garbage which may be disposed of through the use of a garbage disposal unit connected to the Town sewerage system or a septic tank and in accordance with the provisions of this chapter. (2) No solid waste shall be collected by the Town's solid waste collector except solid waste generated from the premises where the solid waste container is located.	36
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	36
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-3. - Declaration of nuisance.	The accumulation and storage of abandoned property on private property shall constitute a nuisance, detrimental to the health, safety and welfare of the inhabitants of the Town, and it shall be the duty of the private property owner or lessee or other person in possession of the private property upon which such abandoned property is located to remove same from the Town, or have the same housed in a building where it will not be visible from the street. (Ord. No. 98-4-2, § 3, 4-8-98)	36
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	36

1)The exterior wall of the building has discoloration including the side roof trimming. CORRECTIVE ACTION: Remove all discoloration from the exterior wall and side roofing
2)There is a pole that has been removed but still has exposed wires. CORRECTIVE ACTION: Fully remove the wiring from the former pole
3)There is an electrical pole on this property that is leaning up against the main road power lines and is in deteriorating. CORRECTIVE ACTION: Obtain plans and inspections for required permits from the building department and then remove the leaning electrical pole
4)The entire parking lot is in blight condition and has faded or nonexistent striping and requires repair. CORRECTIVE ACTION: Obtain plans and inspections for required permit from the building department and then re-blacktop and re-stripe the entire parking lot.
5)The common area pathway has discoloration on it. CORRECTIVE ACTION: Remove all discoloration from the common area pathway
6)There are two sheds that have been installed on this property without permits: Obtain plans and inspections for required permit from the building department for the sheds
7)There is trash throughout the property including the swale areas. CORRECTIVE ACTION: Remove all trash from the property
8)There is a dead palm tree on the west side of the property. Remove the dead palm tree and replace it with a new one
9) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area (Jack Daniels covering and Henny's Tyme). CORRECTIVE ACTION: Remove window coverings to allow a minimum of twenty-five (25) percent of the total window area.
10) There is a Waste Pro dumpster currently being used on this property. CORRECTIVE ACTION: Remove the Waste Pro dumpster and replace it with Town's franchisee solid waste collector exclusive rights dumpster (Waste Management)
11)There is an abandoned vehicle with expired tags on this property. CORRECTIVE ACTION: remove all abandoned vehicles from this property
12) There is a new A/C unit that has been installed without a permit: CORRECTIVE ACTION: Obtain plans and inspections for required permit through the building department

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

11/4/2022


Nov 4, 2022 at 11:03:21 AM
SWEENEY'S 23 HR.
DRIVETHRU


Nov 4, 2022 at 11:03:00 AM
SWEENEY'S 23 HR
DRIVE THRU


Nov 4, 2022 at 11:05:43 AM


Nov 4, 2022 at 11:05:07 AM
SWEENEY'S
24 HOUR DRIVE THRU
Henney Tyme
BAR - LOUNGE


Nov 4, 2022 at 11:05:23 AM
SW 32 AVE


Nov 4, 2022 at 11:05:52 AM


Nov 4, 2022 at 11:06:40 AM
AHEAD
NO
THRU
TRUCKS


Nov 4, 2022 at 11:04:05 AM


Nov 4, 2022 at 11:03:32 AM
FAMILY
GROCERY


Nov 4, 2022 at 11:03:44 AM
TOW-AWAY
ZONE


Nov 4, 2022 at 11:03:51 AM


Nov 4, 2022 at 11:04:10 AM


Nov 4, 2022 at 11:04:28 AM


Nov 4, 2022 at 11:02:48 AM


Nov 4, 2022 at 11:02:36 AM
Sweeney's
LIQUO
24
OPEN
WALK UP WINDOW
3200
MOET
WALK UP WINDOW
PARKING FOR CUSTOMERS OF SWEENEY'S LIQUOR ONLY
LIQUOR STORE PARKING ONLY


Nov 4, 2022 at 11:02:54 AM
JAGUAR
X-J
MYFLORIDA.COM
05-20
HWX R97
SUNSHINE STATE


Nov 4, 2022 at 11:03:06 AM
SWEENEY'S
Henney Tyres

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
3200 REALTY CORP 3101 W HALLANDALE BEACH BLVD 106 HALLANDALE BEACH, FL 33009	7444	08/25/2022

Property Owner:	Property Description:	Certified Mail #:
3200 REALTY CORP 3101 W HALLANDALE BEACH BLVD 106 HALLANDALE BEACH, FL 33009	514230090081	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B TR R N 135 LESS W 100 BLK 40	3200 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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.	36
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	36

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.	36
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.	36
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.	36
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.	36
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	36
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - 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)	36
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	36
GARBAGE AND REFUSE	Sec. 11-42(a) - Disposal of solid waste restricted	(a) The disposal of solid waste is restricted as follows: (1) It shall be unlawful for any person to bury, burn, or dispose of any solid waste by means other than by using the services of the Town or the Town's franchisee solid waste collector except for garbage which may be disposed of through the use of a garbage disposal unit connected to the Town sewerage system or a septic tank and in accordance with the provisions of this chapter. (2) No solid waste shall be collected by the Town's solid waste collector except solid waste generated from the premises where the solid waste container is located.	36

JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	36
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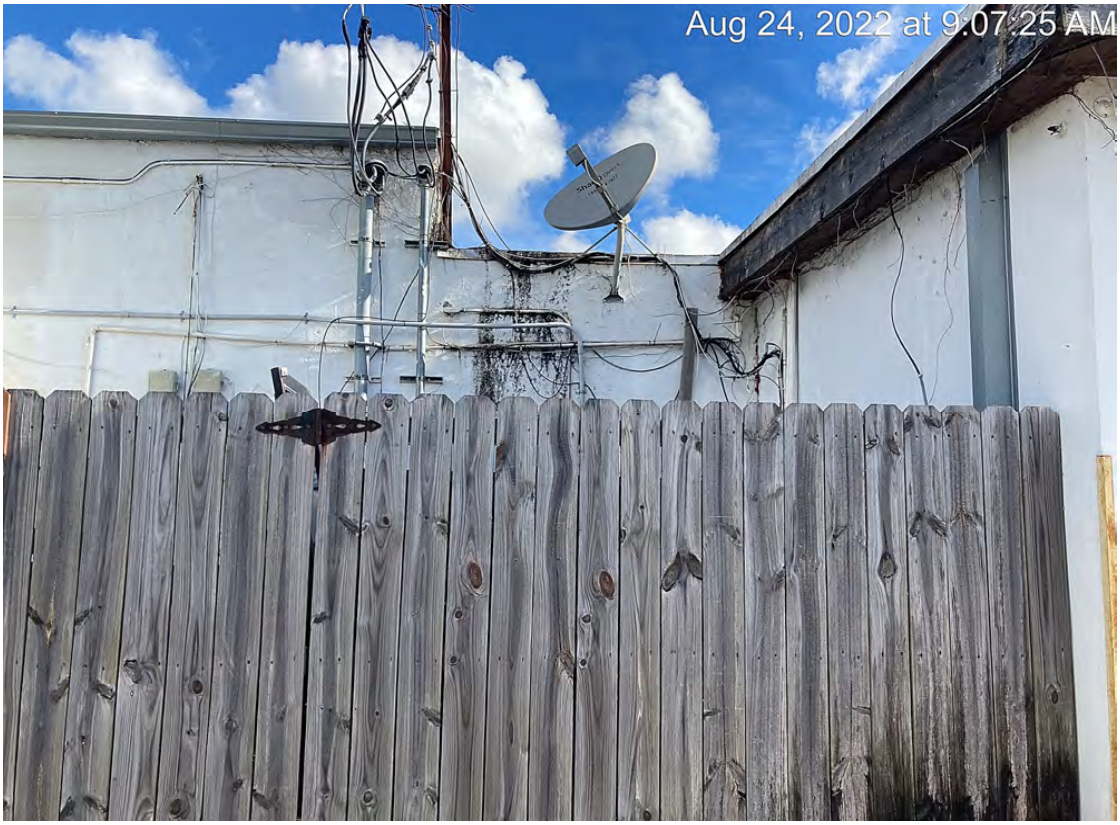
Notes/Means of Correction:

1)The exterior wall of the building has discoloration including the side roof trimming. CORRECTIVE ACTION: Remove all discoloration from the exterior wall and side roofing
2)There is a pole that has been removed but still has exposed wires. CORRECTIVE ACTION: Fully remove the wiring from the former pole
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Erik Richwagen
Code Enforcement Officer


Aug 24, 2022 at 9:07:25 AM


Aug 24, 2022 at 9:08:22 AM
MYFLORIDA.COM
HWX R97
SUNSHINE STATE


Aug 24, 2022 at 9:08:48 AM
SWEENEY'S
Henney Tyme
BAR - LOUNGE


Aug 24, 2022 at 9:09:25 AM
BIG AL'S


Aug 24, 2022 at 9:10:08 AM


Aug 24, 2022 at 9:10:21 AM
SWEENEY'S
23 HR.
DRIVE THRU


Aug 24, 2022 at 9:10:48 AM
Sweeney's LIQUORS
WALK UP WINDOW
WALK UP WINDOW


Aug 24, 2022 at 11:33:45 AM
orionMart
3990
NO SMOKING
OPEN
pepsi
BUD LIGHT
STELLA ARTOIS
BECK'S
ULTRA
ICE
BUSCH


Aug 24, 2022 at 11:33:57 AM


Aug 24, 2022 at 11:34:12 AM
CODE ENFORCEMENT


Aug 24, 2022 at 9:04:33 AM
SWEENEY'S 23 HRS
DRIVE THRU


Aug 24, 2022 at 9:04:58 AM


Aug 24, 2022 at 9:05:04 AM
BIG AL'S
GUN RANGE

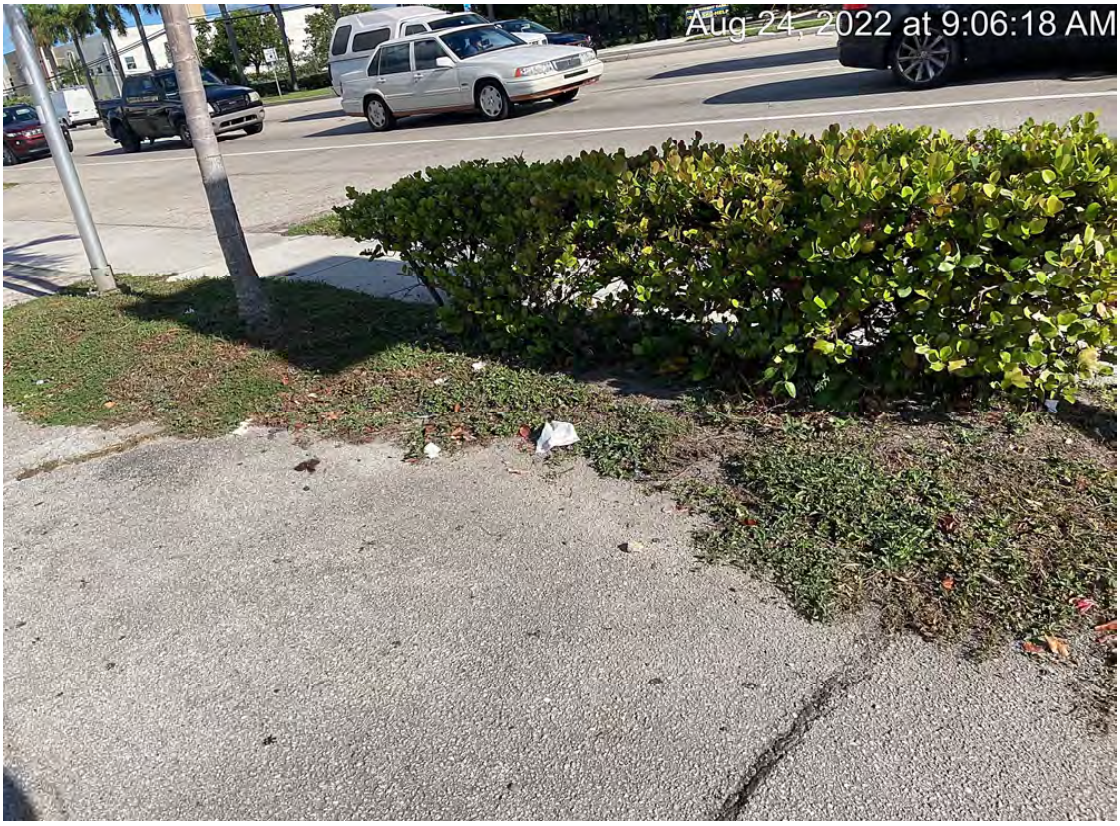

Aug 24, 2022 at 9:05:14 AM


Aug 24, 2022 at 9:05:27 AM
TOW-AWAY
24 HRS ZONE 7 DAYS
954-496-6810


Aug 24, 2022 at 9:05:43 AM


Aug 24, 2022 at 9:05:51 AM
BIG AL'S
GUN RANGE
STOP


Aug 24, 2022 at 9:06:04 AM


Aug 24, 2022 at 9:06:18 AM


Aug 24, 2022 at 9:06:22 AM
SWEENEY'S
23 HR.
DRIVE THRU
Sweeney's LIQUORS
WALK UP WINDOW
MOËT
WALK UP WINDOW
MAKE IT COUNT


Aug 24, 2022 at 9:06:26 AM
23 HR.
DRIVE THRU
3200


Aug 24, 2022 at 9:06:46 AM
UP WINDOW
BIG AL'S


Aug 24, 2022 at 9:07:03 AM
954-967-4200
NO PARKING
DO NOT PARK
8yd


Aug 24, 2022 at 9:07:15 AM

Case Overview

Property/Incident Information

Owner	Address	Site Address
DONALD COTE LIV TR	1701-199 DE LA ROTONDE *VERDUN QC, CA H3E 0C1	608 MARINE DR, PEMBROKE PARK, FL 33009 419

Legal Description

Case Status Open **Case #** 7439 **Date Next Inspection** 11/16/2022

Notes There was work done on the carport with a permit however the permit is expired. CORRECTIVE ACTION: Obtain plans and inspections for a permit with the building department (954 966-4600 EXT 213)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/24/2022		Notice of Violation	Regular Mail
11/1/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/16/2022

7020 0640 0000 5922 2595

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

Postmark Here

NOV - 2 2022

DONALD COTE LIV TR
(NOH-7439)
608 MARINE DR LOT 419
PEMBROKE PARK, FL 33009

PS ... Instructions

1A

Registered No.

Date Stamp

NOV - 2 2022

To Be Completed By Post Office

Postage $

Extra Services & Fees
- ☐ Registered Mail $
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Restricted Delivery $

Extra Services & Fees (continued)
- ☐ Signature Confirmation $
- ☐ Signature Confirmation Restricted Delivery $

Total Postage & Fees
$

Customer Must Declare Full Value
$

Received by

Domestic Insurance up to $50,000 is included based upon the **declared value**. International Indemnity is limited. (See Reverse).

OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

FROM
Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023

TO
DONALD COTE LIV TR
(NOH-7439)
1701-199 DE LA ROTONDE *VERDUN
QC CA H3E 0C1

PS Form **3806, Registered Mail Receipt**
April 2015, PSN 7530-02-000-9051
For domestic delivery information, visit our website at *www.usps.com®*

Copy 1 - Customer
(See Information on Reverse)

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV-7439

Hasler FIRST CLASS MAIL
08/26/2022
US POSTAGE $000.57⁰
ZIP 33023
011D10656696

Sent To:

DONALD COTE LIV TR

1701-199 DE LA ROTONDE
*VERDUN QC, CA H3E 0C1

Case #:

7439



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	608 MARINE DRIVE #419, PEMBROKE PARK FL 33009	ID #	5142 29 NN 4760
Property Owner	DONALD COTE LIV TR	Millage	0613
Mailing Address	1701-199 DE LA ROTONDE *VERDUN QC CA H3E 0C1	Use	05
Abbr Legal Description	PARK LAKE INC CO-OP LOT 419		

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*	$60,000	$155,070	$215,070	$199,650	
2021	$60,000	$121,500	$181,500	$181,500	$3,903.08
2020	$60,000	$107,030	$167,030	$167,030	$3,604.80

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$215,070	$215,070	$215,070	$215,070
Portability	0	0	0	0
Assessed/SOH	$199,650	$215,070	$199,650	$199,650
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$199,650	$215,070	$199,650	$199,650

Sales History

Date	Type	Price	Book/Page or CIN
4/17/2018	CPT-E	$315,000	115101421
1/30/2014	CPT-T	$100	112145108
10/1/2008	CPT-Q	$250,000	45746 / 2000
11/16/2004	CPT	$75,000	38614 / 1778
4/9/1996	CPT		24731 / 93

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		1104
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1990/1989		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DONALD COTE LIV TR CASE NO 7439

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 608 MARINE DR, PEMBROKE PARK, FL 33009 419

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 608 MARINE DR, PEMBROKE PARK, FL 33009 419

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: DONALD COTE LIV TR AT 10:41. ON THE 4TH DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 14 day of NOV, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

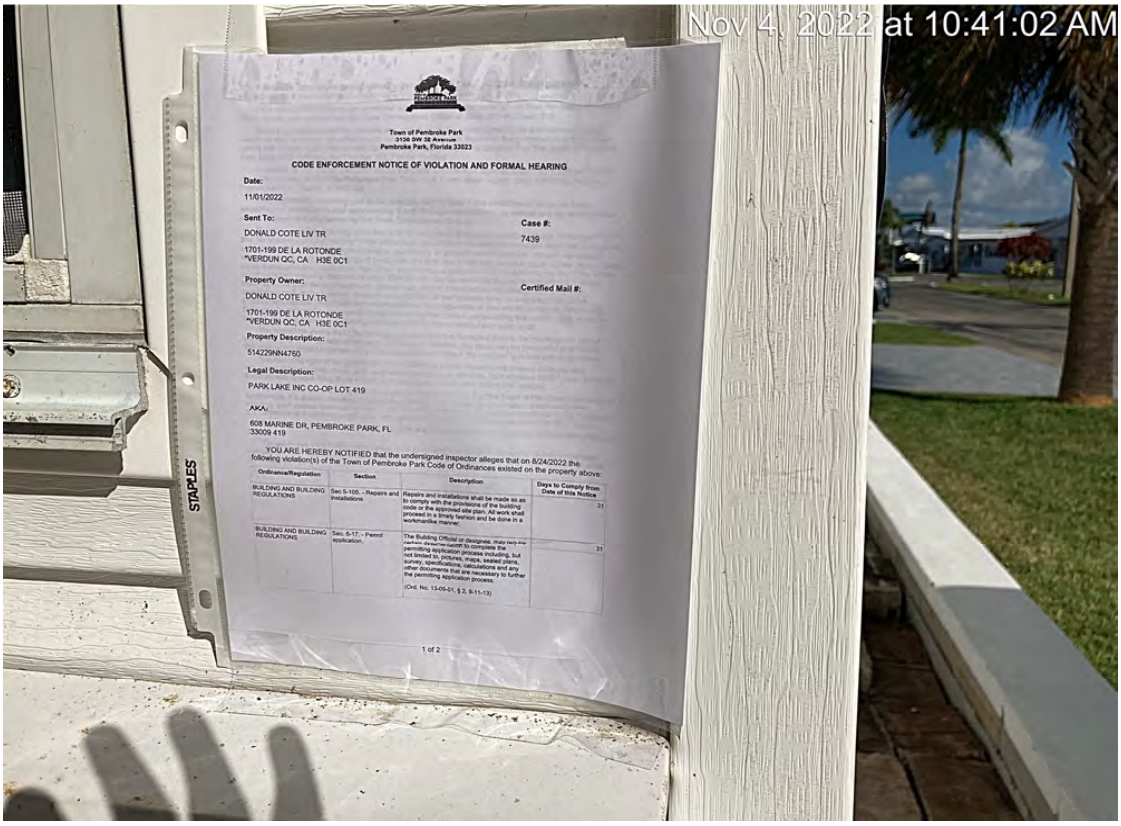
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.


Nov 4, 2022 at 10:41:12 AM


Nov 4, 2022 at 10:41:22 AM
219


Nov 4, 2022 at 10:41:02 AM
Town of Pembroke Park
3100 SW 38 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
11/01/2022
Sent To:
DONALD COTE LIV TR
1701-199 DE LA ROTONDE
*VERDUN QC, CA H3E 0C1
Case #:
7439
Property Owner:
DONALD COTE LIV TR
1701-199 DE LA ROTONDE
*VERDUN QC, CA H3E 0C1
Certified Mail #:
Property Description:
514229NN4760
Legal Description:
PARK LAKE INC CO-OP LOT 419
AKA:
608 MARINE DR, PEMBROKE PARK, FL
33009 419
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/24/2022 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.
31
BUILDING AND BUILDING REGULATIONS
Sec. 5-17. - Permit application.
The Building Official or designee, may require [illegible] to comply with the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.
(Ord. No. 13-09-01, § 2, 9-11-13)
31
1 of 2
STAPLES


Nov 4, 2022 at 10:41:06 AM
608

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/01/2022

Sent To:

DONALD COTE LIV TR

1701-199 DE LA ROTONDE
*VERDUN QC, CA H3E 0C1

Case #:

7439

Property Owner:

DONALD COTE LIV TR

1701-199 DE LA ROTONDE
*VERDUN QC, CA H3E 0C1

Certified Mail #:

Property Description:

514229NN4760

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PARK LAKE INC CO-OP LOT 419

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608 MARINE DR, PEMBROKE PARK, FL
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There was work done on the carport with a permit however the permit is expired. CORRECTIVE ACTION: Obtain plans and inspections for a permit with the building department (954 966-4600 EXT 213)

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

11/1/2022

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: 2111294-0

Job Address: 608 MARINE DR

Job Name: COTE, DONALD

Permit Status: Expired

Permit Issued Date:11/1/2021 11:34:26 AM

Submitted Into Plan Review Date:6/21/2021 10:06:59 AM

Application Date: 6/21/2021 9:56:05 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 133 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	3/29/2022 7:55:45 AM
ZONING	Approved	6/21/2021 3:03:45 PM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

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ZONING	Approved	6/21/2021 3:03:45 PM

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
DONALD COTE LIV TR 1701-199 DE LA ROTONDE *VERDUN QC, CA H3E 0C1	7439	08/24/2022

Property Owner:	Property Description:	Certified Mail #:
DONALD COTE LIV TR 1701-199 DE LA ROTONDE *VERDUN QC, CA H3E 0C1	514229NN4760	

Legal Description:	AKA:
PARK LAKE INC CO-OP LOT 419	608 MARINE DR, PEMBROKE PARK, FL 33009 419

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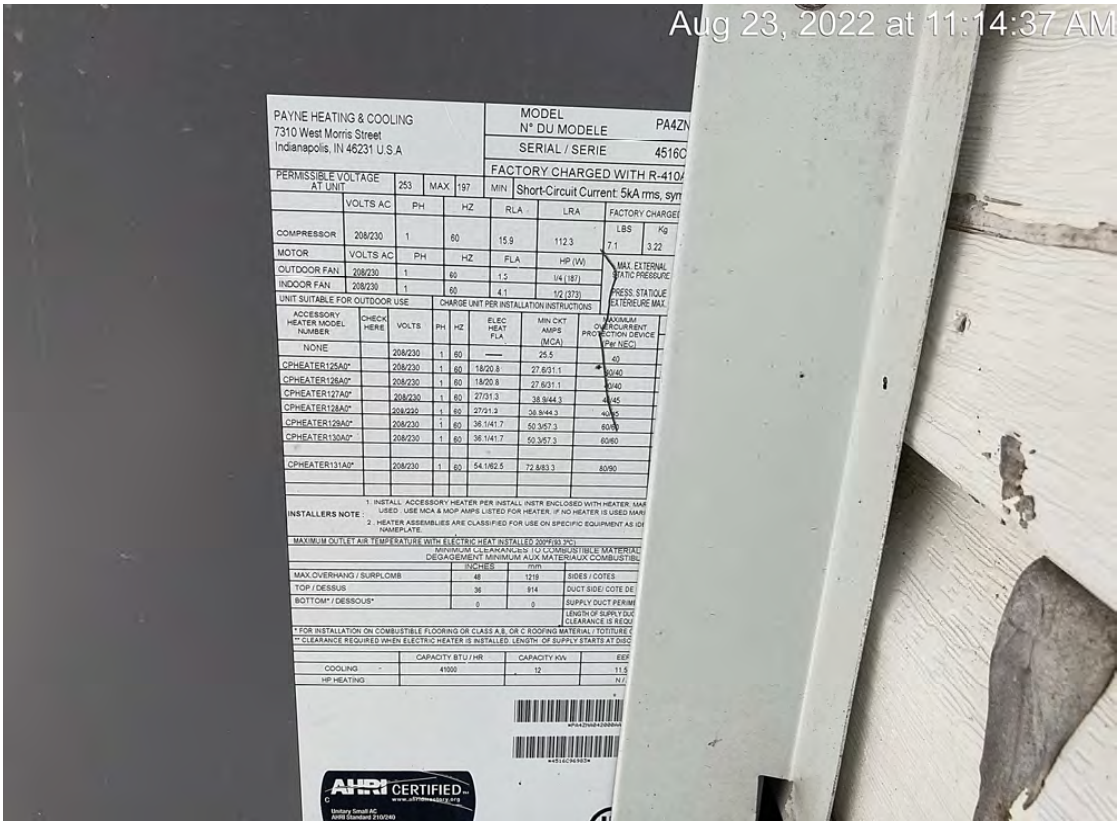
Notes/Means of Correction:

There was work done on the carport with a permit however the permit is expired. CORRECTIVE ACTION: Obtain plans and inspections for a permit with the building department (954 966-4600 EXT 213)

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Erik Richwagen
Code Enforcement Officer


Aug 23, 2022 at 11:14:37 AM
PAYNE HEATING & COOLING
7310 West Morris Street
Indianapolis, IN 46231 U.S.A
MODEL
N° DU MODELE
PA4ZN
SERIAL / SERIE
4516C
FACTORY CHARGED WITH R-410A
Short-Circuit Current: 5kA rms, sym
PERMISSIBLE VOLTAGE AT UNIT
253
MAX.
197
MIN.
VOLTS AC
PH
HZ
RLA
LRA
FACTORY CHARGE
LBS
Kg
COMPRESSOR
208/230
1
60
15.9
112.3
7.1
3.22
MOTOR
VOLTS AC
PH
HZ
FLA
HP (W)
OUTDOOR FAN
208/230
1
60
1.5
1/4 (187)
INDOOR FAN
208/230
1
60
4.1
1/2 (373)
MAX. EXTERNAL STATIC PRESSURE
PRESS. STATIQUE EXTERIEURE MAX.
UNIT SUITABLE FOR OUTDOOR USE
CHARGE UNIT PER INSTALLATION INSTRUCTIONS
ACCESSORY HEATER MODEL NUMBER
CHECK HERE
VOLTS
PH
HZ
ELEC HEAT FLA
MIN CKT AMPS (MCA)
MAXIMUM OVERCURRENT PROTECTION DEVICE (Per NEC)
NONE
208/230
1
60
25.5
40
CPHEATER125A0*
208/230
1
60
18/20.8
27.6/31.1
50/40
CPHEATER126A0*
208/230
1
60
18/20.8
27.6/31.1
50/40
CPHEATER127A0*
208/230
1
60
27/31.3
38.9/44.3
60/45
CPHEATER128A0*
208/230
1
60
27/31.3
38.9/44.3
60/45
CPHEATER129A0*
208/230
1
60
36.1/41.7
50.3/57.3
60/60
CPHEATER130A0*
208/230
1
60
36.1/41.7
50.3/57.3
60/60
CPHEATER131A0*
208/230
1
60
54.1/62.5
72.8/83.3
80/90
1. INSTALL ACCESSORY HEATER PER INSTALL INSTR ENCLOSED WITH HEATER. MAR
INSTALLERS NOTE
USED. USE MCA & MOP AMPS LISTED FOR HEATER. IF NO HEATER IS USED MAN
2. HEATER ASSEMBLIES ARE CLASSIFIED FOR USE ON SPECIFIC EQUIPMENT AS ID
NAMEPLATE.
MAXIMUM OUTLET AIR TEMPERATURE WITH ELECTRIC HEAT INSTALLED 200°F(93.3°C)
MINIMUM CLEARANCES TO COMBUSTIBLE MATERIAL
DEGAGEMENT MINIMUM AUX MATERIAUX COMBUSTIBL
INCHES
mm
MAX.OVERHANG / SURPLOMB
48
1219
SIDES / COTES
TOP / DESSUS
36
914
DUCT SIDE/ COTE DE
BOTTOM* / DESSOUS*
0
0
SUPPLY DUCT PERIM
LENGTH OF SUPPLY DUC
CLEARANCE IS REQU
* FOR INSTALLATION ON COMBUSTIBLE FLOORING OR CLASS A,B, OR C ROOFING MATERIAL / TOITURE C
** CLEARANCE REQUIRED WHEN ELECTRIC HEATER IS INSTALLED. LENGTH OF SUPPLY STARTS AT DISC
CAPACITY BTU / HR
CAPACITY KW
EE
COOLING
41000
12
11.5
HP HEATING
N /
AHRI CERTIFIED


Aug 23, 2022 at 11:14:45 AM


Aug 23, 2022 at 11:13:10 AM
608


Aug 23, 2022 at 11:13:15 AM


Aug 23, 2022 at 11:13:25 AM
TRACKER


Aug 23, 2022 at 11:13:42 AM


Aug 23, 2022 at 11:14:02 AM


Aug 23, 2022 at 11:14:21 AM

Case Overview

Property/Incident Information

Owner	Address	Site Address
PELLETIER,MICHEL BARBEAU,SOLANGE	48 ST-EDUORD *LEVIA QC, CA G6V 6E8	5050 SW 28 ST, PEMBROKE PARK, FL 33023 6-11

Legal Description

Case Status Open **Case #** 7524 **Date Next Inspection** 11/16/2022

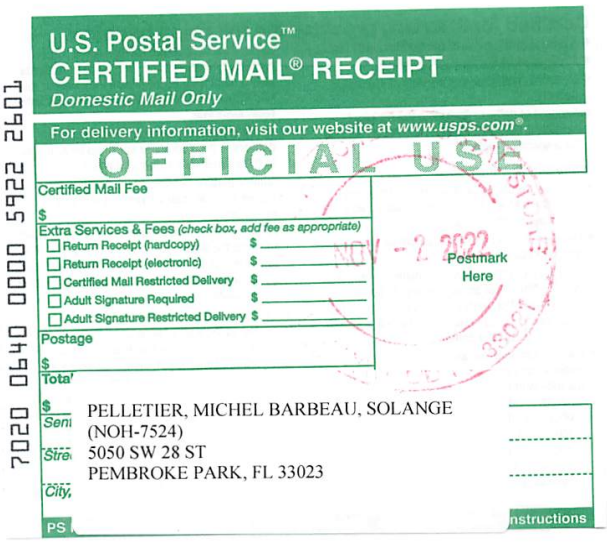
Notes There is a bathroom re-model that has been done without a permit including electrical work. CORRECTIVE ACTION: Obtain plans nd inspections for all required permits

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/31/2022		Notice of Violation	Regular Mail
11/1/2022	11/16/2022	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: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/16/2022



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total
$

Sent To
PELLETIER, MICHEL BARBEAU, SOLANGE
(NOH-7524)

Street and Apt. No.
5050 SW 28 ST

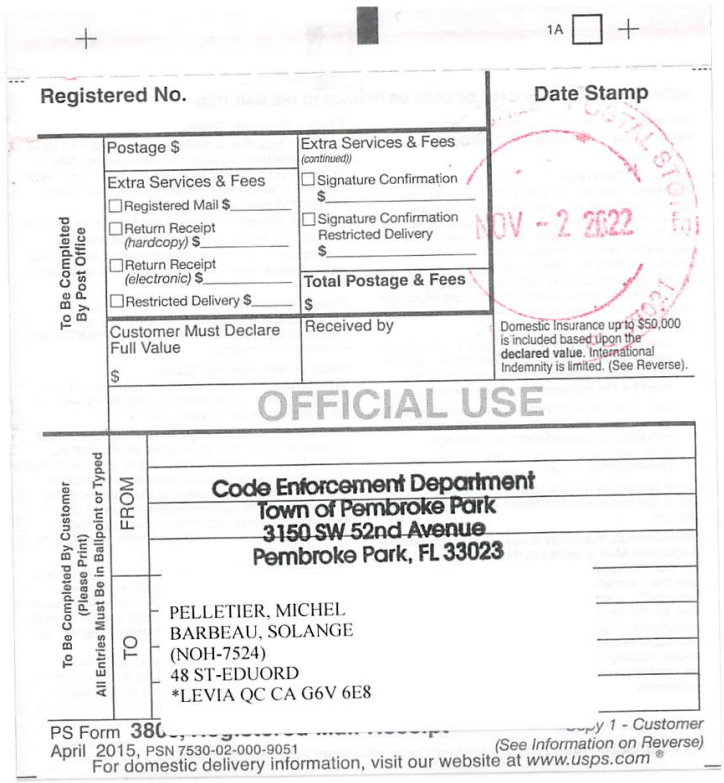
City, State, ZIP+4®
PEMBROKE PARK, FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

NOV - 2 2022

Postmark Here

7020 0640 0000 5922 2601



Registered No.

Date Stamp

NOV - 2 2022

To Be Completed By Post Office

Postage $

Extra Services & Fees
- ☐ Registered Mail $
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Restricted Delivery $

Extra Services & Fees (continued)
- ☐ Signature Confirmation $
- ☐ Signature Confirmation Restricted Delivery $

Total Postage & Fees
$

Customer Must Declare Full Value
$

Received by

Domestic Insurance up to $50,000 is included based upon the declared value. International Indemnity is limited. (See Reverse).

OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

FROM
Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023

TO
PELLETIER, MICHEL
BARBEAU, SOLANGE
(NOH-7524)
48 ST-EDUORD
*LEVIA QC CA G6V 6E8

PS Form 3800, April 2015, PSN 7530-02-000-9051 Copy 1 - Customer
For domestic delivery information, visit our website at www.usps.com® (See Information on Reverse)



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5050 SW 28 STREET #6-11, PEMBROKE PARK FL 33023
Property Owner	PELLETIER, MICHEL BARBEAU, SOLANGE
Mailing Address	48 ST-EDUORD *LEVIA QC CA G6V 6E8

ID #	5142 30 NP 2820
Millage	0613
Use	05

Abbr Legal Description	DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 6 BLK 11

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*	$55,000	$44,370	$99,370	$80,190	
2021	$45,000	$41,830	$86,830	$72,900	$1,657.69
2020	$45,000	$37,230	$82,230	$66,280	$1,534.21

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$99,370	$99,370	$99,370	$99,370
Portability	0	0	0	0
Assessed/SOH	$80,190	$99,370	$80,190	$80,190
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	$80,190	$99,370	$80,190	$80,190

Sales History

Date	Type	Price	Book/Page or CIN
4/1/2011	CPT-D	$50,000	47836 / 1053
11/11/2010	CPT-T	$100	47531 / 783
12/27/2007	CPT-D	$50,000	44991 / 1365
7/16/1996	CPT		25226 / 717

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		868
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1981/1980		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PELLETIER, MICHEL BARBEAU, SOLANGE CASE NO 7524

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5050 SW 28 ST, PEMBROKE PARK, FL 33023 6-11

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 5050 SW 28 ST, PEMBROKE PARK, FL 33023 6-11

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PELLETIER, MICHEL BARBEAU, SOLANGE AT 10:54. ON THE 4TH DAY OF NOVEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

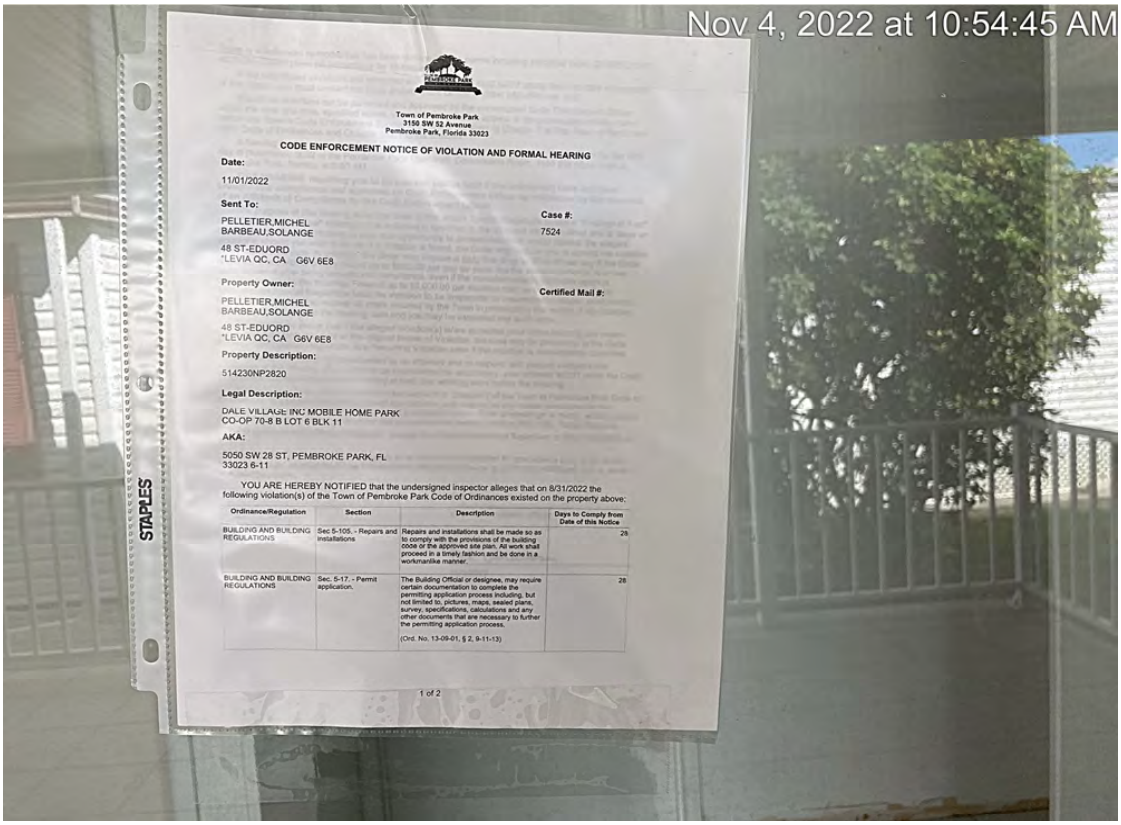
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 14 day of NOV, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
11/01/2022

Sent To:
PELLETIER,MICHEL
BARBEAU,SOLANGE
48 ST-EDUORD
*LEVIA QC, CA G6V 6E8

Case #:
7524

Property Owner:
PELLETIER,MICHEL
BARBEAU,SOLANGE
48 ST-EDUORD
*LEVIA QC, CA G6V 6E8

Certified Mail #:

Property Description:
514230NP2820

Legal Description:
DALE VILLAGE INC MOBILE HOME PARK
CO-OP 70-8 B LOT 6 BLK 11

AKA:
5050 SW 28 ST, PEMBROKE PARK, FL
33023 6-11

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1 of 2



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/01/2022

Sent To:

PELLETIER,MICHEL
BARBEAU,SOLANGE

48 ST-EDUORD
*LEVIA QC, CA G6V 6E8

Case #:

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	28
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, 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)	28

There is a bathroom re-model that has been done without a permit including electrical work. CORRECTIVE ACTION: Obtain plans nd inspections for all required permits

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

11/1/2022

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: 2212024-0

Job Address: 5050 SW 28 ST

Job Name: PELLETIER, MICHEL

Permit Status: Permit Issued

Permit Issued Date:9/2/2022 3:43:37 PM

Submitted Into Plan Review Date:8/31/2022 10:48:31 AM

Application Date: 8/31/2022 10:10:04 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 2 Day(s)

Required Disciplines

Discipline	Status	Date
PLUMBING	Approved	9/2/2022 12:03:42 AM
STRUCTURAL	Approved	9/2/2022 8:26:05 AM

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PELLETIER,MICHEL BARBEAU,SOLANGE 48 ST-EDUORD *LEVIA QC, CA G6V 6E8	7524	08/31/2022

Property Owner:	Property Description:	Certified Mail #:
PELLETIER,MICHEL BARBEAU,SOLANGE 48 ST-EDUORD *LEVIA QC, CA G6V 6E8	514230NP2820	

Legal Description:	AKA:
DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 6 BLK 11	5050 SW 28 ST, PEMBROKE PARK, FL 33023 6-11

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/31/2022 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.	28
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, 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)	28

Notes/Means of Correction:

There is a bathroom re-model that has been done without a permit including electrical work.
CORRECTIVE ACTION: Obtain plans nd inspections for all required 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.

Erik Richwagen
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 PELLETIER MICHEL

Date 08/29/2022

Site Address 5050 SW 28TH ST

Case # _____

Sub/Park _____

Permit # _____

☒ *STOP ALL WORK

☐ No Building Permit

☐ Violation of Florida Building Code # _____

☐ Violation of Town Ordinance # 5-105, 5-17

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s) Bathroom remodel without a Permit

Corrective Action(s)

Obtain Plans and inspections for Permits

☒ Structural ☒ Plumbing ☒ Mechanical ☒ Electrical
☒ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☒ Code Enforcement Ext.215 ☒ Building Dept. Ext. 211/227 ☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

Erik Wichmann
Code Enforcement Officer

Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator


Aug 29, 2022 at 10:10:17 AM


Aug 29, 2022 at 10:00:04 AM
U-HAUL
FINEST SAFEST
ONE-WAY & IN-TOWN RENTALS


Aug 29, 2022 at 10:00:11 AM
U-HAUL
FINEST SAFEST
ONE-WAY & IN-TOWN RENTALS


Aug 29, 2022 at 10:00:38 AM


Aug 29, 2022 at 10:01:29 AM


Aug 29, 2022 at 10:02:17 AM


Aug 29, 2022 at 10:03:13 AM


Aug 29, 2022 at 10:03:24 AM


Aug 29, 2022 at 10:09:36 AM


Aug 29, 2022 at 10:09:44 AM

Case Overview

Property/Incident Information

Owner	Address	Site Address
DREWBOY INC/THE POLO CLUB INC.	3056 S STATE ROAD 7 #55 MIRAMAR, FL 33023	5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5830 **Date Next Inspection** 11/16/2022

Notes
1. Conducting a Special Event "Sip & Cake" without a permit. Obtain an after the fact Special Event permit.
2. Outstanding fees of "Extended Hours" business license. Pay all outstanding business license fees.
3. Trash and debris all over property spilling on to the road. Clean up property.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/9/2021		Notice of Violation	Regular Mail
10/28/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 11/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-16. - Enforcement authority.	It shall be the duty of the Code Enforcement Officer to strictly enforce all the provisions of this article. (Ord. No. 58-2-1(#7), § 8, 2-4-58)	Not in Compliance - Reinspection Date: 11/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 11/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-375 . Permit Required (b)	No business entity, group or person shall conduct a special event within the Town without first obtaining a special event permit for the special event from the Town. A special event shall include, but is not limited to: (b) Outdoor sales of a temporary nature including, but not limited to: (1) Sidewalk sale. (2) Seasonal or holiday sale. (3) Grand opening sale. (4) Going out of business sale. (5) Yard sales. (6) Special occasions (i.e. Mother's Day, Valentines Day, etc.). (7) Any other off-premises sale." (Ord. No. 14-10-02(#1),	Not in Compliance - Reinspection Date: 11/16/2022

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5830

Hasler FIRST-CLASS MAIL
05/11/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

The Polo Club, Inc
Polo Bar and Grill LLC
5590 W Hallandale Beach Blvd
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV 5830

Hasler FIRST-CLASS MAIL
05/11/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Taxez Taxez Taxez, Inc.
8910 Miramar Parkway, #112
Miramar, FL 33025

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 5830

Hasler FIRST CLASS MAIL
05/11/2021
US POSTAGE $000.51º
ZIP 33023
011D1065669¢

Sent To:

DREWBOY INC/THE POLO CLUB INC.

3056 S STATE ROAD 7 #55
MIRAMAR, FL 33023

Case #:

5830

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 5830

Hasler FIRST CLASS MAIL
05/11/2021
US POSTAGE $000.51º
ZIP 33023
011D10656696

Paul Neil
8456 W Missionwood Dr
Miramar, FL 33025

DIVISION OF CORPORATIONS

Sunbiz.org Division of Corporations an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation
DREWBOY INC.

Filing Information

Document Number	P05000086898
FEI/EIN Number	20-3011682
Date Filed	06/16/2005
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/25/2016

Principal Address

3056 S STATE RD 7
#55
MIRAMAR, FL 33023

Changed: 05/02/2006

Mailing Address

3056 S STATE RD 7 STE 55
#55
MIRAMAR, FL 33023

Changed: 05/02/2006

Registered Agent Name & Address

REED, LOWELL
3056 S STATE RD 7
#55
MIRAMAR, FL 33023

Name Changed: 04/29/2015

Address Changed: 05/02/2006

Officer/Director Detail

Name & Address

Title PDST



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5590 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	DREWBOY INC
Mailing Address	3056 S STATE ROAD 7 #55 PEMBROKE PARK FL 33023

ID #	5142 30 14 0031
Millage	0613
Use	21-02

Abbr Legal Description	30-51-42 S 150 OF N 186.31 OF E 150 OF W 175 OF SW1/4 OF NW1/4 AKA: LOT 28 N 186.31 OF W 165 LESS N 36.31 FOR ST RD 824 & W 10 HRF

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*	$253,050	$686,550	$939,600	$939,600	
2021	$253,050	$686,550	$939,600	$939,600	$20,205.73
2020	$253,050	$686,550	$939,600	$939,600	$20,278.26

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$939,600	$939,600	$939,600	$939,600
Portability	0	0	0	0
Assessed/SOH	$939,600	$939,600	$939,600	$939,600
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$939,600	$939,600	$939,600	$939,600

Sales History

Date	Type	Price	Book/Page or CIN
6/28/2005	WD*	$695,000	40140 / 347
12/1/1980	WD	$250,000	9282 / 657
4/1/1979	WD	$250,000	
10/1/1976	WD	$55,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.25	22,493	SF
Adj. Bldg. S.F. (Card, Sketch)		4415
Eff./Act. Year Built: 1974/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)

vs.
DREWBOY INC CASE NO 5830
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: DREWBOY INC, ON THE 4TH DAY OF NOVEMBER, 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen
AFFIANT

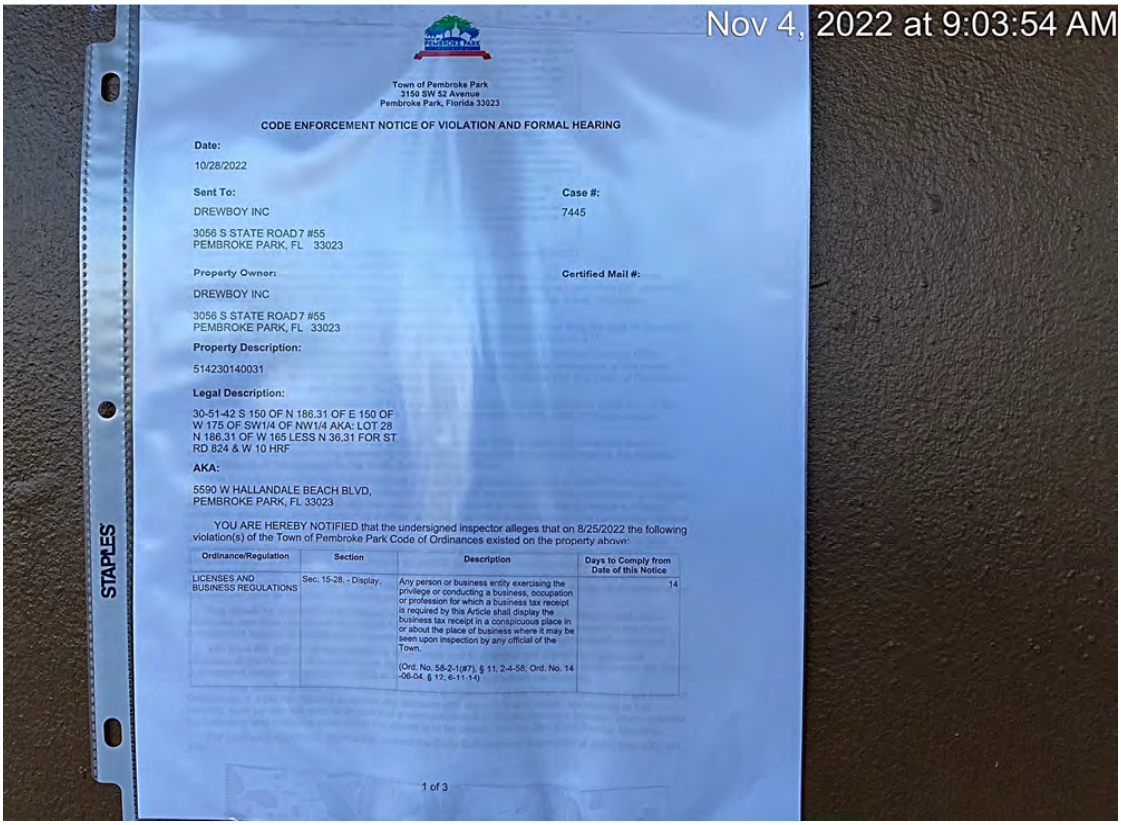
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 15 day of NOV, 2022, by ERIK Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Lisa Cannon
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

LISA CANNON
Notary Public - State of Florida
Commission # HH 84492
My Comm. Expires Jan 25, 2025
Bonded through National Notary Assn.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
10/28/2022

Sent To:
DREWBOY INC

3056 S STATE ROAD 7 #55
PEMBROKE PARK, FL 33023

Case #:
7445

Property Owner:
DREWBOY INC

3056 S STATE ROAD 7 #55
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:
514230140031

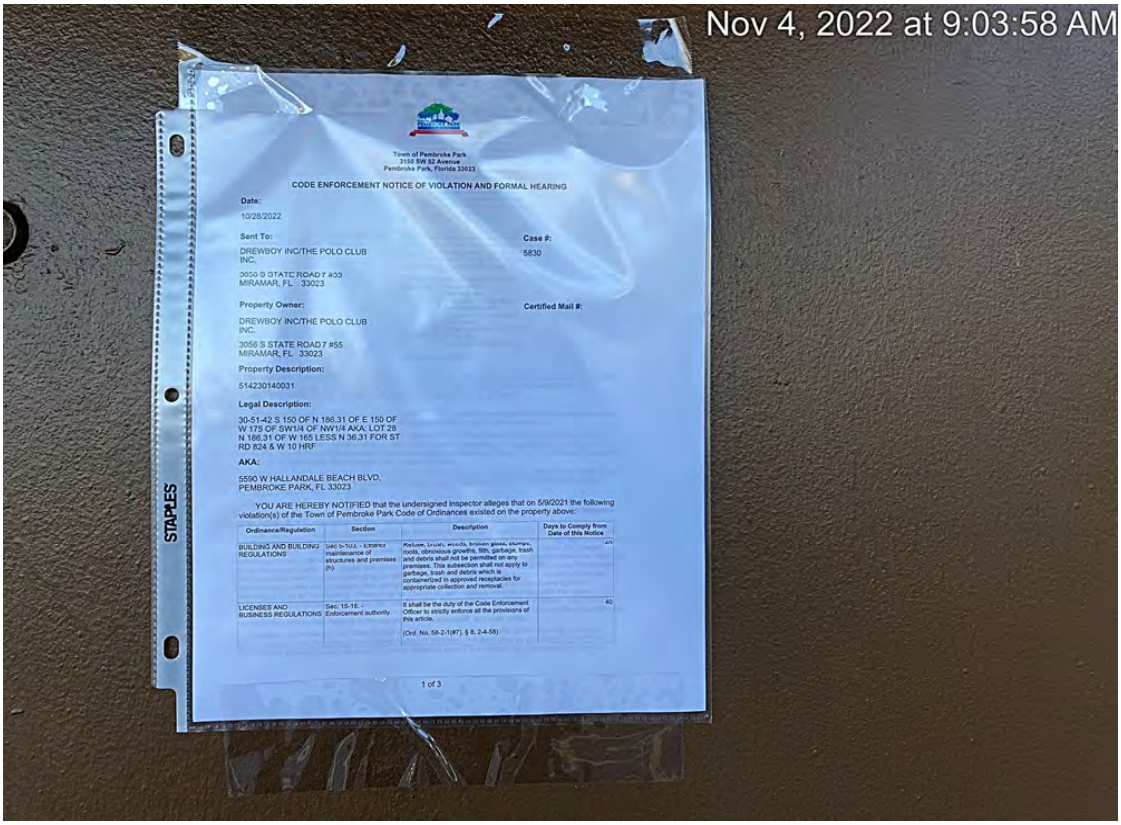
Legal Description:
30-51-42 S 150 OF N 186.31 OF E 150 OF W 175 OF SW1/4 OF NW1/4 AKA: LOT 28 N 186.31 OF W 165 LESS N 36.31 FOR ST RD 824 & W 10 HRF

AKA:
5590 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11; 2-4-58; Ord. No. 14-06-04, § 12; 6-11-14)	14

1 of 3



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
10/28/2022

Sent To:
DREWBOY INC/THE POLO CLUB INC.

3056 S STATE ROAD 7 #55
MIRAMAR, FL 33023

Case #:
5830

Property Owner:
DREWBOY INC/THE POLO CLUB INC.

3056 S STATE ROAD 7 #55
MIRAMAR, FL 33023

Certified Mail #:

Property Description:
514230140031

Legal Description:
30-51-42 S 150 OF N 186.31 OF E 150 OF W 175 OF SW1/4 OF NW1/4 AKA: LOT 28 N 186.31 OF W 165 LESS N 36.31 FOR ST RD 824 & W 10 HRF

AKA:
5590 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/9/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec. 5-103. - Exterior maintenance of structures and premises (h)	Refuse, trash, 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.	40
LICENSES AND BUSINESS REGULATIONS	Sec. 15-16. - Enforcement authority.	It shall be the duty of the Code Enforcement Officer to strictly enforce all the provisions of this article. (Ord. No. 58-2-1(#7), § 8; 2-4-58)	40

1 of 3


Nov 4, 2022 at 9:04:05 AM


Nov 4, 2022 at 9:04:17 AM


Nov 4, 2022 at 9:04:20 AM


Nov 4, 2022 at 9:04:38 AM

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/28/2022

Sent To:

DREWBOY INC/THE POLO CLUB INC.

3056 S STATE ROAD 7 #55
MIRAMAR, FL 33023

Case #:

5830

Property Owner:

DREWBOY INC/THE POLO CLUB INC.

3056 S STATE ROAD 7 #55
MIRAMAR, FL 33023

Certified Mail #:

Property Description:

514230140031

Legal Description:

30-51-42 S 150 OF N 186.31 OF E 150 OF W 175 OF SW1/4 OF NW1/4 AKA: LOT 28 N 186.31 OF W 165 LESS N 36.31 FOR ST RD 824 & W 10 HRF

AKA:

5590 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/9/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	40
LICENSES AND BUSINESS REGULATIONS	Sec. 15-16. - Enforcement authority.	It shall be the duty of the Code Enforcement Officer to strictly enforce all the provisions of this article. (Ord. No. 58-2-1(#7), § 8, 2-4-58)	40

LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	40
LICENSES AND BUSINESS REGULATIONS	Sec. 15-375 . Permit Required (b)	No business entity, group or person shall conduct a special event within the Town without first obtaining a special event permit for the special event from the Town. A special event shall include, but is not limited to: (b) Outdoor sales of a temporary nature including, but not limited to: (1) Sidewalk sale. (2) Seasonal or holiday sale. (3) Grand opening sale. (4) Going out of business sale. (5) Yard sales. (6) Special occasions (i.e. Mother's Day, Valentines Day, etc.). (7) Any other off-premises sale." (Ord. No. 14-10-02(#1),	40

1. Conducting a Special Event "Sip & Cake" without a permit. Obtain an after the fact Special Event permit.
2. Outstanding fees of "Extended Hours" business license. Pay all outstanding business license fees.
3. Trash and debris all over property spilling on to the road. Clean up property.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Lisa Cannon

BTR/Code Enforcement
Officer

Lisa Cannon

10/28/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

DREWBOY INC/THE POLO CLUB INC.

3056 S STATE ROAD 7 #55
MIRAMAR, FL 33023

Case #:

5830

Date:

05/09/2021

Property Owner:

DREWBOY INC/THE POLO CLUB INC.

3056 S STATE ROAD 7 #55
MIRAMAR, FL 33023

Property Description:

514230140031

Certified Mail #:

Legal Description:

30-51-42 S 150 OF N 186.31 OF E 150 OF W 175 OF SW1/4 OF NW1/4 AKA: LOT 28 N 186.31 OF W 165 LESS N 36.31 FOR ST RD 824 & W 10 HRF

AKA:

5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/9/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	40
LICENSES AND BUSINESS REGULATIONS	Sec. 15-16. - Enforcement authority.	It shall be the duty of the Code Enforcement Officer to strictly enforce all the provisions of this article. (Ord. No. 58-2-1(#7), § 8, 2-4-58)	40

LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	40
LICENSES AND BUSINESS REGULATIONS	Sec. 15-375 . Permit Required (b)	No business entity, group or person shall conduct a special event within the Town without first obtaining a special event permit for the special event from the Town. A special event shall include, but is not limited to: (b) Outdoor sales of a temporary nature including, but not limited to: (1) Sidewalk sale. (2) Seasonal or holiday sale. (3) Grand opening sale. (4) Going out of business sale. (5) Yard sales. (6) Special occasions (i.e. Mother's Day, Valentines Day, etc.). (7) Any other off-premises sale." (Ord. No. 14-10-02(#1),	40

Notes/Means of Correction:

1. Conducting a Special Event "Sip & Cake" without a permit. Obtain an after the fact Special Event permit.
2. Outstanding fees of "Extended Hours" business license. Pay all outstanding business license fees.
3. Trash and debris all over property spilling on to the road. Clean up property.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Lisa Cannon
BTR/Code Enforcement Officer

Lisa Cannon

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
DREWBOY INC/THE POLO CLUB INC. 3056 S STATE ROAD 7 #55 MIRAMAR, FL 33023	5830	05/09/2021

Property Owner:	Property Description:	Certified Mail #:
DREWBOY INC/THE POLO CLUB INC. 3056 S STATE ROAD 7 #55 MIRAMAR, FL 33023	514230140031	

Legal Description:	AKA:
30-51-42 S 150 OF N 186.31 OF E 150 OF W 175 OF SW1/4 OF NW1/4 AKA: LOT 28 N 186.31 OF W 165 LESS N 36.31 FOR ST RD 824 & W 10 HRF	5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/9/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	10
LICENSES AND BUSINESS REGULATIONS	Sec. 15-16. - Enforcement authority.	It shall be the duty of the Code Enforcement Officer to strictly enforce all the provisions of this article. (Ord. No. 58-2-1(#7), § 8, 2-4-58)	10

LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	10
LICENSES AND BUSINESS REGULATIONS	Sec. 15-375 . Permit Required (b)	No business entity, group or person shall conduct a special event within the Town without first obtaining a special event permit for the special event from the Town. A special event shall include, but is not limited to: (b) Outdoor sales of a temporary nature including, but not limited to: (1) Sidewalk sale. (2) Seasonal or holiday sale. (3) Grand opening sale. (4) Going out of business sale. (5) Yard sales. (6) Special occasions (i.e. Mother's Day, Valentines Day, etc.). (7) Any other off-premises sale." (Ord. No. 14-10-02(#1),	10

Notes/Means of Correction:

1. Conducting a Special Event "Sip & Cake" without a permit. Obtain an after the fact Special Event permit.
2. Outstanding fees of "Extended Hours" business license. Pay all outstanding business license fees.
3. Trash and debris all over property spilling on to the road. Clean up property.

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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
Chief Code Enforcement Officer

COMMERCIAL LEASE AGREEMENT

THIS LEASE (this "Lease") dated this _____ day of _____, _____

BETWEEN:

Drewboy Inc. of 3056 S. State Rd #55, Miramar,Fl 33023

Telephone: (954) 274-5559

(the "Landlord")

OF THE FIRST PART

- AND -

Polo Bar and Grill LLc. C/O Paul Neil 8456 W Missionwood Dr Miramar, FL 33025

Telephone: (954) 744-6582

(the "Tenant")

OF THE SECOND PART

IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant, the Tenant leasing those premises from the Landlord and the mutual benefits and obligations set forth in this Lease, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties to this Lease (the "Parties") agree as follows:

Basic Terms

1. The following basic terms are hereby approved by the Parties and each reference in this Lease to any of the basic terms will be construed to include the provisions set forth below as well as all of the additional terms and conditions of the applicable sections of this Lease where such basic terms are more fully set forth:

   a. Landlord: Drewboy Inc.

   b. Address of Drewboy Inc.: 3056 S. State Rd #55, Miramar,Fl 33023, Phone: (954) 274-5559

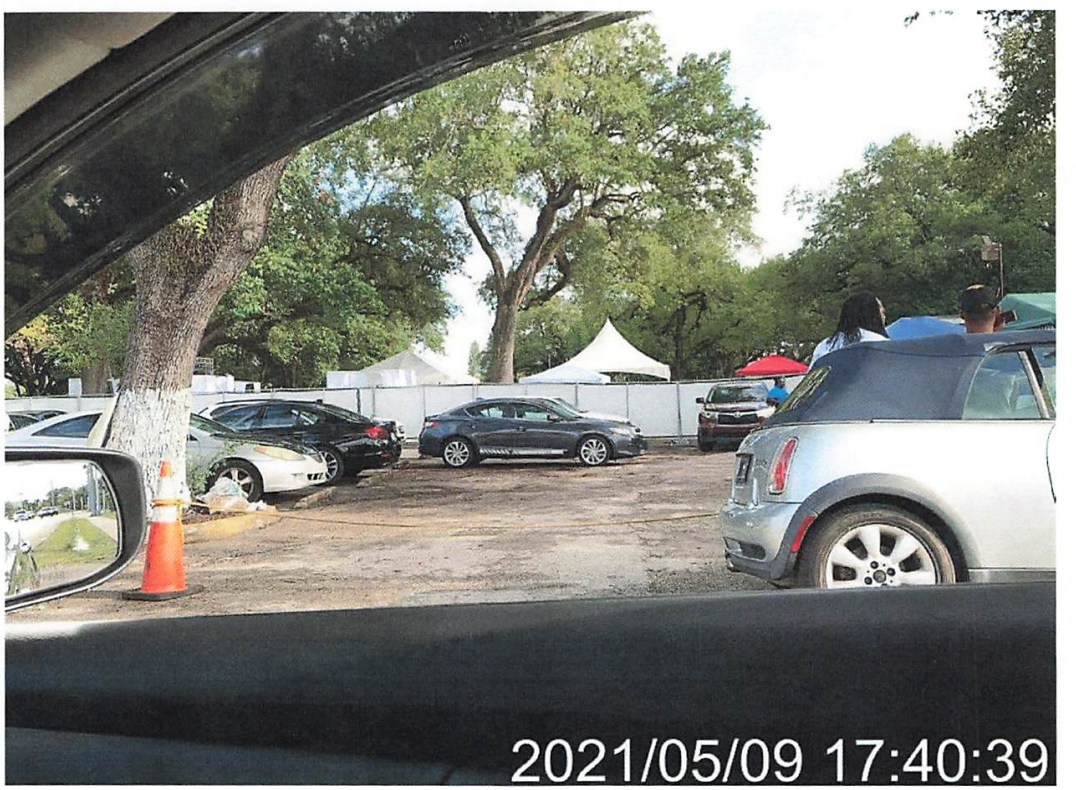
   c. Tenant: Polo Bar and Grill LLc/Paul D.Neil

   d. Address of Polo Bar and Grill LLc.: 8456 W Missionwood Dr Miramar, FL 33025, Phone: (954) 744-6582

   e. Operating Name of Polo Bar and Grill LLc.: Polo Bar and Grill

   f. Commencement Date of Lease: April 1, 2021


SPEEDING FINES
DOUBLED
WHEN WORK
PRESENT
MAY USE
FULL LANE
2021/05/09 17:39:05


2021/05/09 17:40:39


2021/05/09 17:40:59


2021/05/09 17:41:28


17:46:51


2021/05/09 17:47:38

Case Overview

Property/Incident Information

Owner	Address	Site Address
DREWBOY INC	3056 S STATE ROAD 7 #55 PEMBROKE PARK, FL 33023	5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 7445 **Date Next Inspection** 11/16/2022

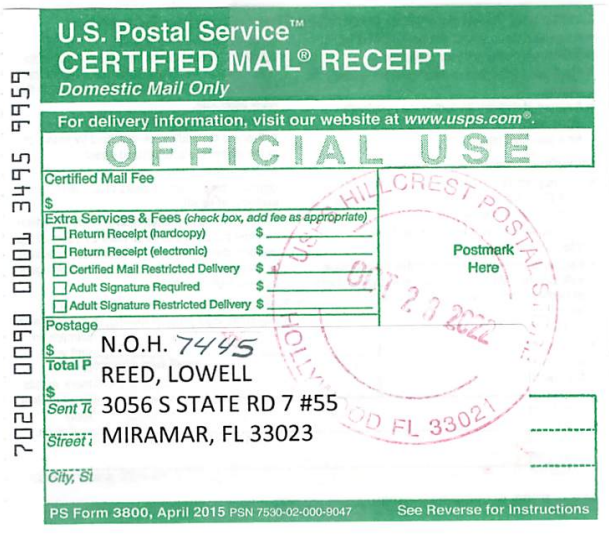
Notes
1. Operating without a Business Tax Receipt and Certificate of Use. Obtain BTR/CU.
2. Display BTR/CU within unit and visible to the public.
(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, 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.
Contact Lisa Cannon to obtain BTR/CU at 954-966-4600, ext. 214

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/25/2022		Notice of Violation	Hand
10/28/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 11/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 11/16/2022



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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total P
$

Sent To N.O.H. 7445
REED, LOWELL

Street 3056 S STATE RD 7 #55
MIRAMAR, FL 33023

City, St

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0090 0001 3495 9959



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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Pos
$

Sent To N.O.H. 7445
DREWBOY INC

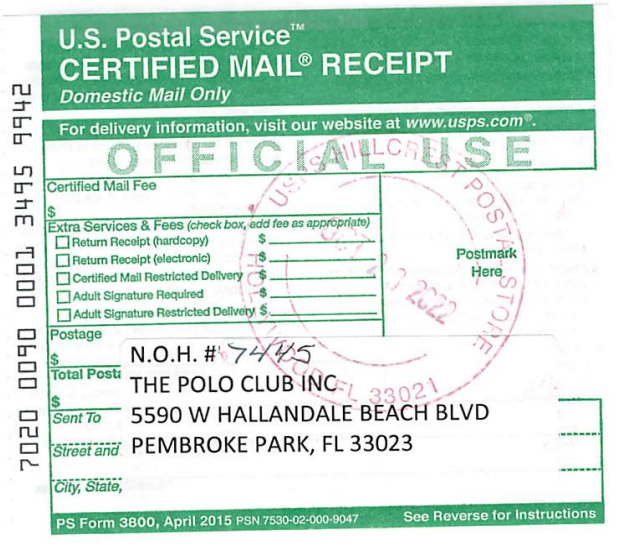
Street and 3056 S STATE RD 7 #55
MIRAMAR, FL 33023

City, State

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Posta
$

Sent To N.O.H. #7445
THE POLO CLUB INC

Street and 5590 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

City, State,

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0090 0001 3495 9942

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
08/25/2022
US POSTAGE $000.57⁰
ZIP 33023
011D10656696

THE POLO BAR & GRILL
5590 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
08/25/2022
US POSTAGE $000.57⁰
ZIP 33023
011D10656696

DREWBOY INC
3056 S STATE RD 7 #55
PEMBROKE PARK, FL 33023

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
08/25/2022
US POSTAGE $000.57⁰
ZIP 33023
011D10656696

LOWELL REED
NOV #7445
3056 S STATE RD 7 #55
MIRAMAR, FL 33023

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

CERTIFIED MAIL

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7020 0090 0001 3495 9942

Hasler
10/28/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

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- ☐ Return Receipt (electronic) $ ____
- ☐ Certified Mail Restricted Delivery $ ____
- ☐ Adult Signature Required $ ____
- ☐ Adult Signature Restricted Delivery $ ____

Postage
$ ____

Total Postage
$ ____

Sent To — N.O.H. # 7445
THE POLO CLUB INC

Street and — 5590 W HALLANDALE BEACH BLVD

City, State, — PEMBROKE PARK, FL 33023

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

CERTIFIED MAIL

7020 0090 0001 3495 9966

Hasler
10/28/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

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☐ Return Receipt (electronic) $ ____
☐ Certified Mail Restricted Delivery $ ____
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery $ ____
Postage
$
Total Pos
Sent To N.O.H. 7445
DREWBOY INC
Street and 3056 S STATE RD 7 #55
City, State MIRAMAR, FL 33023

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (electronic) $ ____
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☐ Adult Signature Required
☐ Adult Signature Restricted Delivery $ ____
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Sent To N.O.H. 7445
REED, LOWELL
Street a 3056 S STATE RD 7 #55
City, St MIRAMAR, FL 33023

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H

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Revers



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5590 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	DREWBOY INC
Mailing Address	3056 S STATE ROAD 7 #55 MIRAMAR FL 33023

ID #	5142 30 14 0031
Millage	0613
Use	21-02

Abbr Legal Description	30-51-42 S 150 OF N 186.31 OF E 150 OF W 175 OF SW1/4 OF NW1/4 AKA: LOT 28 N 186.31 OF W 165 LESS N 36.31 FOR ST RD 824 & W 10 HRF

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$253,050	$686,550	$939,600	$939,600	
2022	$253,050	$686,550	$939,600	$939,600	$19,844.72
2021	$253,050	$686,550	$939,600	$939,600	$20,205.73

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$939,600	$939,600	$939,600	$939,600
Portability	0	0	0	0
Assessed/SOH	$939,600	$939,600	$939,600	$939,600
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$939,600	$939,600	$939,600	$939,600

Sales History

Date	Type	Price	Book/Page or CIN
6/28/2005	WD*	$695,000	40140 / 347
12/1/1980	WD	$250,000	9282 / 657
4/1/1979	WD	$250,000	
10/1/1976	WD	$55,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.25	22,493	SF
Adj. Bldg. S.F. (Card, Sketch)		4415
Eff./Act. Year Built: 1974/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Florida Department of State DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation
DREWBOY INC.

Filing Information

Document Number	P05000086898
FEI/EIN Number	20-3011682
Date Filed	06/16/2005
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/25/2016

Principal Address

3056 S STATE RD 7
#55
MIRAMAR, FL 33023

Changed: 05/02/2006

Mailing Address

3056 S STATE RD 7 STE 55
#55
MIRAMAR, FL 33023

Changed: 05/02/2006

Registered Agent Name & Address

REED, LOWELL
3056 S STATE RD 7
#55
MIRAMAR, FL 33023

Name Changed: 04/29/2015

Address Changed: 05/02/2006

Officer/Director Detail

Name & Address

Title PDST

REED, LOWELL

3056 S STATE RD 7 STE 55
MIRAMAR, FL 33023

Annual Reports

Report Year	Filed Date
2020	06/18/2020
2021	04/12/2021
2022	04/29/2022

Document Images

04/29/2022 -- ANNUAL REPORT	View image in PDF format
04/12/2021 -- ANNUAL REPORT	View image in PDF format
06/18/2020 -- ANNUAL REPORT	View image in PDF format
04/23/2019 -- ANNUAL REPORT	View image in PDF format
04/26/2018 -- ANNUAL REPORT	View image in PDF format
04/06/2017 -- ANNUAL REPORT	View image in PDF format
10/25/2016 -- REINSTATEMENT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
04/25/2014 -- ANNUAL REPORT	View image in PDF format
04/13/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
04/20/2011 -- ANNUAL REPORT	View image in PDF format
04/12/2010 -- ANNUAL REPORT	View image in PDF format
04/07/2009 -- ANNUAL REPORT	View image in PDF format
04/22/2008 -- ANNUAL REPORT	View image in PDF format
04/13/2007 -- ANNUAL REPORT	View image in PDF format
05/02/2006 -- ANNUAL REPORT	View image in PDF format
06/16/2005 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)

vs.
DREWBOY INC CASE NO 7445
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: DREWBOY INC, ON THE 4TH DAY OF NOVEMBER, 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen
AFFIANT

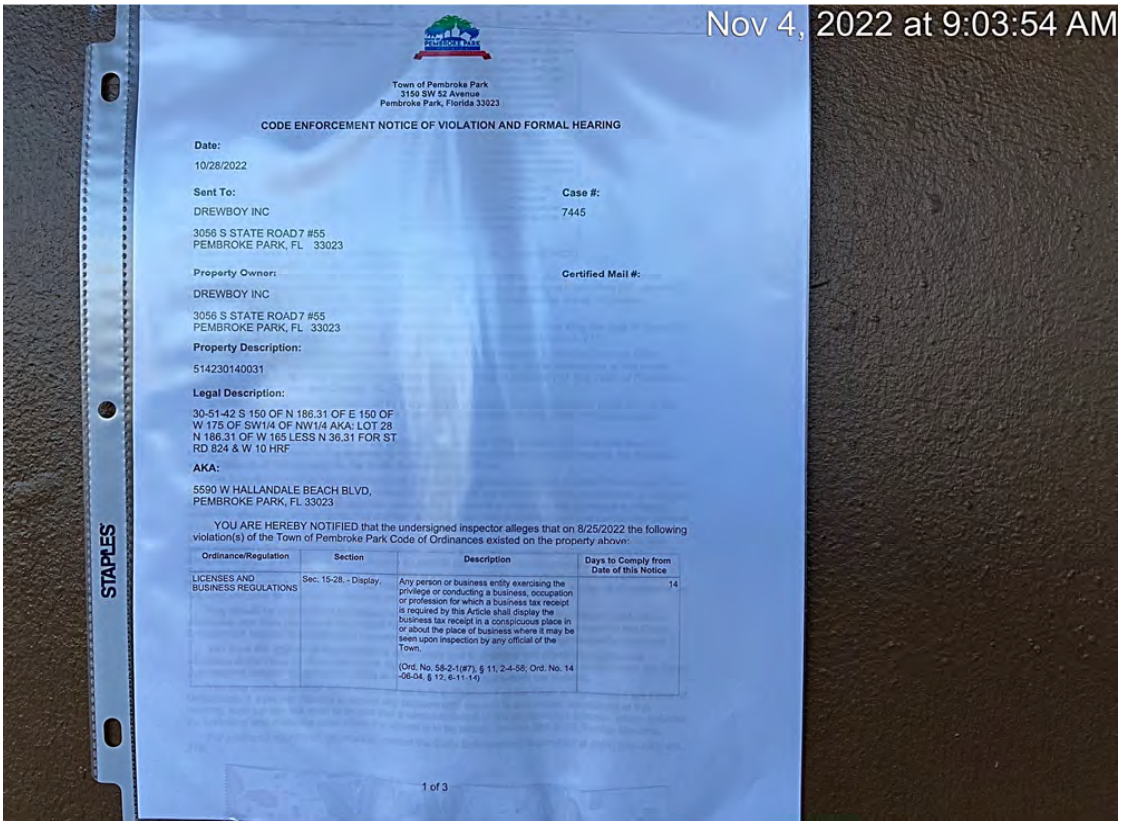
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 15 day of NOV, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Lisa Cannon
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

LISA CANNON
Notary Public - State of Florida
Commission # HH 84492
My Comm. Expires Jan 25, 2025
Bonded through National Notary Assn.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
10/28/2022

Sent To:
DREWBOY INC

3056 S STATE ROAD 7 #55
PEMBROKE PARK, FL 33023

Case #:
7445

Property Owner:
DREWBOY INC

3056 S STATE ROAD 7 #55
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:
514230140031

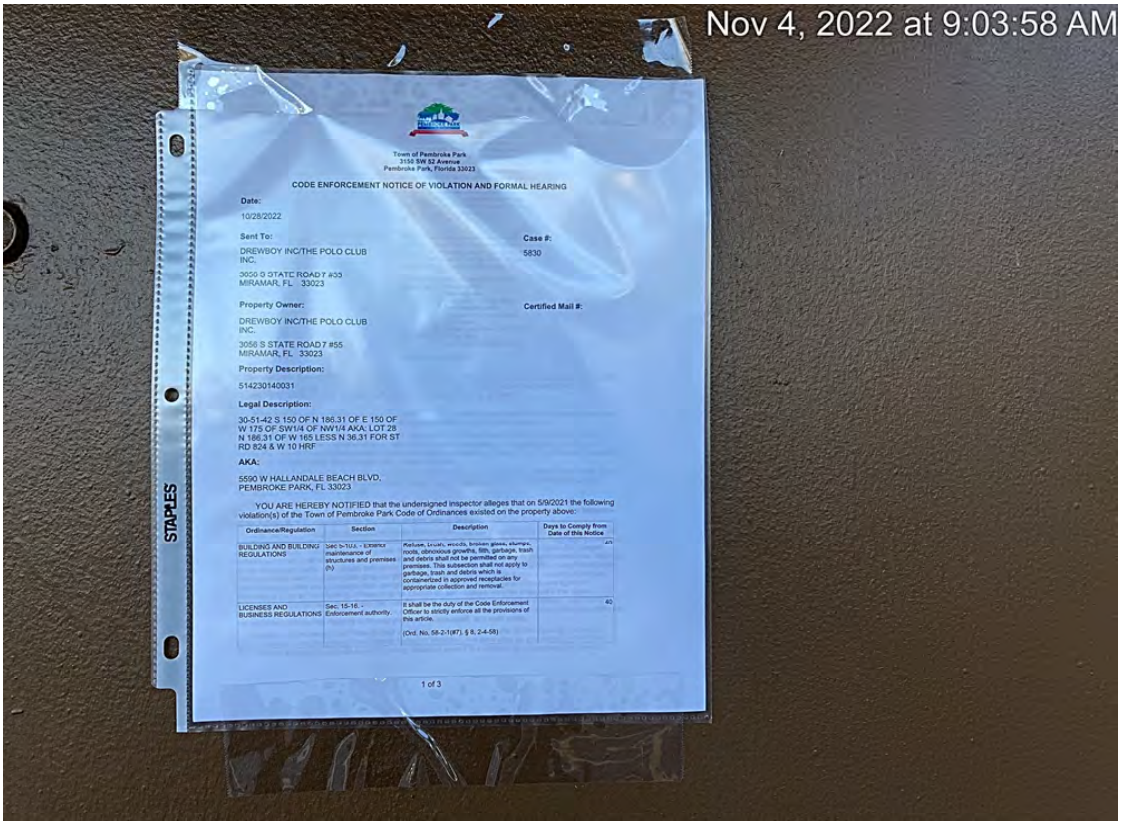
Legal Description:
30-51-42 S 150 OF N 186.31 OF E 150 OF W 175 OF SW1/4 OF NW1/4 AKA: LOT 28 N 186.31 OF W 165 LESS N 36.31 FOR ST RD 824 & W 10 HRF

AKA:
5590 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11; 2-4-58; Ord. No. 14-06-04, § 12; 6-11-14)	14

1 of 3



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
10/28/2022

Sent To:
DREWBOY INC/THE POLO CLUB INC.

3056 S STATE ROAD 7 #55
MIRAMAR, FL 33023

Case #:
5830

Property Owner:
DREWBOY INC/THE POLO CLUB INC.

3056 S STATE ROAD 7 #55
MIRAMAR, FL 33023

Certified Mail #:

Property Description:
514230140031

Legal Description:
30-51-42 S 150 OF N 186.31 OF E 150 OF W 175 OF SW1/4 OF NW1/4 AKA: LOT 28 N 186.31 OF W 165 LESS N 36.31 FOR ST RD 824 & W 10 HRF

AKA:
5590 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/9/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec. 5-103. - Exterior maintenance of structures and premises (h)	Refuse, trash, 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.	40
LICENSES AND BUSINESS REGULATIONS	Sec. 15-16. - Enforcement authority.	It shall be the duty of the Code Enforcement Officer to strictly enforce all the provisions of this article. (Ord. No. 58-2-1(#7), § 8; 2-4-58)	40

1 of 3


Nov 4, 2022 at 9:04:05 AM


Nov 4, 2022 at 9:04:17 AM


Nov 4, 2022 at 9:04:20 AM


Nov 4, 2022 at 9:04:38 AM

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/28/2022

Sent To:

DREWBOY INC

3056 S STATE ROAD 7 #55
PEMBROKE PARK, FL 33023

Case #:

7445

Property Owner:

DREWBOY INC

3056 S STATE ROAD 7 #55
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230140031

Legal Description:

30-51-42 S 150 OF N 186.31 OF E 150 OF W 175 OF SW1/4 OF NW1/4 AKA: LOT 28 N 186.31 OF W 165 LESS N 36.31 FOR ST RD 824 & W 10 HRF

AKA:

5590 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	14

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...	14

1. Operating without a Business Tax Receipt and Certificate of Use. Obtain BTR/CU.
2. Display BTR/CU within unit and visible to the public.
(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.
Contact Lisa Cannon to obtain BTR/CU at 954-966-4600, ext. 214

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m..

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Lisa Cannon

BTR/Code Enforcement Officer

Lisa Cannon

10/28/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
DREWBOY INC 3056 S STATE ROAD 7 #55 PEMBROKE PARK, FL 33023	7445	08/25/2022

Property Owner:	Property Description:	Certified Mail #:
DREWBOY INC 3056 S STATE ROAD 7 #55 PEMBROKE PARK, FL 33023	514230140031	

Legal Description:	AKA:
30-51-42 S 150 OF N 186.31 OF E 150 OF W 175 OF SW1/4 OF NW1/4 AKA: LOT 28 N 186.31 OF W 165 LESS N 36.31 FOR ST RD 824 & W 10 HRF	5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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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...	14

Notes/Means of Correction:

1. Operating without a Business Tax Receipt and Certificate of Use. Obtain BTR/CU.
2. Display BTR/CU within unit and visible to the public.
(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. Contact Lisa Cannon to obtain BTR/CU at 954-966-4600, ext. 214

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.

Lisa Cannon
BTR/Code Enforcement Officer

Case Overview

Property/Incident Information

Owner	Address	Site Address
KOINONIA WORSHIP CENTER & VILLAGE INC	4900 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	4900 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 7726 **Date Next Inspection** 11/16/2022

Notes 1. Not special event permit for the Fall Festival & Trunk or Treat Event on 10/31/2022. Fill out and submit a special event permit application.
2. Obtain building permits for any structures added prior to the event (i.e. canopies, electrical, outdoor kitchen, food trucks, etc.)

Documents Issued

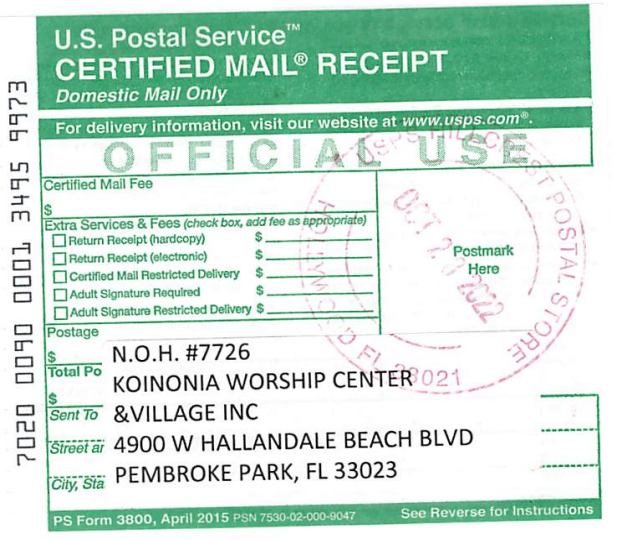
Date Issue	Hearing Date	Document Type	Delivery
10/20/2022		Notice of Violation	Regular Mail
10/27/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

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: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-376. Application (a)	An application for a special event shall be submitted to the Town not less than fourteen (14) days or if Town Commission approval is required, sixty (60) days, prior to the requested special event. All special event applications shall include, but not be limited to, the following information: (1) Event dates. (2) Nature of event. (3) The number of expected attendees (vendors and support staff included) (4) Specific hours of operation. (5) Written authorization from the property owner where the event is to take place. (6) Alcohol distribution requested, if applicable. (7) A site plan, which shows the location, layout of the event, pedestrian circulation pattern, and location of parking. The site plan need not be professionally prepared but must be generally to scale and clearly indicate existing site features and the proposed area sought to be used for the event. (8) A list of all temporary structures(s) to be used during the eve...	Not in Compliance - Reinspection Date: 11/16/2022

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-377. Conditions for Permit Approval (a)	A special events permit shall be issued upon the Town's determination that: (1) The special event application is complete and all applicable information is included. (2) All conditions set forth in the conditions imposed by the Town, if any, have been fully met. (3) The special event will not interfere with or unduly burden the Town's provisions of municipal services to the community, including but not limited to police, fire, emergency medical services, water, and sanitary sewer service, solid waste removal and public works. (4) The areas utilized for any special event will be cleaned and debris removed following the event and in all respects restored to a clean condition within 24 hours after the close of the event. (5) Surrounding and nearby properties are suitably protected from the adverse conditions that may reasonably be expected to result from the proposed event. (6) The proposed event will not create hazardous vehicular or pedes...	Not in Compliance - Reinspection Date: 11/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-378. Approval of Permit.	All special events require Town approval and the issuance of a permit prior to occurring. A special event of significant scale may additionally require notice to the Town Commission." (Ord. No. 14-10-02(#4),	Not in Compliance - Reinspection Date: 11/16/2022



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Po
$

Sent To N.O.H. #7726
KOINONIA WORSHIP CENTER

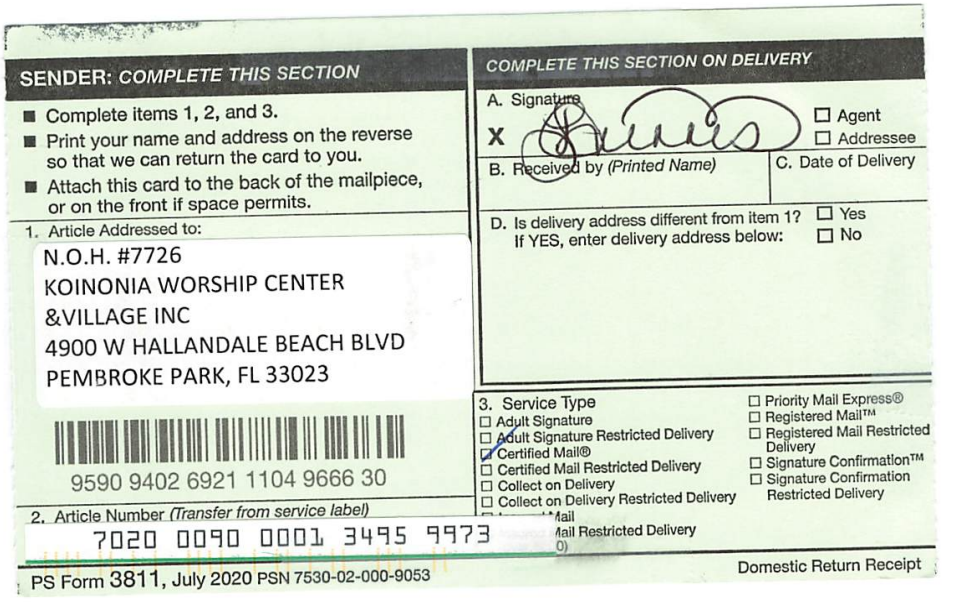
Street ar &VILLAGE INC
4900 W HALLANDALE BEACH BLVD

City, Sta PEMBROKE PARK, FL 33023

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0090 0001 3495 9973



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:

N.O.H. #7726
KOINONIA WORSHIP CENTER
&VILLAGE INC
4900 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

9590 9402 6921 1104 9666 30

2. Article Number (Transfer from service label)
7020 0090 0001 3495 9973

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

N.O.H. #7726

CERTIFIED MAIL

7020 0090 0001 3495 9973

Hasler
10/27/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage
$

Total Po
$

Sent To N.O.H. #7726
KOINONIA WORSHIP CENTER
&VILLAGE INC

Street an 4900 W HALLANDALE BEACH BLVD

City, Sta PEMBROKE PARK, FL 33023

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
10/20/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

KOINONIA WORSHIP CENTER &
VILLAGE INC
4900 W HALLANDALE BEACH BLVD
PEMBROKE PARK FL 33023-4289



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4900 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023-4289
Property Owner	KOINONIA WORSHIP CENTER & VILLAGE INC
Mailing Address	4900 W HALLANDALE BEACH BLVD PEMBROKE PARK FL 33023-4289

ID #	5142 30 13 0530
Millage	0613
Use	71-01

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC TRACTS 40A & 40B,LESS N 50 FOR ST RD,TR 41A LESS S 450 OF N 500 OF E 150 & LESS N 50 FOR RD & TOGETHER WITH E 165 OF S 300 OF N 500 OF TR 41A,LESS E 15 & WITH 15' STRIP LYING E OF TRACT 41A & S OF HALLANDALE BEACH BLVD

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$2,851,420	$2,759,320	$5,610,740	$5,610,740	
2022	$2,851,420	$2,759,320	$5,610,740	$5,610,740	
2021	$2,851,420	$2,759,320	$5,610,740	$5,610,740	

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,610,740	$5,610,740	$5,610,740	$5,610,740
Portability	0	0	0	0
Assessed/SOH	$5,610,740	$5,610,740	$5,610,740	$5,610,740
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 30	$5,610,740	$5,610,740	$5,610,740	$5,610,740
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
1/16/2016	WD	$425,000	113465722
3/1/2000	SWD	$2,500,000	30309 / 1025
3/1/1991	QCD	$100	18248 / 46
11/1/1990	CET	$1,000	
10/1/1982	D	$100	

Land Calculations

Price	Factor	Type
$11.00	258,874	SF
$0.51	7,453	SF
Adj. Bldg. S.F. (Card, Sketch)		46596
Eff./Act. Year Built: 1975/1973		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Not For Profit Corporation
KOINONIA WORSHIP CENTER & VILLAGE, INC.

Filing Information

Document Number	N07519
FEI/EIN Number	59-2229918
Date Filed	02/07/1985
State	FL
Status	ACTIVE
Last Event	AMENDMENT AND NAME CHANGE
Event Date Filed	10/31/2012
Event Effective Date	NONE

Principal Address

4900 W. HALLANDALE BEACH BLVD.
BLDG. G
PEMBROKE PARK, FL 33023

Changed: 05/19/2004

Mailing Address

4900 W. HALLANDALE BEACH BLVD.
BLDG. G
HOLLYWOOD, FL 33023

Changed: 05/19/2004

Registered Agent Name & Address

JONES, ERIC HJR
4900 W. HALLANDALE BEACH BLVD.
BLDG. G
PEMBROKE PARK, FL 33023

Name Changed: 05/05/2008

Address Changed: 05/19/2004

Officer/Director Detail

Name & Address

Title PD

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)

vs.

KOINONIA WORSHIP CENTER & VILLAGE INC CASE NO 7726
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4900 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 4900 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, LISA CANNON HEREBY CERTIFY that I SERVED: KOINONIA WORSHIP CENTER & VILLAGE, ON THE 20TH 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.

Lisa Cannon
AFFIANT

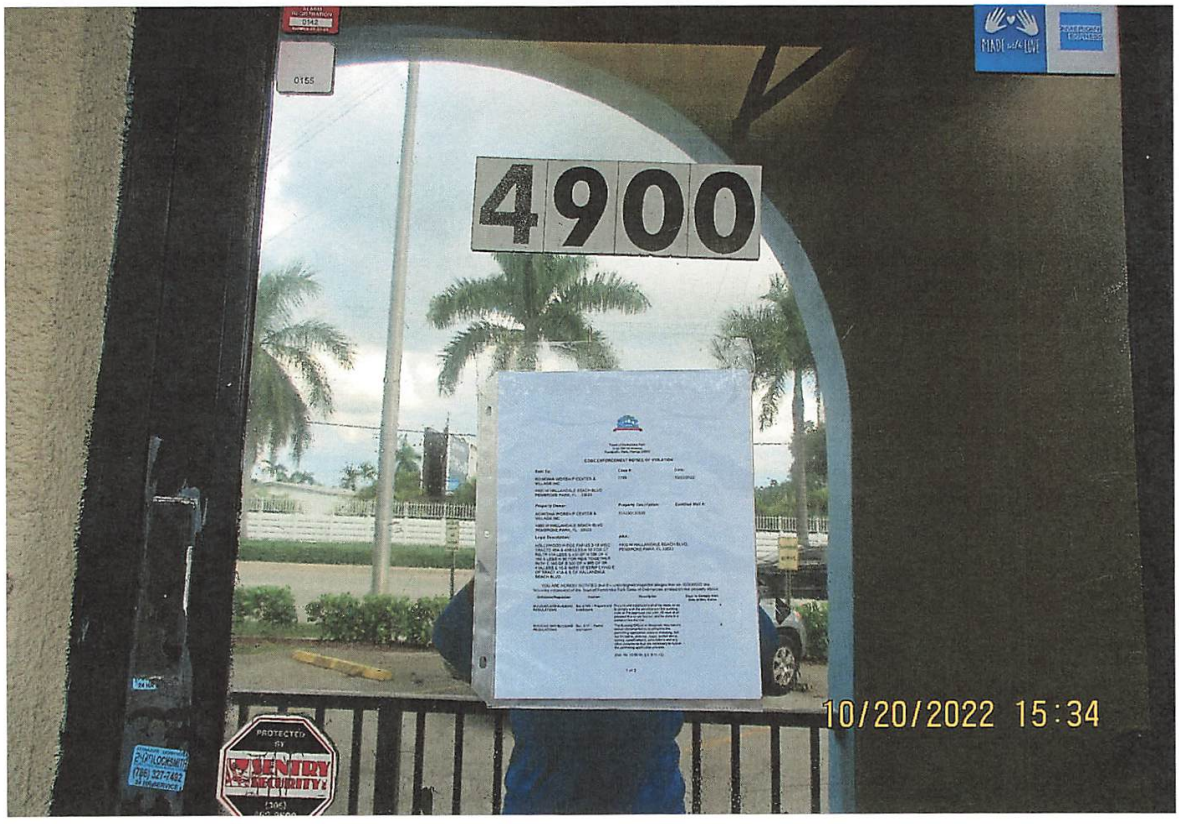
STATE OF FLORIDA
COUNTY OF BROWARD

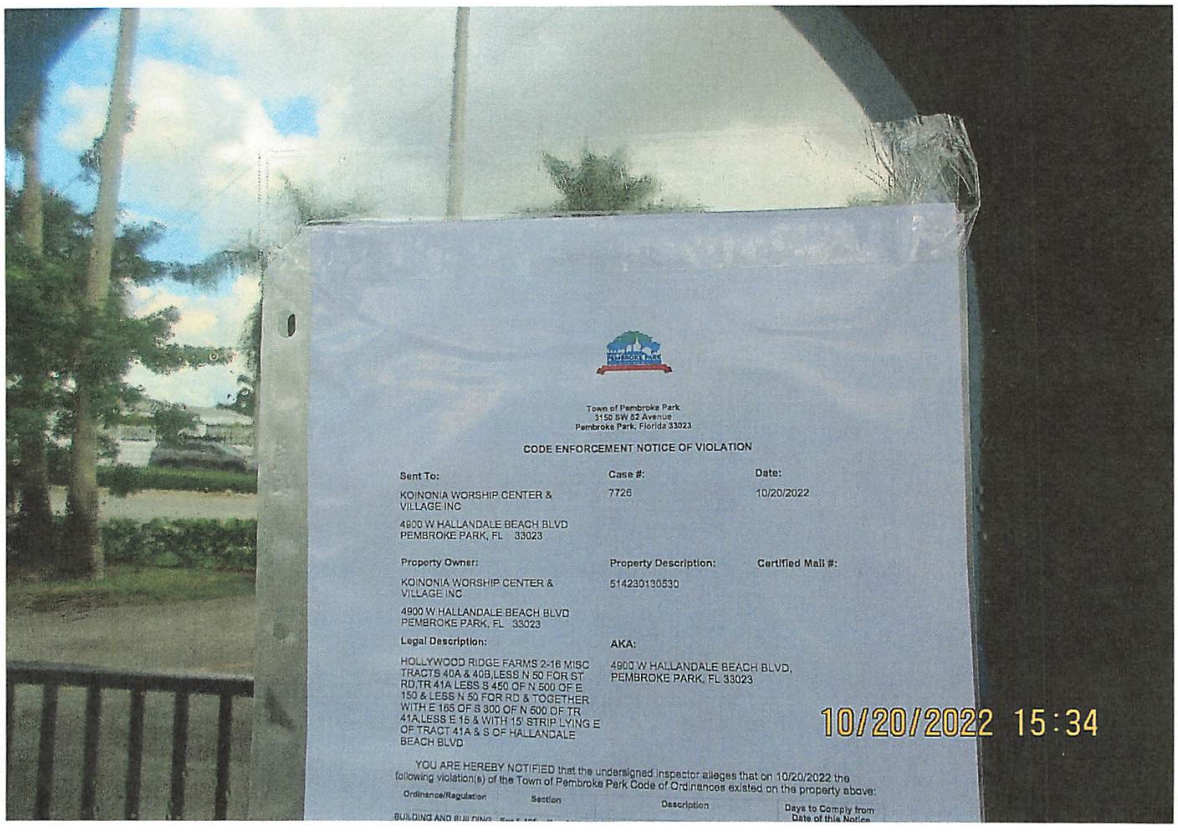
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 15 day of Nov, 2022, by Lisa Cannon as Code Enforcement Officer for the Town of Pembroke Park.

Jeffrey Louis
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.


4900
10/20/2022 15:34


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION
Sent To:
KOINONIA WORSHIP CENTER & VILLAGE INC
4900 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
Case #:
7726
Date:
10/20/2022
Property Owner:
KOINONIA WORSHIP CENTER & VILLAGE INC
4900 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
Property Description:
514230130530
Certified Mail #:
Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC TRACTS 40A & 40B,LESS N 50 FOR ST RD,TR 41A LESS S 450 OF N 500 OF E 150 & LESS N 50 FOR RD & TOGETHER WITH E 185 OF S 300 OF N 500 OF TR 41A,LESS E 15 & WITH 15' STRIP LYING E OF TRACT 41A & S OF HALLANDALE BEACH BLVD
AKA:
4900 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2022 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
10/20/2022 15:34

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/27/2022

Sent To:

KOINONIA WORSHIP CENTER &
VILLAGE INC

4900 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #:

7726

Property Owner:

KOINONIA WORSHIP CENTER &
VILLAGE INC

4900 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230130530

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
TRACTS 40A & 40B,LESS N 50 FOR ST
RD,TR 41A LESS S 450 OF N 500 OF E
150 & LESS N 50 FOR RD & TOGETHER
WITH E 165 OF S 300 OF N 500 OF TR
41A,LESS E 15 & WITH 15' STRIP LYING E
OF TRACT 41A & S OF HALLANDALE
BEACH BLVD

AKA:

4900 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2022 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.	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
LICENSES AND BUSINESS REGULATIONS	Sec. 15-376. Application (a)	An application for a special event shall be submitted to the Town not less than fourteen (14) days or if Town Commission approval is required, sixty (60) days, prior to the requested special event. All special event applications shall include, but not be limited to, the following information: (1) Event dates. (2) Nature of event. (3) The number of expected attendees (vendors and support staff included) (4) Specific hours of operation. (5) Written authorization from the property owner where the event is to take place. (6) Alcohol distribution requested, if applicable. (7) A site plan, which shows the location, layout of the event, pedestrian circulation pattern, and location of parking. The site plan need not be professionally prepared but must be generally to scale and clearly indicate existing site features and the proposed area sought to be used for the event. (8) A list of all temporary structures(s) to be used during the eve...	8
LICENSES AND BUSINESS REGULATIONS	Sec. 15-377. Conditions for Permit Approval (a)	A special events permit shall be issued upon the Town's determination that: (1) The special event application is complete and all applicable information is included. (2) All conditions set forth in the conditions imposed by the Town, if any, have been fully met. (3) The special event will not interfere with or unduly burden the Town's provisions of municipal services to the community, including but not limited to police, fire, emergency medical services, water, and sanitary sewer service, solid waste removal and public works. (4) The areas utilized for any special event will be cleaned and debris removed following the event and in all respects restored to a clean condition within 24 hours after the close of the event. (5) Surrounding and nearby properties are suitably protected from the adverse conditions that may reasonably be expected to result from the proposed event. (6) The proposed event will not create hazardous vehicular or pedes...	8
LICENSES AND BUSINESS REGULATIONS	Sec. 15-378. Approval of Permit.	All special events require Town approval and the issuance of a permit prior to occurring. A special event of significant scale may additionally require notice to the Town Commission." (Ord. No. 14-10-02(#4),	8

1. Not special event permit for the Fall Festival & Trunk or Treat Event on 10/31/2022. Fill out and submit a special event permit application.
2. Obtain building permits for any structures added prior to the event (i.e. canopies, electrical, outdoor kitchen, food trucks, etc.)

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Lisa Cannon

BTR/Code Enforcement Officer

Lisa Cannon

10/27/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
KOINONIA WORSHIP CENTER & VILLAGE INC 4900 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	7726	10/20/2022

Property Owner:	Property Description:	Certified Mail #:
KOINONIA WORSHIP CENTER & VILLAGE INC 4900 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	514230130530	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC TRACTS 40A & 40B,LESS N 50 FOR ST RD,TR 41A LESS S 450 OF N 500 OF E 150 & LESS N 50 FOR RD & TOGETHER WITH E 165 OF S 300 OF N 500 OF TR 41A,LESS E 15 & WITH 15' STRIP LYING E OF TRACT 41A & S OF HALLANDALE BEACH BLVD	4900 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

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Notes/Means of Correction:

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Lisa Cannon
BTR/Code Enforcement Officer

