AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, November 17, 2021
Council Chambers
3150 SW 52 AVENUE
PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER
2. ROLL CALL
3. SPECIAL MAGISTRATE OPENING STATEMENT
4. ADOPTION OF MINUTES

   4.1. Special Magistrate Meeting Minutes For July 20 2021 — 8 - 21
5. ADOPTION OF AGENDA (DEFERRALS, ADDITIONS, MODIFICATIONS)
6. PUBLIC HEARING
   SWEARING IN OF INTERESTED PARTIES SIGN-IN SHEET: Those who wish to address the Magistrate during the public hearing must legibly record their name and address on the sign-in sheet with their respective case number. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.
7. **FORMAL HEARING - BUILDING OFFICIAL MIGUEL NUNEZ**

   7.1. **CASE 6384** - BROWARD ROOFING SUPPLY OF HALLANDALE INC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** — 22 - 31
   Case Overview - 6384

   7.2. **CASE 6386** - PEMBROKE CROWN LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** — 32 - 42
   Case Overview - 6386

   7.3. **CASE 6388** - SOUTH PARK LANE LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** — 43 - 52
   Case Overview - 6388

   7.4. **CASE 6390** - PEMBROKE CROWN LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** — 53 - 62
   Case Overview - 6390

7.5. **CASE 6392** - ANO LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** 63 - 72
Case Overview - 6392

7.6. **CASE 6394** - BKI-95 LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** 73 - 82
Case Overview - 6394

7.7. **CASE 6396** - PEMBROKE PARK WAREHOUSE HOLDING - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** 83 - 92
Case Overview - 6396

7.8. **CASE 6402** - PEMBROKE PARK WAREHOUSES HOLDING - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** 93 - 101
Case Overview - 6402

7.9. **CASE 6404** - 2727 PARK RD LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** 102 - 112
Case Overview - 6404

7.10. **CASE 6406** - VILA, CLARIVEL & VILA, PABLO & VILA, AGUSTIN C - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** 113 - 120
Case Overview - 6406

7.11. **CASE 6408** - REEVE ASSET MGMT COMPANY - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** 121 - 130
Case Overview - 6408

7.12. **CASE 6410** - J STEVEN PEMBROKE LLC - FORMAL HEARING - FLORIDA BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** 131 - 139
Case Overview - 6410

8. **HEARING TO ABATE FINE -BUILDING OFFICIAL MIGUEL NUNE**Z

8.1. **CASE 5074** - PARK LAKE INC - HEARING TO CONFIRM FINE / ABATEMENT - FLORIDA BUILDING CODE 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** 140 - 181
Case Overview - 5074

9. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

9.1. **CASE 4931** - PUBLIC STORAGE PROP IV LTD DEPT PT-FL 00412 - FORMAL HEARING - SECTION(s) 5-1 - ADDRESS NUMBERS; 5-2(a) - NO BUILDING PERMIT; 28-346(c) - PORTABLE STORAGE UNITS - **FIRST OFFENSE** 182 - 228

Case Overview 4931

9.2. **CASE 5325** - IRBA LLC - FORMAL HEARING - SECTION(s) 5-105; 5-2(a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE** 229 - 254

Case Overview 5325

9.3. **CASE 5437** - AMITA DEVELOPMENT LLC - FORMAL HEARING - SECTION(s) 5-105; 5-2(a)(b) - NO BUILIDNG PERMIT; 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE** 255 - 283

Case Overview 5437

9.4. **CASE 5652** - DISCOUNT AUTO PARTS INC C/O ADVANCE STORES CO IN # 9479 - FORMAL HEARING - SECTION(s) - 5-103(a)(i)(k)(m)(h) - EXTERIOR MAINTENANCE; 5-105; 5-17; 5-2(b) - NO BUILDING PERMIT; 21-19 - PROHIBITED SIGNS; 21-21 - TEMPORARY SIGNS; 28-304 - ZONING SURFACE OF PARKING AREA - **THIRD OFFENSE** 284 - 343

Case Overview 5652

9.5. **CASE 5943** - I-95 REALTY INC - FORMAL HEARING - SECTION(s) 5-103(a)(k)(o) - EXTERIOR MAINTENACE; 28-307(a) - MARKING OF SPACE - **FIRST OFFENSE** 344 - 373

Case Overview 5943

9.6. **CASE 6060** - V & A MIAMI LLC/ COAST TO COAST DBA BOOST MOBILE - FORMAL HEARING - SECTION(s) 21-19 - PROHIBTED SIGNS; 21-21(7) - TEMPORARY SIGNS - **FIRST OFFENSE** 374 - 392

Case Overview 6060

9.7. **CASE 6110** - OLIVERI FAMILY LP / CHECKERS - FORMAL HEARING - SECTION(s) 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE** 393 - 411

Case Overview 6110

9.8. **CASE 6186** - JEANETTE VERSTER - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE; 5-207 - GRAFFITI - **FIRST OFFENSE** 412 - 465

Case Overview 6186

9.9. **CASE 6278** - CANAL STREET LLC - FORMAL HEARING - SECTION(s) 5-105; 5-17; 5-2(b) - NO BUILDING PERMIT - **FIRST OFFENSE** 466 - 488

Case Overview 6278

9.10. **CASE 6426** - ANDERSON GERALD / A & B REYCYCLING - FORMAL HEARING - SECTION(s) 12-41; 12-48 - OUTDOOR STORAGE; 22-85(a) - OBSTRUCTIONS OF PUBLIC RIGHT OF WAY; 28-215 - ZONING PROHIBITED USE - **FOURTH OFFENSE** 489 - 511

Case Overview 6426

9.11. **CASE 6489** - MEDINA LAND HOLDINGS 12 LLC/ MTX GROUP ONE, LLC - FORMAL HEARING - SECTION(s) 12-48 - PROHIBITED OUTDOOR STORAGE; 15-17; 15-177; 15-180; 15-22; 15-25 - NO BUSINESS TAX RECEIPT; 22-85(a) - OBSTRUCTION OF PUBLIC RIGHT OF WAY - **SECOND OFFENSE** 512 - 535

Case Overview 6489

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

10.1. **CASE 4848** - GARDEN PROPERTY 786 INC/FOOD STORE - FORMAL HEARING - SECTION(s) 5-2(a) - NO BUILDING PERMIT - **SECOND OFFENSE** 536 - 558

Case Overview 4848

10.2. **CASE 4863** - CAP5000 LLC - HEARING TO CONFIRM FINE - SECTION(s) 5-103(h)(i) - EXTERIOR MAINTENANCE ; 21-219 - PROHIBITED SIGNS - FIRST **OFFENSE** 559 - 573

Case Overview 4863

10.3. **CASE 4866** - WAREHOUSE 1800 LLC / UNIVERSAL MARINE - HEARING TO CONFIRM FINE - SECTION(s) 15-17 - NO BUSINESS TAX RECEIPT - **FIRST OFFENSE** 574 - 597

Case Overview 4866

10.4. **CASE 4900** - ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO - HEARING TO CONFIRM FINE - SECTION(s) 21-19 - PROHIBITED SIGNS; 28-346(c)(3)(4); 28-346(f) - PORTABLE STORAGE UNIT - **FIRST OFFENSE** 598 - 652

Case Overview 4900

10.5. **CASE 4985** - GARDEN PROPERTY 786 INC - HEARING TO CONFIRM FINE - SECTION(s) 5-103(i)(k)(h) - EXTERIOR MAINTENANCE ; 5-2(a) - NO BUILDING PERMIT ; 13-2 - ABANDON PROPERTY; 15-17 - NO BUSINESS TAX RECIEPT - **FIRST OFFENSE** 653 - 713

Case Overview 4985

10.6. **CASE 5337** - MEDINA LAND HOLDINGS 12 LLC/ MTX GROUP ONE, LLC - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(o) - NO PAINT PERMIT; 5-105; 5-2(a)(b) - NO BUILDING PERMIT; 21-19 - PROHIBITED SIGN; 28-301(a); 28-307(a) - NO PAVING AND STRIPPING PERMIT - **FIRST OFFENSE** 714 - 733

Case Overview 5337

10.7. **CASE 5436** - MEDINA LAND HOLDINGS 12 LLC/ MTX GROUP ONE, LLC - HEARING TO CONFIRM FINE - SECTION(s) 15-17; 15-24 - NO BUSINESS TAX RECEIPT - **FIRST OFFENSE** 734 - 753

Case Overview 5436

10.8. **CASE 4768** - HALLANDALE LAND TRUST LLC - HEARING TO CONFIRM FINE - SECTION(s) 5-103(i)(h) - PROPERTY MAINTENANCE; 12-41; 12-46 - ACCUMULATION DEEMED PUBLIC NUISANCES - **FIRST OFFENSE** 754 - 773

Case Overview 4768

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

11.1. **CASE 6189** - YESYM 5401 LLC - HEARING TO EXTEND TIME - SECTION(s) 5-103(a)(h)(i) - EXTERIOR MAINTENANCE; 5-105; 5-17 - NO BUILDING PERMIT; 5-104 - BLIGHT; 12-48 - PROHIBITED OUTDOOR STORAGE; 27-33 - LANDSCAPE MAINTENANCE - **SECOND OFFENSE** 774 - 815

Case Overview 6189

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

12.1. **CASE 4768** - HALLANDALE LAND TRUST LLC - HEARING TO CONFIRM FINE - SECTION(s) 5-103(i)(h) - PROPERTY MAINTENANCE; 12-41; 12-46 - ACCUMULATION DEEMED PUBLIC NUISANCES - **FIRST OFFENSE** 816 - 835

Case Overview 4768

13.

FORMAL HEARING - CODE OFFICER TERESSA MALCOLM

13.1. **CASE 5614** - ANDRE' JETTE & MICHAEL ERIC DEGEN / PARK LAKES ESTATES INC - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** 836 - 851

Case Overview 5614

13.2. **CASE 5623** - ROBERTO & CONSUELO RUDA REV TR RUDAS, R J & CONSUELO S TRSTEES - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT- **FIRST OFFENSE** 852 - 866

Case Overview 5623

13.3. **CASE 5629** - MARION SIMON - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** 867 - 882

Case Overview 5629

13.4. **CASE 5635** - MARSHA THOMPSON - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** 883 - 899

Case Overview 5635

13.5. **CASE 5641** - BARBARA MILLER - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** 900 - 921

Case Overview 5641

13.6. **CASE 5644** - INVERSIONES SORRENTO INC - FORMAL HEARING - SECTION(s) 5-103(j)(h) - EXTERIOR MAINTENANCE; 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** 922 - 938

Case Overview 5644

13.7. **CASE 5677** - MIGUEL PEREZ - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTSIDE STORAGE - **FIRST OFFENSE** 939 - 959
Case Overview 5677

13.8. **CASE 5905** - HUGO SAUREZ / LAKESIDE ESATES - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** 960 - 993
Case Overview 5905

13.9. **CASE 5927** - MARCELINA SHUR / LONE PINE WEST LLC - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT- **FIRST OFFENSE** 994 - 1027
Case Overview 5927

13.10. **CASE 6164** - COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORE 26608 - FORMAL HEARING - SECTION(s) 5-103(a)(c)(e)(h)(i)(j)(l)(m)(n)(o); 5-104; 5-2(a) - EXTERIOR MAINTENANCE; 5-105; 5-17 - NO BUILDING PERMIT; 5-207 - GRAFFITI ENFORCEMENT ; 21-21 - TEMPORARY SIGNS - **FOURTH OFFENSE** 1028 - 1064
Case Overview 6164

13.11. **CASE 6288** - HANLEX PROPERTIES LLC - FORMAL HEARING - SECTION(s) 5-103(a)(b)(c)(e)(h)(i)(j)(l)(m)(n)(o); 5-2(a) - EXTERIOR MAINTENANCE; 5-105; 5-17 - NO BUILDING PERMIT ; 5-207 - GRAFFITI ENFORCEMENT; 12-41; 12-43; 12-76(b) - TRASH NUISANCE; 28-330 - ZONING MINIMUM STANDARDS - **THIRD OFFENSE** 1065 - 1139
Case Overview 6288

13.12. **CASE 6313** - HOLLY RIDGE APARTMENTS LLC C/O ELON PROPERTY MGMT - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **SECOND OFFENSE** 1140 - 1167
Case Overview 6313

14.

HEARING TO CONFIRM FINE - CODE OFFICER TERESSA MALCOLM

14.1. **CASE 4447** - MICHEL DONAIS/PEMBROKE PARK LAKES MOBILE HOME PARK - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** 1168 - 1187
Case Overview 4447

14.2. **CASE 5699** - ROLLINS CONTINENTAL INC - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(c)(j)(n) - EXTERIOR MAINTENANCE; 5-105; 5-17 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** 1188 - 1263
Case Overview 5699

14.3. **CASE 5717** - ALEX PIERRE-LOUIS - HEARING TO CONFIRM FINE - SECTION(s) 5-103(c)(i)(j)(h) - EXTERIOR MAINTENANCE; 5-105; 5-17 - NO BUILDING PERMIT - **SECOND OFFENSE** 1264 - 1297

Case Overview 5717

14.4. **CASE 5840** - PARADIGMA CORP - HEARING TO CONFIRM FINE - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT; 12-76(a) - VERMIN NUISANCES - **FIRST OFFENSE** 1298 - 1339

Case Overview 5840

15. **HEARING TO EXTEND TIME - CODE OFFICER TERESSA MALCOLM**

15.1. **CASE 5630** - CLAIRE RENE - HEARING TO EXTEND TIME - SECTION(s) 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** 1340 - 1374

Case Overview 5630

16. **HEARING TO ABATE FINE - CODE OFFICER TERESSA MALCOLM**

16.1. **CASE 5186** - PEMBROKE PARK LAKES INC - HEARING TO ABATE FINE - SECTION(s) 5-103(c) - EXTERIOR MAINTENANCE; 21-23(a) - ADVERTISING - **FIRST OFFENSE** 1375 - 1430

Case Overview 5186

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.

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, JULY 20TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

1. CALL TO ORDER

2. ROLL CALL:
ATTENDANCE:
SPECIAL MAGISTRATE: HARRY HIPLER
ATTORNEY: MELISSA ANDERSON
BUILDING OFFICIAL: MIGUEL NUNEZ
CHIEF CODE ENFORCEMENT OFFICER : JOSELINE RAMIREZ
CODE ENFORCEMENT OFFICER: TERESSA MALCOLM
CLERK: ORVILLE SEGREE / MARYCARI PAZ
3. SPECIAL MAGISTRATE OPENING STATEMENT

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

5. PUBLIC HEARING
SWEARING IN OF INTERESTED PARTIES

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, JULY 20TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

	CASE NO:	ORDER	NAME OF PLANTIFF	ADDRESS	CODE OFFICER
1. CASE	5699	**HEARING TO EXTEND TIME**	MARK GRIMES / ROLLINS CONTINENTAL INC	1820 SW 30 AVE	TERESSA MALCOLM
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR $50 PER DIEM	PRESENT	COMPLY BY: SEPTEMBER 18, 2021	
2. CASE	4343	**FORMAL HEARING**	SENECA INDUSTRIAL HOLDINGS LLC / FEEDING SOUTH FLORIDA	2501 SW 32 TER	MIGUEL NUNEZ
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $200 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: AUGUST 19, 2021	
3. CASE	3297	**HEARING TO ABATE FINE**	RAYMOND BENJAMIN/ PARK POINTE HOA	SW 52 AVE / 3911 SW 52 AVE	JOSELINE RAMIREZ
		ABATED TO: $2,500.00 + $100 ADMIN FEE GIVEN 90 DAYS TO COMPLY	PRESENT	COMPLY BY: OCTOBER 18, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, JULY 20TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

4. CASE	5711	**FORMAL HEARING**	DANIEL DUARTE	3001 SW 23 TER	TERESSA MALCOLM
		RESPONDENT GIVEN 90 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: OCTOBER 18, 2021	
5. CASE	5656	**FORMAL HEARING**	DAGMARA RODRIGUEZ/ PEMBROKE PARK LAKES MHP	136 W LAKE DRIVE	TERESSA MALCOLM
		RESPONDENT GIVEN 90 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: OCTOBER 18, 2021	
6. CASE	5705	**FORMAL HEARING**	JESICA CARABAJAL / HOLIDAY MHP	3140 W HALLANDALE BEACH BLVD LOT 423	TERESSA MALCOLM
		RESPONDENT GIVEN 90 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: OCTOBER 18, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
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COMMISSION CHAMBERS

7. CASE NO:	5558	**FORMAL HEARING**	GLADYS MANANA	2308 SW 31 CT	TERESSA MALCOLM
		RESPONDENT GIVEN 90 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: OCTOBER 18, 2021	
8. CASE NO:	5622	**HEARING TO EXTEND TIME**	2400 SW 30 LLC	2400 SW 30 AVE BAY C	JOSELINE RAMIREZ
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: SEPTEMBER 18, 2021	
9. CASE NO:	5637	**HEARING TO EXTEND TIME**	2400 SW 30 LLC	2400 SW 30 AVE BAY B	JOSELINE RAMIREZ
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: SEPTEMBER 18, 2021	
10. CASE NO:	5638	**HEARING TO EXTEND TIME**	2400 SW 30 LLC	2400 SW 30 AVE BAY A	JOSELINE RAMIREZ
		RESPONDENT GIVEN 90 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: OCTOBER 18, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, JULY 20TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

11. CASE NO:	5021	**FORMAL HEARING**	OSCAR MUNOZ / LAKESHORE MHP	3140 W HALLANDALE BEACH BLVD LOT 611	JOSELINE RAMIREZ
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: SEPTEMBER 18, 2021	
12. CASE NO:	2280	**HEARING TO ABATE FINE**	MOHAMAD BALLEE	4945 SW 41 ST	JOSELINE RAMIREZ
		ABATED TO: $375.00 + $100 ADMIN FEE GIVEN 60 DAYS TO COMPLY	PRESENT	COMPLY BY: SEPTEMBER 18, 2021	
13. CASE NO:	4949	**HEARING TO CONFIRM & ABATE FINE**	CONDADO REAL CONDOMINIUM	5100 SW 41 ST	JOSELINE RAMIREZ
		ABATED TO: $750.00 + $100 ADMIN FEE GIVEN 60 DAYS TO COMPLY	PRESENT	COMPLY BY: SEPTEMBER 18, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, JULY 20TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

14. CASE NO:	5382	**HEARING TO EXTEND TIME**	YESYM 5401 LLC / LOGISTICS LLC	5401 SW 25 CT	JOSELINE RAMIREZ
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: SEPTEMBER 18, 2021	
15. CASE	5840	**FORMAL HEARING**	BETINA ARATI / PARADIGMA CORP	5100 SW 41 ST #219	TERESSA MALCOLM
		RESPONDENT GIVEN 90 DAYS FOR COMPLIANCEOR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: OCTOBER 18, 2021	
16. CASE	4947	**FORMAL HEARING**	967 SW 5 ST LLC/ EZEQUIEL STEINMAN	5100 SW 41 ST #309	JOSELINE RAMIREZ
		RESPONDENT GIVEN 90 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	PRESENT	COMPLY BY: OCTOBER 18, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, JULY 20TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

17. CASE NO:	4962	**FORMAL HEARING**	ALMISIO USA LLC	5100 SW 41 ST #109	JOSELINE RAMIREZ
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $100 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: AUGUST 19, 2021	
18. CASE	5014	**FORMAL HEARING**	YVAN ROLEAU / PEMBROKE PARK LAKES MHP	134 W LAKE DRIVE	JOSELINE RAMIREZ
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: SEPTEMBER 18, 2021	
19. CASE	5022	**FORMAL HEARING**	YAIME JIMENEZ / HOLIDAY MHP	3120 W HALLANDALE BEACH BLVD LOT 624	JOSELINE RAMIREZ
		RESPONDENT GIVEN 90 DAYS FOR COMPLIANCE OR $100 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: OCTOBER 18, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, JULY 20TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

20. CASE	5023	**FORMAL HEARING**	PARKER LONE PINE WEST LLC / LAKESHORE MANAGEMENT INC	103 LONE PINE LANE	JOSELINE RAMIREZ
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: AUGUST 19, 2021	
21. CASE	5640	**FORMAL HEARING**	YVAN ROLEAU / PEMBROKE PARK LAKES MHP	134 W LAKE DRIVE	JOSELINE RAMIREZ
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR $100 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: SEPTEMBER 18, 2021	
22. CASE	4400	**HEARING TO CONFIRM FINE**	GERALD ANDERSON / A & B RECYCLING	1708 SW 31 AVE	JOSELINE RAMIREZ
		CONFIRMED FINE: $100 ADMIN FEE	ABSENT		

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, JULY 20TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

23. CASE NO:	4634	**HEARING TO CONFIRM FINE**	LAKESHORE MHP LLC	147 JANIS BLVD	JOSELINE RAMIREZ
		CONFIRMED FINE: $21,500.000 + $100 ADMIN FEE	ABSENT		
24. CASE	5523	**HEARING TO CONFIRM FINE**	GERALD ANDERSON /A & B RECYCLING	1708 SW 31 AVE	JOSELINE RAMIREZ
		CONFIRMED FINE: $12,000.00 + $100 ADMIN FEE	ABSENT		
25. CASE	5297	**HEARING TO CONFIRM FINE**	GERALD ANDERSON /A & B RECYCLING	1708 SW 31 AVE	JOSELINE RAMIREZ
		CONFIRMED FINE: $12,000.00 + $100 ADMIN FEE	ABSENT		

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, JULY 20TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

26. CASE	4889	**HEARING TO ABATE FINE**	ALEX HUDSON/ INVESTMENT LAWYERS LLC	5100 SW 41 ST #201	JOSELINE RAMIREZ
		FINE: $1,025.00 + $100 ADMIN FEE RESPONDENT GIVEN 60 DAYS TO COMPLY	ABSENT	COMPLY BY: SEPTEMBER 18, 2021	
28. CASE	4578	**HEARING TO AMEND ABATED ORDER**	DREWBOY INC / THE POLO CLUB INC	5990 W HALLANDALE BEACH BLVD	JOSELINE RAMIREZ
		$7,800.00 + $100 ADMIN FEE RESPONDENT GIVEN 135 DAYS TO COMPLY	ABSENT	COMPLY BY: DECEMBER 2, 2021	
29. CASE	4447	**FORMAL HEARING**	MICHEL DONAIS / PEMBROKE PARK LAKES MHP	65 W LAKE DRIVE	TERESSA MALCOLM
		RESPONDENT GIVEN 90 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: OCTOBER 18,2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, JULY 20TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

30. CASE	5554	**FORMAL HEARING**	MARTIN MARSH / GREEN ACRES MHP	3100 W HALLANDALE BEACH BLVD LOT 210	TERESSA MALCOLM
		RESPONDENT GIVEN 90 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: OCTOBER 18, 2021	
31. CASE	5604	**FORMAL HEARING**	PIERRE & EDITH PHILLIPE	5501 SW 33 ST #1-2	TERESSA MALCOLM
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: SEPTEMBER 18, 2021	
32. CASE	5636	**FORMAL HEARING**	IRENE KWITNEY /MILA SCHWARTZREICH	5441 SW 41 ST	TERESSA MALCOLM
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: AUGUST 18, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, JULY 20TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

33. CASE	5676	**FORMAL HEARING**	IRENE KWITNEY / MILA SCHWARTZREICH	5409 SW 41 ST	TERESSA MALCOLM
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: AUGUST 18, 2021	
34. CASE	5687	**FORMAL HEARING**	WALDO SAMOS	5100 SW 41 ST #201	TERESSA MALCOLM
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $50 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: AUGUST 18, 2021	
35. CASE	5717	**FORMAL HEARING**	ALEX PIERRE-LOUIS	5500 SW 32 ST #1-2	TERESSA MALCOLM
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR $150 PER DIEM + $100 ADMIN FEE	ABSENT	COMPLY BY: AUGUST 18, 2021	

TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
TUESDAY, JULY 20TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS

Respectfully Submitted:

Joseline Ramirez

Joseline Ramirez, Chief Code Enforcement Officer

Transcribed By: Teressa Malcolm Code Enforcement Officer Teressa Malcolm

Signature: Joseline Ramirez
Joseline Ramirez (Oct 25, 2021 12:09 EDT)

Email: jramirez@tppfl.gov

Special Magistrate Formal Hearing Minutes For July 20 2021

Final Audit Report 2021-10-25

Created:	2021-10-25
By:	Teressa Malcolm (tmalcolm@townofpembrokepark.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAcFjTo1wMSDsUcfC4Ot4RmPd7KiLgkDtB

"Special Magistrate Formal Hearing Minutes For July 20 2021" History

Document created by Teressa Malcolm (tmalcolm@townofpembrokepark.com)
2021-10-25 - 3:57:12 PM GMT- IP address: 50.233.36.214

Document emailed to Joseline Ramirez (jramirez@tppfl.gov) for signature
2021-10-25 - 3:57:52 PM GMT

Email viewed by Joseline Ramirez (jramirez@tppfl.gov)
2021-10-25 - 4:08:35 PM GMT- IP address: 54.183.235.223

Document e-signed by Joseline Ramirez (jramirez@tppfl.gov)
Signature Date: 2021-10-25 - 4:09:01 PM GMT - Time Source: server- IP address: 50.233.36.214

Agreement completed.
2021-10-25 - 4:09:01 PM GMT

Adobe Sign

Case Overview

Property/Incident Information

Owner	Address	Site Address
BROWARD ROOFING SUPPLY OF HALLANDALE INC	1751 S PARK ROAD PEMBROKE PARK, FL 33009	1751 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6384 **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 request in 2018).

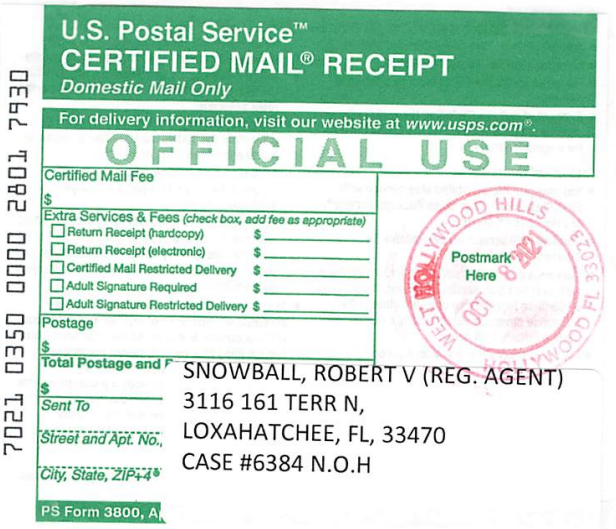
Documents Issued

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

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

BROWARD ROOFING SUPPLY OF
HALLANDALE INC
1751 S PARK ROAD,
PEMBROKE PARK, FL, 33009
CASE #6384 N.O.H



SNOWBALL, ROBERT V (REG. AGENT)
3116 161 TERR N,
LOXAHATCHEE, FL, 33470
CASE #6384 N.O.H

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:

SNOWBALL, ROBERT V (REG. AGENT)
3116 161 TERR N,
LOXAHATCHEE, FL, 33470
CASE #6384 N.O.HC

9590 9402 6379 0303 8549 18

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

7021 0350 0000 2801 7930

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Teresa Snowball ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Teresa Snowball

C. Date of Delivery

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

OCT 1 2020

CV 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

Restricted Delivery

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	**1751 S PARK ROAD, PEMBROKE PARK FL 33009-2009**
Property Owner	BROWARD ROOFING SUPPLY OF HALLANDALE INC
Mailing Address	1751 S PARK ROAD PEMBROKE PARK FL 33009-2009

ID #	5142 20 00 0312
Millage	0613
Use	48

Abbr Legal Description	20-51-42 N 215 OF S 444 OF W 175 OF W1/2

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	$219,390	$1,280,590	$1,499,980	$1,499,980	
2021	$219,390	$1,280,590	$1,499,980	$1,460,140	
2020	$219,390	$1,108,010	$1,327,400	$1,327,400	$28,647.70

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,499,980	$1,499,980	$1,499,980	$1,499,980
Portability	0	0	0	0
Assessed/SOH	$1,499,980	$1,499,980	$1,499,980	$1,499,980
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,499,980	$1,499,980	$1,499,980	$1,499,980

Sales History

Date	Type	Price	Book/Page or CIN
4/1/1978	WD	$39,000	**7513 / 692**

Land Calculations

Price	Factor	Type
$7.00	31,342	SF
Adj. Bldg. S.F. (Card, Sketch)		14780
Eff./Act. Year Built: 1979/1978		

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
BROWARD ROOFING SUPPLY OF HALLANDALE, INC.

Filing Information

Document Number	483119
FEI/EIN Number	59-1616146
Date Filed	08/20/1975
State	FL
Status	ACTIVE

Principal Address

1751 S. PARK ROAD
HALLANDALE, FL 33009

Changed: 01/07/2011

Mailing Address

1751 S. PARK ROAD
HALLANDALE, FL 33009

Changed: 01/27/2012

Registered Agent Name & Address

Snowball, Robert V
3116 161 Terr N
Loxahatchee, FL 33470

Name Changed: 02/07/2013

Address Changed: 02/07/2013

Officer/Director Detail

Name & Address

Title PT

SNOWBALL, MARTIN L
17911 SW 55 ST
FT LAUDERDALE, FL 33331

Title VP

SNOWBALL, ROBERT V
3116 161 TERR. N.
LOXAHATCHEE, FL 33470

Title T

SNOWBALL, DONNA
17911 SW 55 STREET
FT. LAUDERDALE, FL

Annual Reports

Report Year	Filed Date
2019	03/11/2019
2020	01/14/2020
2021	01/19/2021

Document Images

01/19/2021 -- ANNUAL REPORT	View image in PDF format
01/14/2020 -- ANNUAL REPORT	View image in PDF format
03/11/2019 -- ANNUAL REPORT	View image in PDF format
02/01/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format
03/18/2014 -- ANNUAL REPORT	View image in PDF format
02/07/2013 -- ANNUAL REPORT	View image in PDF format
01/27/2012 -- ANNUAL REPORT	View image in PDF format
01/07/2011 -- ANNUAL REPORT	View image in PDF format
01/12/2010 -- ANNUAL REPORT	View image in PDF format
02/26/2009 -- ANNUAL REPORT	View image in PDF format
01/09/2008 -- ANNUAL REPORT	View image in PDF format
01/15/2007 -- ANNUAL REPORT	View image in PDF format
01/13/2006 -- ANNUAL REPORT	View image in PDF format
01/24/2005 -- ANNUAL REPORT	View image in PDF format
01/12/2004 -- ANNUAL REPORT	View image in PDF format
01/23/2003 -- ANNUAL REPORT	View image in PDF format
01/30/2002 -- ANNUAL REPORT	View image in PDF format
01/24/2001 -- ANNUAL REPORT	View image in PDF format
01/29/2000 -- ANNUAL REPORT	View image in PDF format
02/08/1999 -- ANNUAL REPORT	View image in PDF format
01/22/1998 -- ANNUAL REPORT	View image in PDF format
01/14/1997 -- ANNUAL REPORT	View image in PDF format
01/31/1996 -- ANNUAL REPORT	View image in PDF format
02/20/1995 -- ANNUAL REPORT	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BROWARD ROOFING SUPPLY OF HALLANDALE INC — CASE NO. 6384

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: BROWARD ROOFING SUPPLY OF HALLANDALE INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1751 S PARK RD, PEMBROKE PARK, FL, 33009

I, MIGUEL NUNEZ HEREBY CERTIFY that I SERVED: BROWARD ROOFING SUPPLY OF HALLANDALE INC AT 10:54 A.M. ON THE 28 DAY OF OCTOBER 2021.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

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

Signature

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

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

Office
1751 S PARK ROAD
10/28/2021 10:54

2
2
0
Office
1751 S PARK ROAD
10/28/2021 10:54

6384

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:

BROWARD ROOFING SUPPLY OF HALLANDALE INC

1751 S PARK ROAD
PEMBROKE PARK, FL 33009

Case #:

6384

Property Owner:

BROWARD ROOFING SUPPLY OF HALLANDALE INC

1751 S PARK ROAD
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220000312

Legal Description:

20-51-42 N 215 OF S 444 OF W 175 OF W1/2

AKA:

1751 S PARK RD, 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 request 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

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE CROWN LLC	2673 S PARK LN HALLANDALE BEACH, FL 33009	2565 S PARK LN, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6386 **Date Next Inspection** 11/17/2021

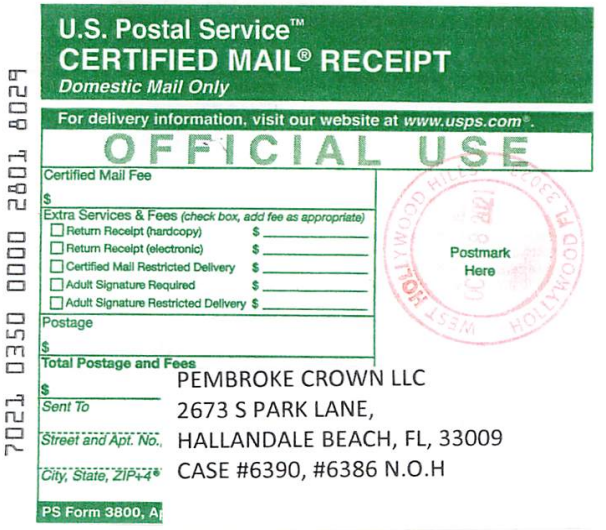
Notes Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional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


7021 0350 0000 2801 8029
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
Postmark Here
PEMBROKE CROWN LLC
2673 S PARK LANE,
HALLANDALE BEACH, FL, 33009
CASE #6390, #6386 N.O.H

7021 0350 0000 2801 8012
U.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
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Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
Postmark Here
RAZ, ETAN (REG. AGENT)
2673 S PARK LANE,
PEMBROKE PINES, FL, 33009
CASE #6390, #6386 N.O.H

7021 0350 0000 2801 8036
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For delivery information, visit our website at www.usps.com®.
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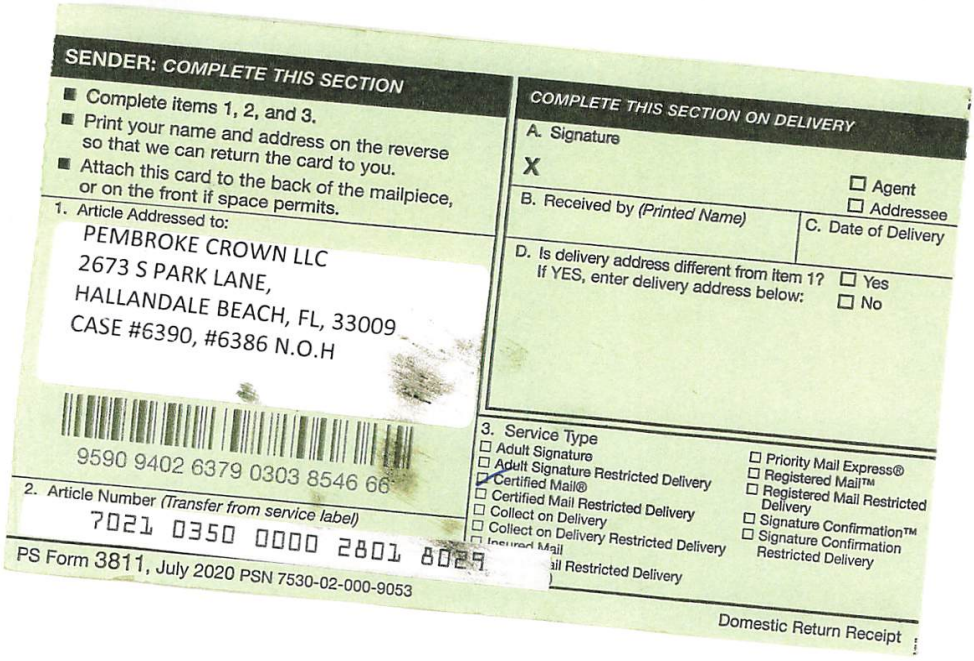
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
Postmark Here
PEMBROKE CROWN LLC
2673 S PARK LN,
HALLANDALE BEACH, FL, 33009
CASE # 6386 N.O.H



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 CROWN LLC
2673 S PARK LANE,
HALLANDALE BEACH, FL, 33009
CASE #6390, #6386 N.O.H

9590 9402 6379 0303 8546 66

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

7021 0350 0000 2801 8029

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)*

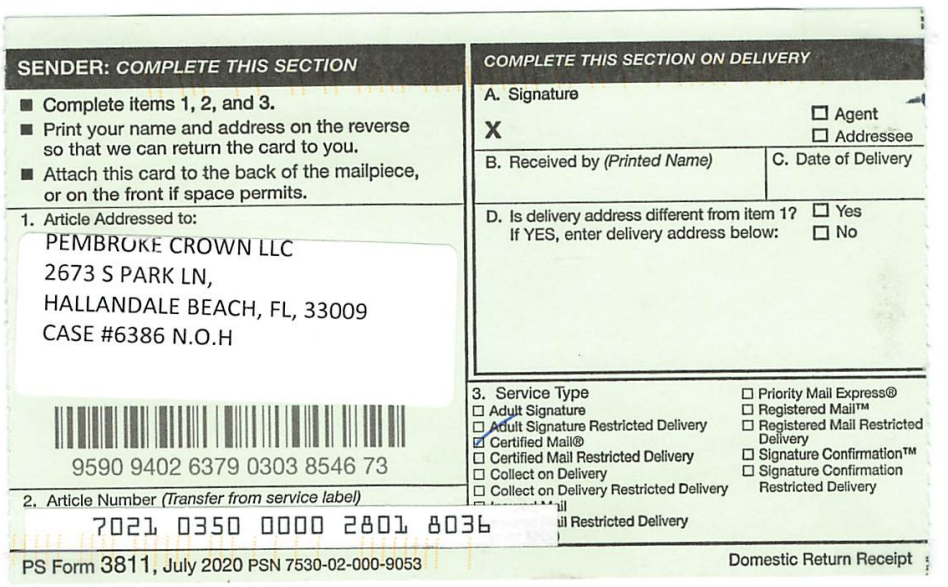
C. Date of Delivery

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

1. Article Addressed to:

PEMBROKE CROWN LLC
2673 S PARK LN,
HALLANDALE BEACH, FL, 33009
CASE #6386 N.O.H

9590 9402 6379 0303 8546 73

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

7021 0350 0000 2801 8036

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

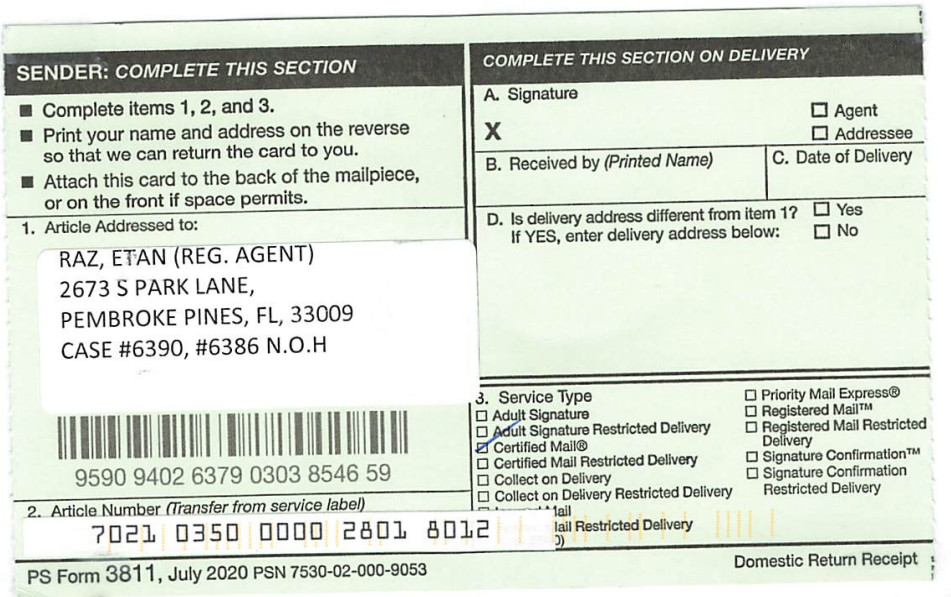
B. Received by *(Printed Name)* | C. Date of Delivery

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:

RAZ, ETAN (REG. AGENT)
2673 S PARK LANE,
PEMBROKE PINES, FL, 33009
CASE #6390, #6386 N.O.H

9590 9402 6379 0303 8546 59

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

7021 0350 0000 2801 8012

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2565-2573 S PARK LANE, PEMBROKE PARK FL 33009	ID #	5142 29 00 0055
Property Owner	PEMBROKE CROWN LLC	Millage	0613
Mailing Address	2673 S PARK LN HALLANDALE BEACH FL 33009	Use	48
Abbr Legal Description	29-51-42 S 50 OF N 275 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA:LOT 17,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$53,820	$419,920	$473,740	$462,780	
2021	$53,820	$419,920	$473,740	$420,710	
2020	$53,820	$328,650	$382,470	$382,470	$8,254.41

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$473,740	$473,740	$473,740	$473,740
Portability	0	0	0	0
Assessed/SOH	$462,780	$473,740	$462,780	$462,780
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$462,780	$473,740	$462,780	$462,780

Sales History

Date	Type	Price	Book/Page or CIN
4/28/2016	WD*-E	$850,000	113679108
10/28/2013	WD*-E	$525,000	111897263
10/23/2003	SW*	$680,000	36328 / 1219
10/1/1987	WD*	$1,850,000	14853 / 92

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	7,688	SF
Adj. Bldg. S.F. (Card, Sketch)		5000
Eff./Act. Year Built: 1969/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Limited Liability Company
PEMBROKE CROWN LLC

Filing Information

Document Number	L03000054521
FEI/EIN Number	20-0558364
Date Filed	12/19/2003
State	FL
Status	ACTIVE

Principal Address

2673 S. PARK LANE
PEMBROKE PINES, FL 33009

Mailing Address

2673 S. PARK LANE
PEMBROKE PINES, FL 33009

Registered Agent Name & Address

RAZ, ETAN
2673 S. PARK LANE
PEMBROKE PINES, FL 33009

Authorized Person(s) Detail

Name & Address

Title MGRM

RAZ, ETAN
2673 S. PARK LANE
PEMBROKE PINES, FL 33009

Annual Reports

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

Document Images

01/11/2021 -- ANNUAL REPORT	View image in PDF format
03/19/2020 -- ANNUAL REPORT	View image in PDF format

02/12/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
02/14/2017 -- ANNUAL REPORT	View image in PDF format
03/03/2016 -- ANNUAL REPORT	View image in PDF format
02/26/2015 -- ANNUAL REPORT	View image in PDF format
01/16/2014 -- ANNUAL REPORT	View image in PDF format
01/31/2013 -- ANNUAL REPORT	View image in PDF format
02/09/2012 -- ANNUAL REPORT	View image in PDF format
01/20/2011 -- ANNUAL REPORT	View image in PDF format
04/30/2010 -- ANNUAL REPORT	View image in PDF format
04/23/2009 -- ANNUAL REPORT	View image in PDF format
04/29/2008 -- ANNUAL REPORT	View image in PDF format
04/20/2007 -- ANNUAL REPORT	View image in PDF format
02/20/2006 -- ANNUAL REPORT	View image in PDF format
02/08/2005 -- ANNUAL REPORT	View image in PDF format
01/06/2004 -- ANNUAL REPORT	View image in PDF format
12/19/2003 -- Florida Limited Liabilites	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
PEMBROKE CROWN LLC		CASE NO. 6386
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE CROWN LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2565 S PARK LN, PEMBROKE PARK, FL, 33009

I, MIGUEL NUNEZ HEREBY CERTIFY that I SERVED: PEMBROKE CROWN LLC AT 10:47 A.M. ON THE 28 DAY OF OCTOBER 2021.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

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

Signature

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

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

6386

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:

PEMBROKE CROWN LLC

2673 S PARK LN
HALLANDALE BEACH, FL 33009

Case #:

6386

Property Owner:

PEMBROKE CROWN LLC

2673 S PARK LN
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514229000055

Legal Description:

29-51-42 S 50 OF N 275 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA:LOT 17,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2565 S PARK LN, 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

Case Overview

Property/Incident Information

Owner	Address	Site Address
SOUTH PARK LANE LLC	PO BOX 630033 MIAMI, FL 33163	2589 S PARK LN, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6388 **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 on 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

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

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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 F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap

Postmark Here
OCT 2021
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

MENDE AND ASSOCIATES, INC
(REG. AGENT)
1970 NE 123RD STREET,
NORTH MIAMI, FL 33182
CASE #6388 N.O.H

7021 0350 0000 2801 7985

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

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OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap

Postmark Here
OCT 2021
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

SOUTH PARK LANE LLC
PO BOX 630033,
MIAMI, FL, 33163
CASE #6388 N.O.H

7021 0350 0000 2801 7978

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

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OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap

Postmark Here
OCT 2021
WEST HOLLYWOOD HILLS
HOLLYWOOD FL

SOUTH PARK LANE LLC
2589 S PARK LN,
PEMBROKE PARK, FL, 33009
CASE #6388 N.O.H

7021 0350 0000 2801 7992

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:

SOUTH PARK LANE LLC
2589 S PARK LN,
PEMBROKE PARK, FL, 33009
CASE #6388 N.O.H

9590 9402 6379 0303 8546 28

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

7021 0350 0000 2801 7992

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:

MENDE AND ASSOCIATES, INC
(REG. AGENT)
1970 NE 123RD STREET,
NORTH MIAMI, FL 33182
CASE #6388 N.O.H

9590 9402 6379 0303 8546 35

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

7021 0350 0000 2801 7985

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery
10/19 | 10/17

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2589 S PARK LANE, PEMBROKE PARK FL 33009	ID #	5142 29 00 0056
Property Owner	SOUTH PARK LANE LLC	Millage	0613
Mailing Address	PO BOX 630033 MIAMI FL 33163	Use	48
Abbr Legal Description	29-51-42 S 50 OF N 325 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA:LOT 18,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
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2021	$53,830	$513,880	$567,710	$567,710	
2020	$53,830	$513,880	$567,710	$567,710	$12,252.22

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$567,710	$567,710	$567,710	$567,710
Portability	0	0	0	0
Assessed/SOH	$567,710	$567,710	$567,710	$567,710
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	$567,710	$567,710	$567,710	$567,710

Sales History

Date	Type	Price	Book/Page or CIN
10/9/2019	WD-Q	$675,000	116105788
2/15/2018	DRR-T	$100	114900213
1/8/2018	WD-T	$100	114830033
8/6/2010	QCD-T	$100	47332 / 1665
2/1/1984	WD	$95,000	11481 / 544

Land Calculations

Price	Factor	Type
$7.00	7,690	SF
Adj. Bldg. S.F. (Card, Sketch)		5000
Eff./Act. Year Built: 1969/1968		

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
SOUTH PARK LANE LLC

Filing Information

Document Number	L19000208814
FEI/EIN Number	84-2900438
Date Filed	08/15/2019
State	FL
Status	ACTIVE

Principal Address

2589 SOUTH PARK LANE
PEMBROKE PARK, 33009 FL

Mailing Address

P.O. BOX 630033
MIAMI 33163 FL

Registered Agent Name & Address

MENDE AND ASSOCIATES, INC
1970 NE 123RD STREET
NORTH MIAMI, FL 33182

Authorized Person(s) Detail

Name & Address

Title MGR

AMSELLEM, CHANTAL HARBOUR
P.O. BOX 630033
MIAMI, FL 33163

Title Manager

AMSELLEM, CHANTAL
P.O. BOX 630033
MIAMI, FL 33163

Annual Reports

Report Year	Filed Date
2020	06/04/2020
2021	04/20/2021

Document Images

04/20/2021 -- ANNUAL REPORT	View image in PDF format
06/04/2020 -- ANNUAL REPORT	View image in PDF format
08/15/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

SOUTH PARK LANE LLC CASE NO. 6388

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: SOUTH PARK LANE LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2589 S PARK LN, PEMBROKE PARK, FL, 33009

I, MIGUEL NUNEZ HEREBY CERTIFY that I SERVED: SOUTH PARK LANE LLC AT 10:51 A.M. ON THE 28 DAY OF OCTOBER 2021.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

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

Signature

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

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

6388

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:

SOUTH PARK LANE LLC

PO BOX 630033
MIAMI, FL 33163

Case #:

6388

Property Owner:

SOUTH PARK LANE LLC

PO BOX 630033
MIAMI, FL 33163

Certified Mail #:

Property Description:

514229000056

Legal Description:

29-51-42 S 50 OF N 325 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA:LOT 18,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2589 S PARK LN, 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 on 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.

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

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

Miguel A Nunez

Chief Building Official

10/7/2021

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE CROWN LLC	2673 S PARK LN HALLANDALE BEACH, FL 33009	2549 S PARK LN, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6390 **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:
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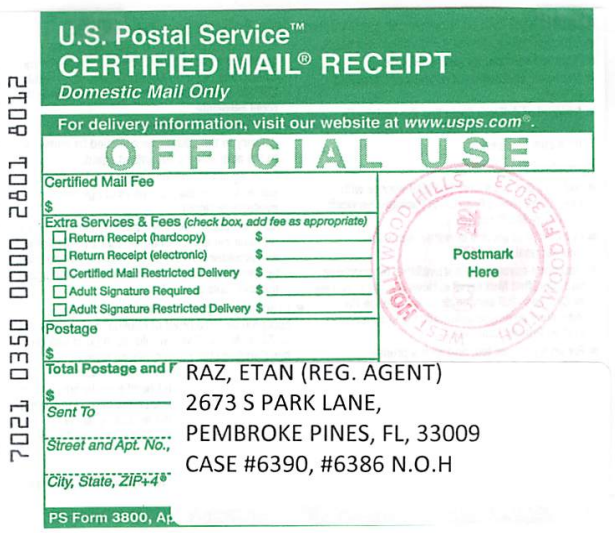
(Initial notification in 2018).

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

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$

Sent To
RAZ, ETAN (REG. AGENT)

Street and Apt. No.,
2673 S PARK LANE,

City, State, ZIP+4®
PEMBROKE PINES, FL, 33009
CASE #6390, #6386 N.O.H

PS Form 3800, Ap

Postmark Here

7021 0350 0000 2801 8012

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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- ☐ Adult Signature Restricted Delivery $ _____

Postage
$

Total Postage and Fees
$

Sent To
PEMBROKE CROWN LLC

Street and Apt. No.,
2673 S PARK LANE,

City, State, ZIP+4®
HALLANDALE BEACH, FL, 33009
CASE #6390, #6386 N.O.H

PS Form 3800, Ap

Postmark Here

7021 0350 0000 2801 8029

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

Postage
$

Total Postage and
$

Sent To
PEMBROKE CROWN LLC

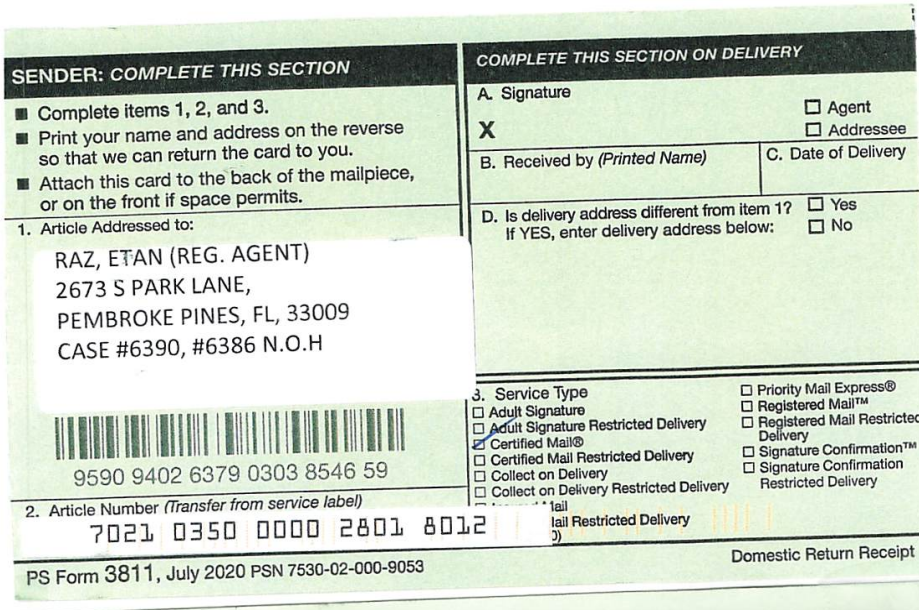
Street and Apt. No.,
2549 S PARK LN,

City, State, ZIP+4®
PEMBROKE PARK, FL, 33009
CASE #6390 N.O.H

PS Form 3800, A

Postmark Here

7021 0350 0000 2801 8005



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:

RAZ, ETAN (REG. AGENT)
2673 S PARK LANE,
PEMBROKE PINES, FL, 33009
CASE #6390, #6386 N.O.H

9590 9402 6379 0303 8546 59

2. Article Number *(Transfer from service label)*
7021 0350 0000 2801 8012

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

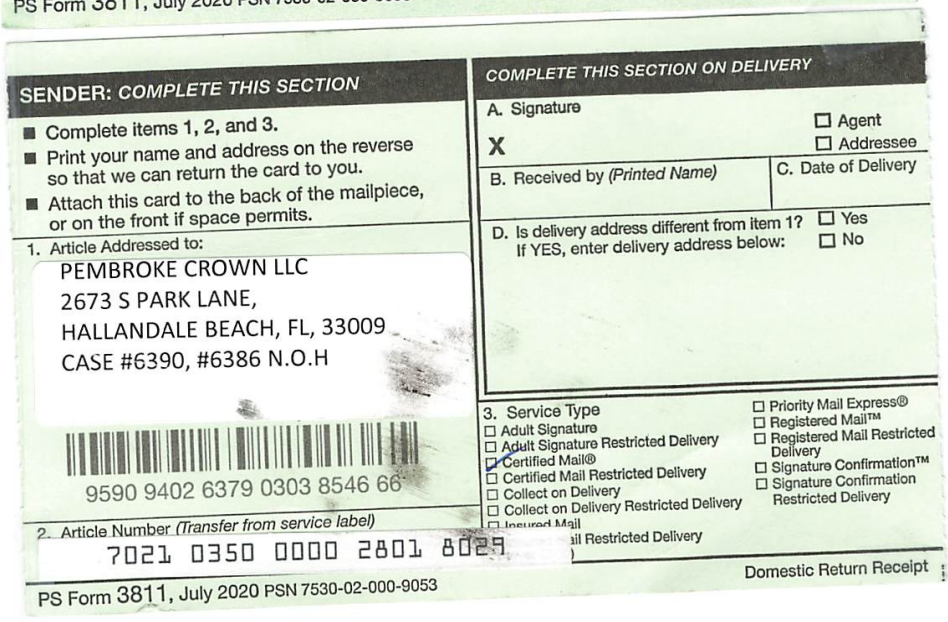
B. Received by *(Printed Name)*

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 CROWN LLC
2673 S PARK LANE,
HALLANDALE BEACH, FL, 33009
CASE #6390, #6386 N.O.H

9590 9402 6379 0303 8546 66

2. Article Number *(Transfer from service label)*
7021 0350 0000 2801 8029

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2549-2557 S PARK LANE, PEMBROKE PARK FL 33009	ID #	5142 29 00 0065
Property Owner	PEMBROKE CROWN LLC	Millage	0613
Mailing Address	2673 S PARK LN HALLANDALE BEACH FL 33009	Use	48
Abbr Legal Description	25-51-42 S 50 OF N 225 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 AKA:LOT 16,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$53,820	$419,920	$473,740	$472,520	
2021	$53,820	$419,920	$473,740	$429,570	
2020	$53,820	$336,700	$390,520	$390,520	$8,428.13

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$473,740	$473,740	$473,740	$473,740
Portability	0	0	0	0
Assessed/SOH	$472,520	$473,740	$472,520	$472,520
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	$472,520	$473,740	$472,520	$472,520

Sales History

Date	Type	Price	Book/Page or CIN
4/28/2016	WD*-E	$850,000	113679108
10/28/2013	WD*-E	$525,000	111897263
10/23/2003	SW*	$680,000	36328 / 1219
10/1/1987	WD*	$1,850,000	14853 / 92

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	7,688	SF
Adj. Bldg. S.F. (Card, Sketch)		5000
Eff./Act. Year Built: 1969/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org Division of Corporations
an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
PEMBROKE CROWN LLC

Filing Information

Document Number	L03000054521
FEI/EIN Number	20-0558364
Date Filed	12/19/2003
State	FL
Status	ACTIVE

Principal Address

2673 S. PARK LANE
PEMBROKE PINES, FL 33009

Mailing Address

2673 S. PARK LANE
PEMBROKE PINES, FL 33009

Registered Agent Name & Address

RAZ, ETAN
2673 S. PARK LANE
PEMBROKE PINES, FL 33009

Authorized Person(s) Detail

Name & Address

Title MGRM

RAZ, ETAN
2673 S. PARK LANE
PEMBROKE PINES, FL 33009

Annual Reports

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

Document Images

01/11/2021 -- ANNUAL REPORT	View image in PDF format
03/19/2020 -- ANNUAL REPORT	View image in PDF format

02/12/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
02/14/2017 -- ANNUAL REPORT	View image in PDF format
03/03/2016 -- ANNUAL REPORT	View image in PDF format
02/26/2015 -- ANNUAL REPORT	View image in PDF format
01/16/2014 -- ANNUAL REPORT	View image in PDF format
01/31/2013 -- ANNUAL REPORT	View image in PDF format
02/09/2012 -- ANNUAL REPORT	View image in PDF format
01/20/2011 -- ANNUAL REPORT	View image in PDF format
04/30/2010 -- ANNUAL REPORT	View image in PDF format
04/23/2009 -- ANNUAL REPORT	View image in PDF format
04/29/2008 -- ANNUAL REPORT	View image in PDF format
04/20/2007 -- ANNUAL REPORT	View image in PDF format
02/20/2006 -- ANNUAL REPORT	View image in PDF format
02/08/2005 -- ANNUAL REPORT	View image in PDF format
01/06/2004 -- ANNUAL REPORT	View image in PDF format
12/19/2003 -- Florida Limited Liabilites	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
PEMBROKE CROWN LLC		CASE NO. 6390
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE CROWN LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2549 S PARK LN, PEMBROKE PARK, FL, 33009

I, MIGUEL NUNEZ HEREBY CERTIFY that I SERVED: PEMBROKE CROWN LLC AT 10:49 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.

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

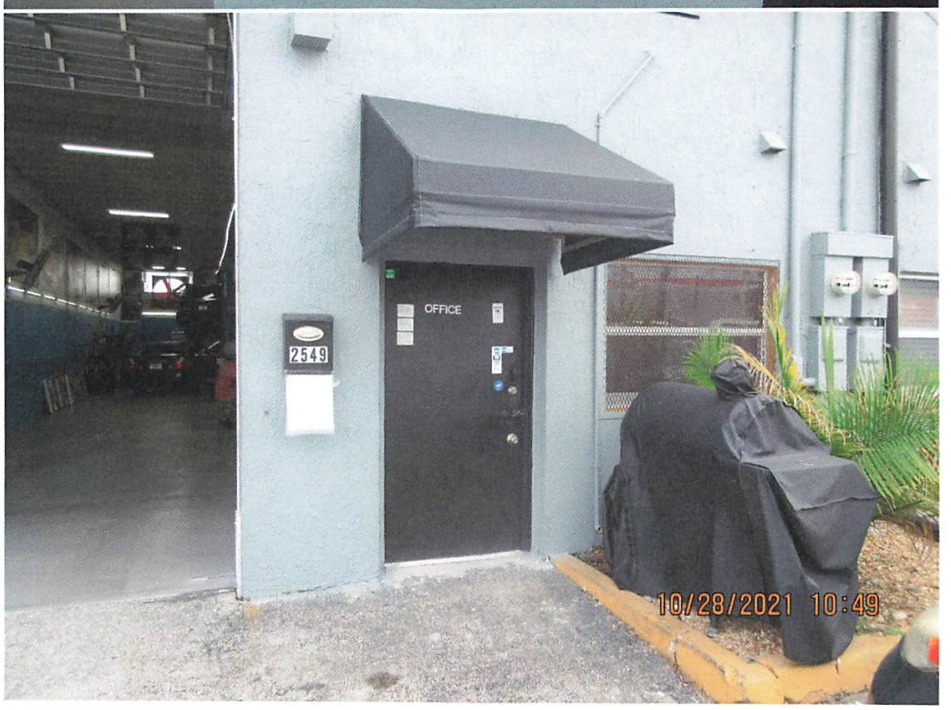
AFFIANT

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

Signature

Personally Known ___ OR Produced Identification ___
Type of Identification Produced ___

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



6390

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:

PEMBROKE CROWN LLC

2673 S PARK LN
HALLANDALE BEACH, FL 33009

Case #:

6390

Property Owner:

PEMBROKE CROWN LLC

2673 S PARK LN
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514229000065

Legal Description:

25-51-42 S 50 OF N 225 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 AKA:LOT 16,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2549 S PARK LN, PEMBROKE PARK, FL 33009

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Miguel A Nunez

Chief Building Official

10/7/2021

Case Overview

Property/Incident Information

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

Legal Description

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

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only
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City, State, ZIP+4®
PS Form 3800, A
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OCT 8 2021
ANO LLC
844 ALTON RD, STE 3,
MIAMI BEACH, FL, 33139
CASE #6392 N.O.H

7021 0350 0000 2801 8074
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OCT 8 2021
CORPORATION SERVICE COMPANY
(REG. AGENT)
1201 HAYS STREET,
TALLAHASSEE, FL, 32301
CASE #6392 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
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, Ap
Postmark Here
OCT 8 2021
JUNIPER LANE PROPIETIES, LP (MGR)
844 ALTON RD, STE 3,
MIAMI BEACH, FL, 33139
CASE #6392 N.O.H

7021 0350 0000 2801 8050
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Return Receipt (hardcopy)
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Certified Mail Restricted Delivery
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Postage
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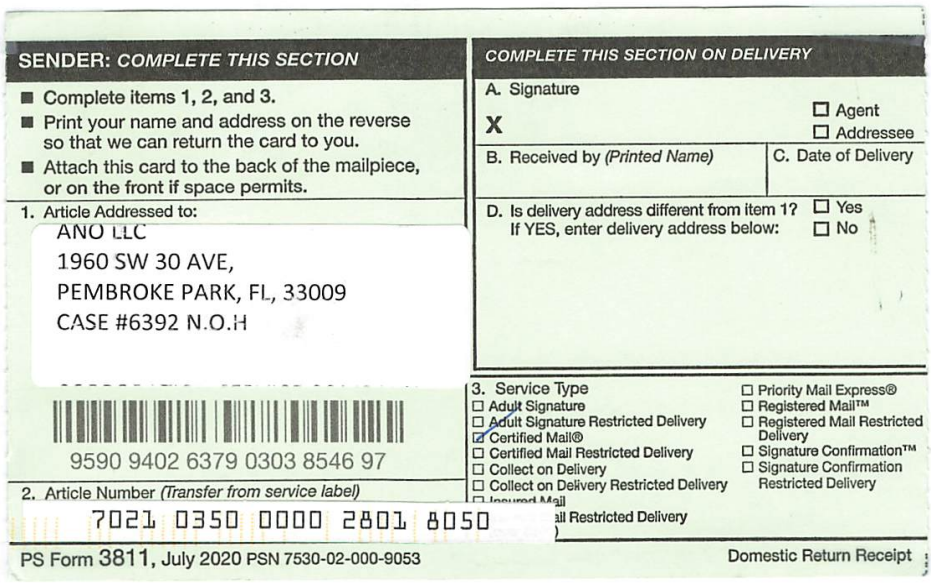
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, A
Postmark Here
OCT 8 2021
ANO LLC
1960 SW 30 AVE,
PEMBROKE PARK, FL, 33009
CASE #6392 N.O.H



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
- ☐ 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

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

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 VIOLATION AND FORMAL HEARING

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

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

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

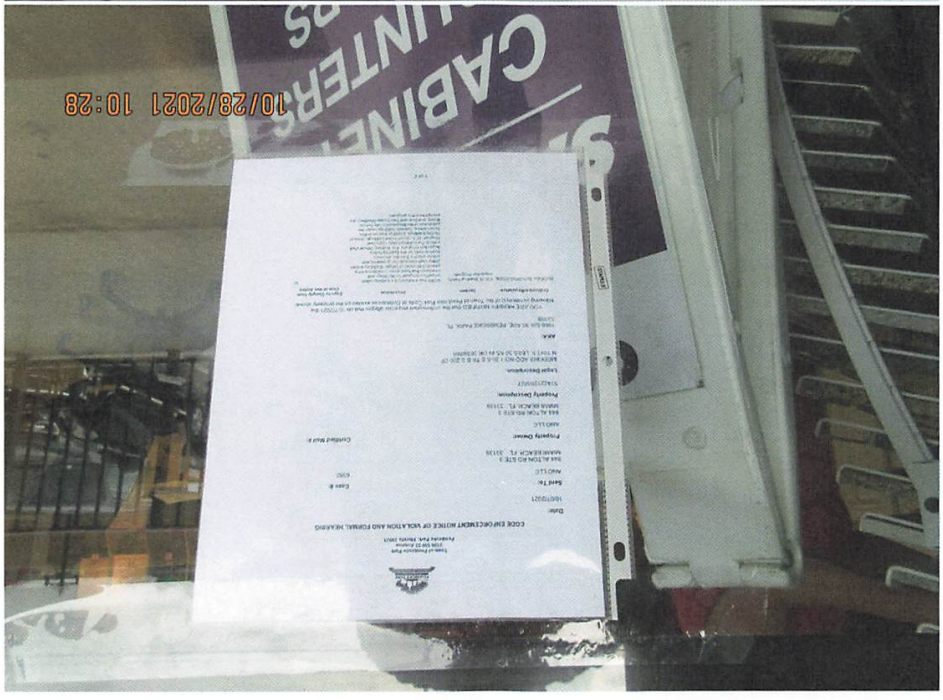
Signature

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

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

6392

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


10/28/2021 10:28

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

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 #** 6394 **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	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

7021 0350 0000 2801 7947

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

Postage
$

Total Postage and Fees
$

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City, State, ZIP+4®

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OCT 2021
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

BKI-95 LLC
4770 BISCAYNE BLVD, STE 680,
MIAMI, FL, 33137
CASE #6394 N.O.H

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

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$

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City, State, ZIP+4®

PS Form 3800, Ap

Postmark Here
OCT 2021
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

BKI-95 LLC
2000 SW 30 AVE,
PEMBROKE PARK, FL, 33009
CASE #6394 N.O.H

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

Postage
$

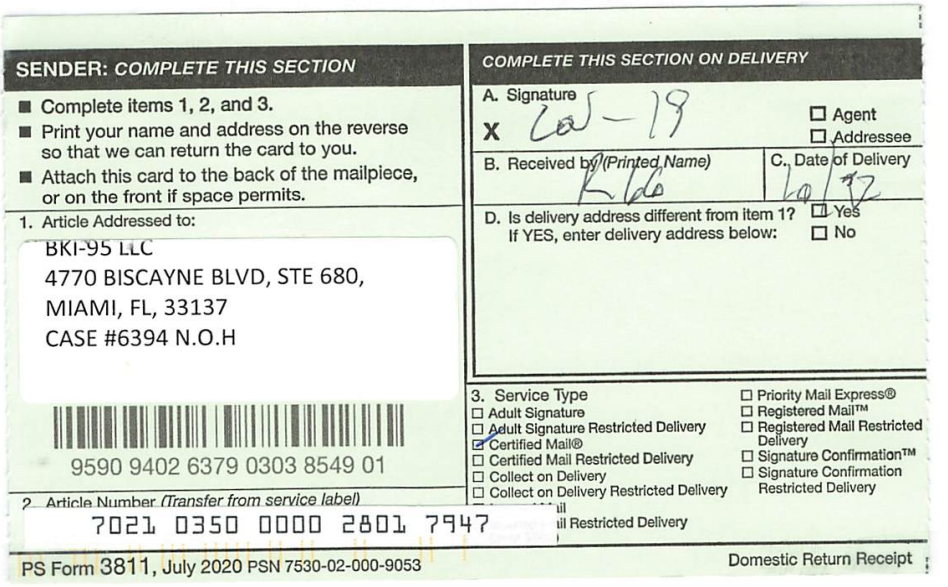
Total Postage and
$

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

PS Form 3800, A

Postmark Here
OCT 2021
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

KALAS, KOSMAS A
4770 BISCAYNE BLVD, STE 680,
MIAMI, FL, 33137
CASE #6394 N.O.H



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
4770 BISCAYNE BLVD, STE 680,
MIAMI, FL, 33137
CASE #6394 N.O.H

9590 9402 6379 0303 8549 01

2. Article Number *(Transfer from service label)*
7021 0350 0000 2801 7947

COMPLETE THIS SECTION ON DELIVERY

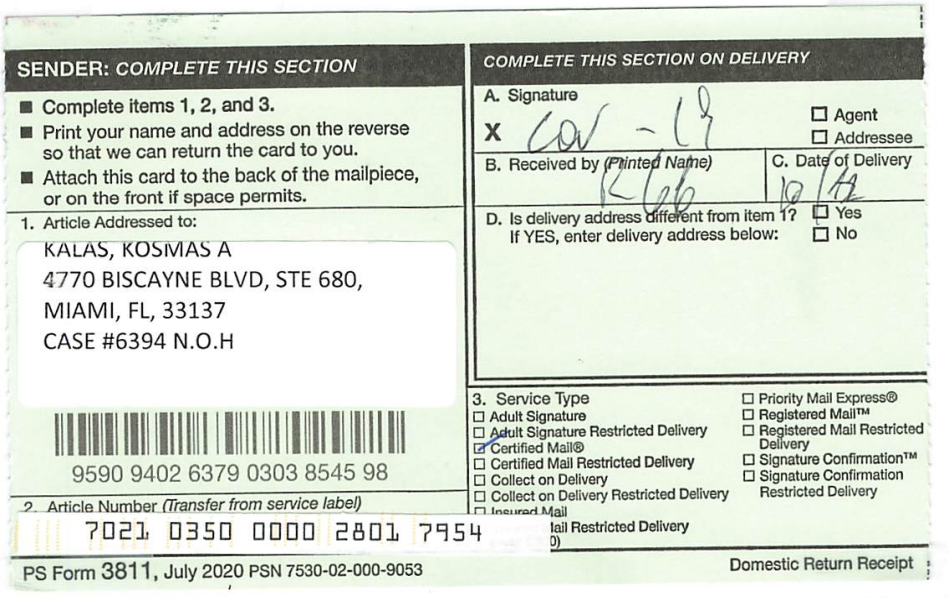
A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] C. Date of Delivery 10/12

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
☐ 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:

KALAS, KOSMAS A
4770 BISCAYNE BLVD, STE 680,
MIAMI, FL, 33137
CASE #6394 N.O.H

9590 9402 6379 0303 8545 98

2. Article Number *(Transfer from service label)*
7021 0350 0000 2801 7954

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] C. Date of Delivery 10/12

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
☐ 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	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
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	$3,037,380	$3,377,660	$3,330,140	
2021	$340,280	$3,037,380	$3,377,660	$3,027,400	
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	$3,377,660	$3,377,660	$3,377,660	$3,377,660
Portability	0	0	0	0
Assessed/SOH	$3,330,140	$3,377,660	$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	$3,377,660	$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

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

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
2019	02/13/2019
2020	01/28/2020
2021	01/14/2021

Document Images

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 CASE NO. 6394

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: BKI-95 LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2000 SW 30 AVE, PEMBROKE PARK, FL, 33009

I, MIGUEL NUNEZ HEREBY CERTIFY that I SERVED: BKI-95 LLC AT 10:31 A.M. ON THE 28 DAY OF OCTOBER 2021.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

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

Signature

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

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

6394

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:

BKI-95 LLC

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Case #:

6394

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 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

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

Legal Description

Case Status Open **Case #** 6396 **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 on 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	Affidavit of Service/Posted to Property Certified Mail

Violations

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
Postmark Here
7021 0350 0000 2801 8111
CORNFELD, ROBERT M (PSD)
3850 HOLLYWOOD BLVD, STE 400,
HOLLYWOOD, FL, 33021
CASE #6396 N.O.H

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and F
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
Postmark Here
7021 0350 0000 2801 8098
PEMBROKE PARK WAREHOUSES
HOLDING
3150 PEMBROKE RD,
PEMBROKE PARK, FL, 33009
CASE #6396 N.O.H

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
Total Postage and F
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
Postmark Here
7021 0350 0000 2801 8081
PEMBROKE PARK WAREHOUSES
HOLDING
3850 HOLLYWOOD BLVD, STE 400,
HOLLYWOOD, FL, 33021
CASE #6396 N.O.H

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Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
Postmark Here
7021 0350 0000 2801 8104
ZEMEL, FRANKLIN L C/O ARNSTEIN &
LEHR LLP (REG. AGENT)
200 EAST LAS OLAS BLVD., SUITE 100,
FORT LAUDERDALE, FL, 33301
CASE #6396 N.O.H

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
3150 PEMBROKE RD,
PEMBROKE PARK, FL, 33009
CASE #6396 N.O.H

9590 9402 6379 0303 8547 72

2. Article Number *(Transfer from service label)*
7021 0350 0000 2801 8098

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:

ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP (REG. AGENT)
200 EAST LAS OLAS BLVD., SUITE 100,
FORT LAUDERDALE, FL, 33301
CASE #6396 N.O.H

9590 9402 6379 0303 8547 65

2. Article Number *(Transfer from service label)*
7021 0350 0000 2801 8104

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Jackelyn Demth ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* COVID-19 | C. Date of Delivery 10/21/21

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
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Restricted Delivery

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	**3150 PEMBROKE ROAD, PEMBROKE PARK FL 33009**	ID #	5142 20 00 0300
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING	**Millage**	0613
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746	**Use**	48

Abbr Legal Description	20-51-42 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).

* 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	$153,770	$2,892,090	$3,045,860	$1,016,980	
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

2022 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	$1,016,980	$3,045,860	$1,016,980	$1,016,980
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,016,980	$3,045,860	$1,016,980	$1,016,980

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK WAREHOUSES HOLDING CASE NO. 6396

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

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

I, MIGUEL NUNEZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING AT 11:06 A.M. ON THE 27 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.

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

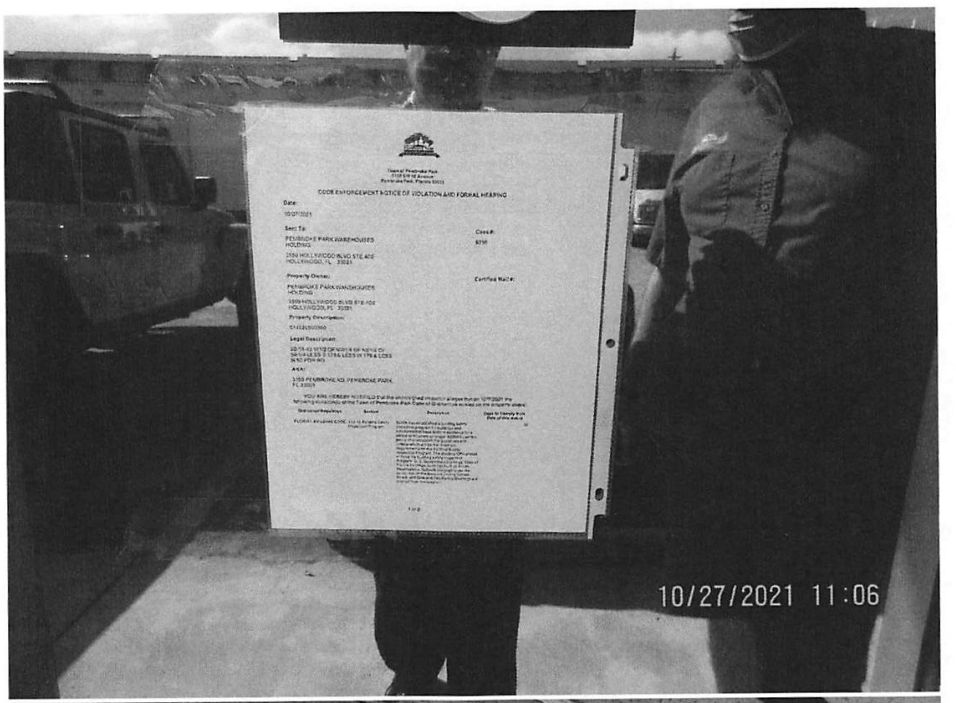
AFFIANT

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

Signature

Personally Known ✓ OR Produced Identification _____

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


CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
10/27/2021 11:06

SIN MASCARA
NO HAY ENTRADA
RENTAL
OFFICE
(954) 989-2208
RING DOOR BELL
NOTICE
UNLESS FULLY VACCINATED
MASKS REQUIRED
3150
OFFICE HOURS
MON - THUR
9AM - 5: 0PM
FRIDAY
9AM - 1:00 PM
SATURDAY
9AM - 12:00 PM
10/27/2021 11:06

6396

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:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

6396

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

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:

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(Initial notification on 2018).

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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

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

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

Miguel A Nunez

Chief Building Official

10/7/2021

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	3120 SW 19 ST, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6402 **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
10/8/2021		Notice of Violation	Hand
10/8/2021	11/17/2021	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	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

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- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and F
$

Sent To CORNFELD, ROBERT M (PSD)

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

City, State, ZIP+4® HOLLYWOOD, FL, 33021
CASE #6402 N.O.H

PS Form 3800, Ap

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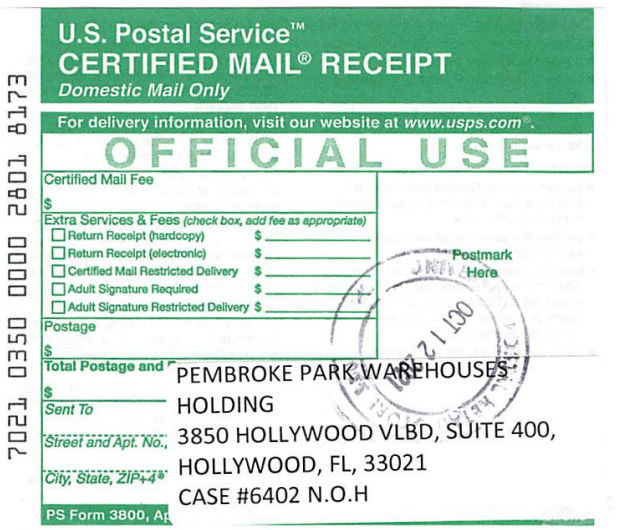
OCT 12 2021

7021 0350 0000 2801 8203



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- ☐ Adult Signature Restricted Delivery $

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Sent To PEMBROKE PARK WAREHOUSES

Street and Apt. No., HOLDING
3850 HOLLYWOOD VLBD, SUITE 400,

City, State, ZIP+4® HOLLYWOOD, FL, 33021
CASE #6402 N.O.H

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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 ZEMEL, FRANKLIN L C/O ARNSTEIN &

Street and Apt. No., LEHR LLP (REG. AGENT)
200 EAST LAS OLAS BLVD, SUITE 1000,

City, State, ZIP+4® FORT LAUDERDALE, FL, 33301
CASE #6402 N.O.H

PS Form 3800, Ap

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OCT 12 2021

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

Postage
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Total Postage and Fe
$

Sent To PEMBROKE PARK WAREHOUSES

Street and Apt. No., HOLDING
3120 SW 19 ST,

City, State, ZIP+4® PEMBROKE PARK, FL, 33009
CASE #6402 N.O.H

PS Form 3800, Apr

Postmark Here
OCT 12 2021

7021 0350 0000 2801 8180

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	**3120-3140 SW 19 STREET, PEMBROKE PARK FL 33009**	ID #	5142 20 00 0441
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING	Millage	0613
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746	Use	48

Abbr Legal Description	20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$299,310	$1,070,190	$1,369,500	$1,369,500	
2021	$299,310	$1,070,190	$1,369,500	$1,369,500	
2020	$299,310	$1,070,190	$1,369,500	$1,369,500	$29,556.27

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,369,500	$1,369,500	$1,369,500	$1,369,500
Portability	0	0	0	0
Assessed/SOH	$1,369,500	$1,369,500	$1,369,500	$1,369,500
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	$1,369,500	$1,369,500	$1,369,500	$1,369,500

Sales History

Date	Type	Price	Book/Page or CIN
12/1/1992	TD*	$100	**20656 / 146**
8/1/1990	TD*	$100	
3/1/1978	WD	$850,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	149,653	SF
Adj. Bldg. S.F. (Card, Sketch)		71346
Eff./Act. Year Built: 1975/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK WAREHOUSES HOLDING COMPANY

Filing Information

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

Principal Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Mailing Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Registered Agent Name & Address

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

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title PSD

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

Annual Reports

Report Year	Filed Date
2019	03/18/2019

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

Document Images

03/30/2021 -- ANNUAL REPORT	View image in PDF format
05/03/2020 -- ANNUAL REPORT	View image in PDF format
03/18/2019 -- ANNUAL REPORT	View image in PDF format
04/11/2018 -- ANNUAL REPORT	View image in PDF format
03/29/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
04/09/2015 -- ANNUAL REPORT	View image in PDF format
06/10/2014 -- ANNUAL REPORT	View image in PDF format
03/14/2013 -- ANNUAL REPORT	View image in PDF format
04/03/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
04/01/2009 -- ANNUAL REPORT	View image in PDF format
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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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
PEMBROKE PARK WAREHOUSES HOLDING		CASE NO. 6402
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3120 SW 19 ST, PEMBROKE PARK, FL, 33009

I, MIGUEL NUNEZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING AT 11:13 A.M. ON THE 27 DAY OF OCTOBER 2021.

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

TYPE OF SERVICE

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

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

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

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

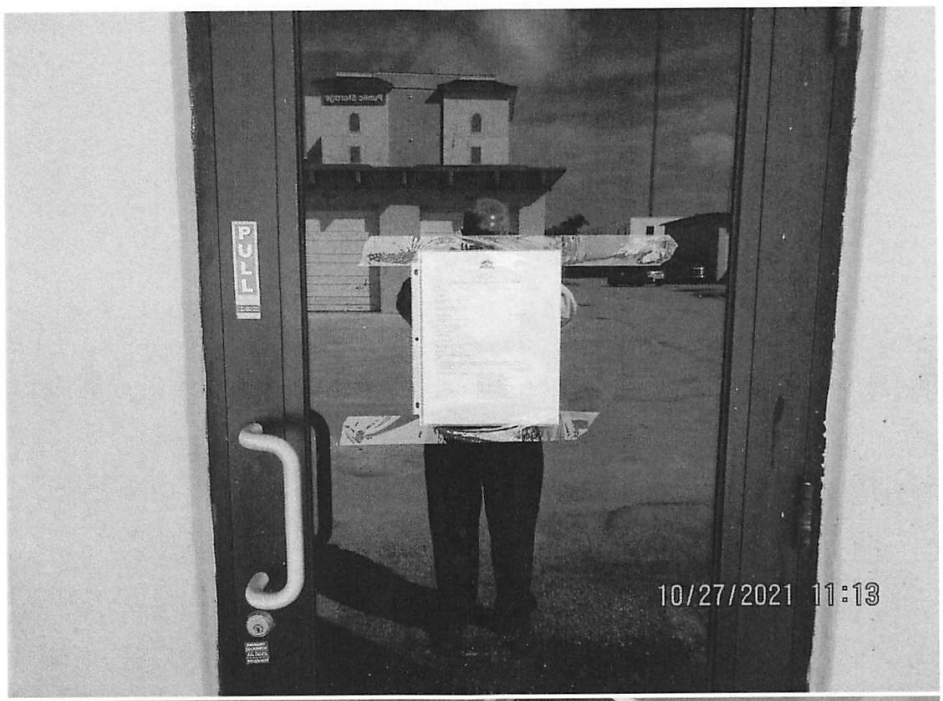
AFFIANT

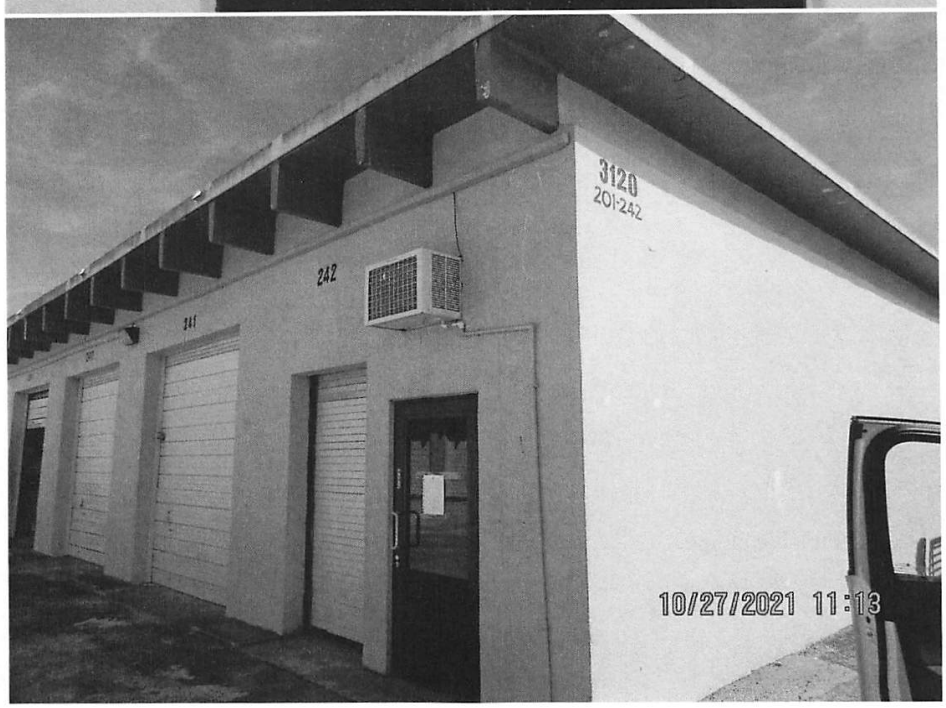
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 5 day of Nov, 2021, by Miguel Nunez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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





6402

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/08/2021

Sent To:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

6402

Property Owner:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000441

Legal Description:

20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

AKA:

3120 SW 19 ST, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/8/2021 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.	31

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

10/8/2021

Case Overview

Property/Incident Information

Owner	Address	Site Address
2727 PARK RD LLC	2673 S PARK LN PEMBROKE PARK, FL 33009	2727 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6404 **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
10/8/2021		Notice of Violation	Hand
10/8/2021	11/17/2021	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: 11/17/2021

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- ☐ 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 2727 PARK RD LLC

Street and Apt. No., 2973 S PARK LN,

City, State, ZIP+4® PEMBROKE PARK, FL, 33009
CASE #6404 N.O.H

PS Form 3800, Ap

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Total Postage and
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Sent To RAZ, ETAN

Street and Apt. No. 2673 SOUTH PARK LANE,

City, State, ZIP+4® PEMBROKE PARK, FL, 33009
CASE #6404 N.O.H

PS Form 3800, A

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1 2 2021

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

Postage
$

Total Postage and Fees
$

Sent To 2727 PARK RD LLC

Street and Apt. No., 2727 S PARK RD,

City, State, ZIP+4® PEMBROKE PARK, FL, 33009
CASE #6404 N.O.H

PS Form 3800, Ap

Postmark Here
1 2 2021

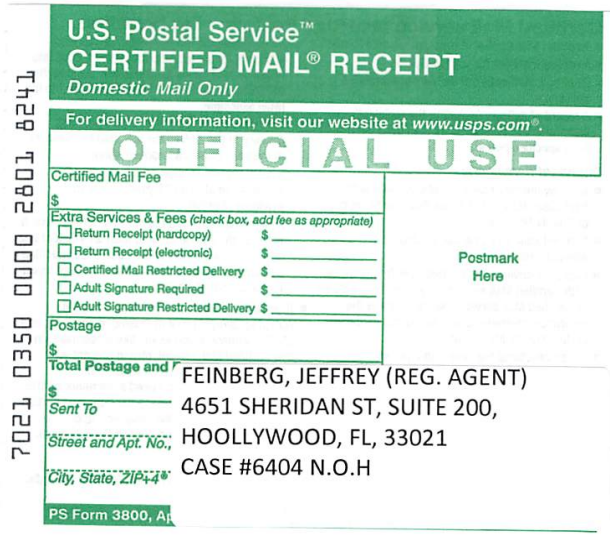
7021 0350 0000 2801 8227

Tracking Number: 70210350000028018241

Your package is on its way to a USPS facility. Sign up to **get updates**, and we'll send you a delivery date and time when available.

USPS in possession of item

October 12, 2021 at 5:24 pm
HOLLYWOOD, FL 33026



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 (REG. AGENT)
4651 SHERIDAN ST, SUITE 200,
HOOLLYWOOD, FL, 33021
CASE #6404 N.O.H

9590 9402 6379 0303 8548 71

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

7021 0350 0000 2801 8241

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* C19 2138

C. Date of Delivery 10/20/21

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
☐ 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:

2727 PARK RD LLC
2727 S PARK RD,
PEMBROKE PARK, FL, 33009
CASE #6404 N.O.H

9590 9402 6379 0303 8548 33

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

7021 0350 0000 2801 8227

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

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:

RAZ, ETAN
2673 SOUTH PARK LANE,
PEMBROKE PARK, FL, 33009
CASE #6404 N.O.H

9590 9402 6379 0303 8548 88

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

7021 0350 0000 2801 8234

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2727 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0100
Property Owner	2727 PARK RD LLC	Millage	0613
Mailing Address	2673 S PARK LN PEMBROKE PARK FL 33009	Use	17
Abbr Legal Description	29-51-42 W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SAID SEC 29, LESS S 571, LESS W 25, LESS N 25 & LESS S 0.33		

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	$169,610	$303,150	$472,760	$472,760	
2021	$169,610	$303,150	$472,760	$472,760	
2020	$169,610	$275,970	$445,580	$445,580	$9,616.43

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$472,760	$472,760	$472,760	$472,760
Portability	0	0	0	0
Assessed/SOH	$472,760	$472,760	$472,760	$472,760
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$472,760	$472,760	$472,760	$472,760

Sales History

Date	Type	Price	Book/Page or CIN
1/30/2017	WD-D	$435,000	114315261
4/6/2017	WD-D	$435,000	114315260
11/19/2014	WD-Q	$670,000	112902032
12/16/2013	WD-D	$380,000	112003906
11/7/2013	WD-D	$464,000	112003904

Land Calculations

Price	Factor	Type
$7.00	24,230	SF
Adj. Bldg. S.F. (Card, Sketch)		4664
Eff./Act. Year Built: 1970/1964		

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
2727 PARK RD, LLC

Filing Information

Document Number	L17000011451
FEI/EIN Number	82-1059927
Date Filed	01/13/2017
State	FL
Status	ACTIVE

Principal Address

2673 SOUTH PARK LANE
PEMBROKE PARK, FL 33009

Mailing Address

2673 SOUTH PARK LANE
PEMBROKE PARK, FL 33009

Registered Agent Name & Address

FEINBERG, JEFFREY
4651 SHERIDAN ST
SUITE 200
HOLLYWOOD, FL 33021

Authorized Person(s) Detail

Name & Address

Title AMBR

RAZ, ETAN
2673 SOUTH PARK LANE
PEMBROKE PARK, FL 33009

Annual Reports

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

Document Images

01/11/2021 -- ANNUAL REPORT View image in PDF format

03/19/2020 -- ANNUAL REPORT	View image in PDF format
02/12/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
01/13/2017 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

2727 PARK RD LLC CASE NO. 6404

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2727 PARK RD LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2727 S PARK ROAD, PEMBROKE PARK, FL, 33009

I, MIGUEL NUNEZ HEREBY CERTIFY that I SERVED: 2727 PARK RD LLC AT 10:38 A.M. ON THE 28 DAY OF OCTOBER 2021.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

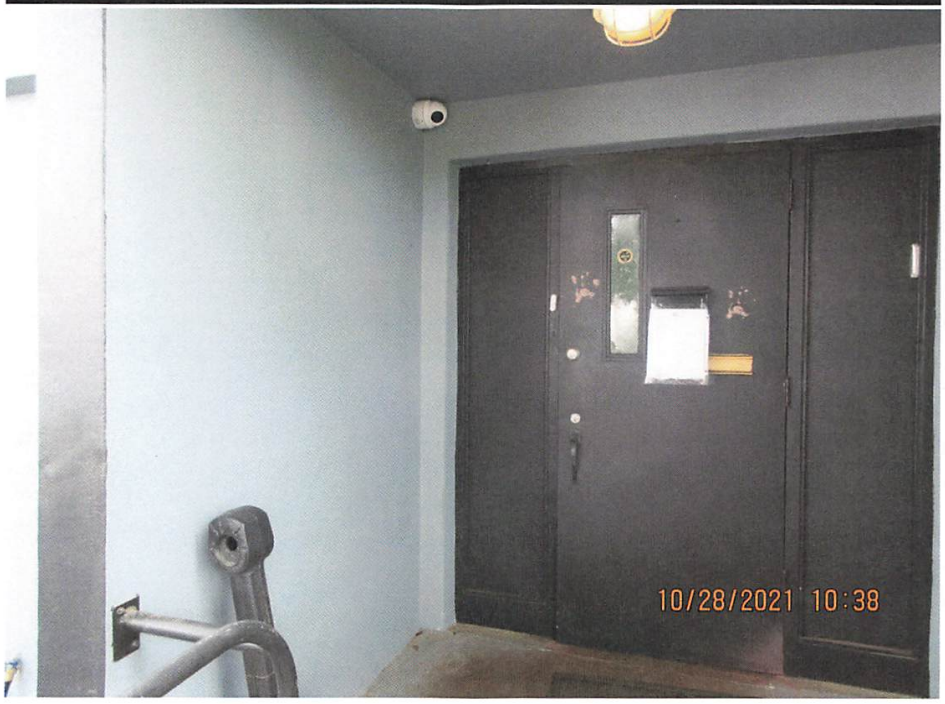
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 5 day of Nov, 2021, by Miguel Nunez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ___ OR Produced Identification ___

Type of Identification Produced ___

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



6404

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/08/2021

Sent To:

2727 PARK RD LLC

2673 S PARK LN
PEMBROKE PARK, FL 33009

Case #:

6404

Property Owner:

2727 PARK RD LLC

2673 S PARK LN
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000100

Legal Description:

29-51-42 W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SAID SEC 29, LESS S 571, LESS W 25, LESS N 25 & LESS S 0.33

AKA:

2727 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/8/2021 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.	31

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

10/8/2021

Case Overview

Property/Incident Information

Owner	Address	Site Address
VILA,CLARIVEL & VILA,PABLO & VILA,AGUSTIN C	9067 NW 173 TER MIAMI, FL 33018	2517 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6406 **Date Next Inspection** 11/17/2021

Notes

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/8/2021		Notice of Violation	Hand
10/8/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

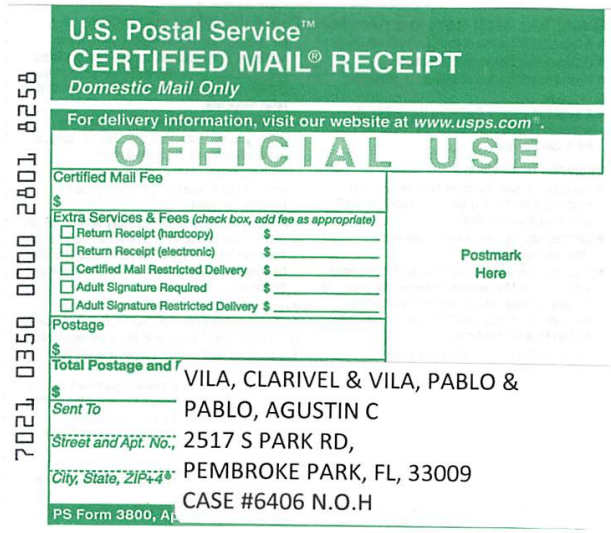
Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish 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: 11/17/2021

Tracking Number: 70210350000028018258

Your package is on its way to a USPS facility. Sign up to **get updates**, and we'll send you a delivery date and time when available.

USPS in possession of item

October 12, 2021 at 5:24 pm
HOLLYWOOD, FL 33026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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postmark Here
Postage
$
Total Postage and
$
Sent To VILA, CLARIVEL & VILA, PABLO &
Street and Apt. No., PABLO, AGUSTIN C
City, State, ZIP+4® 2517 S PARK RD,
PEMBROKE PARK, FL, 33009
CASE #6406 N.O.H
PS Form 3800, A
7021 0350 0000 2801 8258

Tracking Number: 70210350000028018265

Your package is on its way to a USPS facility. Sign up to **get updates**, and we'll send you a delivery date and time when available.

USPS in possession of item

October 12, 2021 at 5:24 pm
HOLLYWOOD, FL 33026

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2517-2525 S PARK ROAD, PEMBROKE PARK FL 33009
Property Owner	VILA, CLARIVEL & VILA, PABLO & VILA, AGUSTIN C
Mailing Address	9067 NW 173 TER MIAMI FL 33018

ID #	5142 29 00 0060
Millage	0613
Use	48

Abbr Legal Description	29-51-42 S 50 OF N 125 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 11,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$54,600	$445,680	$500,280	$500,280	
2021	$54,600	$445,680	$500,280	$500,280	
2020	$54,600	$469,580	$524,180	$524,180	$11,312.75

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$500,280	$500,280	$500,280	$500,280
Portability	0	0	0	0
Assessed/SOH	$500,280	$500,280	$500,280	$500,280
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	$500,280	$500,280	$500,280	$500,280

Sales History

Date	Type	Price	Book/Page or CIN
12/1/2005	QCD	$100	41240 / 1723
12/23/2002	SWD	$275,000	34322 / 1258
10/1/1987	WD*	$1,850,000	14853 / 92

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	7,800	SF
Adj. Bldg. S.F. (Card, Sketch)		5000
Eff./Act. Year Built: 1968/1967		

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.)

)

VILLA, CLARIVEL & VILLA, PABLO & VILA, AGUSTIN C CASE NO. 6406

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: VILLA, CLARIVEL & VILLA, PABLO & VILA, AGUSTIN C

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2517 S PARK ROAD, PEMBROKE PARK, FL, 33009

I, MIGUEL NUNEZ HEREBY CERTIFY that I SERVED: VILLA, CLARIVEL & VILLA, PABLO & VILA, AGUSTIN C AT 10:41 A.M. ON THE 28 DAY OF OCTOBER 2021.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

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

Signature

Personally Known ____ OR Produced Identification ____
Type of Identification Produced ____

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

6406

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/08/2021

Sent To:

VILA,CLARIVEL & VILA,PABLO &
VILA,AGUSTIN C

9067 NW 173 TER
MIAMI, FL 33018

Case #:

6406

Property Owner:

VILA,CLARIVEL & VILA,PABLO &
VILA,AGUSTIN C

9067 NW 173 TER
MIAMI, FL 33018

Certified Mail #:

Property Description:

514229000060

Legal Description:

29-51-42 S 50 OF N 125 OF W 181 OF
W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS
W 25 AKA:LOT 11,PEMBROKE PARK
INDUSTRIAL CENTER (UNREC)

AKA:

2517 S PARK RD, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/8/2021 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.	31

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

10/8/2021

Case Overview

Property/Incident Information

Owner	Address	Site Address
REEVE ASSET MGMT COMPANY	1262 TERRYSTONE CT WESTON, FL 33326	2501 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6408 **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
10/8/2021		Notice of Violation	Hand
10/8/2021	11/17/2021	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: 11/17/2021

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

Postage
$

Total Postage and Fees
$

Sent To REEVE ASSET MGMT COMPANY
Street and Apt. No., 2501 S PARK RD,
City, State, ZIP+4® PEMBROKE PARK, FL, 33009
CASE #6408 N.O.H

PS Form 3800, Ap

Postmark Here
OCT 12 2021

7021 0350 0000 2801 8289

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

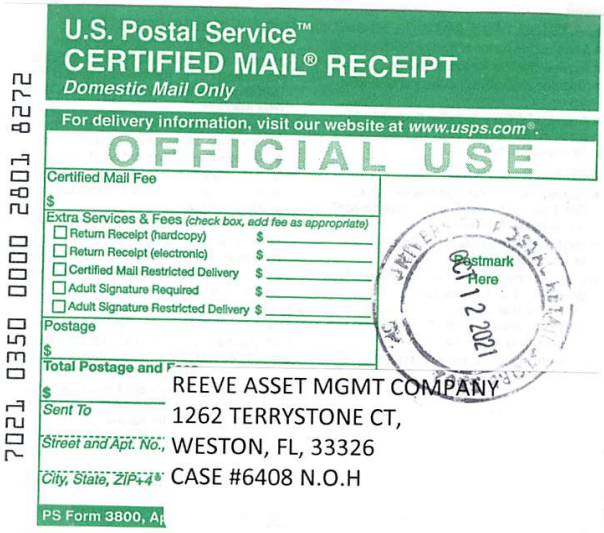
Total Postage and Fees
$

Sent To REEVE, STEPHEN E
Street and Apt. No., 1262 TERRYSTONE COURT,
City, State, ZIP+4® WESTON, FL, 33326
CASE #6408 N.O.H

PS Form 3800, Apr

Postmark Here
OCT 12 2021

7021 0350 0000 2801 8296



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OFFICIAL USE

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

Postage
$

Total Postage and Fees
$

Sent To REEVE ASSET MGMT COMPANY
Street and Apt. No., 1262 TERRYSTONE CT,
City, State, ZIP+4® WESTON, FL, 33326
CASE #6408 N.O.H

PS Form 3800, Ap

Postmark Here
OCT 12 2021

7021 0350 0000 2801 8272

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:

REEVE, STEPHEN E
1262 TERRYSTONE COURT,
WESTON, FL, 33326
CASE #6408 N.O.H

9590 9402 6379 0303 8545 74

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

7021 0350 0000 2801 8296

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Lisa H. R

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Lisa Reeve

C. Date of Delivery 10-19-21

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2501 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0061
Property Owner	REEVE ASSET MGMT COMPANY	Millage	0613
Mailing Address	1262 TERRYSTONE CT WESTON FL 33326	Use	48
Abbr Legal Description	29-51-42 N 75 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 12,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$80,970	$420,300	$501,270	$501,270	
2021	$80,970	$420,300	$501,270	$501,270	
2020	$80,970	$444,200	$525,170	$525,170	$11,334.14

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$501,270	$501,270	$501,270	$501,270
Portability	0	0	0	0
Assessed/SOH	$501,270	$501,270	$501,270	$501,270
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$501,270	$501,270	$501,270	$501,270

Sales History

Date	Type	Price	Book/Page or CIN
1/3/2003	SWD	$275,000	34483 / 384
10/1/1987	WD*	$1,850,000	14853 / 92

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	11,567	SF
Adj. Bldg. S.F. (Card, Sketch)		5000
Eff./Act. Year Built: 1968/1967		

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
REEVE ASSET MANAGEMENT COMPANY

Filing Information

Document Number	P02000119419
FEI/EIN Number	56-2301102
Date Filed	11/07/2002
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	11/04/2009
Event Effective Date	NONE

Principal Address

1262 TERRYSTONE COURT
WESTON, FL 33326

Changed: 03/02/2016

Mailing Address

1262 TERRYSTONE COURT
WESTON, FL 33326

Changed: 04/20/2016

Registered Agent Name & Address

REEVE, STEPHEN E
1262 TERRYSTONE COURT
WESTON, FL 33326

Address Changed: 04/20/2016

Officer/Director Detail

Name & Address

Title P/S

REEVE, STEPHEN E
1262 TERRYSTONE COURT
WESTON, FL 33326

Annual Reports

Report Year	Filed Date
2019	03/06/2019
2020	02/03/2020
2021	01/29/2021

Document Images

01/29/2021 -- ANNUAL REPORT	View image in PDF format
02/03/2020 -- ANNUAL REPORT	View image in PDF format
03/06/2019 -- ANNUAL REPORT	View image in PDF format
03/26/2018 -- ANNUAL REPORT	View image in PDF format
02/12/2017 -- ANNUAL REPORT	View image in PDF format
04/20/2016 -- ANNUAL REPORT	View image in PDF format
01/09/2015 -- ANNUAL REPORT	View image in PDF format
04/21/2014 -- ANNUAL REPORT	View image in PDF format
04/29/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
04/19/2011 -- ANNUAL REPORT	View image in PDF format
04/20/2010 -- ANNUAL REPORT	View image in PDF format
11/04/2009 -- REINSTATEMENT	View image in PDF format
04/07/2008 -- ANNUAL REPORT	View image in PDF format
04/05/2007 -- ANNUAL REPORT	View image in PDF format
04/11/2006 -- ANNUAL REPORT	View image in PDF format
02/28/2005 -- ANNUAL REPORT	View image in PDF format
02/12/2004 -- ANNUAL REPORT	View image in PDF format
02/13/2003 -- ANNUAL REPORT	View image in PDF format
11/07/2002 -- Domestic Profit	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

REEVE ASSET MGMT COMPANY CASE NO. 6408

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: REEVE ASSET MGMT COMPANY

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2501 S PARK ROAD, PEMBROKE PARK, FL, 33009

I, MIGUEL NUNEZ HEREBY CERTIFY that I SERVED: REEVE ASSET MGMT COMPANY AT 10:43 A.M. ON THE 28p DAY OF OCTOBER 2021.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

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

Signature

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

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

RICH
UTOR
DRICH
10/28/2021 10:43

2501
FRIEDRICH
DISTRIBUTOR
FRIEDRICH
2 3 0
OX
10/28/2021 10:43

6408

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/08/2021

Sent To:

REEVE ASSET MGMT COMPANY

1262 TERRYSTONE CT
WESTON, FL 33326

Case #:

6408

Property Owner:

REEVE ASSET MGMT COMPANY

1262 TERRYSTONE CT
WESTON, FL 33326

Certified Mail #:

Property Description:

514229000061

Legal Description:

29-51-42 N 75 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 12,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2501 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/8/2021 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.	31

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

10/8/2021

Case Overview

Property/Incident Information

Owner	Address	Site Address
J STEVEN PEMBROKE LLC	PO BOX 91327 ALLENTOWN, PA 18109	5301 SW 25 CT, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6410 **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 sent on 2018)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/8/2021		Notice of Violation	Hand
10/8/2021	11/17/2021	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	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

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Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
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Postage
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City, State, ZIP+4®
PS Form 3800, A
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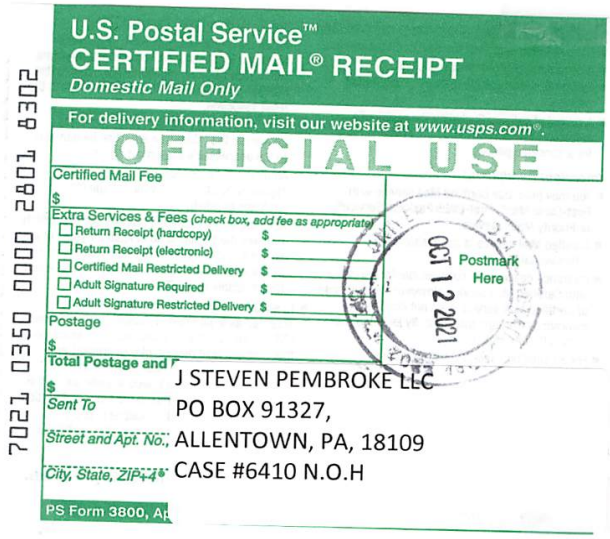
J STEVEN PEMBROKE LLC
5301 SW 25 CT,
PEMBROKE PARK, FL, 33009
CASE #6410 N.O.H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Adult Signature Restricted Delivery $
Postage
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Total Postage and
$
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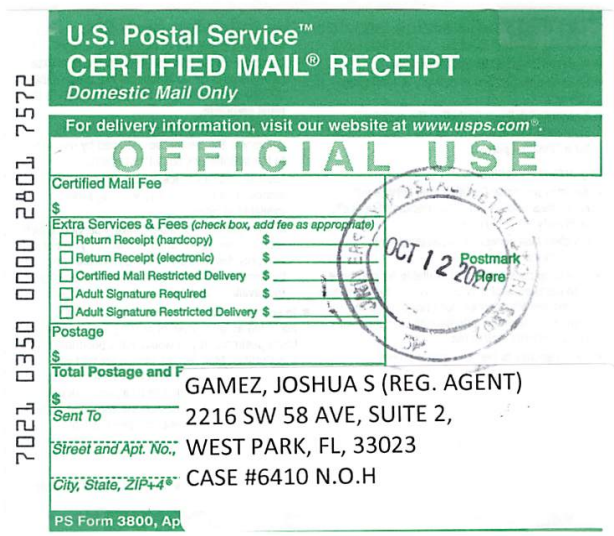
City, State, ZIP+4®
PS Form 3800, Ap
OCT 12 2021
Postmark Here
J STEVEN PEMBROKE LLC
PO BOX 91327,
ALLENTOWN, PA, 18109
CASE #6410 N.O.H


7021 0350 0000 2801 7572
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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 Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
OCT 12 2021
Postmark Here
GAMEZ, JOSHUA S (REG. AGENT)
2216 SW 58 AVE, SUITE 2,
WEST PARK, FL, 33023
CASE #6410 N.O.H

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5301 SW 25 COURT, PEMBROKE PARK FL 33009	ID #	5142 30 10 0810
Property Owner	J STEVEN PEMBROKE LLC	Millage	0613
Mailing Address	PO BOX 91327 ALLENTOWN PA 18109	Use	48
Abbr Legal Description	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 11,12 BLK 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	$156,270	$476,770	$633,040	$633,040	
2021	$156,270	$476,770	$633,040	$633,040	
2020	$156,270	$476,990	$633,260	$620,180	$13,469.70

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$633,040	$633,040	$633,040	$633,040
Portability	0	0	0	0
Assessed/SOH	$633,040	$633,040	$633,040	$633,040
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	$633,040	$633,040	$633,040	$633,040

Sales History

Date	Type	Price	Book/Page or CIN
3/29/2016	SWD-Q	$650,000	113599431
12/9/2015	WD-Q	$500,000	113400661
1/19/2004	QCD	$100	36806 / 432
3/27/1997	QCD	$5,000	26262 / 939
12/10/1996	QCD	$30,000	25896 / 250

Land Calculations

Price	Factor	Type
$7.00	22,324	SF
Adj. Bldg. S.F. (Card, Sketch)		5100
Eff./Act. Year Built: 1975/1962		

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
J STEVEN PEMBROKE LLC

Filing Information

Document Number	L16000048511
FEI/EIN Number	81-1854622
Date Filed	03/08/2016
State	FL
Status	ACTIVE

Principal Address

5301 SW 25TH CT
Pembroke Park, FL 33023

Changed: 02/27/2017

Mailing Address

PO BOX 91327
Allentown, PA 18109

Changed: 02/27/2017

Registered Agent Name & Address

GAMEZ, JOSHUA S
2216 SW 58 AVE
Suite 2
West Park, FL 33023

Address Changed: 08/02/2019

Authorized Person(s) Detail

Name & Address

Title MGR

GAMEZ, JOSHUA S
2216 SW 58 AVE
Suite 2
West Park, FL 33023

Annual Reports

Report Year	Filed Date

2019	08/02/2019
2020	01/26/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
01/26/2020 -- ANNUAL REPORT	View image in PDF format
08/02/2019 -- ANNUAL REPORT	View image in PDF format
01/17/2018 -- ANNUAL REPORT	View image in PDF format
02/27/2017 -- ANNUAL REPORT	View image in PDF format
03/08/2016 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

J STEVEN PEMBROKE LLC CASE NO. 6410

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: J STEVEN PEMBROKE LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5301 SW 25 CT, PEMBROKE PARK, FL, 33009

I, MIGUEL NUNEZ HEREBY CERTIFY that I SERVED: J STEVEN PEMBROKE LLC AT 10:54 A.M. ON THE 27 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.

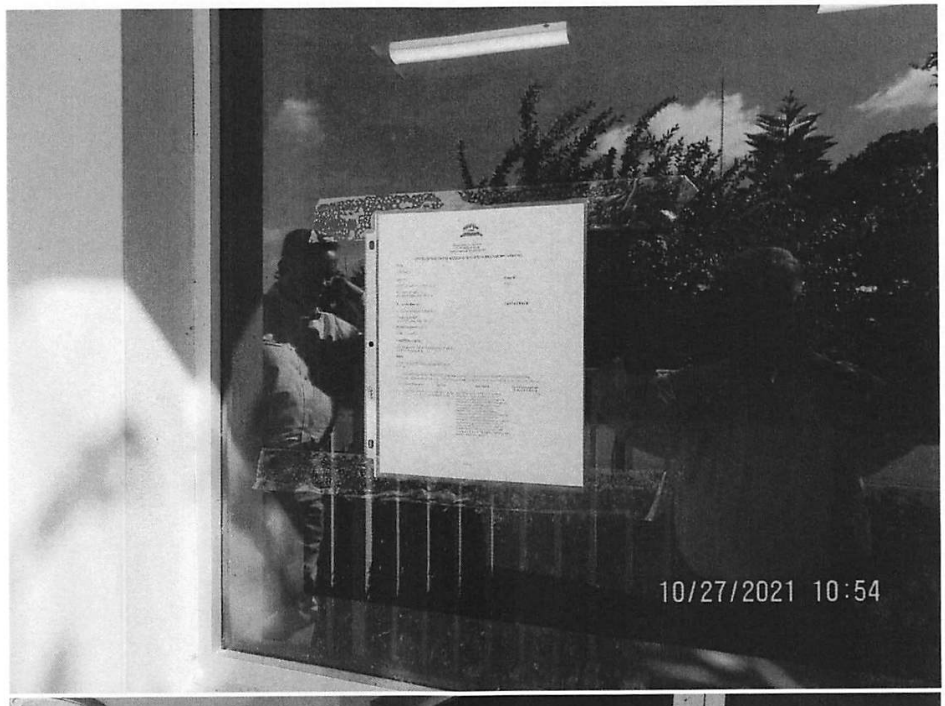
AFFIANT

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 _____



6410

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/08/2021

Sent To:

J STEVEN PEMBROKE LLC

PO BOX 91327
ALLENTOWN, PA 18109

Case #:

6410

Property Owner:

J STEVEN PEMBROKE LLC

PO BOX 91327
ALLENTOWN, PA 18109

Certified Mail #:

Property Description:

514230100810

Legal Description:

MIAMI GARDENS ESTATES SEC 8 44-33
B LOT 11,12 BLK 4

AKA:

5301 SW 25 CT, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/8/2021 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.	31

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

10/8/2021

Case Overview

Property/Incident Information

Owner	Address	Site Address
PARK LAKE INC	3184 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009	3184 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Closed **Case #** 5074

Notes Recertification of 40 Year Inspection has not been completed in accordance to FBC 110.15 with Broward County Provisions. Property Owner will need to complete the 40 Year Inspection in order to comply with violation.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/8/2020		Notice of Violation	Regular Mail
7/23/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/24/2021	8/19/2021	Final Order	Certified Mail Hand
9/27/2021		Affidavit of Compliance	Regular Mail
9/27/2021		Affidavit of Compliance	
10/27/2021	11/17/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
10/27/2021	11/17/2021	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	9/27/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	9/27/2021	$5,750.00
Admin Fixed		Admin Fixed		$100.00

Case Overview

	Total Fines	**$5,850.00**

Payments

Date	Payment Type Name	Amount
8/26/2021	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$5,750.00**

7021 0350 0000 2801 9026

U.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
GLAZER & SACHS (REG. AGENT)

Street and Apt. No.
3113 STIRLING RD,

City, State, ZIP+4®
HOLLYWOOD, FL, 33021
CASE #5074 H.C.F

PS Form 3800, A

OCT 28 2021
Postmark Here

7021 0350 0000 2801 9033

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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
$ 7.33

Total Postage and F
$

Sent To
PARK LAKE INC

Street and Apt. No.,
3184 W HALLANDALE BEACH BLVD,

City, State, ZIP+4®
PEMBROKE PARK, FL, 33009
CASE #5074 H.C.F

PS Form 3800, Ap

OCT 28 2021
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:

Park Lake Inc.
F.O. #5272, #5074
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

9590 9402 6610 1028 6985 91

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

7021 0350 0001 0297 8065

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [illegible] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Park Lake Inc

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
- ☐ 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

7021 0350 0001 0297 8065
U.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)
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Return Receipt (electronic) $
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Street and Apt. N
F.O. #5272, #5074
3184 W Hallandale Beach Blvd
City, State, ZIP+4
Pembroke Park, FL 33009
PS Form 3800,
AUG 23 2021
Postmark Here

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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
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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 Fe
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Sent To
Glazer & Sachs
Street and Apt. No.,
F.O. #5272, #5074
3113 Stirling Rd
City, State, ZIP+4
Hollywood, FL 33021
PS Form 3800, Apr
AUG 23 2021
Postmark Here

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
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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 $
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Total Postage and
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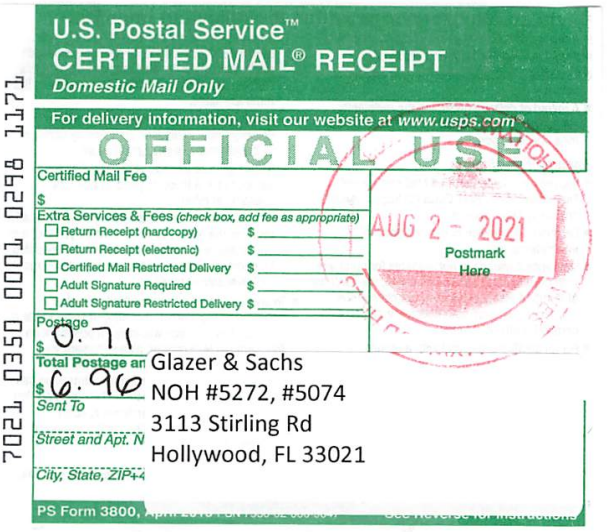
Park Lake Inc.
NOH #5272, #5074
Street and Apt. No.,
3184 W Hallandale Beach Blvd
City, State, ZIP+4®
Pembroke Park, FL 33009
AUG 2 - 2021
Postmark Here
PS Form 3800,
7021 0350 0001 0298 1164


U.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) $
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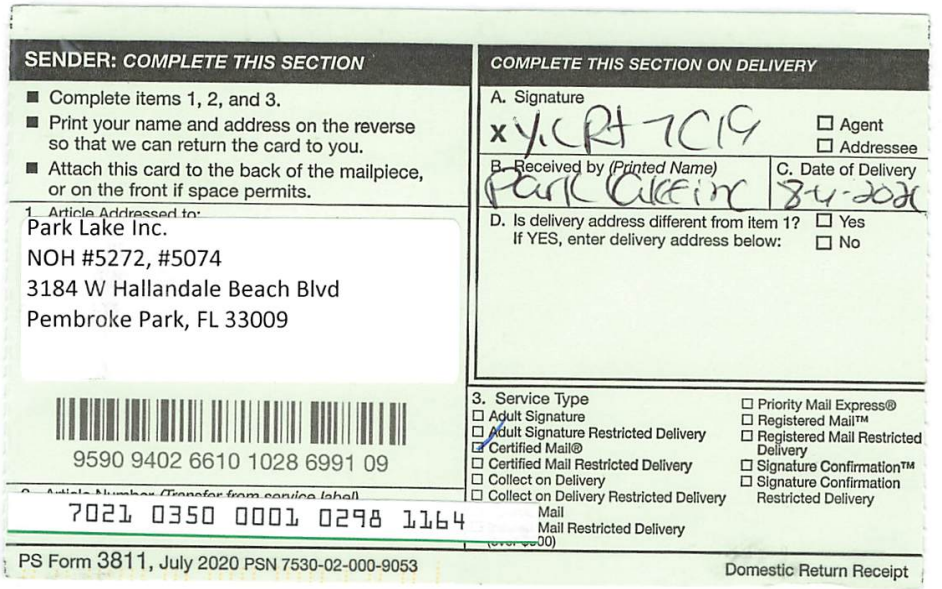
Sent To
Glazer & Sachs
NOH #5272, #5074
Street and Apt. N
3113 Stirling Rd
City, State, ZIP+4
Hollywood, FL 33021
AUG 2 - 2021
Postmark Here
PS Form 3800,
7021 0350 0001 0298 1171


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:
Park Lake Inc.
NOH #5272, #5074
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009
9590 9402 6610 1028 6991 09
2. Article Number (Transfer from service label)
7021 0350 0001 0298 1164
COMPLETE THIS SECTION ON DELIVERY
A. Signature
x
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
8-4-2021
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
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Signature Confirmation™
Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053
Domestic Return Receipt

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

Hasler FIRST-CLASS MAIL
05/11/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:

PARK LAKE INC

3184 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Case #:

5074

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3184 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	PARK LAKE INC
Mailing Address	3184 W HALLANDALE BEACH BLVD PEMBROKE PARK FL 33009

ID #	5142 29 00 0220
Millage	0613
Use	09

Abbr Legal Description	29-51-42 POR SE1/4 & NE1/4 DESC AS:BEG SW COR SE1/4,N180,E 150,NE 508.96,N 3038.67,NW 155.61,E345,NE 107.93 TO REF PT A,E 170.33,S 1092.32,E 1046.01,S 1346.67,E 573.30,S 1347.07,W 2598.37 TO POB TOG W/ COMM REF PT A;N206,E 220.02,S 96 TO POB;S 79,E 130.54,N 79,W 130.54 TO POB & TOG W/ 137-46 B POR PAR A;COMM NE COR PAR A;S150 TO POB,S56,SW 107.84,W 345.15,NW 212.07.E 547.80 TO POB AKA:UNDER LYING LAND PARK LAKE CO-OP

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*	$10		$10	$10	
2020	$10		$10	$10	
2019	$10		$10	$10	

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$10	$10	$10	$10
Portability	0	0	0	0
Assessed/SOH	$10	$10	$10	$10
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 20	$10	$10	$10	$10
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
3/20/1986	SW*	$13,500,000	13266 / 113

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$10	127.39	AC
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 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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PARK LAKE INC CASE NO. 5074

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PARK LAKE INC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM AND ABATE FINE

ADDRESS: 3184 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33009

I, MIGUEL NUNEZ HEREBY CERTIFY that I SERVED: PARK LAKE INC AT 11:26 A.M. ON THE 10 DAY OF NOVEMBER 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.

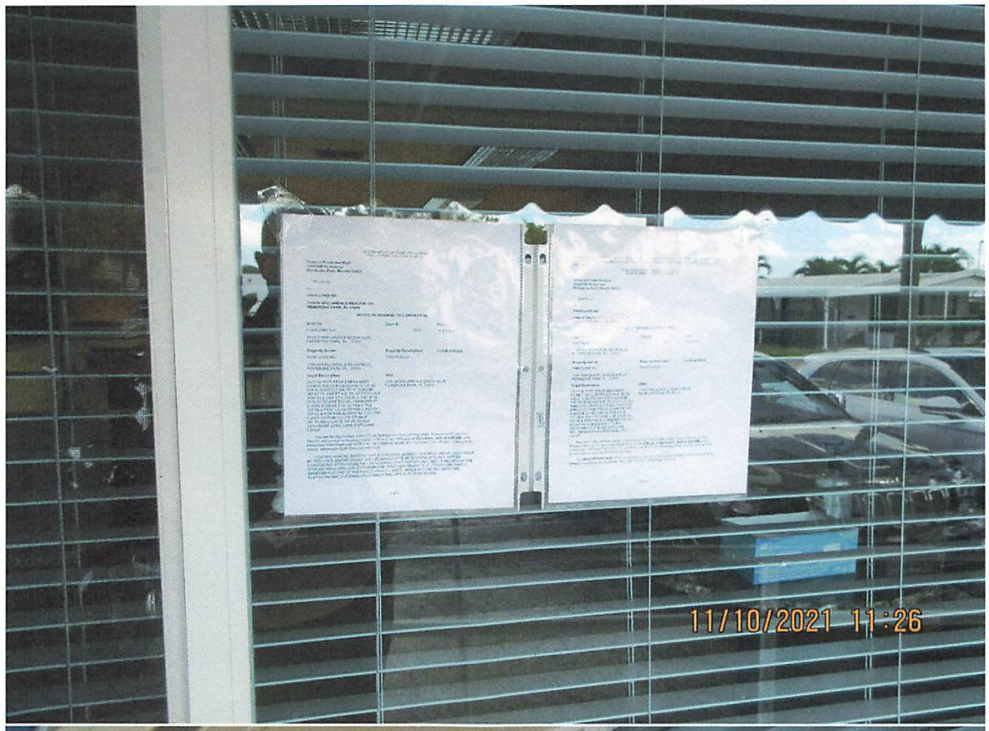
AFFIANT

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 NOV, 2021, by Miguel Nunez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



5074

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PARK LAKE INC

3184 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PARK LAKE INC	5074	10/27/2021
3184 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
PARK LAKE INC	514229000220	
3184 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
29-51-42 POR SE1/4 & NE1/4 DESC AS:BEG SW COR SE1/4,N180,E 150,NE 508.96,N 3038.67,NW 155.61,E345,NE 107.93 TO REF PT A,E 170.33,S 1092.32,E 1046.01,S 1346.67,E 573.30,S 1347.07,W 2598.37 TO POB TOG W/ COMM REF PT A;N206,E 220.02,S 96 TO POB;S 79,E 130.54,N 79,W 130.54 TO POB & TOG W/ 137-46 B POR PAR A;COMM NE COR PAR A;S150 TO POB,S56,SW 107.84,W 345.15,NW 212.07.E 547.80 TO POB AKA:UNDER LYING LAND PARK LAKE CO-OP	3184 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 Confirm Fine on the **17th day of November, 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.

Recertification of 40 Year Inspection has not been completed in accordance to FBC 110.15 with Broward County Provisions. Property Owner will need to complete the 40 Year Inspection in order to comply with violation.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PARK LAKE INC

3184 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
PARK LAKE INC	5074	10/27/2021
3184 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
PARK LAKE INC	514229000220	
3184 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
29-51-42 POR SE1/4 & NE1/4 DESC AS:BEG SW COR SE1/4,N180,E 150,NE 508.96,N 3038.67,NW 155.61,E345,NE 107.93 TO REF PT A,E 170.33,S 1092.32,E 1046.01,S 1346.67,E 573.30,S 1347.07,W 2598.37 TO POB TOG W/ COMM REF PT A;N206,E 220.02,S 96 TO POB;S 79,E 130.54,N 79,W 130.54 TO POB & TOG W/ 137-46 B POR PAR A;COMM NE COR PAR A;S150 TO POB,S56,SW 107.84,W 345.15,NW 212.07.E 547.80 TO POB AKA:UNDER LYING LAND PARK LAKE CO-OP	3184 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 Abate Fine on the **17th day of November, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PARK LAKE INC. Respondent(s)	)	Case No.: 5074

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: 3184 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PARK LAKE INC, 3184 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 29 00 0220

LEGAL DESCRIPTION: 29-51-42 POR SE1/4 & NE1/4 DESC AS:BEG SW COR SE1/4,N180,E 150,NE 508.96,N 3038.67,NW 155.61,E345,NE 107.93 TO REF PT A,E 170.33,S 1092.32,E 1046.01,S 1346.67,E 573.30,S 1347.07,W 2598.37 TO POB TOG W/ COMM REF PT A;N206,E 220.02,S 96 TO POB;S 79,E 130.54,N 79,W 130.54 TO POB & TOG W/ 137-46 B POR PAR A;COMM NE COR PAR A;S150 TO POB,S56,SW 107.84,W 345.15,NW 212.07.E 547.80 TO POB AKA:UNDER LYING LAND PARK LAKE CO-OP

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Florida Building Code section(s) 110.15. The Special Magistrate adopted as its findings of facts those facts as set forth by the Building Official 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 Building Official does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the FLORIDA BUILDING CODE SECTION(S) 110.15 **WITHIN 15 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 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 19TH day of August 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, 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 23 day of August, 2021.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
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 10, 2021
INVOICE # 320
FOR:

Case # 5074

PARK LAKE INC
3184 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009

Bill To:

PARK LAKE INC
3184 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 110-15		
	Final Order on 08/19/2021		
1	Admin Fee	$ 100.00	$ 100.00
23	Day(s) of Per Diem from (09/04/21-09/27/21)	$ 250.00	$ 5,750.00
1	Payment	$ 100.00	$ (100.00)
		Balance	$ 5,750.00

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

THANK YOU FOR YOUR BUSINESS!

Park Lake, Inc.
OWNERS AND OPERATORS OF PARK LAKE ESTATES
3184 W. HALLANDALE BEACH BLVD
PEMBROKE PARK, FL
33009
TEL (954) 981-3500 • FAX (954) 981-3753
info@parklakeinc.com
www.parklakeinc.com

October 15, 2021

Re: case #5074. 40 year recertification of the club-house located at 3184 West Hallandale Beach Boulevard, Pembroke Park, FL 33009

To whom it may concern,

I am hereby requesting a hearing in front of the Special Magistrate for abatement of fines for the following reasons:

I appeared in front of the Special Magistrate on August 19, 2021 where I was given 15 days to provide a structural and an electrical report.

I provided these reports to the Town of Pembroke Park on September 3rd, 2021 which was the deadline (see attached exhibit #1). Both reports mentioned that the building was safe for occupancy. There were no repairs needed on the structural side. There were two minor repairs needed on the electrical side, one for the replacement of a receptacle in the kitchen with a GFCI receptacle and one for the replacement of a rusty disconnect switch on a roof top unit.

The Town requested a letter from both engineers confirming that the building was safe for occupancy. These letters were provided on September 8th, 2021 (see attached exhibit #2).

On September 10th, 2021, the Electrical Engineer requested that we open a permit for the minor repairs (see attached exhibit #3) which we did on September 14th, 2021 (see exhibit #4 attached).

On September 13th, 2021, Mr. Nuñez, responded to an Email I had sent on September 10th, 2021 (see attached exhibit #5). In this Email, I wanted to make sure that we would not receive any fines or forced to close the building since we had provided the reports within the time limit. His answer led me to believe that we were not incurring any fines and that we would not incur any fines during these repairs.

On September 22nd, 2021, Ms. Manzerolle from the Town of Pembroke Park inquired with the Electrical Inspector if he would be able to approve the repairs (see attached exhibit #6). However, the permit was not closed until September 27th, 2021 creating extra days of fines.

Please do not hesitate to contact me should you need further information.

I would like to thank you for your time and understanding.

Sincerely

Bertrand Saysset
Park Lake Estates
General Manager

Ex. #1

Bertrand Saysset

From: Miguel Nunez <mnunez@tppfl.gov>
Sent: Friday, September 3, 2021 12:29 PM
To: Bertrand Saysset; Lucie Manzerolle
Subject: RE: Park Lake

Mr. Saysset,

Thank you for the information submitted with the email below; however, the following issues, where found which will need to be properly submitted, as follows:

- Form used for the structural component reporting is not the last adopted by the Broward County Board of Rules and Appeals policy 05-05; therefore, please visit the following link: https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf and find the correct form in the middle of the informational package.
- The professional certifying the building, needs to state if the building can continue occupancy or not, based in his/her findings and regardless of if repairs are required or not.
- If repairs are required, permits are required prior to the start of any remedial work, and if additional assistance is needed in this aspect, just let me know.

Finally, after the above outlined deficiencies are completed; then, they will need to be presented to the Building Department with the appropriate fee of $350.00 and after they are reviewed and approved (if is compliant) then, the case will be marked as completed, and after such approved date no further fines will be assessed.

Finally, hope the information contained herein, is helpful for your needs and prompt resolution of this case; also, should you have further questions or assistance s needed, just let us know.

Regards.

Miguel A. Núñez, MPA, CBO, CFM.
Building Official
P: (954) 966-4600 ● F: (954) 966-5310 / mnunez@tppfl.gov
Town of Pembroke Park / Building Department
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.tppfl.gov

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From: Bertrand Saysset <BertrandS@ParkLakeInc.com>
Sent: Friday, September 3, 2021 9:56 AM

To: Miguel Nunez <mnunez@tppfl.gov>; Lucie Manzerolle <lmanzerolle@tppfl.gov>
Subject: Park Lake

Good morning,
Please find attached the electrical and structural reports for the 40 year inspection of the club house.
I am bringing you a copy of the report this morning along with a check.
Please let me know if you need anything else.
Thank you for your cooperation,

Bertrand Saysset
General Manager
Park Lake, Inc.
Tel: 954 981 3500
Fax: 954 981 3753
bertrands@parklakeinc.com

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Ex. #2

Inspection Engineers, Inc.

6135 NW 167th Street, Suite E28
Hialeah, Florida 33015
Phone: (305) 232-8691
Email: inspectionengineersinc@gmail.com
Website: www.inspectionengineersinc.com

September 3, 2021

Town of Pembroke Park - Building Department
3150 SW 52nd Avenue
Pembroke Park, FL 33023

Attn: Building Official
Ph: (954) 966-4600
E: mnunez@tppfl.gov

RE: Park Lake Inc
3184 W Hallandale Beach Blvd, Pembroke Park, FL 33009

Dear Building Official,

I, Mr. Marco Perez, P.E., attest to have performed electrical inspections at the above referenced property.

The purpose of this inspection was to confirm in a reasonable fashion if the building under consideration is safe for continued use under present occupancy. After this inspection, the building was found to be safe for continuing occupancy as noted in the attached report before the building can obtain the 40/50 YR Electrical recertification.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the electrical. To the best of our knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible. Please feel free to contact us if we may be of further service to you.

Sincerely,

Marco Perez, P.E.
Fla. Reg. No. 45579

Ex. #2

Inspection Engineers, Inc.

6135 NW 167th Street, Suite E28
Hialeah, Florida 33015
Phone: (305) 232-8691
Email: inspectionengineersinc@gmail.com
Website: www.inspectionengineersinc.com

September 3, 2021

Town of Pembroke Park - Building Department
3150 SW 52nd Avenue
Pembroke Park, FL 33023

Attn: Building Official
Ph: (954) 966-4600
E: mnunez@tppfl.gov

RE: Park Lake Inc
3184 W Hallandale Beach Blvd, Pembroke Park, FL 33009

Dear Building Official,

I, Mr. Arshad Viqar, P.E., attest to have performed structural inspections at the above referenced property.

The purpose of this inspection was to confirm in a reasonable fashion if the building under consideration is safe for continued use under present occupancy. After this inspection, the building was found to be safe for continuing occupancy as noted in the attached report before the building can obtain the 40/50 YR Structural recertification.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of our knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible. Please feel free to contact us if we may be of further service to you.

Sincerely,

9.3.21

Arshad Viqar, P.E.
Fla. Reg. No. 38863

ARSHAD VIQAR * LICENSE No.PE 38863 * STATE OF FLORIDA * PROFESSIONAL ENGINEER

#3

Bertrand Saysset

From: Electrical <electrical@tppfl.gov>
Sent: Friday, September 10, 2021 1:51 PM
To: Lucie Manzerolle
Cc: Bertrand Saysset
Subject: Re: process 94101 - Park Lake 40 yr recertification

Reviewed / Denied

1. Electrical permit required for repairs.
2. Report needs to be resubmitted with correction of removing notes, remedying conflict between repairs required and no repairs required.

Get Outlook for iOS

From: Lucie Manzerolle <lmanzerolle@tppfl.gov>
Sent: Wednesday, September 8, 2021 5:22:27 PM
To: Electrical <electrical@tppfl.gov>
Cc: Bertrand Saysset <BertrandS@ParkLakeInc.com>
Subject: FW: process 94101 - Park Lake 40 yr recertification

Don,
See pictures provided for the 40 yr recertification for park lake.
since the repair was done is that enough to approve the report?

Stay safe

Lucie Manzerolle
Administrative Assistant to the Building Official
Building Manager
P: (954) 966-4600 xt 301 ● F: (954) 966-5310 /
lmanzerolle@tppfl.gov
D: (754) 232-1615
Town of Pembroke Park / Building Department
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

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From: Bertrand Saysset <BertrandS@ParkLakeInc.com>
Sent: Wednesday, September 8, 2021 4:36 PM

To: Lucie Manzerolle <lmanzerolle@tppfl.gov>
Subject: FW: process 94101 - Park Lake 40 yr recertification

Good afternoon Lucie.
Please find below the pictures of the two items that were mentioned in the report and that are already fixed.
Please let me know if you have any questions,
Thank you,

ON
Kitchen
Breaker
32

Bertrand Saysset
General Manager

Park Lake, Inc.
Tel: 954 981 3500
Fax: 954 981 3753
bertrands@parklakeinc.com

From: Lucie Manzerolle <lmanzerolle@tppfl.gov>
Sent: Wednesday, September 8, 2021 2:26 PM
To: Bertrand Saysset <BertrandS@ParkLakeInc.com>

Ex. #5

Bertrand Saysset

From: Miguel Nunez <mnunez@tppfl.gov>
Sent: Monday, September 13, 2021 12:14 PM
To: Lucie Manzerolle
Cc: Bertrand Saysset
Subject: RE: process 94101 - Park Lake 40 yr recertification

Mr. Saysset,

Please allow me to clarify, as it appears there is a misunderstanding in the 40-year process; therefore, see the responses to your questions in red below:

Regards.

Miguel A. Núñez, MPA, CBO, CFM.
Building Official
P: (954) 966-4600 ● F: (954) 966-5310 / mnunez@tppfl.gov
Town of Pembroke Park / Building Department
3150 SW 52nd Avenue, Pembroke Park, FL 33023
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From: Lucie Manzerolle <lmanzerolle@tppfl.gov>
Sent: Friday, September 10, 2021 4:45 PM
To: Miguel Nunez <mnunez@tppfl.gov>
Cc: Bertrand Saysset <BertrandS@ParkLakeInc.com>
Subject: FW: process 94101 - Park Lake 40 yr recertification

Miguel,
Can you assist Bertrand regarding the 40 Yr.
Don is requiring permits for disconnect and GFI which would delay the electrical approval.
The work was already done, and pictures were provided.

Stay safe.

Lucie Manzerolle
Administrative Assistant to the Building Official

Ex. #4

Bertrand Saysset

From: Lucie Manzerolle <lmanzerolle@tppfl.gov>
Sent: Tuesday, September 14, 2021 4:13 PM
To: Bertrand Saysset
Subject: process 94141 - 3184 W HALLANDALE BEACH BLVD (CLUBHOUSE)

Good afternoon,
Your electrical permit application has been approved for the 40 yr report.
Total fee $256.06

Payment : check and/or credit card. No cash
You can also pay online with a credit card at: https://fl-pembrokepark.inkforce.net/spl/ > public access > make a payment > enter the process number> and pay fees with a credit card + 3% technology fee.

Lucie Manzerolle
Administrative Assistant to the Building Official
Building Manager
P: (954) 966-4600 xt 301 ● F: (954) 966-5310 /
lmanzerolle@tppfl.gov
D: (754) 232-1615
Town of Pembroke Park / Building Department
3150 SW 52nd Avenue, Pembroke Park, FL 33023
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Building Manager
P: (954) 966-4600 xt 301 ● F: (954) 966-5310 /
lmanzerolle@tppfl.gov
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From: Bertrand Saysset <BertrandS@ParkLakeInc.com>
Sent: Friday, September 10, 2021 3:51 PM
To: Lucie Manzerolle <lmanzerolle@tppfl.gov>
Subject: RE: process 94101 - Park Lake 40 yr recertification

Good afternoon Lucie,
I thought you said we did not need to open a permit? Unfortunately, the Electrical chief is requesting a permit so the repairs are documented by a licensed Electrician, as per the 40-year inspection; therefore a repairs permit will be required due his request.
When Mr. Nunez came to the office, he said we have time to do the repairs. Is that true? Correct, the repairs are a consequence of the required report by Broward County and the Building Code Are we off the list that said we had two weeks to produce the reports (because we did provide the reports in the required time) Yes, you will be marked as in compliance for the reports as per building code; however, the same code/policy requires that the work is completed within certain time or you would close the building and issue a fine? None of them, as the repairs are secondary to the repair; also, engineers have stated that the building are safe for continued occupancy, while the repairs are performed; therefore, at this time, there is no fine nor building vacation.
Thank you, at your service; and if you have further questions, please let us know.

Bertrand Saysset
General Manager
Park Lake, Inc.
Tel: 954 981 3500
Fax: 954 981 3753
bertrands@parklakeinc.com

From: Electrical <electrical@tppfl.gov>
Sent: Friday, September 10, 2021 1:51 PM
To: Lucie Manzerolle <lmanzerolle@tppfl.gov>
Cc: Bertrand Saysset <BertrandS@ParkLakeInc.com>
Subject: Re: process 94101 - Park Lake 40 yr recertification

Ex. #6

Bertrand Saysset

From: Lucie Manzerolle <lmanzerolle@tppfl.gov>
Sent: Wednesday, September 22, 2021 3:07 PM
To: Electrical
Cc: Bertrand Saysset
Subject: process 94101 - Park Lake

Good afternoon Don,
Regarding process 94101 – 40 Yr recertification for Park Lake Clubhouse. It was denied for repair which was covered under process 94141.
Will you be able to pass the 40 yr now?

Best regards,

Lucie Manzerolle
Administrative Assistant to the Building Official
Building Manager
P: (954) 966-4600 xt 301 ● F: (954) 966-5310 /
lmanzerolle@tppfl.gov
D: (754) 232-1615
Town of Pembroke Park / Building Department
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Miguel Nunez

From: Bertrand Saysset <BertrandS@ParkLakeInc.com>
Sent: Tuesday, August 10, 2021 4:57 PM
To: Miguel Nunez; Lucie Manzerolle
Subject: RE: Park Lake Office

Good afternoon Mr. Nunez,
Thank you for the information.
I have already started the process for the clubhouse and will keep you posted.
Best regards,

Bertrand Saysset
General Manager
Park Lake, Inc.
Tel: 954 981 3500
Fax: 954 981 3753
bertrands@parklakeinc.com

From: Miguel Nunez <mnunez@tppfl.gov>
Sent: Tuesday, August 10, 2021 2:05 PM
To: Bertrand Saysset <BertrandS@ParkLakeInc.com>; Lucie Manzerolle <lmanzerolle@tppfl.gov>
Subject: RE: Park Lake Office

Mr. Sayset,

Thank you for the information; I was under the wrong impression, that this building was over the required limit; therefore, based in the provided information; then, the office is exempted from the 40 Year safety requirement.

Regards.

Miguel A. Núñez, MPA, CBO, CFM.
Building Official
P: (954) 966-4600 ● F: (954) 966-5310 / mnunez@tppfl.gov
Town of Pembroke Park / Building Department
3150 SW 52nd Avenue, Pembroke Park, FL 33023
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From: Bertrand Saysset <BertrandS@ParkLakeInc.com>
Sent: Tuesday, August 10, 2021 1:26 PM
To: Miguel Nunez <mnunez@tppfl.gov>; Lucie Manzerolle <lmanzerolle@tppfl.gov>
Subject: Park Lake Office

Good afternoon Mr. Nunez,
I wanted to follow up with the conversation we had this morning.
You told me that buildings over 3500 square feet are required to complete a 40 year inspection. The office is 1720 square feet as you can see in the attached survey and appraisal.
My question is do we still need to perform the 40 year inspection for that building?
Thank you,

Bertrand Saysset
General Manager
Park Lake, Inc.
Tel: 954 981 3500
Fax: 954 981 3753
bertrands@parklakeinc.com

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MONTE CARLO

STRUCTURAL ASSESSMENT

Park Lake Monte Carlo

3190 Hallandale Beach Blvd.
Hallandale, FL 33313

Prepared for:

Park Lake Properties
3190 Hallandale Beach Blvd.
Hallandale, FL 33313

Prepared by:

Inspection Engineers, Inc.

January 28, 2021

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2.0 WOOD STRUCTRE 3

3.0 CONCLUSIONS 4

APPENDIX A – FIELD OBSERVATION REPORT

EXECUTIVE SUMMARY

Report

Inspection Engineers, Inc. was contracted to assess the structural elements throughout the interior of the building as well as the roof.

Major Findings

- Overall the structural elements seemed to be in good condition, taking into account the age of the building. Inside the plenum space where most of the wood structure.
- After inspection it is deemed that the roof is also in good condition.
- This finding is not in the scope of work. The water runoff of the patio needs to be looked at as well as the design of the floating slab. The floating slab contradicts what was drawn in the original architectural drawings.
- After looking at both interior and exterior, both columns and soffits seem to be in good shape, showing no signs of stress or decay from outdoor elements.

Recommendations

- Even though we saw that both the roof and structural elements were in good condition, if a second story will be added to the building a new design including new loads and roof structure will have to be redesign. Some of the trusses might be able to be saved.
- We observed that there are some discrepancies between what was built and the original design. We recommend that all original drawings be checked for discrepancies between what was drawn and what is actually built in order not run into any future problems whether it pertains to the scope of work or not

1.0 Introduction

Inspection Engineers, Inc. was tasked for Project **Monte Carlo Park Lake**, to go through the property and asses each structural elements including walls, soffits, edges and columns. We were also tasked to inspect the roof for any structural damage that may be visible. The intention of the client is to build a second floor on top of the existing structure.

The Location of the Park Lak Monte Carlo Property is at 3190 Hallandale Beach Blvd, Hallandale Beach, FL 33313.

2.0 Wood Structure

Below are visual aspects from our inspection:

Figure 1 – Typical wood framing inside plenum space

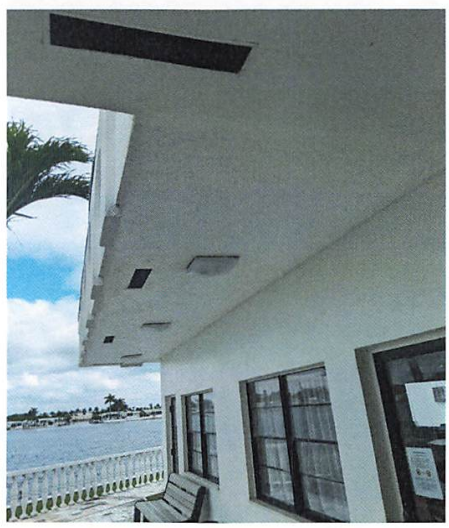


Figure 2 – Typical overhang soffit located around the exterior

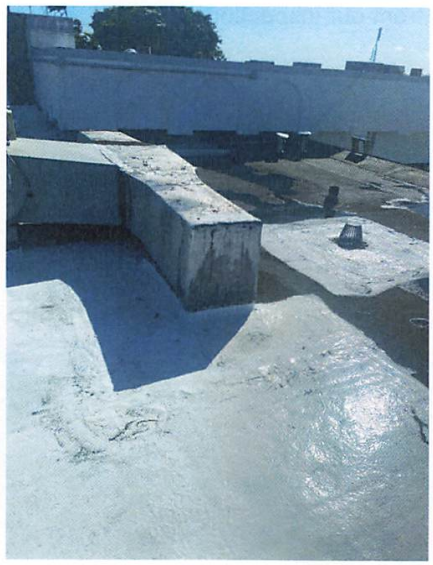


Figure 3 – View of roof with mechanical equipment shown

Figure 3 – View of roof with mechanical equipment shown

3.0 Conclusions

As a general conclusion, the structural integrity of both the structural elements and the roof are in fair to good conditions and shows no sign of both deflection or cracking. As stated before, if a second floor is to be added to the original structure,
The following is recommended:

1. A new roof structure and cover will be needed. Some of the wood trussers and plywood maybe use for the new structure, but it must follow the new roof structural design and calculations. We recommend either a TPO roof Cover or Shingles both of these options are less expensive, and they carry a 20 year warranty. The fee for a new roof design and calculations including drawings and specifications is $4000. The trussers design will be provided separately by the trusser company that manufactures the roof trousers.

2. The main structure of the building even though is in fair to good conditions will have to be reinforced according to the new structural design that will include columns, beams and all structural numbers to be added, such as walls, soffits, overhangs, etc. The structural design calculations, CAD drawings and structural specifications fee is $9000. Each section must be provided in order to be included in the bid package for construction.

3. A new set of mechanical (AC) electrical and plumbing must be created. Proper information of the occupancy expected must be provided in order to calculate the proper AC power and distribution. It is most likely that another electrical panel must be added. New design and calculations will be provided for the new electrical capacity: Fee for MEP $12000

4. Architectural: An architect must redesign the new addition and provide all sections indicating the type of materials and code compliance notes. The association must provide all corresponding information of the type of usage and capacity expected: Fee for this is $6000

5. Office support and printing: $800

Total fee of $31,800

The budget for the reconstruction based on 35,000 square feet will be estimated at $170 square feet (based on saving some of the existing structure). New construction is calculated at around $240-$270 square feet

Therefore, we estimate this addition would be priced at around $550,000-$650,000. A full new structure would cost around $900,000-$1,000,000. This price can vary depending on the finishes and type of utilities and equipment chosen.

If a second floor is not needed the budget for the repairs would be less than $120,000.

Field Observation Report

Client: Park Lakes Properties

Project: Monte Carlo at Park Lakes Properties

Project No: N/A

Location: SW 89th Terrace Pinecrest Florida 33156

Report by: Edgar A. Ramirez, PE

Present on site: Edgar Ramirez – Douglas Mercado

Time: 1:30 pm **Weather:** Approx. 80 degrees

Observations:

The purpose of this inspection was to check the integrity of structural elements as well as the roof for any damage for possible addition to the existing building.

Items to verify:

- Existing Site Conditions that may or may not contradict what was draw in in original construction documents to avoid any future conflict

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PARK LAKE INC. CASE NO. 5074

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PARK LAKE INC.
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3184 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PARK LAKE INC. AT 10:00 A.M. ON THE 3 DAY OF AUGUST 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

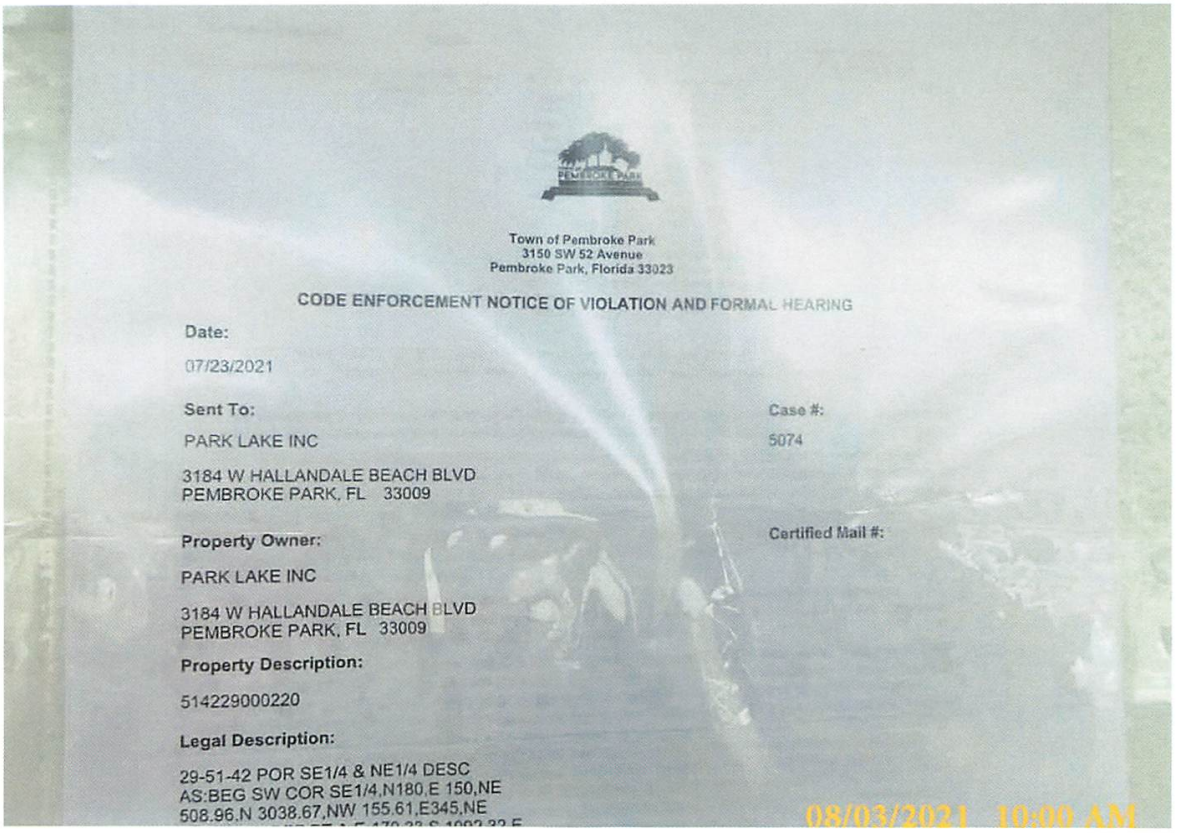
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 11 day of 8, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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.

3184
08/03/2021 10:00 AM


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
07/23/2021
Sent To:
PARK LAKE INC
3184 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
Case #:
5074
Property Owner:
PARK LAKE INC
3184 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
Certified Mail #:
Property Description:
514229000220
Legal Description:
29-51-42 POR SE1/4 & NE1/4 DESC
AS:BEG SW COR SE1/4,N180,E 150,NE
508.96,N 3038.67,NW 155.61,E345,NE
08/03/2021 10:00 AM

Case Overview

Property/Incident Information

Owner	Address	Site Address
PUBLIC STORAGE PROP IV LTD DEPT PT-FL 00412	PO BOX 25025 GLENDALE, CA 91221	3080 PEMBROKE RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 4931 **Date Next Inspection** 11/17/2021

Notes STOP ALL WORK
Security panels (ballads); Interior renovation of office; Portable storage unit with electric installed without Building permits. Property Owner will need to obtain Building permits for all work.

Double Permit fee has been assessed to violations

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/11/2020		Notice of Violation	~~Hand~~ Posted to the property
10/12/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 11/4/21 Certified Mail 10/12/21

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-1. - Address numbers on nonresidential buildings and portions thereof	(a) Required. Every building or portion thereof, as defined herein, located within the Town of Pembroke Park, Florida, and used for a nonresidential purpose, shall have an address number. For the purposes of this section, a portion of a building that shall be required to have an address number shall include, but not be limited to, any bay, space or room that is used for a separate independent use than the remaining portion, or portions, of said building. (b) Specifications. The owner or person in charge of the building, or of each portion thereof, as hereinabove defined, wherein address numbers are required, as hereinabove provided, shall cause such address numbers to be displayed at all times in numerals on or adjacent to the building or portion thereof so that the numerals are readable from the street or thoroughfare to which the number applies. The numerals shall be at least four (4) inches in height. (b.1) Rear of structure abutting right-of-way. In addition to the requirem...	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 11/17/2021

Case Overview

ZONING	Sec. 28-346 (c)(1) - Portable storage units	(c) Nonresidential districts. (1) Number. There shall be no more than one (1) portable storage unit per site or business at any one time. The chief building official may allow more than one (1) portable storage unit in industrial areas, if it does not adversely impact the surrounding businesses or area.	Not in Compliance - Reinspection Date: 11/17/2021

7021 0350 0000 2801 7596

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

Postage
$

Total Postage and
$

Sent To
PUBLIC STORAGE PROP IV LTD

Street and Apt. No.,
DEPT PT-FL 00412
N.O.H. #4931
3080 PEMBROKE ROAD,

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

PS Form 3800, A

Postmark Here
OCT 12 2021

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

Postage
$

Total Postage and
$

Sent To
PUBLIC STORAGE PROP IV LTD

Street and Apt. No.
DEPT PT-FL 00412
N.O.H. #4931
PO BOX 25025,

City, State, ZIP+4®
GLENDALE, CA, 91221

PS Form 3800, A

Postmark Here
OCT 12 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:
PUBLIC STORAGE PROP IV LTD
DEPT PT-FL 00412
N.O.H. #4931
3080 PEMBROKE ROAD,
PEMBROKE PARK, FL, 33009

9590 9402 6379 0303 8538 50

2. Article Number *(Transfer from service label)*
7021 0350 0000 2801 7596

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:
PUBLIC STORAGE PROP IV LTD
DEPT PT-FL 00412
N.O.H. #4931
PO BOX 25025,
GLENDALE, CA, 91221

9590 9402 6379 0303 8539 28

2. Article Number *(Transfer from service label)*
7021 0350 0000 2801 7589

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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:

Public Storage Prop IV LTD
Dept. PT-FL 00412
P.O. Box 25025
Glendale, CA 91221
N.O.H.#4931

9590 9402 4839 9032 6961 68

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

7019 1120 0000 9007 5237

COMPLETE THIS SECTION

A. Signature

X

☑ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 3/11/20

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
☐ Mail
Mail Restricted Delivery
00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

---

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:

Public Storage Prop IV LTD
Dept. PT-FL 00412
3080 Pembroke Road
Pembroke Park, FL 33009
N.O.H.#4931

9590 9402 4839 9032 6961 75

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

7019 1120 0000 9007 5244

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* N.F

C. Date of Delivery 3/9

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

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
Mail Restricted Delivery
00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

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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:

PUBLIC STORAGE PROP IV LTD
DEPT PT-FL 00412
P. O. BOX 25025
GLENDALE, CA 91221
NOH #4931

9590 9402 5384 9189 1548 58

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

7019 2280 0002 0486 1891

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☑ Agent
☐ Addressee

B. Received by *(Printed Name)*

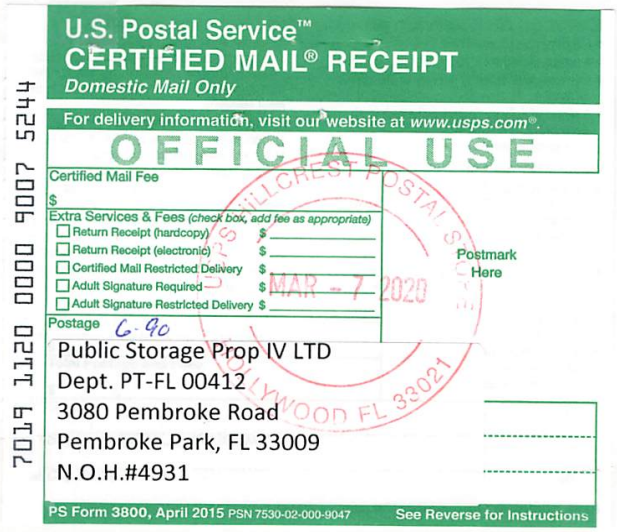
C. Date of Delivery 7/6/20

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
☐ Mail
Mail Restricted Delivery
00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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



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- ☐ Adult Signature Restricted Delivery $

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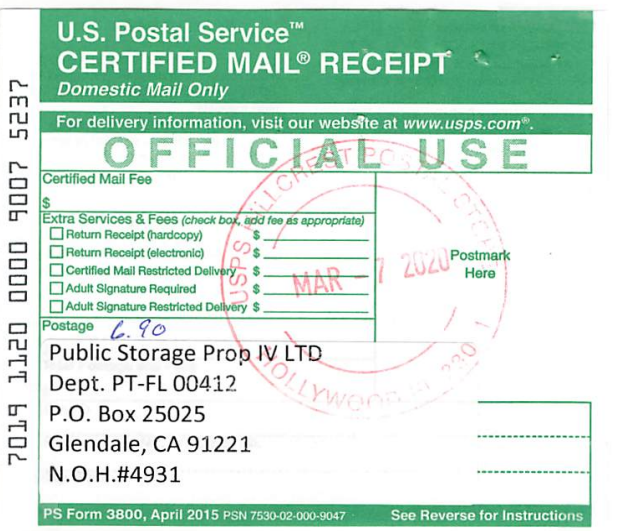
MAR - 7 2020

Public Storage Prop IV LTD
Dept. PT-FL 00412
3080 Pembroke Road
Pembroke Park, FL 33009
N.O.H.#4931

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

7019 1120 0000 9007 5244



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

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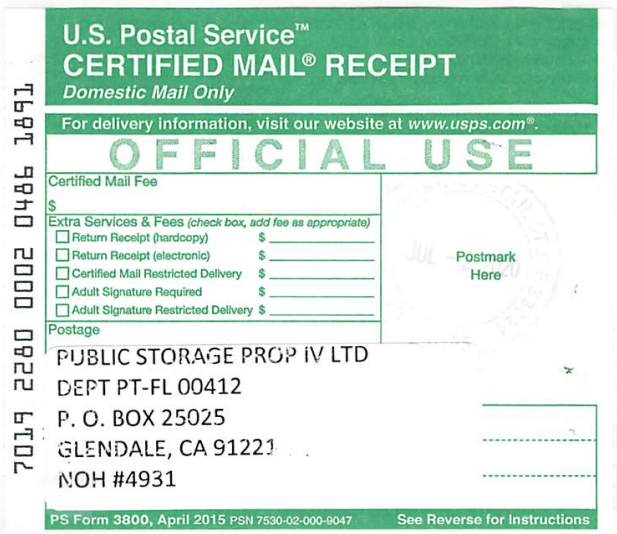
MAR 7 2020

Public Storage Prop IV LTD
Dept. PT-FL 00412
P.O. Box 25025
Glendale, CA 91221
N.O.H.#4931

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

7019 1120 0000 9007 5237



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

Postage

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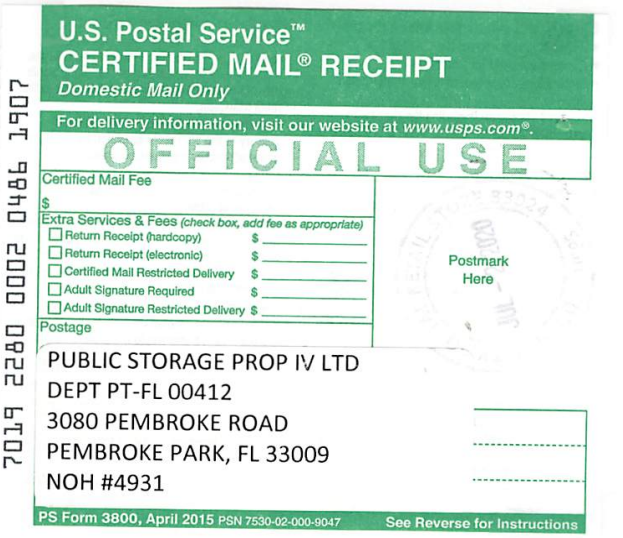
PUBLIC STORAGE PROP IV LTD
DEPT PT-FL 00412
P. O. BOX 25025
GLENDALE, CA 91221
NOH #4931

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

7019 2280 0002 0486 1891



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

Postage

Postmark Here

PUBLIC STORAGE PROP IV LTD
DEPT PT-FL 00412
3080 PEMBROKE ROAD
PEMBROKE PARK, FL 33009
NOH #4931

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

7019 2280 0002 0486 1907

F PEMBROKE PARK
ENUE • PEMBROKE PARK, FLORIDA 33023
CCase #4931

Hasler FIRST-CLASS MAIL
02/18/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

PUBLIC STORAGE PROP
IV LTD DEPT. PT-FL.
00412
3080 PEMBROKE RD
PEMBROKE PARK, FL 33009

F PEMBROKE PARK
ENUE • PEMBROKE PARK, FLORIDA 33023
ISE #4931

Hasler FIRST-CLASS MAIL
02/18/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

PUBLIC STORAGE PROP
IV LTD DEPT PT-FL 00412
P.O. BOX 25025
GLENDALE, CA 91221

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3080 PEMBROKE ROAD, PEMBROKE PARK FL 33009
Property Owner	PUBLIC STORAGE PROP IV LTD DEPT PT-FL 00412
Mailing Address	PO BOX 25025 GLENDALE CA 91221-5025

ID #	5142 20 01 0130
Millage	0613
Use	48

Abbr Legal Description	20-51-42 N3/4 OF E1/2 OF NE1/4 OF SE1/4 LYING W OF SAL R/W LESS W 150 & LESS S 700 & LESS PEMBROKE RD R/W & LESS PARCEL 100 OF CA 93-5799

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	$984,160	$3,596,980	$4,581,140	$4,581,140	
2021	$984,160	$3,596,980	$4,581,140	$4,581,140	
2020	$984,160	$3,598,060	$4,582,220	$4,582,220	$98,892.55

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,581,140	$4,581,140	$4,581,140	$4,581,140
Portability	0	0	0	0
Assessed/SOH	$4,581,140	$4,581,140	$4,581,140	$4,581,140
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	$4,581,140	$4,581,140	$4,581,140	$4,581,140

Sales History

Date	Type	Price	Book/Page or CIN
9/1/1978	WD	$265,900	7749 / 255

Land Calculations

Price	Factor	Type
$9.25	106,396	SF
Adj. Bldg. S.F. (Card, Sketch)		53021
Eff./Act. Year Built: 1980/1979		

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.)

)

PUBLIC STORAGE PROP IV LTD CASE NO. 4931
DEPT PT-FL 00412
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PUBLIC STORAGE PROP IV LTD DEPT PT-FL 00412

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3080 PEMBROKE ROAD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PUBLIC STORAGE PROP IV LTD DEPT PT-FL 00412 AT 10:57 A.M. ON THE 4 DAY OF NOVEMBER 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.

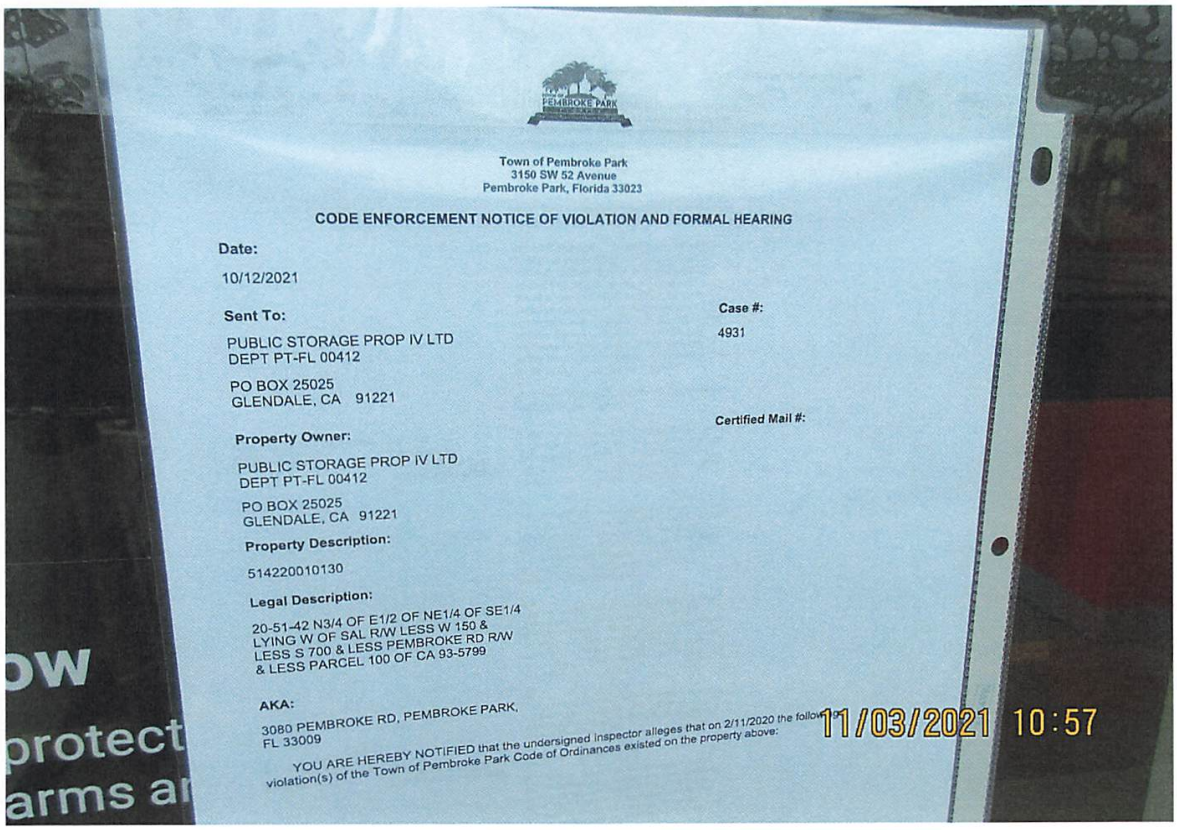
AFFIANT

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 Joseline Ramirez 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 _____



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/12/2021

Sent To:

PUBLIC STORAGE PROP IV LTD
DEPT PT-FL 00412

PO BOX 25025
GLENDALE, CA 91221

Case #:

4931

Certified Mail #:

Property Owner:

PUBLIC STORAGE PROP IV LTD
DEPT PT-FL 00412

PO BOX 25025
GLENDALE, CA 91221

Property Description:

514220010130

Legal Description:

20-51-42 N3/4 OF E1/2 OF NE1/4 OF SE1/4
LYING W OF SAL R/W LESS W 150 &
LESS S 700 & LESS PEMBROKE RD R/W
& LESS PARCEL 100 OF CA 93-5799

AKA:

3080 PEMBROKE RD, PEMBROKE PARK,
FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/11/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

11/03/2021 10:57

11/03/2021 10:57

Public Storage
Rental Office
Public Storage
Rental Office
11/03/2021 10:57

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/12/2021

Sent To:

PUBLIC STORAGE PROP IV LTD
DEPT PT-FL 00412

PO BOX 25025
GLENDALE, CA 91221

Case #:

4931

Property Owner:

PUBLIC STORAGE PROP IV LTD
DEPT PT-FL 00412

PO BOX 25025
GLENDALE, CA 91221

Certified Mail #:

Property Description:

514220010130

Legal Description:

20-51-42 N3/4 OF E1/2 OF NE1/4 OF SE1/4
LYING W OF SAL R/W LESS W 150 &
LESS S 700 & LESS PEMBROKE RD R/W
& LESS PARCEL 100 OF CA 93-5799

AKA:

3080 PEMBROKE RD, PEMBROKE PARK,
FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/11/2020 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. 5-1. - Address numbers on nonresidential buildings and portions thereof	(a) Required. Every building or portion thereof, as defined herein, located within the Town of Pembroke Park, Florida, and used for a nonresidential purpose, shall have an address number. For the purposes of this section, a portion of a building that shall be required to have an address number shall include, but not be limited to, any bay, space or room that is used for a separate independent use than the remaining portion, or portions, of said building. (b) Specifications. The owner or person in charge of the building, or of each portion thereof, as hereinabove defined, wherein address numbers are required, as hereinabove provided, shall cause such address numbers to be displayed at all times in numerals on or adjacent to the building or portion thereof so that the numerals are readable from the street or thoroughfare to which the number applies. The numerals shall be at least four (4) inches in height. (b.1) Rear of structure abutting right-of-way. In addition to the requirem...	15
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...	15
ZONING	Sec. 28-346 (c)(1) - Portable storage units	(c) Nonresidential districts. (1) Number. There shall be no more than one (1) portable storage unit per site or business at any one time. The chief building official may allow more than one (1) portable storage unit in industrial areas, if it does not adversely impact the surrounding businesses or area.	15

STOP ALL WORK
Security panels (ballads); Interior renovation of office; Portable storage unit with electric installed without Building permits. Property Owner will need to obtain Building permits for all work.

Double Permit fee has been assessed to violations

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.

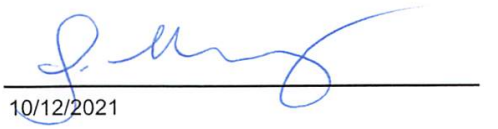
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Joseline Ramirez

Chief Code Enforcement Officer



10/12/2021

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: 1910564-0

Job Address: 3080 PEMBROKE RD (OFFICE AREA)

Job Name: PUBLIC STORAGE

Permit Status: Permit Complete

Permit Issued Date:6/17/2020 10:57:09 AM

Submitted Into Plan Review Date:3/11/2020 3:55:49 PM

Application Date: 3/11/2020 3:40:08 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 98 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	9/4/2020 8:47:52 PM
FIRE	Approved	6/4/2020 3:44:57 PM
MECHANICAL	Approved	9/4/2020 3:43:11 PM
PLUMBING	Approved	6/9/2020 4:59:39 AM
STRUCTURAL	Approved	9/4/2020 4:17:21 PM
ZONING	Approved	5/18/2020 5:08:37 PM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 FAX

BUILDING PERMIT APPLICATION

1910564
PERMIT NO.
B-91442
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: PUBLIC STORAGE					
JOB ADDRESS: 3080 PEMBROKE RD (OFFICE AREA)					
OWNER NAME: PUBLIC STORAGE PROP IV LTD DEPT PT-FL 00412					
OWNER ADDRESS: PO BOX 25025					
CITY: GLENDALE					
PHONE: 9999999999	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: EMBREE CONSTRUCTION GROUP INC					
MAIL ADDRESS: 4747 WILLIAMS DR					
CITY STATE ZIP: GEORGETOWN TX 78633					
PHONE: 5128194701	**FAX: 5128637044**	**EMAIL: JBARNES@EMBREEGROUP.COM**			
CERT. COMPENTENCY: CBC032080		**STATE REGISTRATION: N/A**			
LOT: 000	BLOCK: 000	PRESENT USE: WAREHOUSE AND OFFICES	PROPOSED USE: WAREHOUSE AND OFFICES		
FOLIO NUMBER: 514220010130		SUBDIVISION: N/A			
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	ALTER	N/A	N/A
JOB COST: 120000	SQ.FT. / L.F.: 0				
DESCRIBE WORK: TENANT BUILD OUT					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

R203 Permit Messages For Permit (1910564-0)

Event ID	Inspection	Inspection Date	Status
Plumbing Inspection			
86541	1st Rough	8/24/2020	Pass
86789	Final Plumbing	9/3/2020	Pass
86790	Heater	9/3/2020	Pass
86791	Top Out	9/3/2020	Pass
Electrical Inspection			
86977	Access Control	9/15/2020	Pass
86978	Alarm Wiring Rough	9/15/2020	Pass
86718	Ceiling Rough	9/1/2020	Pass
86980	Electrical Rough	9/15/2020	Pass
86982	Final Electrical	9/15/2020	Pass
87062	Low Voltage final	9/16/2020	Pass
86512	Low Voltage rough	8/20/2020	Pass
86981	Low Voltage rough	9/15/2020	Pass
86979	Partial Final	9/15/2020	Pass

86423	Partial Rough	8/18/2020	Pass
	WALLS ONLY; Office OK, Bathroom OK		
86840	TV Wiring Rough	9/8/2020	Pass
87061	Wall Rough	9/16/2020	Pass

Mechnical Inspection

86648	Bathroom Ventillation Rough	8/26/2020	Fail
	1. Missing screen on exhaust wall cap. FBCM 501.3.2Exhaust opening protection. 2.Missing hangers on exhaust duct, and connections FBCM 603.4Metallic ducts. 3. exhaust wall cap seal openings FBCM 301.17Rodentproofing.		
86693	Bathroom Ventillation Rough	8/28/2020	Pass
86792	Final Mechanical	9/3/2020	Fail
	9/3/2020 Ceiling diffusers were removed , work do not match plans provide revised drawings. FBC 105.6.2		
86971	Final Mechanical	9/14/2020	Pass

Structural Inspection

86572	Drywall Screw Wall / Ceiling	8/24/2020	Pass
87057	Final Building Inspection	9/18/2020	Pass
86619	Firestop-Wall Penetrations/ Joints	8/26/2020	Pass
	TO PLANS		
86837	Foundation Footings Forms/ Reinf/ Compaction	9/8/2020	Pass
85423	Framing - Floor Wood/Lt Gauge Steel	6/22/2020	Fail
	Framing Cancealed needs to be reveal as 110.9.1 fbc		
86407	Framing - Floor Wood/Lt Gauge Steel	8/14/2020	Pass
86838	Slab Structural on Grade / Elevated Floor/ Roof	9/8/2020	Pass
86839	Store Front Door System Installation	9/8/2020	Pass

86841	Window Buck Attachment	9/8/2020	Pass
86842	Window Installation	9/8/2020	Pass

Fire Inspection

86793	Final Fire - Life safety	9/3/2020	Pass

Process #91442 (permit #19-10564-0) Field inspection of Office and Bathroom buildout passed. This field inspection for Fire Final was performed by I-27 R. Brown on 9-3-2020 and was APPROVED, but was entered in the building dept. system by FPO C. Braun on 9-4-2020

Zoning Inspection

86797	Final Zoning	9/3/2020	Pass
86796	landscaping final	9/3/2020	Pass

SOUTH
Public Storage
2020/09/15 15:55:18

2020/09/15 15:55:52

TIME
UFFET
2375 Pembroke Rd.
2020/09/15 15:54:57

lic Storage
Just so you know
This property is protected by 24 hour video surveillance
2020/09/15 15:55:08

CODE ENFORCEMENT BOARD MEETING
TOWN OF PEMBROKE PARK

March 17, 2020

TO: PUBLIC STORAGE PROP IV DEPT PT-FL 00412
3080 PEMBROKE ROAD
PEMBROKE PARK, FL 33009

P. O. BOX 25025
GLENDALE, CA 91221

RE: TOWN OF PEMBROKE PARK v.
PUBLIC STORAGE PROP IV DEPT PT-FL 00412
CASE NO. 4931

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:

06/30/2020

Sent To:

PUBLIC STORAGE PROP IV LTD
DEPT PT-FL 00412

PO BOX 25025
GLENDALE, CA 91221

Case #:

4931

Property Owner:

PUBLIC STORAGE PROP IV LTD
DEPT PT-FL 00412

PO BOX 25025
GLENDALE, CA 91221

Certified Mail #:

Property Description:

514220010130

Legal Description:

20-51-42 N3/4 OF E1/2 OF NE1/4 OF SE1/4
LYING W OF SAL R/W LESS W 150 &
LESS S 700 & LESS PEMBROKE RD R/W
& LESS PARCEL 100 OF CA 93-5799

AKA:

3080 PEMBROKE RD, PEMBROKE PARK,
FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/11/2020 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. 5-1. - Address numbers on nonresidential buildings and portions thereof	(a) Required. Every building or portion thereof, as defined herein, located within the Town of Pembroke Park, Florida, and used for a nonresidential purpose, shall have an address number. For the purposes of this section, a portion of a building that shall be required to have an address number shall include, but not be limited to, any bay, space or room that is used for a separate independent use than the remaining portion, or portions, of said building. (b) Specifications. The owner or person in charge of the building, or of each portion thereof, as hereinabove defined, wherein address numbers are required, as hereinabove provided, shall cause such address numbers to be displayed at all times in numerals on or adjacent to the building or portion thereof so that the numerals are readable from the street or thoroughfare to which the number applies. The numerals shall be at least four (4) inches in height. (b.1) Rear of structure abutting right-of-way. In addition to the requirem...	15
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...	15
ZONING	Sec. 28-346 (c)(1) - Portable storage units	(c) Nonresidential districts. (1) Number. There shall be no more than one (1) portable storage unit per site or business at any one time. The chief building official may allow more than one (1) portable storage unit in industrial areas, if it does not adversely impact the surrounding businesses or area.	15

STOP ALL WORK
Security panels (ballads); Interior renovation of office; Portable storage unit with electric installed without Building permits. Property Owner will need to obtain Building permits for all work.

Double Permit fee has been assessed to violations

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

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

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 16th day of July, 2020 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m.

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Jeffrey Louis

6/30/2020

Case 4931

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Public Storage DATE 2/11 20 20

SITE ADDRESS 3080 Pembroke Road

PERMIT # _____ SUB/PARK _____

- [x] STOP ALL WORK
- [ ] NO BUILDING PERMIT
- [ ] VIOLATION OF FLORIDA BUILDING CODE # _____
- [x] VIOLATION OF TOWN ORDINANCE 5-2, 28-34 C
- [ ] NFPA 5-1
- [ ] CODE REF.
- [ ] APPROVED PLAN NOT BEING FOLLOWED
- [ ] PERMIT NOT ON JOB
- [ ] APPROVED PLAN NOT ON JOB
- [ ] RE-INSPECTION FEE*

COMMENTS Istalling Security Panels (bollards) Interior Renovation of office ; Portable Storage unit w/ Electric
All work is being done without Building Permits. Property owner will need to obtain Building permits from Building Department
5-1 Address on Building needs to be added

- [x] 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.

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

TOWN HALL
966-4600

Jeffrey Louis
INSPECTOR

EXT. # 213

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PUBLIC STORAGE PROP IV LTD DEPT PT-FL 00412 PO BOX 25025 GLENDALE, CA 91221	4931	02/11/2020

Property Owner:	Property Description:	Certified Mail #:
PUBLIC STORAGE PROP IV LTD DEPT PT-FL 00412 PO BOX 25025 GLENDALE, CA 91221	514220010130	

Legal Description:	AKA:
20-51-42 N3/4 OF E1/2 OF NE1/4 OF SE1/4 LYING W OF SAL R/W LESS W 150 & LESS S 700 & LESS PEMBROKE RD R/W & LESS PARCEL 100 OF CA 93-5799	3080 PEMBROKE RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/11/2020 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. 5-1. - Address numbers on nonresidential buildings and portions thereof	(a) Required. Every building or portion thereof, as defined herein, located within the Town of Pembroke Park, Florida, and used for a nonresidential purpose, shall have an address number. For the purposes of this section, a portion of a building that shall be required to have an address number shall include, but not be limited to, any bay, space or room that is used for a separate independent use than the remaining portion, or portions, of said building. (b) Specifications. The owner or person in charge of the building, or of each portion thereof, as hereinabove defined, wherein address numbers are required, as hereinabove provided, shall cause such address numbers to be displayed at all times in numerals on or adjacent to the building or portion thereof so that the numerals are readable from the street or thoroughfare to which the number applies. The numerals shall be at least four (4) inches in height. (b.1) Rear of structure abutting right-of-way. In addition to the requirem...	15
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...	15
ZONING	Sec. 28-346 (c)(1) - Portable storage units	(c) Nonresidential districts. (1) Number. There shall be no more than one (1) portable storage unit per site or business at any one time. The chief building official may allow more than one (1) portable storage unit in industrial areas, if it does not adversely impact the surrounding businesses or area.	15

Notes/Means of Correction:

STOP ALL WORK
Security panels (ballads); Interior renovation of office; Portable storage unit with electric installed without Building permits. Property Owner will need to obtain Building permits for all work.

Double Permit fee has been assessed to violations

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3080 PEMBROKE ROAD, PEMBROKE PARK FL 33009
Property Owner	PUBLIC STORAGE PROP IV LTD DEPT PT-FL 00412
Mailing Address	PO BOX 25025 GLENDALE CA 91221-5025

ID #	5142 20 01 0130
Millage	0613
Use	48

Abbr Legal Description	20-51-42 N3/4 OF E1/2 OF NE1/4 OF SE1/4 LYING W OF SAL R/W LESS W 150 & LESS S 700 & LESS PEMBROKE RD R/W & LESS PARCEL 100 OF CA 93-5799

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	$984,160	$3,973,440	$4,957,600	$4,889,680	
2019	$984,160	$3,973,440	$4,957,600	$4,445,170	$100,509.25
2018	$984,160	$3,222,670	$4,206,830	$4,041,070	$88,053.86

2020 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,957,600	$4,957,600	$4,957,600	$4,957,600
Portability	0	0	0	0
Assessed/SOH	$4,889,680	$4,957,600	$4,889,680	$4,889,680
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	$4,889,680	$4,957,600	$4,889,680	$4,889,680

Sales History

Date	Type	Price	Book/Page or CIN
9/1/1978	WD	$265,900	7749 / 255

Land Calculations

Price	Factor	Type
$9.25	106,396	SF

Adj. Bldg. S.F. (Card, Sketch) 53021

Eff./Act. Year Built: 1980/1979

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Public Storage
TOWN OF PEMBROKE PARK VIOLATION NOTICE
TOWN HALL 966-4600
Rental Office
Office Hours
Mon – Fri 9:30am – 6:00pm
Sat – Sun 9:30am – 5:00pm
www.publicstorage.com
Your health matters
No smoking
Just so you know
This facility may be protected with Time Lock Safes, Alarms and CCTV
Esta instalación podría ser protegida por Caja Fuerte con Cerradura de Tiempo, Alarmas y/o Televisión de Circuito Cerrado
02.11.2020 04:59

Public Storage®
TOWN OF PEMBROKE PARK
VIOLATION NOTICE
NAME
DATE 20
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
STRUCTURAL
PLUMBING
MECHANICAL
ELECTRICAL
CODE ENF
SEWER
ZONING
ENGINEERING
TOWN HALL
966-4600
EXT #
INSPECTOR
LockSmithsPlus
(954) 351-5057
(561) 503-9135
Rental Office
Office Hours
Mon – Fri 9:30am – 6:00pm
Sat – Sun 9:30am – 5:00pm
www.publicstorage.com
02.11.2020 04:59
health matters

02.11.2020 04:47

SITESAFE
02.11.2020 04:47

02.11.2020 04:47

02.11.2020 04:48

02.11.2020 04:48
OUISVILLE

02.11.2020 04:48

CHOW TIME
GRILL + BUFFET
mobile mini inc.
1-800-950-MINI
02.11.2020 04:49

mobile mini
800.950.6464 mobilemini.com
02.11.2020 04:49

02.11.2020 04:50

02.11.2020 04:50

Public Storage
WM
02.11.2020 04:51

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:

PUBLIC STORAGE PROP IV LTD
DEPT PT-FL 00412

PO BOX 25025
GLENDALE, CA 91221

Case #:

4931

Property Owner:

PUBLIC STORAGE PROP IV LTD
DEPT PT-FL 00412

PO BOX 25025
GLENDALE, CA 91221

Certified Mail #:

Property Description:

514220010130

Legal Description:

20-51-42 N3/4 OF E1/2 OF NE1/4 OF SE1/4
LYING W OF SAL R/W LESS W 150 &
LESS S 700 & LESS PEMBROKE RD R/W
& LESS PARCEL 100 OF CA 93-5799

AKA:

3080 PEMBROKE RD, PEMBROKE PARK,
FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/11/2020 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. 5-1. - Address numbers on nonresidential buildings and portions thereof	(a) Required. Every building or portion thereof, as defined herein, located within the Town of Pembroke Park, Florida, and used for a nonresidential purpose, shall have an address number. For the purposes of this section, a portion of a building that shall be required to have an address number shall include, but not be limited to, any bay, space or room that is used for a separate independent use than the remaining portion, or portions, of said building. (b) Specifications. The owner or person in charge of the building, or of each portion thereof, as hereinabove defined, wherein address numbers are required, as hereinabove provided, shall cause such address numbers to be displayed at all times in numerals on or adjacent to the building or portion thereof so that the numerals are readable from the street or thoroughfare to which the number applies. The numerals shall be at least four (4) inches in height. (b.1) Rear of structure abutting right-of-way. In addition to the requirem...	15
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...	15
ZONING	Sec. 28-346 (c)(1) - Portable storage units	(c) Nonresidential districts. (1) Number. There shall be no more than one (1) portable storage unit per site or business at any one time. The chief building official may allow more than one (1) portable storage unit in industrial areas, if it does not adversely impact the surrounding businesses or area.	15

STOP ALL WORK
Security panels (ballads); Interior renovation of office; Portable storage unit with electric installed without Building permits. Property Owner will need to obtain Building permits for all work.

Double Permit fee has been assessed to violations

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
IRBA LLC	1401 BRICKELL AVE STE 500 MIAMI, FL 33131	3400 SW 20 ST, PEMBROKE PARK, FL 33023 #IRBA LLC

Legal Description

Case Status Open **Case #** 5325 **Date Next Inspection** 11/17/2021

Notes 1. AES IntelliNet Mesh Network Communicator was installed on the fire alarm system without a permit. Obtain permit and inspections.
2. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/19/2020		Notice of Violation	Hand Regular Mail
9/28/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/27/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property -11/4/21 Certified Mail -10/28/21

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: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 11/17/2021

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

Postage
$

Total Postage and F
$

Sent To RODRIGO KUPERMAN BARATZ
Street and Apt. No., N.O.H. #5325
City, State, ZIP+4® 150 SUNNY ISLES BLVD, 1-405
SUNNY ISLES BEACH, FL, 33160

PS Form 3800, Ap

Postmark Here
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WEST HOLLYWOOD HILLS

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

Postage
$

Total Postage and Fees
$

Sent To IRBA LLC
Street and Apt. No., N.O.H. #5325
City, State, ZIP+4® 1401 BRICKELL AVE STE 500,
MIAMI, FL, 33131

PS Form 3800, Ap

Postmark Here
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HOLLYWOOD FL 33023
WEST HOLLYWOOD HILLS

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

Postage
$

Total Postage and Fees
$

Sent To IRBA LLC
Street and Apt. No., N.O.H. #5325
City, State, ZIP+4® 3400 SW 20 STREET,
PEMBROKE PARK, FL, 33023

PS Form 3800, Ap

Postmark Here
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HOLLYWOOD FL 33023
WEST HOLLYWOOD HILLS

7019 1120 0000 9007 6517

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5325

Hasler FIRST-CLASS MAIL
08/24/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:
IRBA LLC
1401 BRICKELL AVE STE 500
MIAMI, FL 33131

Case #:
5325

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5325

Hasler FIRST-CLASS MAIL
08/24/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

The Glove Store
3400 SW 20 Street
Pembroke Park, FL 33023

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3400 SW 20 STREET, PEMBROKE PARK FL 33023	ID #	5142 20 18 0010
Property Owner	IRBA LLC	Millage	0613
Mailing Address	1401 BRICKELL AVE STE 500 MIAMI FL 33131-3507	Use	48

Abbr Legal Description	WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB;E 168,S 359, W 168,N 359 N TO POB

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

* 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*	$361,870	$4,742,940	$5,104,810	$5,104,810	
2020	$361,870	$4,589,440	$4,951,310	$4,951,310	$106,858.19
2019	$361,870	$4,290,130	$4,652,000	$4,652,000	$101,571.76

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,104,810	$5,104,810	$5,104,810	$5,104,810
Portability	0	0	0	0
Assessed/SOH	$5,104,810	$5,104,810	$5,104,810	$5,104,810
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,104,810	$5,104,810	$5,104,810	$5,104,810

Sales History

Date	Type	Price	Book/Page or CIN
3/24/2015	SWD-T	$100	112890646
8/20/2013	SWD-T	$100	111766081
5/23/2013	SWD-D	$386,300	111701491
5/23/2013	SWD-D	$772,500	111701490
12/27/2012	SWD-D	$772,500	49429 / 109

Land Calculations

Price	Factor	Type
$6.00	60,312	SF
Adj. Bldg. S.F. (Card, Sketch)		54001
Eff./Act. Year Built: 2016/2015		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Limited Liability Company
IRBA LLC

Filing Information

Document Number	L12000144593
FEI/EIN Number	90-0998425
Date Filed	11/15/2012
Effective Date	11/15/2012
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	10/28/2019
Event Effective Date	NONE

Principal Address

150 Sunny Isles Blvd
1-1405
Sunny Isles Beach, FL 33160

Changed: 04/27/2018

Mailing Address

150 Sunny Isles Blvd
1-1405
Sunny Isles Beach, FL 33160

Changed: 04/27/2018

Registered Agent Name & Address

KUPERMAN BARATZ, RODRIGO
150 Sunny Isles Blvd
1-1405
Sunny Isles Beach, FL 33160

Name Changed: 10/28/2019

Address Changed: 10/28/2019

Authorized Person(s) Detail

Name & Address

Title MGR

BARATZ, CARLOS
150 Sunny Isles Blvd
1-1405
Sunny Isles Beach, FL 33160

Title MGR

BARATZ, EVELYN
150 Sunny Isles Blvd
1-1405
Sunny Isles Beach, FL 33160

Title Manager

KUPERMAN BARATZ, RODRIGO
150 Sunny Isles Blvd
1-1405
Sunny Isles Beach, FL 33160

Annual Reports

Report Year	Filed Date
2019	03/21/2019
2020	03/17/2020
2021	03/29/2021

Document Images

03/29/2021 -- ANNUAL REPORT	View image in PDF format
03/17/2020 -- ANNUAL REPORT	View image in PDF format
10/28/2019 -- CORLCRACHG	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
04/27/2018 -- ANNUAL REPORT	View image in PDF format
01/05/2017 -- ANNUAL REPORT	View image in PDF format
04/05/2016 -- ANNUAL REPORT	View image in PDF format
04/09/2015 -- ANNUAL REPORT	View image in PDF format
04/29/2014 -- ANNUAL REPORT	View image in PDF format
04/24/2013 -- ANNUAL REPORT	View image in PDF format
11/15/2012 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

IRBA LLC CASE NO. 5325

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: IRBA LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3400 SW 20 STREET, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: IRBA LLC AT 12:26 A.M. ON THE 4 DAY OF NOVEMBER 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

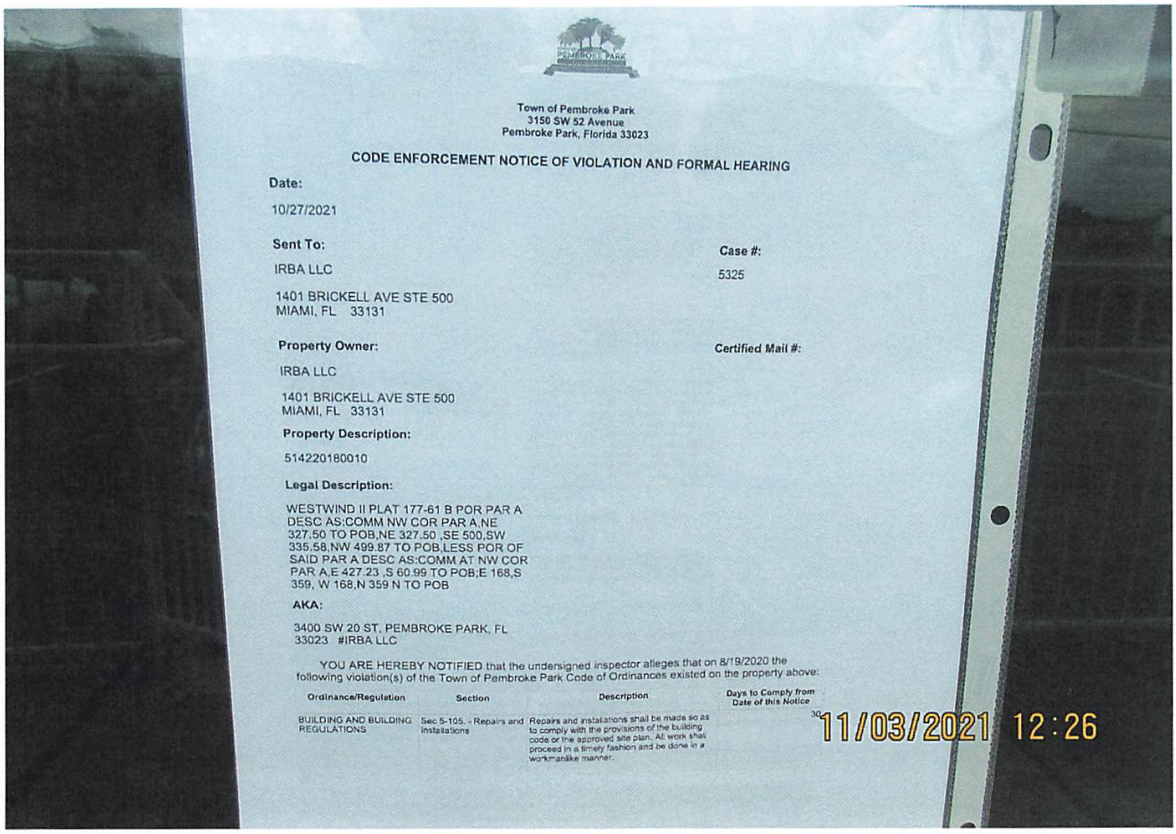
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 5 day of NOV, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

MAIN ENTRANCE
11/03/2021 12:26



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/27/2021

Sent To:

IRBA LLC

1401 BRICKELL AVE STE 500
MIAMI, FL 33131

Case #:

5325

Property Owner:

IRBA LLC

1401 BRICKELL AVE STE 500
MIAMI, FL 33131

Certified Mail #:

Property Description:

514220180010

Legal Description:

WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB;E 168,S 359, W 168,N 359 N TO POB

AKA:

3400 SW 20 ST, PEMBROKE PARK, FL 33023 #IRBA LLC

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/19/2020 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

11/03/2021 12:26

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/27/2021

Sent To:

IRBA LLC

1401 BRICKELL AVE STE 500
MIAMI, FL 33131

Case #:

5325

Property Owner:

IRBA LLC

1401 BRICKELL AVE STE 500
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BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
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1. AES IntelliNet Mesh Network Communicator was installed on the fire alarm system without a permit. Obtain permit and inspections.
2. Double permit fee assessed.

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

10/27/2021

Joseline Ramirez

From: Frances Jorge <fjorge@theeastongroup.com>
Sent: Friday, October 15, 2021 12:46 PM
To: Joseline Ramirez
Subject: RE: CASE # 5325 request for extension

Thank you so much. I received the picture as well. I will keep you updated on the progress. Have a great weekend!

Best regards,

Frances Jorge
Property Manager
10165 NW 19th Street, Miami, FL 33172
e. fjorge@theeastongroup.com
p. (786) 437-5837 c. (786) 525-6950 f. (305) 593-0372
www.TheEastonGroup.com

Easton&Associates
ManagementCompany

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From: Joseline Ramirez <jramirez@tppfl.gov>
Sent: Friday, October 15, 2021 12:28 PM
To: Frances Jorge <fjorge@theeastongroup.com>
Subject: RE: CASE # 5325 request for extension

Ms. Jorge,

Thank you for your email. I will re-schedule the hearing till 11/17/2021. However, if you obtain your permit and insepctions to correct the violations before 11/17/2021, there will be no need to appear.

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: Frances Jorge <fjorge@theeastongroup.com>
Sent: Friday, October 15, 2021 11:51 AM

To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: CASE # 5325 request for extension

Good morning Ms. Ramirez,

It was a pleasure speaking with you today. As we discussed, please accept this email as our formal request for an extension of time. We manage this property and I was not made aware of this violation's existence until last week when the tenant (The Glove Store) emailed it to me. It is our intention to get this resolved as soon as possible and your assistance with an extension of time is greatly appreciated.

Please confirm the extension has been granted and feel free to contact me anytime if you have any questions or need additional information. Thank you.

Best regards,

Frances Jorge
Property Manager
10165 NW 19th Street, Miami, FL 33172
e. fjorge@theeastongroup.com
p. (786) 437-5837 c. (786) 525-6950 f. (305) 593-0372
www.TheEastonGroup.com

Easton&Associates
ManagementCompany

This e-mail may contain confidential or proprietary 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 the information from the recipient, please contact the sender by reply e-mail and delete all copies of this message

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Joseline Ramirez

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Sent: Friday, October 15, 2021 11:51 AM
To: Joseline Ramirez
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CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

IRBA LLC CASE NO. 5325

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: IRBA LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3400 SW 20 ST, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: IRBA LLC AT 12:41 P.M. ON THE 4 DAY OF OCTOBER 2021.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

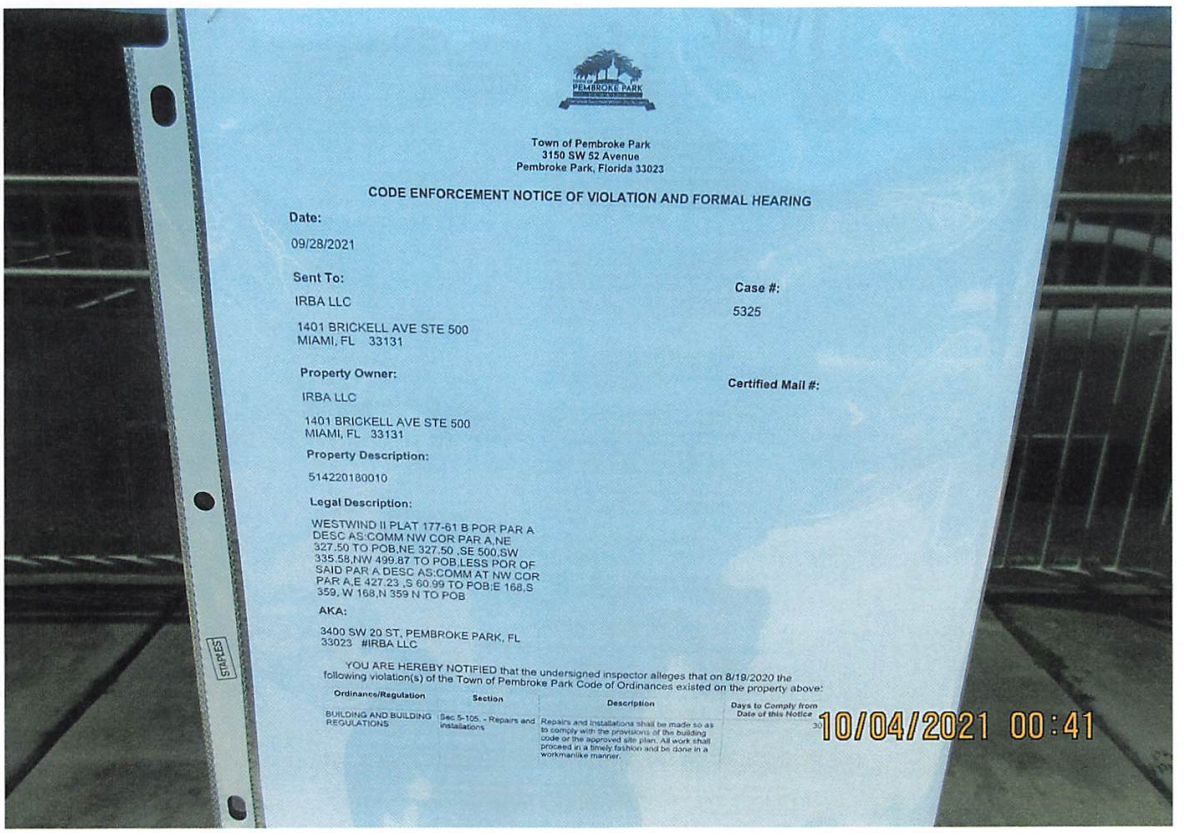
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of 10, 2021, by ~~TERESSA MALCOLM~~ Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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.

3400
PLEASE USE
MAIN ENTRANCE
10/04/2021 00:42


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:
IRBA LLC
1401 BRICKELL AVE STE 500
MIAMI, FL 33131
Case #:
5325
Property Owner:
IRBA LLC
1401 BRICKELL AVE STE 500
MIAMI, FL 33131
Certified Mail #:
Property Description:
514220180010
Legal Description:
WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB,E 168,S 359, W 168,N 359 N TO POB
AKA:
3400 SW 20 ST, PEMBROKE PARK, FL 33023 #IRBA LLC
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/19/2020 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
10/04/2021 00:41

MAIN ENTRANCE
10/04/2021 00:41

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:

IRBA LLC

1401 BRICKELL AVE STE 500
MIAMI, FL 33131

Case #:

5325

Property Owner:

IRBA LLC

1401 BRICKELL AVE STE 500
MIAMI, FL 33131

Certified Mail #:

Property Description:

514220180010

Legal Description:

WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB;E 168,S 359, W 168,N 359 N TO POB

AKA:

3400 SW 20 ST, PEMBROKE PARK, FL 33023 #IRBA LLC

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

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

1. AES IntelliNet Mesh Network Communicator was installed on the fire alarm system without a permit. Obtain permit and inspections.
2. Double permit fee assessed.

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

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

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

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

9/28/2021

11/3/20
No Permit

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
IRBA LLC 1401 BRICKELL AVE STE 500 MIAMI, FL 33131	5325	08/19/2020

Property Owner:	Property Description:	Certified Mail #:
IRBA LLC 1401 BRICKELL AVE STE 500 MIAMI, FL 33131	514220180010	

Legal Description:	AKA:
WESTWIND II PLAT 177-61 B POR PAR A DESC AS:COMM NW COR PAR A,NE 327.50 TO POB,NE 327.50 ,SE 500,SW 335.58,NW 499.87 TO POB,LESS POR OF SAID PAR A DESC AS:COMM AT NW COR PAR A,E 427.23 ,S 60.99 TO POB;E 168,S 359, W 168,N 359 N TO POB	3400 SW 20 ST, PEMBROKE PARK, FL 33023 #IRBA LLC

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/19/2020 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

Notes/Means of Correction:

1. AES IntelliNet Mesh Network Communicator was installed on the fire alarm system without a permit. Obtain permit and inspections.
2. Double permit fee assessed.

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

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

Joseline Ramirez
Code Enforcement Officer

Town of Pembroke Park Violation Notice

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

Name IRBA LLC / The Glove Store Date 8/19/20
Site Address 3400 SW 20th Street Case # _____
Permit # _____ Sub/Park Prologis

- ☐ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☒ Violation of Town Ordinance # 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)
AES IntelliNet Mesh Network Communicator was installed on the fire alarm system without a permit.

Corrective Action(s)
Obtain permit and inspection.

- ☐ Structural
- ☒ Code Enf.
- ☐ Plumbing
- ☐ Zoning
- ☐ Mechanical
- ☐ Business Tax Receipt
- ☒ Electrical
- ☐ Other_____

☒ DOUBLE PERMIT FEE CORRECT VIOLATION BY (Date): 30 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.

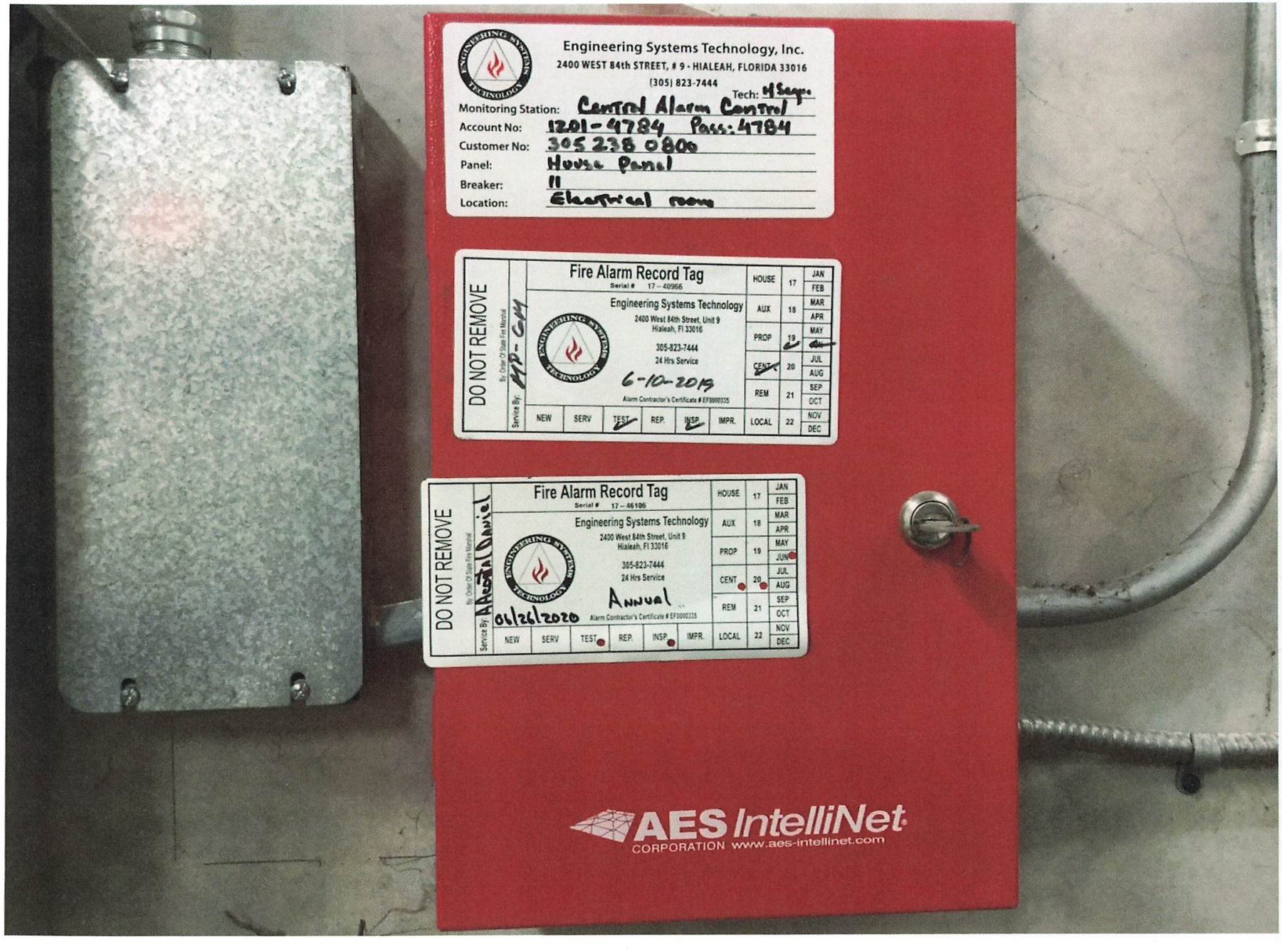
Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

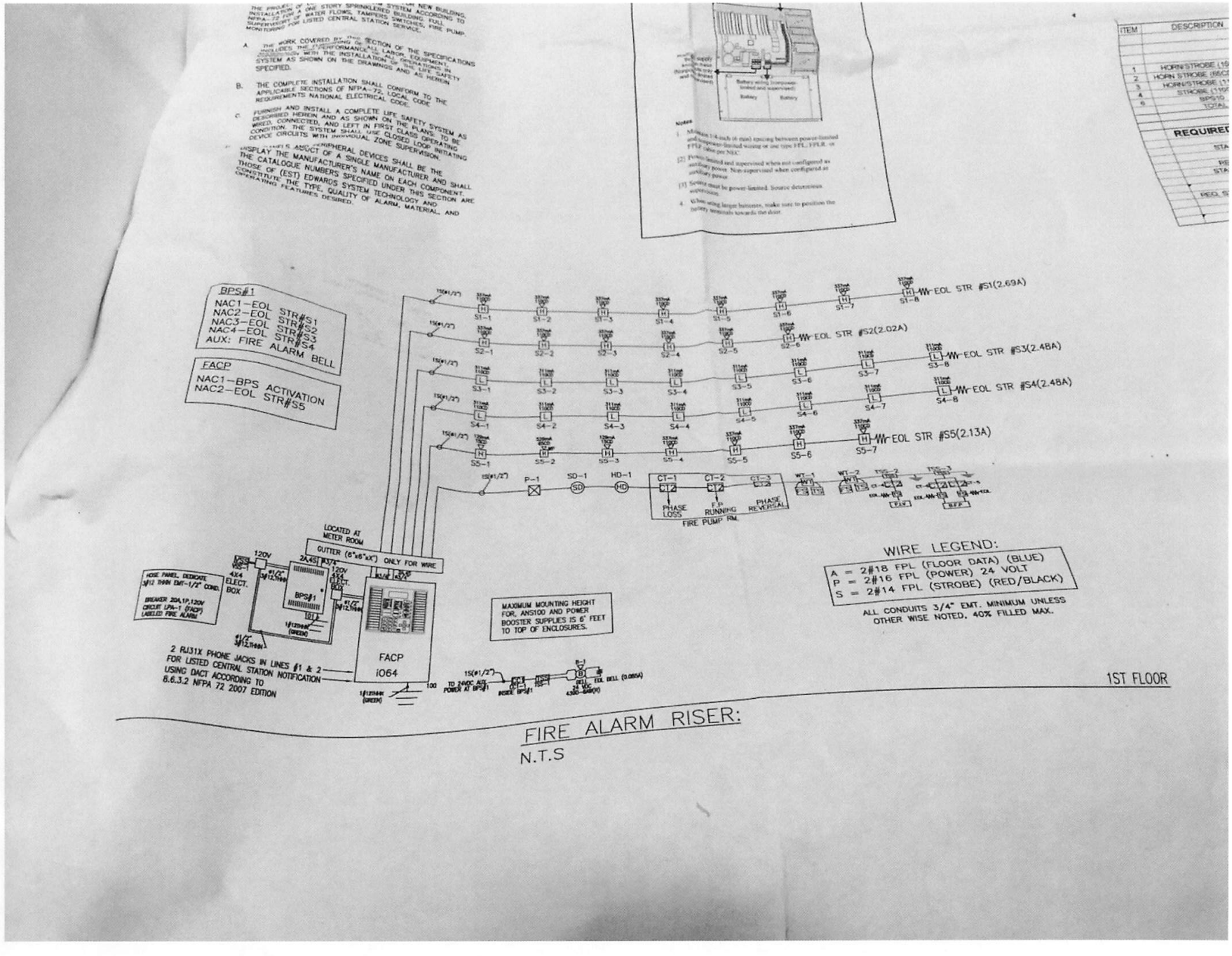
Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:
- ☒ Code Enforcement Ext.215
- ☐ Business Tax Receipt Ext. 214
- ☒ Building Dept. Ext. 211/227
- ☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Kelly Finch
Received by

White: Original Copy Yellow: Officer's Copy Pink: Violator


Engineering Systems Technology, Inc.
2400 WEST 84th STREET, # 9 · HIALEAH, FLORIDA 33016
(305) 823-7444
Tech: M Segre
Monitoring Station: Central Alarm Control
Account No: 1201-4784 Pass: 4784
Customer No: 305 238 0800
Panel: House Panel
Breaker: 11
Location: Electrical room
DO NOT REMOVE
By Order Of State Fire Marshal
Service By: MP-GM
Fire Alarm Record Tag
Serial # 17-40966
Engineering Systems Technology
2400 West 84th Street, Unit 9
Hialeah, Fl 33016
305-823-7444
24 Hrs Service
6-10-2019
Alarm Contractor's Certificate # EF0000335
HOUSE 17 JAN FEB
AUX 18 MAR APR
PROP 19 MAY JUN
CENT 20 JUL AUG
REM 21 SEP OCT
LOCAL 22 NOV DEC
NEW SERV TEST REP. INSP. IMPR.
DO NOT REMOVE
By Order Of State Fire Marshal
Service By: Arcadal Daniel
Fire Alarm Record Tag
Serial # 17-46106
Engineering Systems Technology
2400 West 84th Street, Unit 9
Hialeah, Fl 33016
305-823-7444
24 Hrs Service
Annual
06/26/2020
Alarm Contractor's Certificate # EF0000335
HOUSE 17 JAN FEB
AUX 18 MAR APR
PROP 19 MAY JUN
CENT 20 JUL AUG
REM 21 SEP OCT
LOCAL 22 NOV DEC
NEW SERV TEST REP. INSP. IMPR.
AES IntelliNet
CORPORATION www.aes-intellinet.com


BPS#1
NAC1-EOL STR#S1
NAC2-EOL STR#S2
NAC3-EOL STR#S3
NAC4-EOL STR#S4
AUX: FIRE ALARM BELL
FACP
NAC1-BPS ACTIVATION
NAC2-EOL STR#S5
EOL STR #S1(2.69A)
EOL STR #S2(2.02A)
EOL STR #S3(2.48A)
EOL STR #S4(2.48A)
EOL STR #S5(2.13A)
P-1
SD-1
HD-1
CT-1
CT-2
PHASE LOSS
F.P RUNNING
PHASE REVERSAL
FIRE PUMP RM.
LOCATED AT METER ROOM
GUTTER (6"x6"x4") ONLY FOR WIRE
120V
4X4 ELECT. BOX
BPS#1
FACP
i064
2 RJ31X PHONE JACKS IN LINES #1 & 2 FOR LISTED CENTRAL STATION NOTIFICATION USING DACT ACCORDING TO 8.6.3.2 NFPA 72 2007 EDITION
MAXIMUM MOUNTING HEIGHT FOR ANS100 AND POWER BOOSTER SUPPLIES IS 6' FEET TO TOP OF ENCLOSURES.
WIRE LEGEND:
A = 2#18 FPL (FLOOR DATA) (BLUE)
P = 2#16 FPL (POWER) 24 VOLT
S = 2#14 FPL (STROBE) (RED/BLACK)
ALL CONDUITS 3/4" EMT. MINIMUM UNLESS OTHER WISE NOTED. 40% FILLED MAX.
1ST FLOOR
FIRE ALARM RISER:
N.T.S

Case Overview

Property/Incident Information

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

Legal Description

Case Status Open **Case #** 5437 **Date Next Inspection** 11/17/2021

Notes
1. STOP WORK ORDER.
2. Demolished multiple dry walls and bathroom with shower without permits. Obtain permits and inspections for work done.
3. Installed new drywall without a permit. Obtain permit and inspections.
3. Prohibited banner sign. Remove banner or obtain temporary permit.
4. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/6/2020		Notice of Violation	Regular Mail
10/8/2021	11/17/2021	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: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 11/17/2021
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Case Overview

SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 11/17/2021

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Domestic Mail Only

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

Postage
$

Total Postage and Fees
$

Postmark Here

7021 0350 0000 2801 8135

Sent To: AMITA DEVELOPMENT LLC
Street and Apt. No.: N.O.H #5437
City, State, ZIP+4®: 2350 SW 30 AVE, PEMBROKE PARK, FL, 33009

PS Form 3800, Apr

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

Postage
$

Total Postage and Fees
$

Postmark Here

7021 0350 0000 2801 8128

Sent To: AMITA DEVELOPMENT LLC
Street and Apt. No.: N.O.H #5437
City, State, ZIP+4®: 888 SE 3 AVE SUITE 500, FORT LAUDERDALE, FL, 33316

PS Form 3800, Ap

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5437

Hasler FIRST-CLASS MAIL
11/10/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

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

Case #:
5437

OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5437

Hasler FIRST-CLASS MAIL
11/10/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Amita Development LLC
2350 SW 30th Ave
Dembroke Park, FL 33009

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2350 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0108
Property Owner	AMITA DEVELOPMENT LLC	Millage	0613
Mailing Address	888 SE 3 AVE SUITE 500 FORT LAUDERDALE FL 33316	Use	48

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

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	$265,130	$1,527,620	$1,792,750	$1,792,750	
2021	$265,130	$1,527,620	$1,792,750	$1,792,750	
2020	$265,130	$1,434,230	$1,699,360	$1,699,360	$36,675.24

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,792,750	$1,792,750	$1,792,750	$1,792,750
Portability	0	0	0	0
Assessed/SOH	$1,792,750	$1,792,750	$1,792,750	$1,792,750
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,792,750	$1,792,750	$1,792,750	$1,792,750

Sales History

Date	Type	Price	Book/Page or CIN
9/23/2020	SWD-D	$2,200,000	116754500
6/25/2008	CET-T		45535 / 169

Land Calculations

Price	Factor	Type
$9.00	29,459	SF
Adj. Bldg. S.F. (Card, Sketch)		18900
Eff./Act. Year Built: 1995/1970		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

AMITA DEVELOPMENT LLC CASE NO. 5437

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: AMITA DEVELOPMENT LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2350 SW 50 AVE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: AMITA DEVELOPMENT LLC AT 10:17 A.M. ON THE 4 DAY OF NOVEMBER 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.

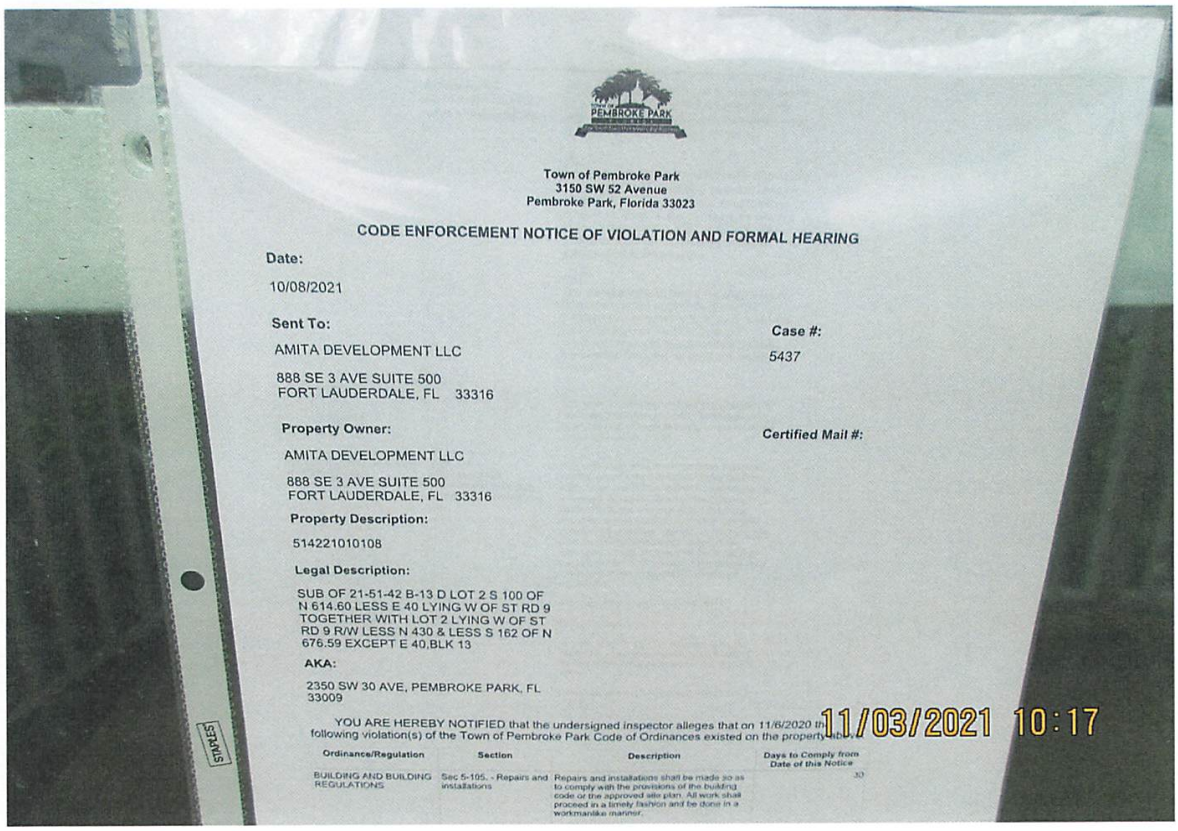
AFFIANT

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 Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/08/2021

Sent To:

AMITA DEVELOPMENT LLC

888 SE 3 AVE SUITE 500
FORT LAUDERDALE, FL 33316

Case #:

5437

Property Owner:

AMITA DEVELOPMENT LLC

888 SE 3 AVE SUITE 500
FORT LAUDERDALE, FL 33316

Certified Mail #:

Property Description:

514221010108

Legal Description:

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

AKA:

2350 SW 30 AVE, PEMBROKE PARK, FL 33009

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11/03/2021 10:17

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

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Date:

10/08/2021

Sent To:

AMITA DEVELOPMENT LLC

888 SE 3 AVE SUITE 500
FORT LAUDERDALE, FL 33316

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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...	30

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3. Installed new drywall without a permit. Obtain permit and inspections.
3. Prohibited banner sign. Remove banner or obtain temporary permit.
4. Double permit fee assessed.

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

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

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

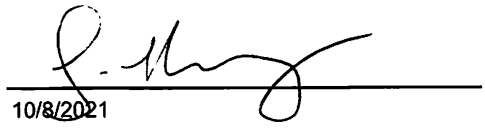
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Joseline Ramirez

Chief Code Enforcement Officer



10/8/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
AMITA DEVELOPMENT LLC 888 SE 3 AVE SUITE 500 FORT LAUDERDALE, FL 33316	5437	11/06/2020

Property Owner:	Property Description:	Certified Mail #:
AMITA DEVELOPMENT LLC 888 SE 3 AVE SUITE 500 FORT LAUDERDALE, FL 33316	514221010108	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13	2350 SW 30 AVE, PEMBROKE PARK, FL 33009

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Notes/Means of Correction:

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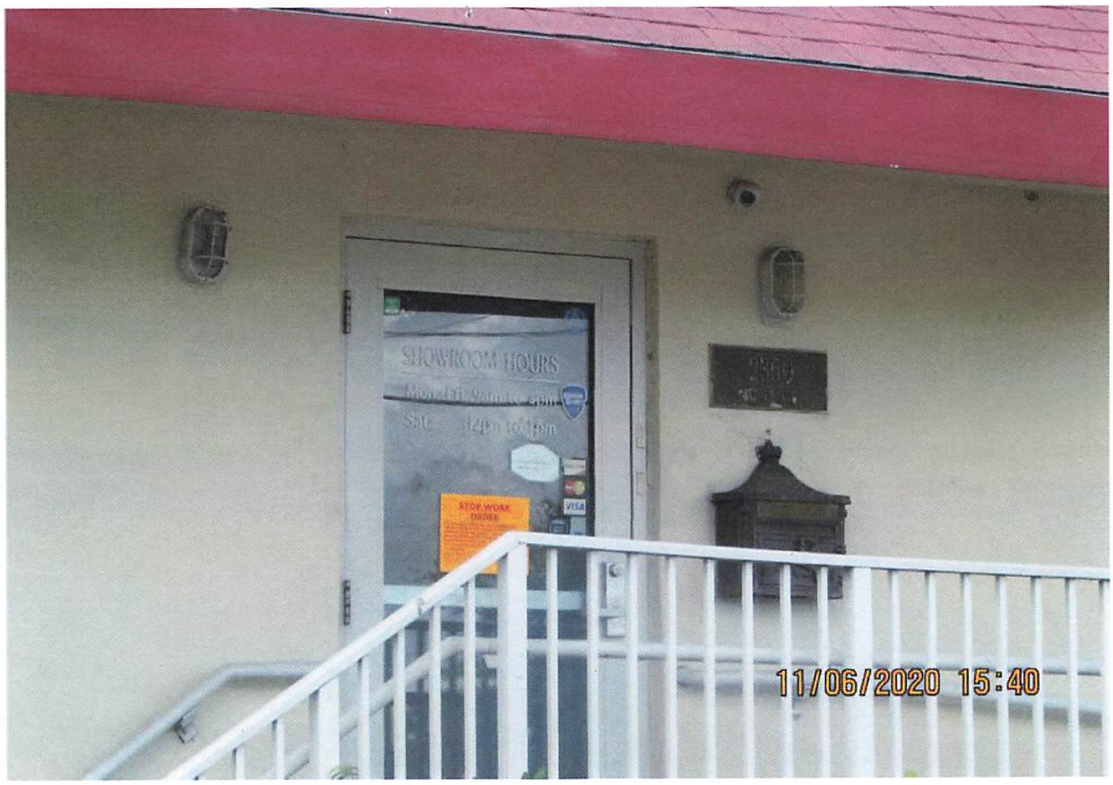
Joseline Ramirez
Code Enforcement Officer


SHOWROOM HOURS
STOP WORK ORDER
11/06/2020 15:40

11/06/2020 13:52

11/06/2020 13:52

11/06/2020 13:52

11/06/2020 13:52

11/06/2020 13:52

11/06/2020 13:53

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11/06/2020 13:55

11/06/2020 13:55

11/06/2020 14:00

11/06/2020 14:00

11/06/2020 14:00

11/06/2020 14:00

Sat.- .12pm to 4pm
PLEASE RING BELL
THANK YOU
DISCOVER
VISA
SHOP SMALL
STOP WORK ORDER
THE BUILDING OFFICIAL HAS ORDERED ALL
WORK TO CEASE AND DECEASE AND
PERMITS TO BE OBTAINED. THE
BEEN DETERMINED TO BE IN
FLORIDA BUILDING CODE.
NOT BE REMOVED EXCEPT BY
OR DESIGNEE.
11/06/2020 15:40

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

Sent To:	Case #:	Date:
2350 SW 30 AVENUE PROPERTIES LLC 2350 SW 30 AVE PEMBROKE PARK, FL 33009	5437	11/6/2020 12:00:00 AM

Property Owner:	Property Description:
2350 SW 30 AVENUE PROPERTIES LLC 2350 SW 30 AVE PEMBROKE PARK, FL 33009	514221010108

Legal Description:	AKA:
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Mailing Purposes Only

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

CODE ENFORCEMENT NOTICE OF VIOLATION

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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: **2110819-0**

Job Address: **2350 SW 30 AVE (demo)**

Job Name: AMITA DEVELOPMENT LLC

Permit Status: Expired

Permit Issued Date:2/22/2021 9:17:27 AM

Submitted Into Plan Review Date:11/12/2020 4:34:57 PM

Application Date: 11/12/2020 4:31:07 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 102 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	12/7/2020 8:57:20 PM
FIRE	Approved	12/7/2020 1:22:37 PM
PLUMBING	Approved	12/9/2020 5:00:08 AM
STRUCTURAL	Approved	12/7/2020 6:25:04 PM
ZONING	Approved	12/9/2020 5:20:07 PM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5307 FAX

2110819
PERMIT NO.
P-92312
APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

Inkforce 92312

2020 Florida Building Code In Effect

PERMIT TYPE: PLUMBING					
JOB NAME: AMITA DEVELOPMENT LLC					
JOB ADDRESS: 2350 SW 30 AVE (demo)					
OWNER NAME: AMITA DEVELOPMENT LLC					
OWNER ADDRESS: 2350 SW 30 AVE					
CITY: PEMBROKE PARK					
PHONE: 9546106906	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: SIMPSON HOME INC					
MAIL ADDRESS: 7137 PINECREEK LANE					
CITY STATE ZIP: COCONUT CREEK FL 33073					
PHONE: 9548023729	**FAX:**	**EMAIL: SIMPONHOMES88@ATT.NET**			
CERT. COMPENTENCY: CFC1428071		**STATE REGISTRATION: N/A**			
LOT: 000	BLOCK: 000	PRESENT USE: WAREHOUSE & OFFICE	PROPOSED USE: WAREHOUSE & OFFICE		
FOLIO NUMBER: 514221010114		SUBDIVISION: N/A			
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	N/A
JOB COST: 1000	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION : DEMO INTERIOR AS PER PLAN					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479	PO BOX 2710 ROANOKE, VA 24001	3000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Advance Auto Parts/Elegant Beauty

Legal Description

Case Status Open **Case #** 5652 **Date Next Inspection** 11/17/2021

Notes

1. Graffiti on backend of property and glass. Remove graffiti. - Complied
2. Parking lot requires maintenance. Pave and restripe. Obtain plans, permit and inspections. - No permit
3. Exterior maintenance required. Pressure wash common areas and walls. -
4. Exterior maintenance required. Repair facades, drains and rails.
5. Installed electrical cameras and light fixtures without a permit. Obtain plans, permit and inspections.
6. Permanent windows signs are prohibited. Remove all window signs.
7. Dead grass. Remove and replace with new sod.
8. Remove trash/debris and miscellaneous items.
9. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/30/2021		Notice of Violation	Regular Mail
10/8/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 11/4/21 Certified Mail 10/8/21

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (k)	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 11/17/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (m)	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: 11/17/2021
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Case Overview

ZONING	Sec. 28-304 - Surface of parking area	The area reserved for off-street parking shall be hard-surfaced. Where the parking area is hard-surfaced the same shall consist of a good rolled rock base, well tamped, and topped with asphaltic concrete in accordance with the paving specifications of the Town. Occupancy of a given structure or premises shall be prohibited until the required parking area has been improved, inspected and approved. (Ord. No. 73 -8-2, § 4, 8-1-73)	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:

ADVANCE AUTO PARTS
N.O.H #5652
3000 W HALLANDALE BEACH BLVD, A
PEMBROKE PARK, FL, 33009

9590 9402 6379 0303 8547 89

2. Article Number *(Transfer from service label)*
7021 0350 0000 2801 8159

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] C. Date of Delivery 10/13/21

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
☐ [illegible]ail
☐ [illegible]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

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:

DISCOUNT AUTO PARTS NIC %
ADVANCE STORES CO INC #9479
N.O.V #5652
PO BOX 2710,
ROANOKE, VA, 24001

9590 9402 6379 0303 8548 02

2. Article Number *(Transfer from service label)*
7021 0350 0000 2801 8166

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☒ Agent ☐ Addressee

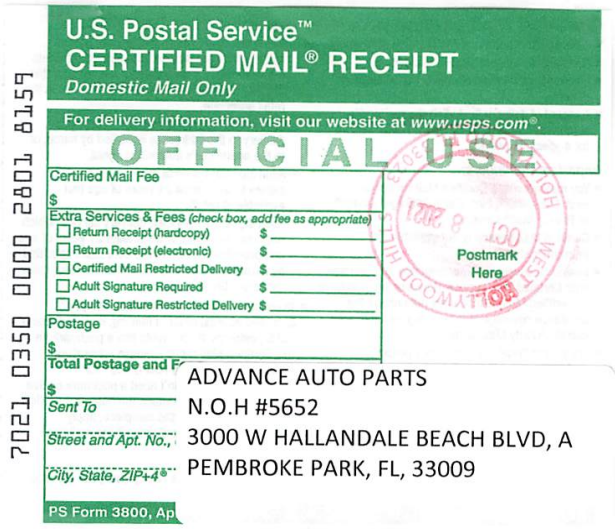
B. Received by *(Printed Name)* [illegible] C. Date of Delivery 10-12-21

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

DOWNTOWN STATION ROANOKE VA
OCT 12 2021
240[illegible] PS

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



U.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 ADVANCE AUTO PARTS
N.O.H #5652

Street and Apt. No., 3000 W HALLANDALE BEACH BLVD, A

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

PS Form 3800, Ap

Postmark Here

7021 0350 0000 2801 8159

U.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 ELEGANT BEAUTY
N.O.H #5652

Street and Apt. No., 3000 W HALLANDALE BEACH BLVD, B

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

PS Form 3800, Ap

Postmark Here

7021 0350 0000 2801 8142

U.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 DISCOUNT AUTO PARTS NIC %
ADVANCE STORES CO INC #9479
N.O.V #5652

Street and Apt. No., PO BOX 2710,

City, State, ZIP+4® ROANOKE, VA, 24001

PS Form 3800, Apr

Postmark Here

7021 0350 0000 2801 8166

Code Dept.

N OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5652

Hasler

03/30/2021

US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Elegant Beauty
3000 W Hallandale Beach Blvd, B
Pembroke Park, FL 33009

Code Dept.

N OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5652

Hasler

03/30/2021

US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Advance Auto Parts
3000 W Hallandale Beach Blvd, A
Pembroke Park, FL 33009

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3000 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479
Mailing Address	PO BOX 2710 ROANOKE VA 24001

ID #	5142 28 00 0110
Millage	0613
Use	11

Abbr Legal Description	28-51-42 COMM NW COR OF SW1/4 OF NW1/4, SLY 70 TO S/L OF HALLANDALE BCH BLVD,SELY 30.50 TO POB, SLY 189 TO P/C,SELY ALG CUR 34.69,SELY 136.85 TO W/L OF ST RD 9,NLY 167.75,NWLY 55.37, NWLY 128.45 TO POB DESC IN OR 4772/513 LESS POR DESC IN OR 19011/389 FOR RD

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$341,970	$1,982,000	$2,323,970	$2,323,970	
2021	$341,970	$1,982,000	$2,323,970	$2,323,970	
2020	$341,970	$1,798,530	$2,140,500	$2,140,500	$46,195.85

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,323,970	$2,323,970	$2,323,970	$2,323,970
Portability	0	0	0	0
Assessed/SOH	$2,323,970	$2,323,970	$2,323,970	$2,323,970
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	$2,323,970	$2,323,970	$2,323,970	$2,323,970

Sales History

Date	Type	Price	Book/Page or CIN
2/1/1992	WD	$730,000	19309 / 35
11/1/1984	WD	$725,000	
6/1/1973	WD	$440,000	
1/1/1972	WD	$95,000	

Land Calculations

Price	Factor	Type
$11.00	31,088	SF
Adj. Bldg. S.F. (Card, Sketch)		13440
Eff./Act. Year Built: 1974/1973		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DISCOUNT AUTO PARTS INC % CASE NO. 5652
ADVANCE STORES CO INC #9479
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479AT 10:11 A.M. ON THE 4 DAY OF NOVEMBER 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.

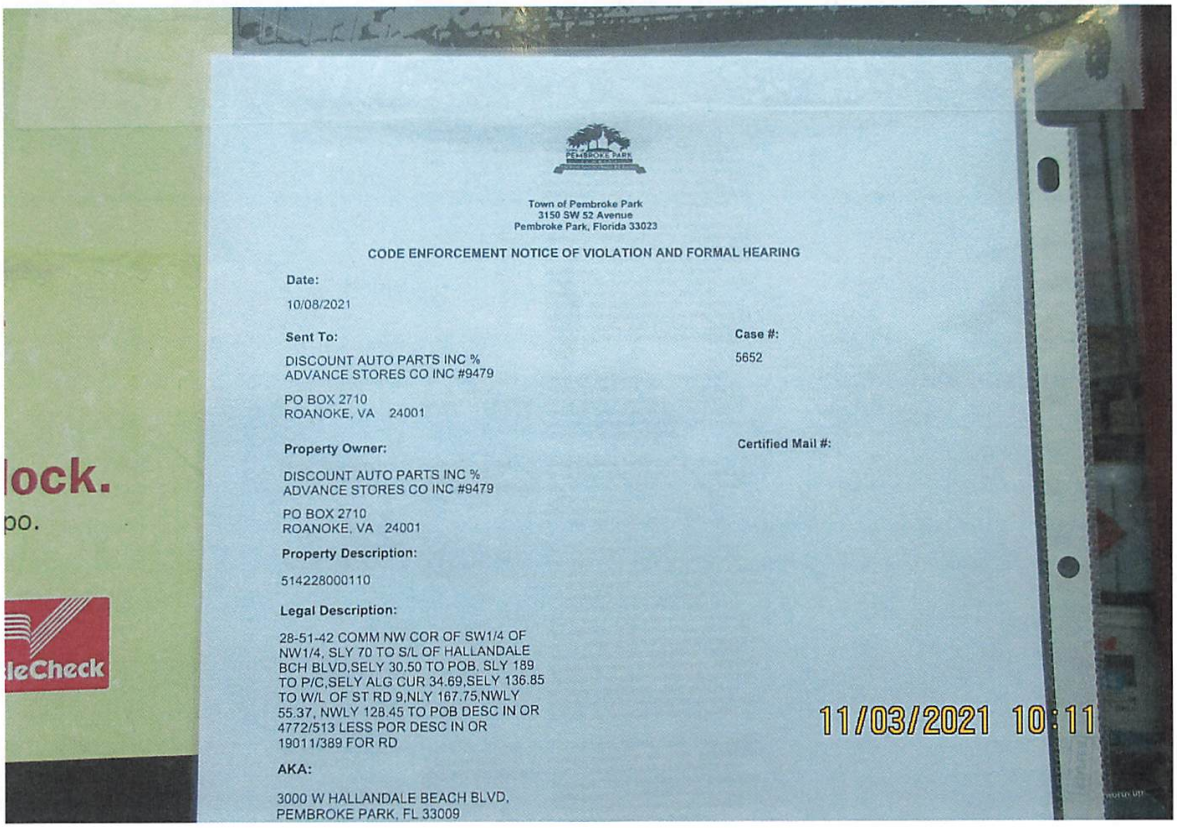
AFFIANT

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 November 2021, by Joseline Ramirez 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 _____



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/08/2021

Sent To:

DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479

PO BOX 2710
ROANOKE, VA 24001

Case #:

5652

Property Owner:

DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479

PO BOX 2710
ROANOKE, VA 24001

Certified Mail #:

Property Description:

514228000110

Legal Description:

28-51-42 COMM NW COR OF SW1/4 OF NW1/4, SLY 70 TO S/L OF HALLANDALE BCH BLVD,SELY 30.50 TO POB, SLY 189 TO P/C,SELY ALG CUR 34.69,SELY 136.85 TO W/L OF ST RD 9,NLY 167.75,NWLY 55.37, NWLY 128.45 TO POB DESC IN OR 4772/513 LESS POR DESC IN OR 19011/389 FOR RD

AKA:

3000 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

11/03/2021 10:11

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

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Date:

10/08/2021

Sent To:

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AKA:

3000 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
#Advance Auto Parts/Elegant Beauty

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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SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	30
ZONING	Sec. 28-304 - Surface of parking area	The area reserved for off-street parking shall be hard-surfaced. Where the parking area is hard-surfaced the same shall consist of a good rolled rock base, well tamped, and topped with asphaltic concrete in accordance with the paving specifications of the Town. Occupancy of a given structure or premises shall be prohibited until the required parking area has been improved, inspected and approved. (Ord. No. 73-8-2, § 4, 8-1-73)	30

1. Graffiti on backend of property and glass. Remove graffiti.
2. Parking lot requires maintenance. Pave and restripe. Obtain plans, permit and inspections.
3. Exterior maintenance required. Pressure wash common areas and walls.
4. Exterior maintenance required. Repair facades, drains and rails.
5. Installed electrical cameras and light fixtures without a permit. Obtain plans, permit and inspections.
6. Permanent windows signs are prohibited. Remove all window signs.
7. Dead grass. Remove and replace with new sod.
8. Remove trash/debris and miscellaneous items.
9. Double permit fee assessed.

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

10/8/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479

PO BOX 2710
ROANOKE, VA 24001

Case #:

5652

Date:

03/30/2021

Property Owner:

DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479

PO BOX 2710
ROANOKE, VA 24001

Property Description:

514228000110

Certified Mail #:

Legal Description:

28-51-42 COMM NW COR OF SW1/4 OF NW1/4, SLY 70 TO S/L OF HALLANDALE BCH BLVD,SELY 30.50 TO POB, SLY 189 TO P/C,SELY ALG CUR 34.69,SELY 136.85 TO W/L OF ST RD 9,NLY 167.75,NWLY 55.37, NWLY 128.45 TO POB DESC IN OR 4772/513 LESS POR DESC IN OR 19011/389 FOR RD

AKA:

3000 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
#Advance Auto Parts/Elegant Beauty

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (k)	Ground surface hazard such as holes. excavations. breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (m)	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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 5-207. - 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. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	30

SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	30
ZONING	Sec. 28-304 - Surface of parking area	The area reserved for off-street parking shall be hard-surfaced. Where the parking area is hard-surfaced the same shall consist of a good rolled rock base, well tamped, and topped with asphaltic concrete in accordance with the paving specifications of the Town. Occupancy of a given structure or premises shall be prohibited until the required parking area has been improved, inspected and approved. (Ord. No. 73-8-2, § 4, 8-1-73)	30

Notes/Means of Correction:

1. Graffiti on backend of property and glass. Remove graffiti.
2. Parking lot requires maintenance. Pave and restripe. Obtain plans, permit and inspections.
3. Exterior maintenance required. Pressure wash common areas and walls.
4. Exterior maintenance required. Repair facades, drains and rails.
5. Installed electrical cameras and light fixtures without a permit. Obtain plans, permit and inspections.
6. Permanent windows signs are prohibited. Remove all window signs.
7. Dead grass. Remove and replace with new sod.
8. Remove trash/debris and miscellaneous items.
9. 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.

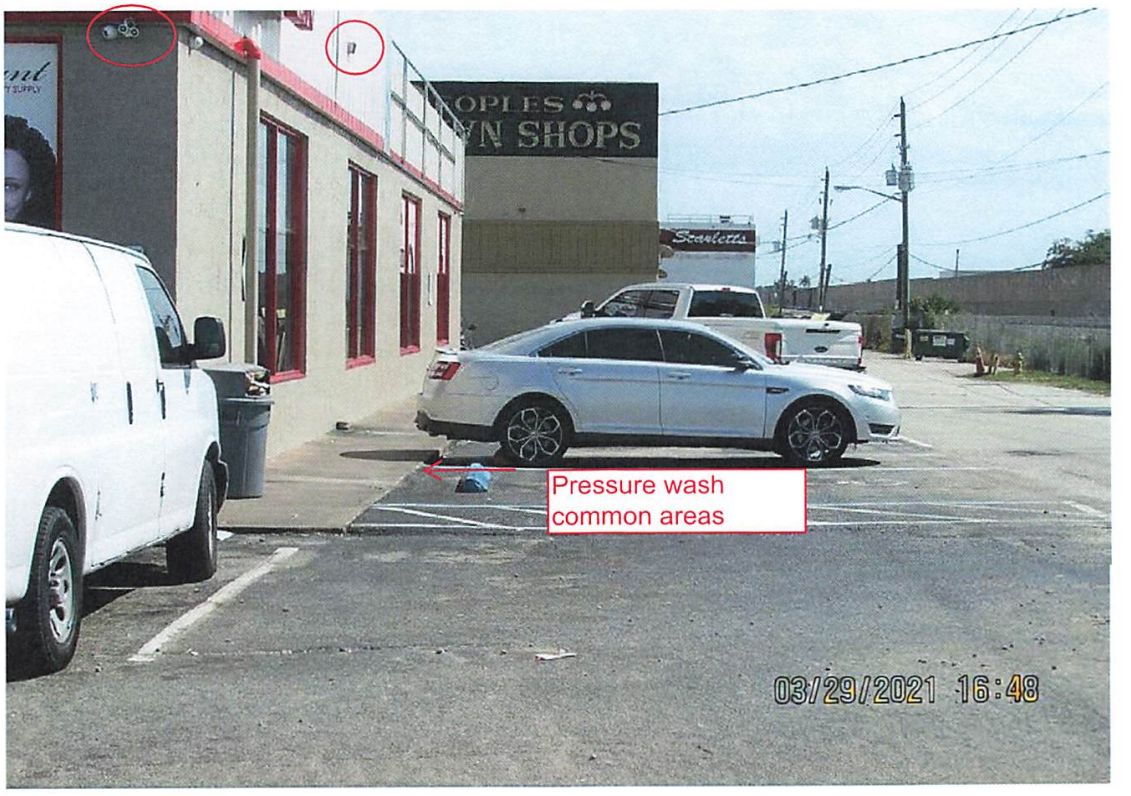
Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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

Joseline Ramirez
Chief Code Enforcement Officer

Permenant window signs prohibited - remove all window signs
ELEGANT BEAUTY SUPER STORES
03/29/2021 17:01

Repair
03/29/2021 16:47

03/29/2021 16:48

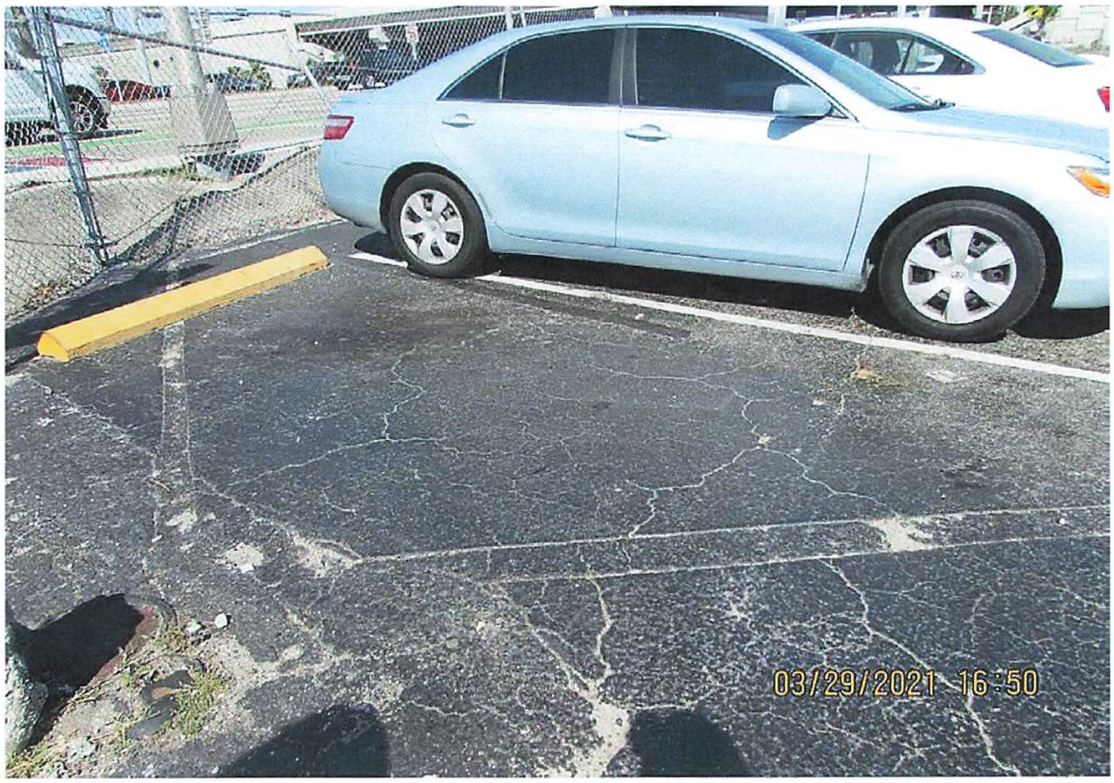

Pressure wash
common areas
03/29/2021 16:48

03/29/2021 16:48

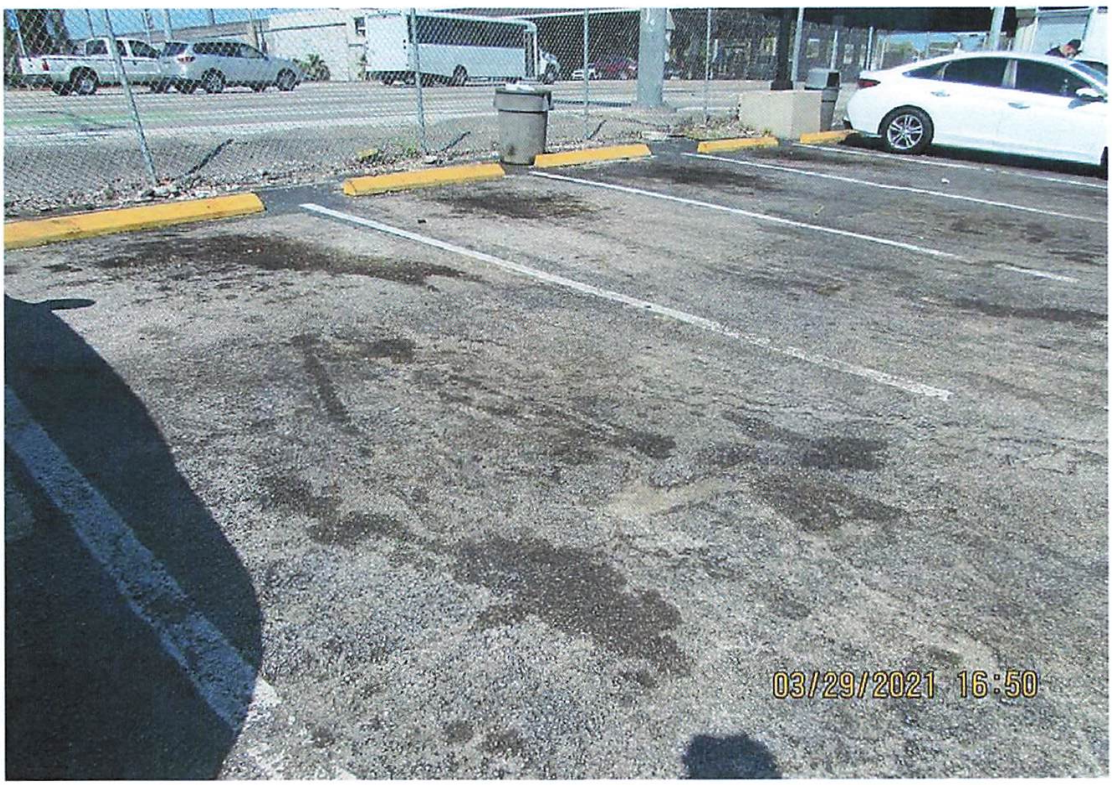
03/29/2021 16:48

03/29/2021 16:48

Cleanup debris and trash
03/29/2021 16:48


03/29/2021 16:50

pave and re stripe parking
lot with Building permit
03/29/2021 16:50


03/29/2021 16:50

03/29/2021 16:50

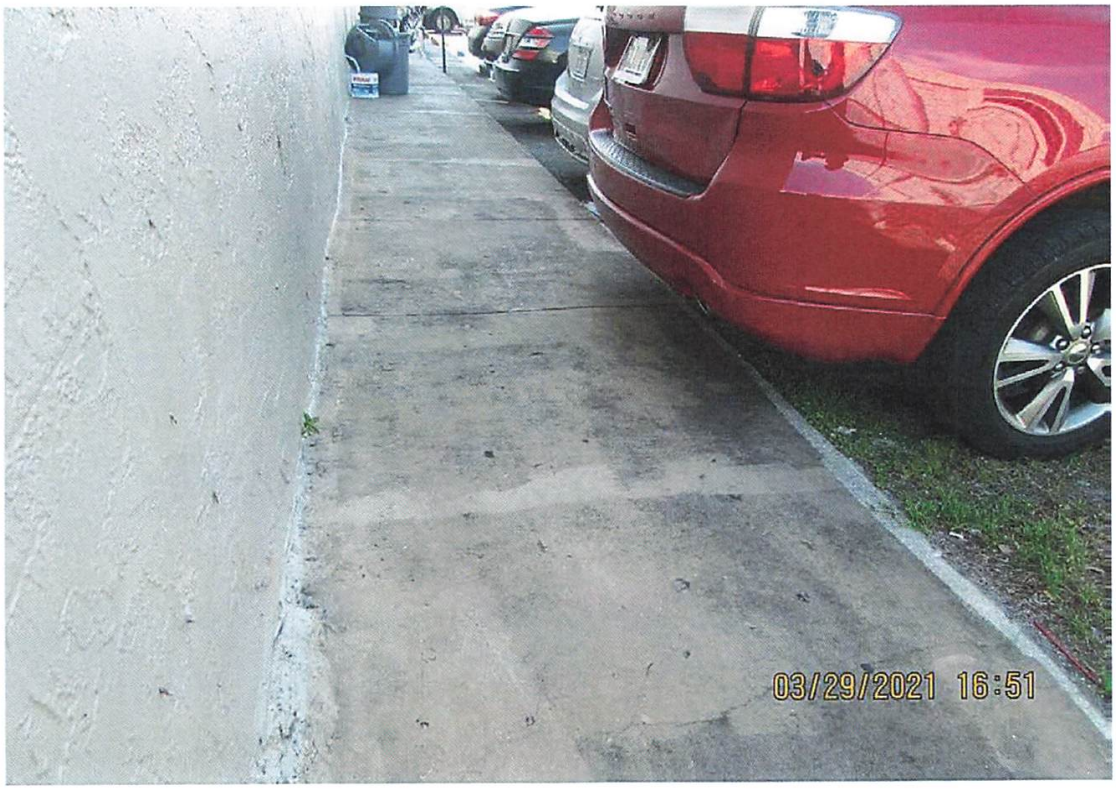
03/29/2021 16:50

03/29/2021 16:51

Remove dead vegetation and install sod
03/29/2021 16:51

Remove
03/29/2021 16:51

Pressure wash
03/29/2021 16:51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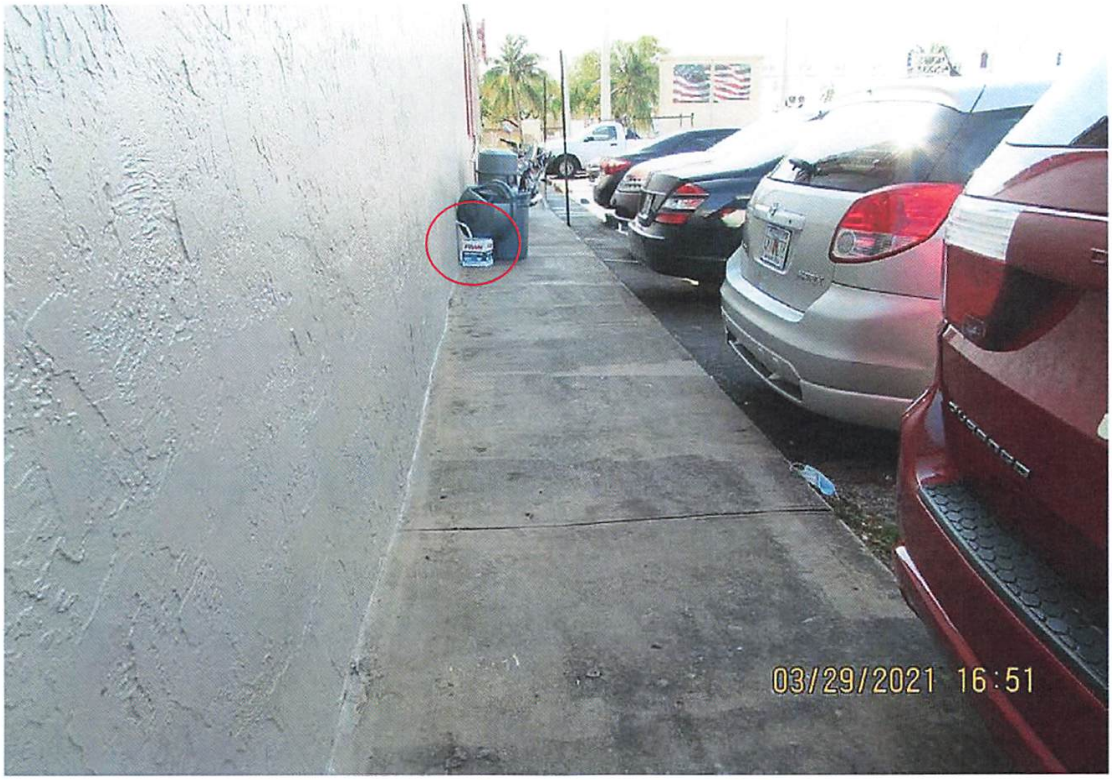
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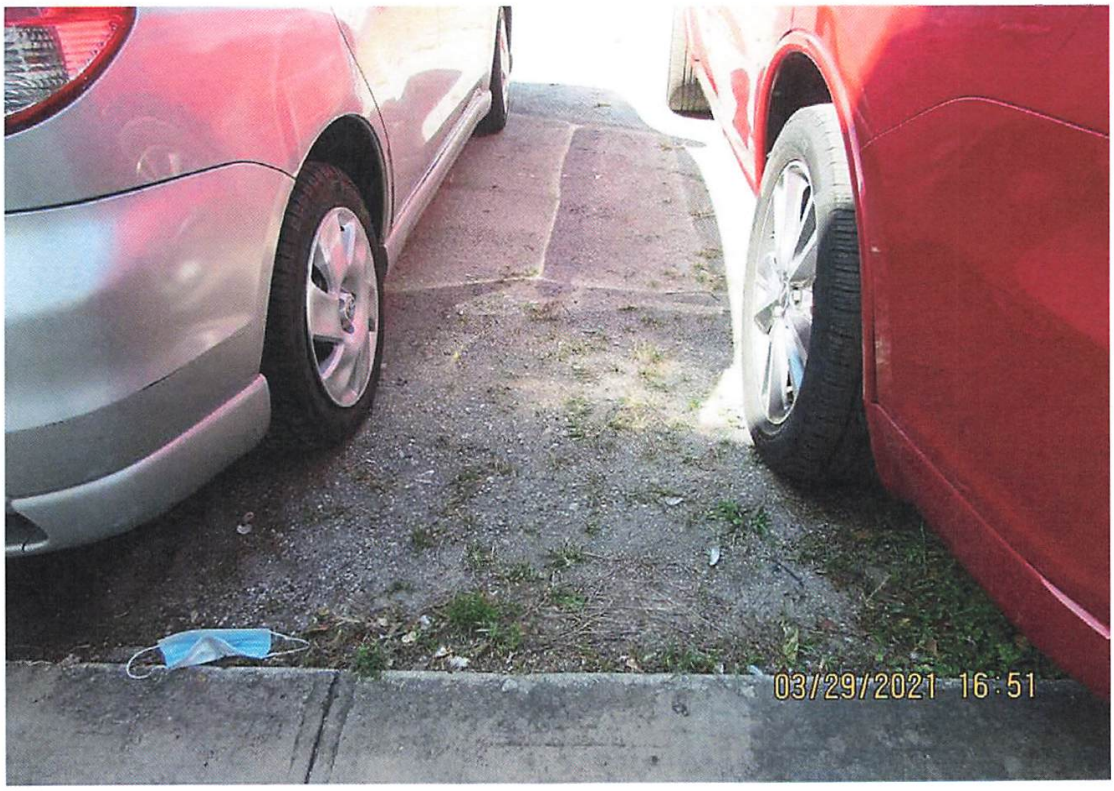
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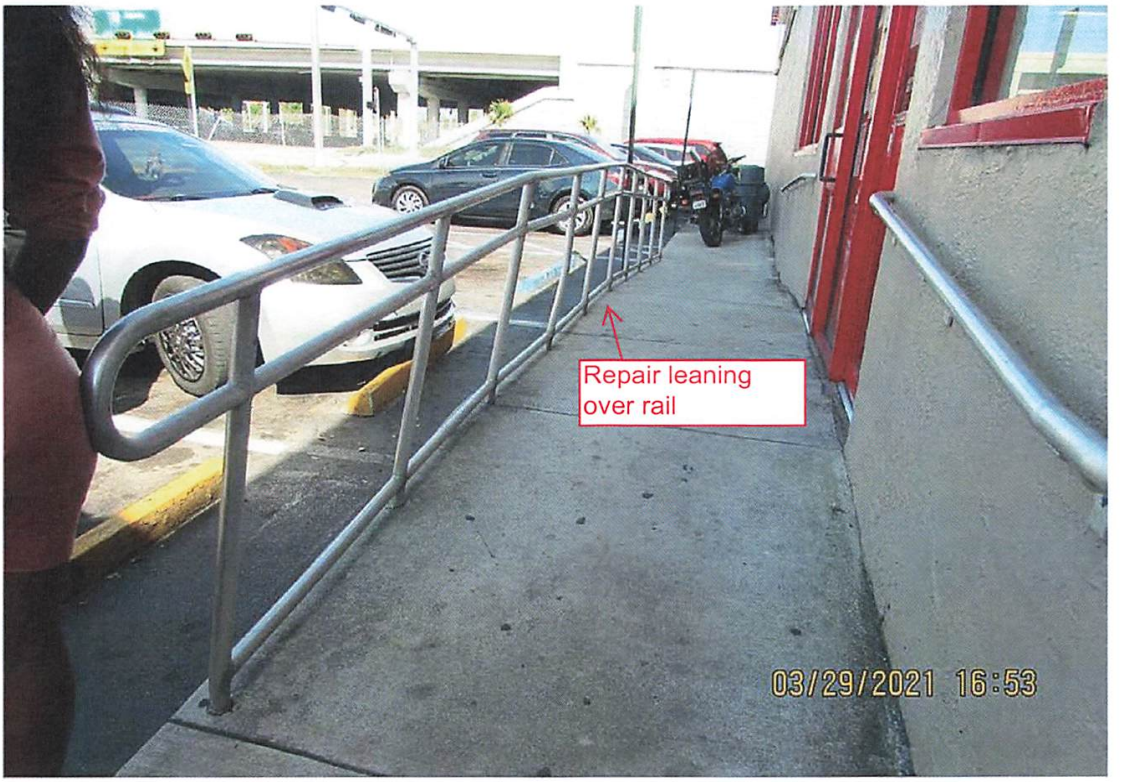
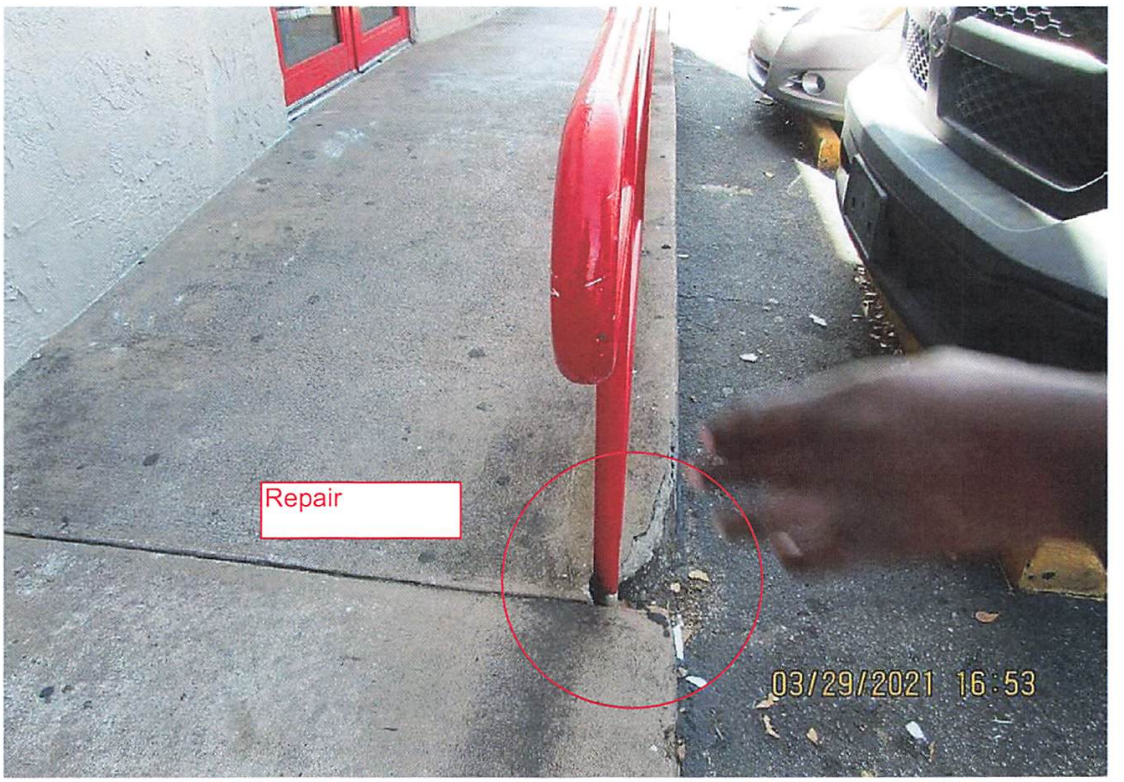
03/29/2021 16:53


Repair leaning
over rail
03/29/2021 16:53

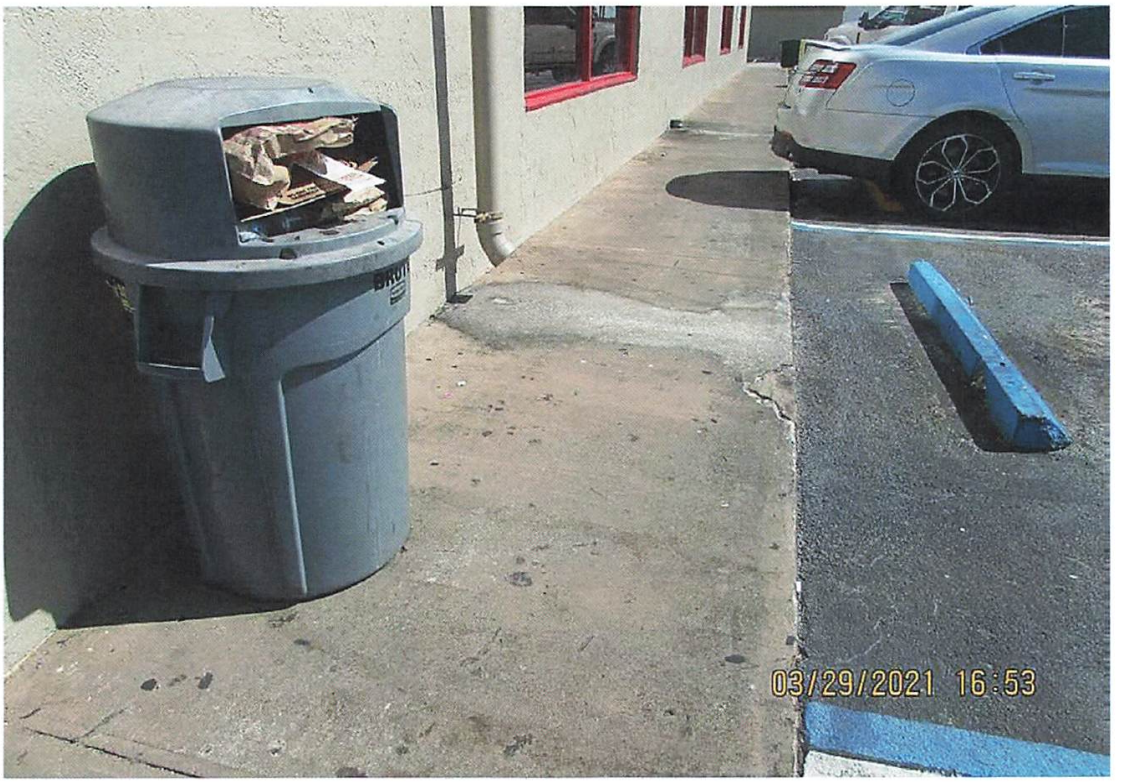
03/29/2021 16:53


Repair
03/29/2021 16:53

03/29/2021 16:53

03/29/2021 16:53

03/29/2021 16:53


03/29/2021 16:53

03/29/2021 16:53

TOW-AWAY
24 HRS ZONE 7 DAYS
UNAUTHORIZED VEHICLES
WILL BE TOWED AT
OWNERS RISK AND EXPENSE
ITS TOWING & RECOVERY
2435 PEMBROKE RD. HOLLYWOOD
954-925-3371
03/29/2021 16:53

03/29/2021 16:54

remove graffiti
03/29/2021 16:54

03/29/2021 16:54

03/29/2021 16:54

03/29/2021 16:54

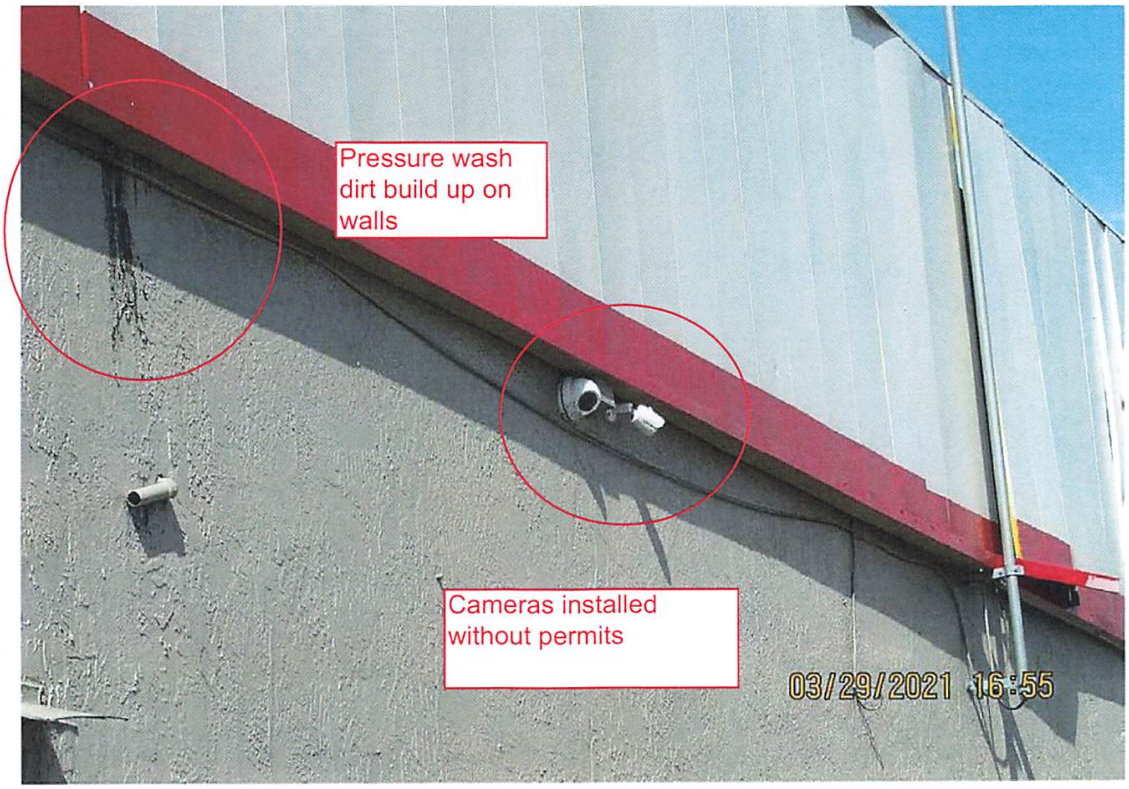
Repair cracked glass
03/29/2021 16:55

COCONUT
03/29/2021 16:55

Repair facades
03/29/2021 16:55

Pressure wash
03/29/2021 16:55

03/29/2021 16:55


Pressure wash dirt build up on walls
Cameras installed without permits
03/29/2021 16:55

Repair drain
Pressure wash dirt build up on walls
03/29/2021 16:56

03/29/2021 16:56

03/29/2021 16:56

Installed new light fixtures without permits
03/29/2021 16:56

Remove
03/29/2021 16:57

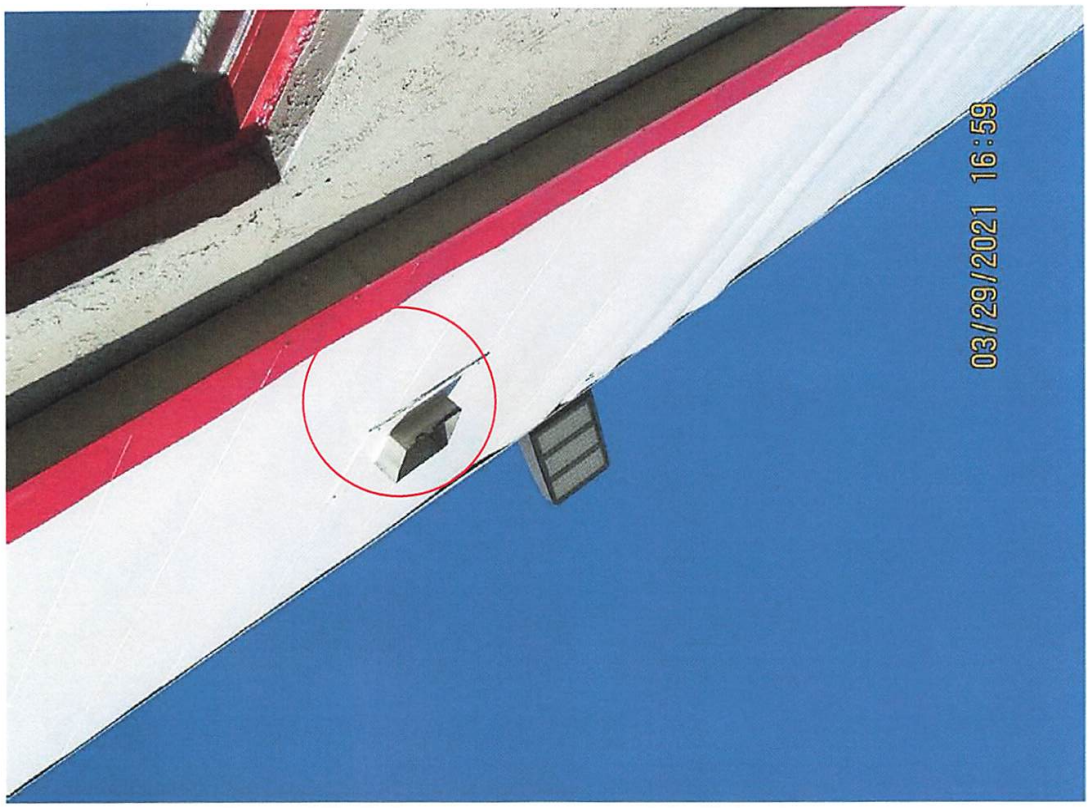
03/29/2021 16:57

Maintain grass area
03/29/2021 16:57

03/29/2021 16:57

03/29/2021 16:58

03/29/2021 16:58

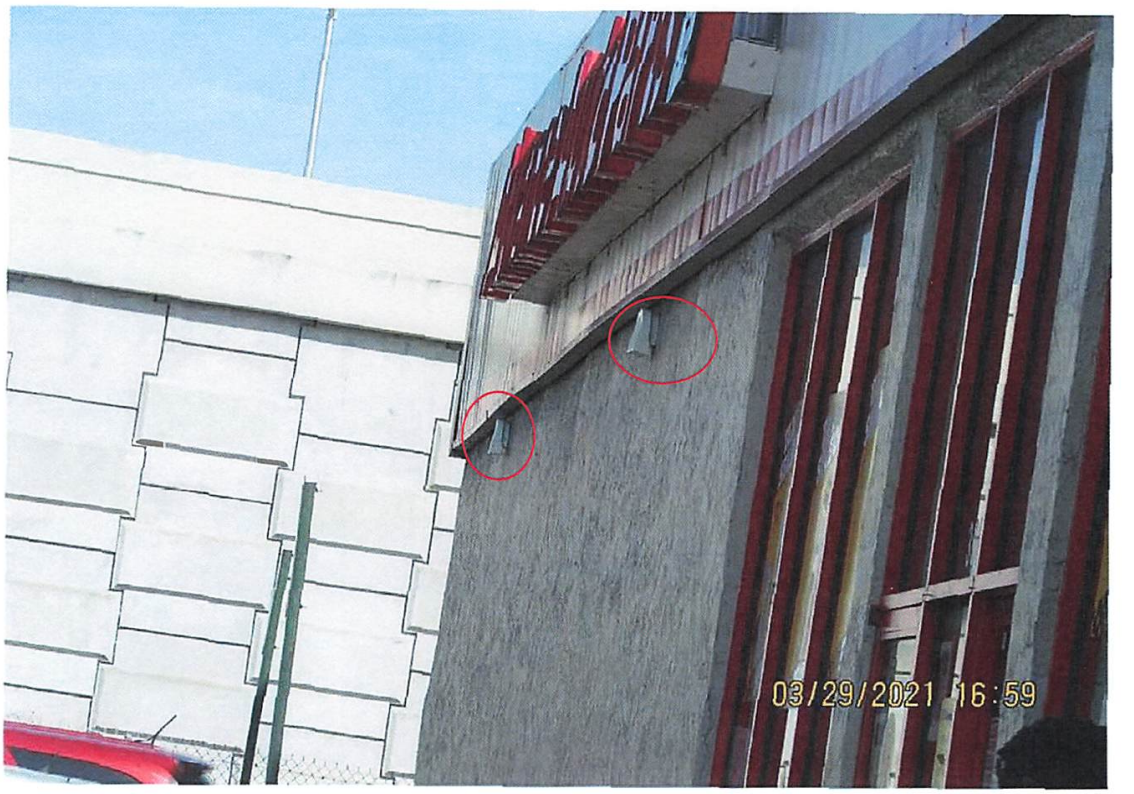

03/29/2021 16:59

03/29/2021 16:58

03/29/2021 16:59

03/29/2021 16:59

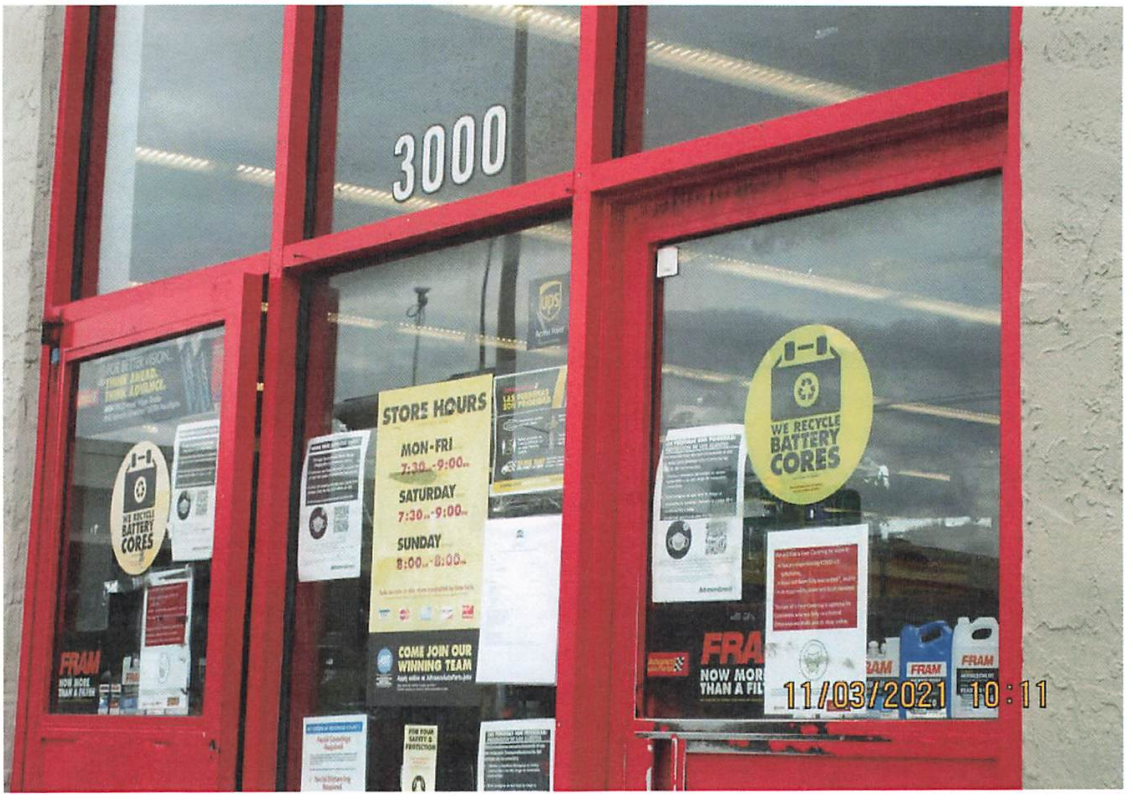
OKAY
Everyday
Beauty Care
03/29/2021 16:59


03/29/2021 16:59

RV ACCIDENT
1-800-FL-LEGAL
RUBENSTEIN LAW
ELEGANT BEAUTY
SUPER STORES
OPEN
Shine Treatment
All Natural
It's OKAY to be
Curl Enhancing
HAIR STYLERS
03/29/2021 17:01

100% risk-free college savings plans.
FLORIDA PREPAID
ELEGANT BEAUTY
SUPER STORES
OPEN
Shine Treatment
All Natural
It's OKAY to be
Everyday Beauty Care Products
Curl Enhancing
HAIR STYLERS
03/29/2021 17:01

TAX SEASON
SPECIAL
TAX SEASON
SAVE $15
SPECIAL
TAX SEASON
SAVE $50
SPECIAL
3000
TAX SEASON
$23.99
DieHard
SPECIAL
03/29/2021 17:01


3000
STORE HOURS
MON-FRI
7:30 - 9:00
SATURDAY
7:30 - 9:00
SUNDAY
8:00 - 8:00
COME JOIN OUR WINNING TEAM
WE RECYCLE BATTERY CORES
FRAM
11/03/2021 10:11

Advance Auto Parts
11/02/2021 09:52

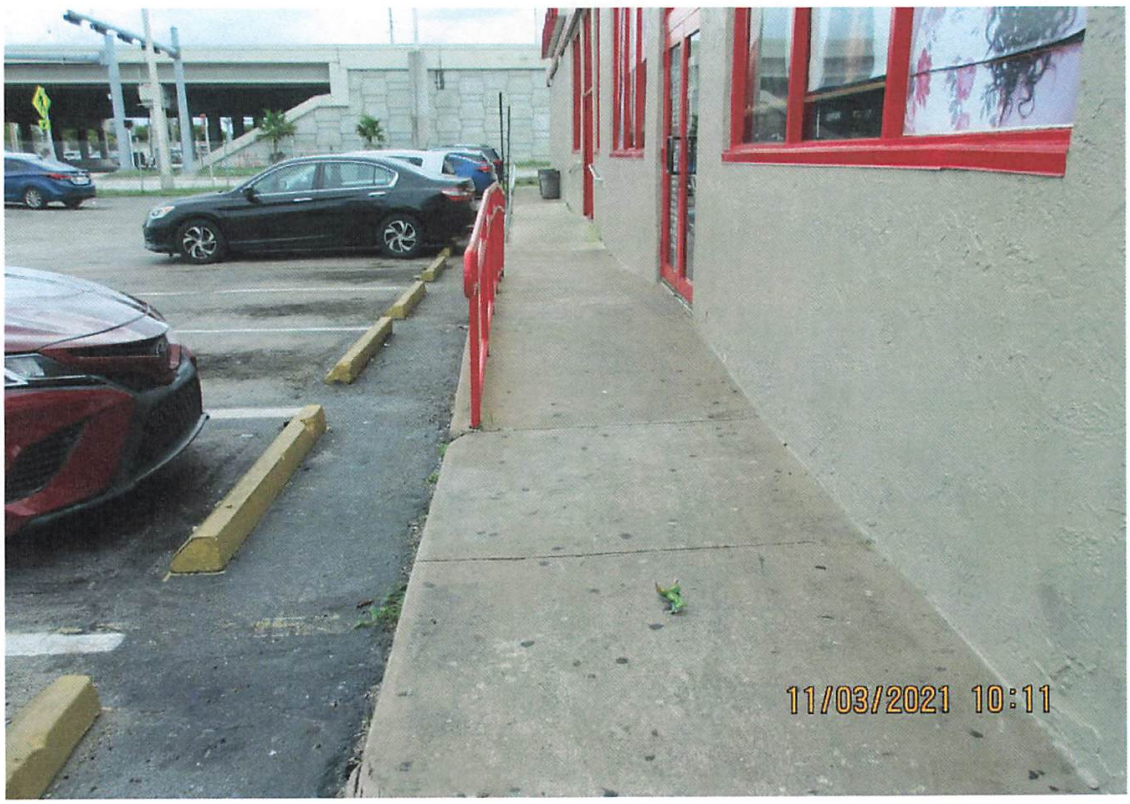
Elegant
11/02/2021 09:52

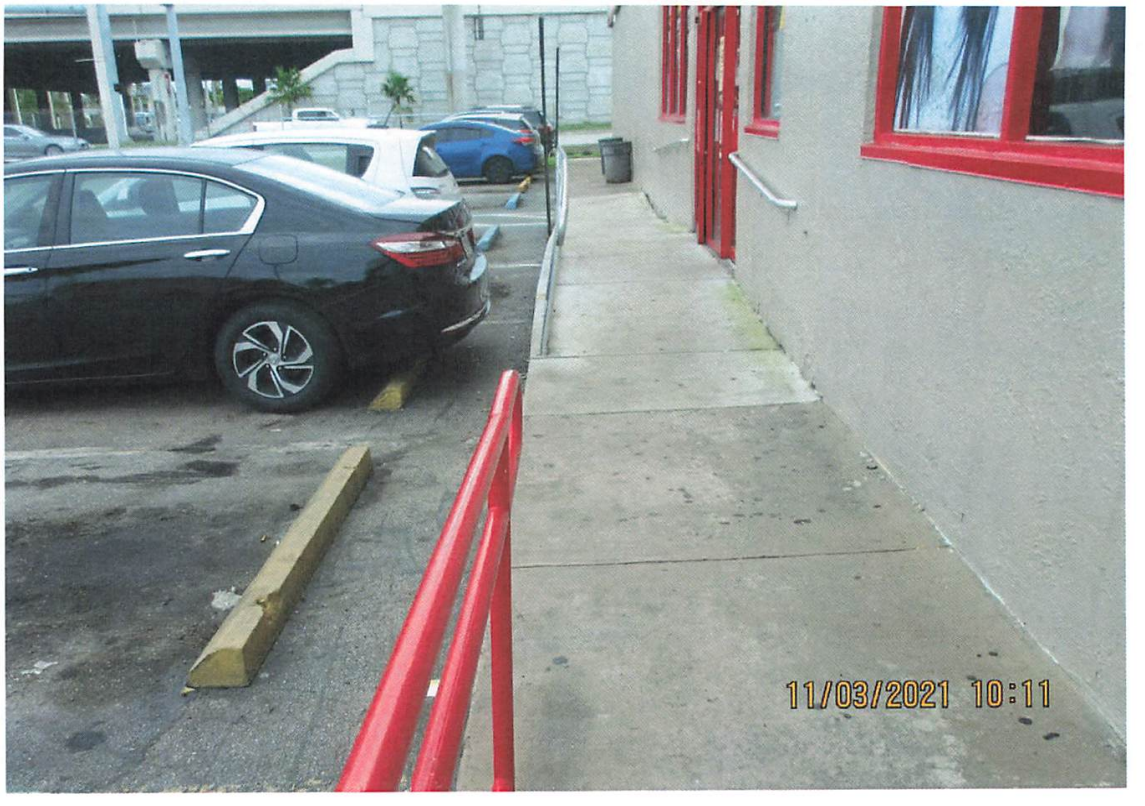
STOP
ONLY
11/03/2021 10:10

11/03/2021 10:10
RAMP ONLY
NORTH
95
SOUTH

11/03/2021 10:10

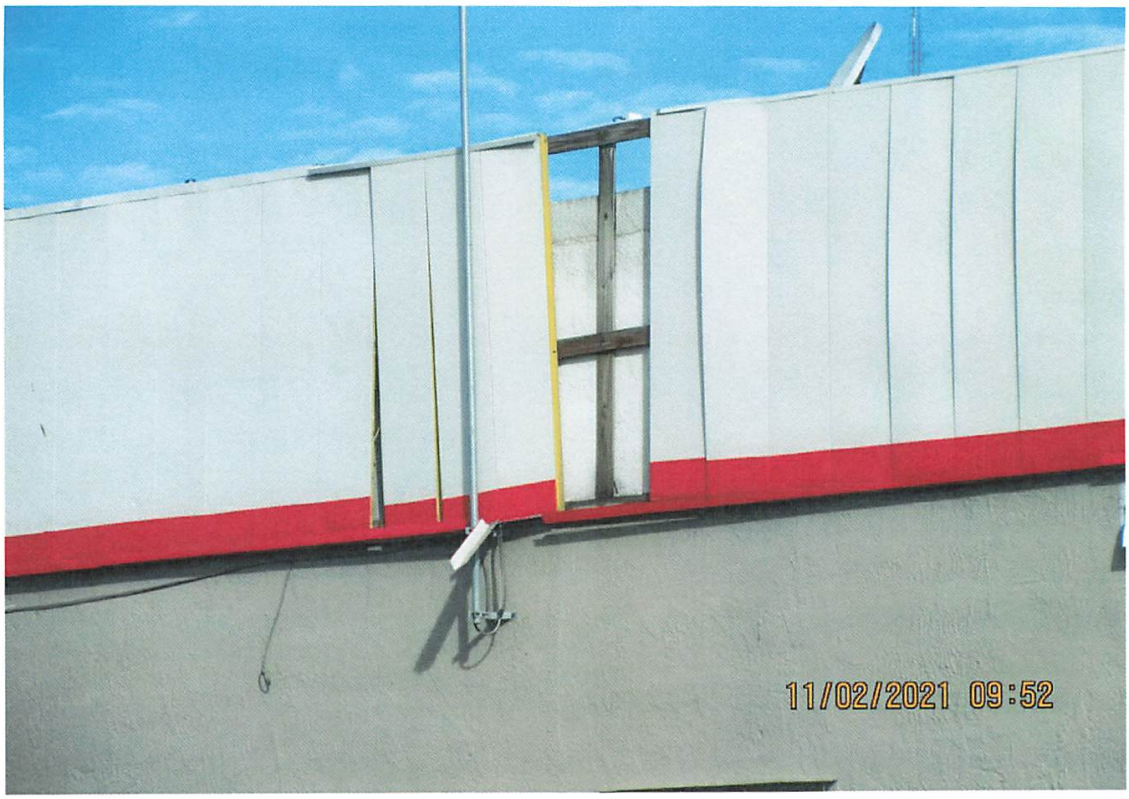
11/03/2021 10:11


11/03/2021 10:11


11/03/2021 10:11

11/03/2021 10:10

11/03/2021 10:10


11/02/2021 09:52

11/02/2021 09:52

11/03/2021 10:10

ELEGANT BEAUTY
SUPER STORES
OPEN
Curl
Enhancing
HAIR STYLERS
OKAY
Everyday
Beauty Care
Products
Shine
11/03/2021 10:10

ELEGANT BEAUTY
SUPER STORES
OPEN
Shine Treatment
All Natural
It's OKAY to be
OKAY
Everyday Beauty Care Products
Curl Enhancing
HAIR STYLERS
Elegant
SHOPS
11/03/2021 10:10

11/03/2021 10:10

Case Overview

Property/Incident Information

Owner	Address	Site Address
I-95 REALTY INC	3041 NE 42 ST FORT LAUDERDALE, FL 33308	2840 S PARK RD, PEMBROKE PARK, FL 33009 #2840-2886 S PARK ROAD, PEMBROKE PARK FL 33009

Legal Description

Case Status Open **Case #** 5943 **Date Next Inspection** 11/17/2021

Notes 1. Exterior four walls require maintenance (i.e. pressure wash and paint). If changing the color, obtain a paint permit. If keeping the same color, no permit is required.
2. Parking lot requires maintenance, parking lot requires paving and re-stripping. Obtain plans, permit and inspections.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/22/2021		Notice of Violation	Regular Mail
10/26/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property – 11/4/21 Certified Mail – 10/28/21

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: 11/17/2021
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: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(o). - Exterior maintenance of structures and premises	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	Not in Compliance - Reinspection Date: 11/17/2021

Case Overview

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: 11/17/2021

7021 0350 0000 2801 8944

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

Postage
$ 7.33
Total Postage and
$
Sent To I-95 REALTY INC
Street and Apt. No. N.O.H #5943
City, State, ZIP+4 2840 S PARK RD,
PEMBROKE PARK, FL, 33009
PS Form 3800, A

OCT 28 2021
Postmark Here

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

Postage
$ 7.33
Total Postage and
$
Sent To I-95 REALTY INC
Street and Apt. No. N.O.H #5943
City, State, ZIP+4 3041 NE 42 ST,
FORT LAUDERDALE, FL, 33308
PS Form 3800, A

OCT 28 2021
Postmark Here

7021 0350 0000 2801 8968

U.S. Postal Service™
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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
$
Sent To SMITH, MICHAEL V
Street and Apt. No. N.O.H #5943
City, State, ZIP+4 3041 NE 42 ST,
FORT LAUDERDALE, FL, 33308
PS Form 3800, A

OCT 28 2021
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:

SMITH, MICHAEL V
N.O.H #5943
3041 NE 42 ST,
FORT LAUDERDALE, FL, 33308

9590 9402 6379 0303 8528 46

2. Article Number *(Transfer from service label)*
7021 0350 0000 2801 8968

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

Mail
Mail Restricted Delivery
500)

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

[OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 5943

Hasler FIRST-CLASS MAIL
06/22/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Michael V Smith

Sent To:

I-95 REALTY INC

3041 NE 42 ST
FORT LAUDERDALE, FL 33308

Case #:

5943

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2840-2886 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 06 0070
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 PT OF PARCEL "A" DESC AS BEG AT SE COR OF PAR A,NLY ALG E/L FOR 100,WLY 12,NLY 1,WLY 140,WLY 202.65,WLY 164.55, SLY 14.87,WLY 112.01,SLY 98.14 TO SW COR PAR A,ELY 630.28 TO POB AKA: LAKESIDE COMMERCIAL PARK BUILDING E

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$458,050	$3,115,120	$3,573,170	$3,158,560	
2021	$458,050	$3,115,120	$3,573,170	$2,871,420	
2020	$458,050	$2,629,010	$3,087,060	$2,610,390	$59,437.75

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,573,170	$3,573,170	$3,573,170	$3,573,170
Portability	0	0	0	0
Assessed/SOH	$3,158,560	$3,573,170	$3,158,560	$3,158,560
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	$3,158,560	$3,573,170	$3,158,560	$3,158,560

Sales History

Date	Type	Price	Book/Page or CIN

Land Calculations

Price	Factor	Type
$7.00	65,436	SF
Adj. Bldg. S.F. (Card, Sketch)		36115
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

3041 NE 42 STREET
FORT LAUDERDALE, FL 33308

Title VPSD

Smith, Cathleen J
3041 NE 42 ST
FT LAUDERDALE, FL 33308

Annual Reports

Report Year	Filed Date
2019	02/06/2019
2020	02/11/2020
2021	03/01/2021

Document Images

03/01/2021 -- ANNUAL REPORT	View image in PDF format
02/11/2020 -- ANNUAL REPORT	View image in PDF format
02/06/2019 -- ANNUAL REPORT	View image in PDF format
02/27/2018 -- ANNUAL REPORT	View image in PDF format
02/23/2017 -- ANNUAL REPORT	View image in PDF format
02/02/2016 -- ANNUAL REPORT	View image in PDF format
02/23/2015 -- ANNUAL REPORT	View image in PDF format
01/29/2014 -- ANNUAL REPORT	View image in PDF format
01/30/2013 -- Amendment	View image in PDF format
01/09/2013 -- ANNUAL REPORT	View image in PDF format
01/04/2012 -- ANNUAL REPORT	View image in PDF format
01/04/2011 -- ANNUAL REPORT	View image in PDF format
01/04/2010 -- ANNUAL REPORT	View image in PDF format
01/05/2009 -- ANNUAL REPORT	View image in PDF format
01/25/2008 -- ANNUAL REPORT	View image in PDF format
07/10/2007 -- ANNUAL REPORT	View image in PDF format
07/19/2006 -- ANNUAL REPORT	View image in PDF format
01/31/2005 -- ANNUAL REPORT	View image in PDF format
02/02/2004 -- ANNUAL REPORT	View image in PDF format
03/25/2003 -- ANNUAL REPORT	View image in PDF format
03/18/2002 -- ANNUAL REPORT	View image in PDF format
01/16/2001 -- ANNUAL REPORT	View image in PDF format
01/18/2000 -- ANNUAL REPORT	View image in PDF format
02/16/1999 -- ANNUAL REPORT	View image in PDF format
01/20/1998 -- ANNUAL REPORT	View image in PDF format
01/14/1997 -- ANNUAL REPORT	View image in PDF format
03/21/1996 -- ANNUAL REPORT	View image in PDF format
04/19/1995 -- ANNUAL REPORT	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

I-95 REALTY INC CASE NO. 5943

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: I-95 REALTY INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2840 S PARK ROAD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: I-95 REALTY INC AT 1:17 P.M. ON THE 4 DAY OF NOVEMBER 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 Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/26/2021

Sent To:

I-95 REALTY INC

3041 NE 42 ST
FORT LAUDERDALE, FL 33308

Case #:

5943

Property Owner:

I-95 REALTY INC

3041 NE 42 ST
FORT LAUDERDALE, FL 33308

Certified Mail #:

Property Description:

514229060070

Legal Description:

LAKESIDE COMMERCIAL PARK 136-27
PT OF PARCEL "A" DESC AS BEG AT SE
COR OF PAR A,NLY ALG E/L FOR
100,WLY 12,NLY 1,WLY 140,WLY
202.65,WLY 164.55, SLY 14.87,WLY
112.01,SLY 98.14 TO SW COR PAR A,ELY
630.28 TO POB AKA: LAKESIDE
COMMERCIAL PARK BUILDING E

AKA:

11/03/2021 13:17

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/26/2021

Sent To:

I-95 REALTY INC

3041 NE 42 ST
FORT LAUDERDALE, FL 33308

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5943

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COR OF PAR A,NLY ALG E/L FOR
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202.65,WLY 164.55, SLY 14.87,WLY
112.01,SLY 98.14 TO SW COR PAR A,ELY
630.28 TO POB AKA: LAKESIDE
COMMERCIAL PARK BUILDING E

AKA:

2840 S PARK RD, PEMBROKE PARK, FL
33009 #2840-2886 S PARK ROAD,
PEMBROKE PARK FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/22/2021 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 5-103 (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 5-103(o). - Exterior maintenance of structures and premises	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	30
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

1. Exterior four walls require maintenance (i.e. pressure wash and paint). If changing the color, obtain a paint permit. If keeping the same color, no permit is required.
2. Parking lot requires maintenance, parking lot requires paving and re-stripping. Obtain plans, permit and inspections.

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

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement 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.

Joseline Ramirez

Chief Code Enforcement Officer

10/26/2021

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	5943	06/22/2021

Property Owner:	Property Description:	Certified Mail #:
I-95 REALTY INC 3041 NE 42 ST FORT LAUDERDALE, FL 33308	514229060070	

Legal Description:	AKA:
LAKESIDE COMMERCIAL PARK 136-27 PT OF PARCEL "A" DESC AS BEG AT SE COR OF PAR A,NLY ALG E/L FOR 100,WLY 12,NLY 1,WLY 140,WLY 202.65,WLY 164.55, SLY 14.87,WLY 112.01,SLY 98.14 TO SW COR PAR A,ELY 630.28 TO POB AKA: LAKESIDE COMMERCIAL PARK BUILDING E	2840 S PARK RD, PEMBROKE PARK, FL 33009 #2840-2886 S PARK ROAD, PEMBROKE PARK FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/22/2021 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(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
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Notes/Means of Correction:

1. Exterior four walls require maintenance (i.e. pressure wash and paint). If changing the color, obtain a paint permit. If keeping the same color, no permit is required.
2. Parking lot requires maintenance, parking lot requires paving and re-stripping. 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

Ms. Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL, 33023

Re: I-95 Realty, Inc.
Code Enforcement Notice Of Violation
Case No. 5943
2840 South Park Road

Dear Ms. Ramirez:

I am in receipt of your letter dated June 22, 2021, regarding the necessity of cleaning and painting the building exterior, as well as paving and re-striping the parking lot. I fully intend to comply with your requests, although I cannot complete these projects within the present 30-day time constraint.

As you perhaps may be aware, due to the Covid-19 pandemic and the numerous rules, regulations, and prohibitions enacted at the local, state, and federal levels, my business (a wholly owned family warehouse business in the town for over 30 years), has financially suffered tremendously. Many tenants have abandoned their leaseholds, others have simply been unable or unwilling to pay their rent, and locating and hiring competent and reliable maintenance assistance has been an absolute nightmare. Recently, in addressing a flood caused by a waterline break, Broward County workers damaged much of the pavement which now has to be repaired. I am awaiting a response from Broward County to my requests for their repair of same. Regarding cleaning and painting the exterior four walls, please be aware that I am presently taking bids for the required work. The bidding process and work to follow, however, will take some time.

I am actively engaged in doing all I can to fully comply with your maintenance requests, however, the present time constraints and my financial position may prohibit my complete compliance within the 30-day period. I would very much like to meet with you and discuss what work can be given priority and completed as soon as possible. I simply am not in a sound financial position to complete all the required work all at once.

Thank you for taking the time to read this letter, and I look forward to discussing with you correcting the matters listed in the notice of violation.

Respectfully,

MICHAEL V. SMITH

LIQUOR
OPEN
24HOURS
OPEN
06/15/2021 11:24

RESTAURANT
Alex Latin - CARIBBEAN & AMERICAN
M - 9
06/15/2021 11:24

RESTAURANT
Alex Latin
CARIBBEAN & AMERICAN
Cafe Cubano
Delivery
06/15/2021 11:25

PANDA WOK
CHINESE FOOD
OPEN
NO PARKING ANY TIME
06/15/2021 11:25

LIQUOR
ONE WAY
3163
OPEN
06/15/2021 11:25

PANDA WOK
CHINESE FOOD
OPEN
06/15/2021 11:25

heaton
C&C SHIPPING &
BOXES TAPE CRATING
LOCAL/LONG DIST. MOVING
PARCEL & 954.
SHIPPING 456.
DEPARTMENT 5806
Notary
Mailbox Rentals
Rubber Stamps
Custom Crating
Packing Supplies
MOVING SUPPLIES
PENSKE
Truck Rental
FedEx
DHL
STORE ENTRANCE
STORE HOURS
Mon. - Fri.
9am - 5pm
2840
MOVING DEPT.
HOURS
Mon. - Fri.
9am - 5pm
11/03/2021 13:17

11/03/2021 13:17

11/03/2021 13:18

11/03/2021 13:18

11/03/2021 13:18

11/03/2021 13:18

11/03/2021 13:18

11/03/2021 13:19

C&C SHIPPING
& MOVING
FREIGHT SERVICE - CRATING
PICK-UP & DELIVERIES
11/03/2021 13:19

11/03/2021 13:21

11/03/2021 13:21

11/03/2021 13:21

J&J DELIVERY
786-663-5851
11/03/2021 13:21

11/03/2021 13:21

11/03/2021 13:28

11/03/2021 13:28

11/03/2021 13:28

11/03/2021 13:28

WARNING
NO
GARBAGE
WM
11/03/2021 13:30

11/03/2021 13:30

Case Overview

Property/Incident Information

Owner	Address	Site Address
V & A MIAMI LLC/Coast to Coast dba Boost Mobile	14000 KENNETH LOOP PARKER, CO 80134	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #Unit 1

Legal Description

Case Status Open **Case #** 6060 **Date Next Inspection** 11/17/2021

Notes 1. Prohibited flag sign. Remove flag sign or obtain temporary permit.
2. Prohibited window signs. Temporary window signs are allowed for only 14 days as per Town Ordinance.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/26/2021		Notice of Violation	~~Hand~~ Regular Mail
10/27/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 11/4/21 Certified Mail - 10/28/21

Violations

Ordinance/Regulation	Section	Description	Date Complied
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 11/17/2021
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: 11/17/2021

7021 0350 0000 2801 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
$ 7.33

Total Postage and Fees
$

Postmark Here
OCT 28 2021

Sent To: GREENLIGTH FINANCIAL LLC
Street and Apt. No., or PO Box No.: N.O.H #6060
City, State, ZIP+4®: 7480 BIRD RD, SUITE 810, MIAMI, FL, 33155

PS Form 3800, Apr

7021 0350 0000 2801 9040

U.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
$

Postmark Here
OCT 28 2021

Sent To: V & A MIAMI LLC / Coast to Coast dba Boost Mobile
Street and Apt. No., or PO Box No.: N.O.H #6060
City, State, ZIP+4®: 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

PS Form 3800, Ap

7021 0350 0000 2801 9057

U.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
$

Postmark Here
OCT 28 2021

Sent To: V & A MIAMI LLC / Coast to Coast dba Boost Mobile
Street and Apt. No.: N.O.H #6060
City, State, ZIP+4®: 14000 KENNETH LOOP, PARKER, CO, 80134

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:

V & A MIAMI LLC / Coast to Coast dba Boost Mobile
N.O.H #6060
4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

9590 9402 6379 0303 8529 52

2. Article Number (Transfer from service label)
7021 0350 0000 2801 9040

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
10/11

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

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

Mail
Mail Restricted Delivery
00)

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

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV 6059 / 6060

Hasler FIRST-CLASS MAIL
07/26/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Greenlight Financial LLC
7480 Bird Rd, Suite 810
Miami, FL 33155

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #6060 / 6059

Hasler FIRST-CLASS MAIL
07/26/2021
US POSTAGE $000.71⁰
ZIP 33023
011D10656696

Sent To:

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Case #

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV 6059 / 6060

Hasler FIRST-CLASS MAIL
07/26/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Greenlight Financial LLC
7480 Bird Rd, Suite 810
Miami, FL 33155

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #6060 / 6059

Hasler FIRST-CLASS MAIL
07/26/2021
US POSTAGE $000.71⁰
ZIP 33023
011D10656696

Sent To:

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Case #

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4400 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	V & A MIAMI LLC
Mailing Address	14000 KENNETH LOOP PARKER CO 80134

ID #	5142 30 09 0680
Millage	0613
Use	11

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$255,260	$1,719,160	$1,974,420	$1,974,420	
2021	$255,260	$1,719,160	$1,974,420	$1,974,420	
2020	$255,260	$1,778,510	$2,033,770	$2,033,770	$43,892.42

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,974,420	$1,974,420	$1,974,420	$1,974,420
Portability	0	0	0	0
Assessed/SOH	$1,974,420	$1,974,420	$1,974,420	$1,974,420
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,974,420	$1,974,420	$1,974,420	$1,974,420

Sales History

Date	Type	Price	Book/Page or CIN
5/15/2019	WD-Q	$2,600,000	115809055
3/24/2017	WD-D	$736,000	114292476
6/24/2015	ACT-T		113175274
6/24/2015	CET-D	$749,900	113141014
6/21/2007	WD-Q	$1,100,000	44237 / 356

Land Calculations

Price	Factor	Type
$11.00	23,205	SF
Adj. Bldg. S.F. (Card, Sketch)		6456
Eff./Act. Year Built: 1975/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Limited Liability Company
V & A MIAMI LLC

Filing Information

Document Number	L19000070201
FEI/EIN Number	16-8017808
Date Filed	03/12/2019
Effective Date	03/12/2019
State	FL
Status	ACTIVE

Principal Address

14000 KENNETH LOOP
PARKER, CO 80134

Mailing Address

14000 KENNETH LOOP
PARKER, CO 80134

Registered Agent Name & Address

GREENLIGHT FINANCIAL LLC
7480 BIRD RD
SUITE 810
MIAMI, FL 33155

Authorized Person(s) Detail

Name & Address

Title AMBR

SALZANO, VINCENT
14000 KENNETH LOOP
PARKER, CO 80134

Annual Reports

Report Year	Filed Date
2020	02/14/2020
2021	01/04/2021

Document Images

01/04/2021 -- ANNUAL REPORT View image in PDF format

02/14/2020 -- ANNUAL REPORT	View image in PDF format
03/12/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

V & A MIAMI LLC CASE NO. 6060
COAST TO COAST DBA BOOST MOBILE
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: V & A MIAMI LLC / COAST TO COAST DBA BOOST MOBILE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4400 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY THAT I SERVED: V & A MIAMI LLC / COAST TO COAST DBA BOOST MOBILE AT 1:38 P.M. ON THE 4 DAY OF NOVEMBER 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

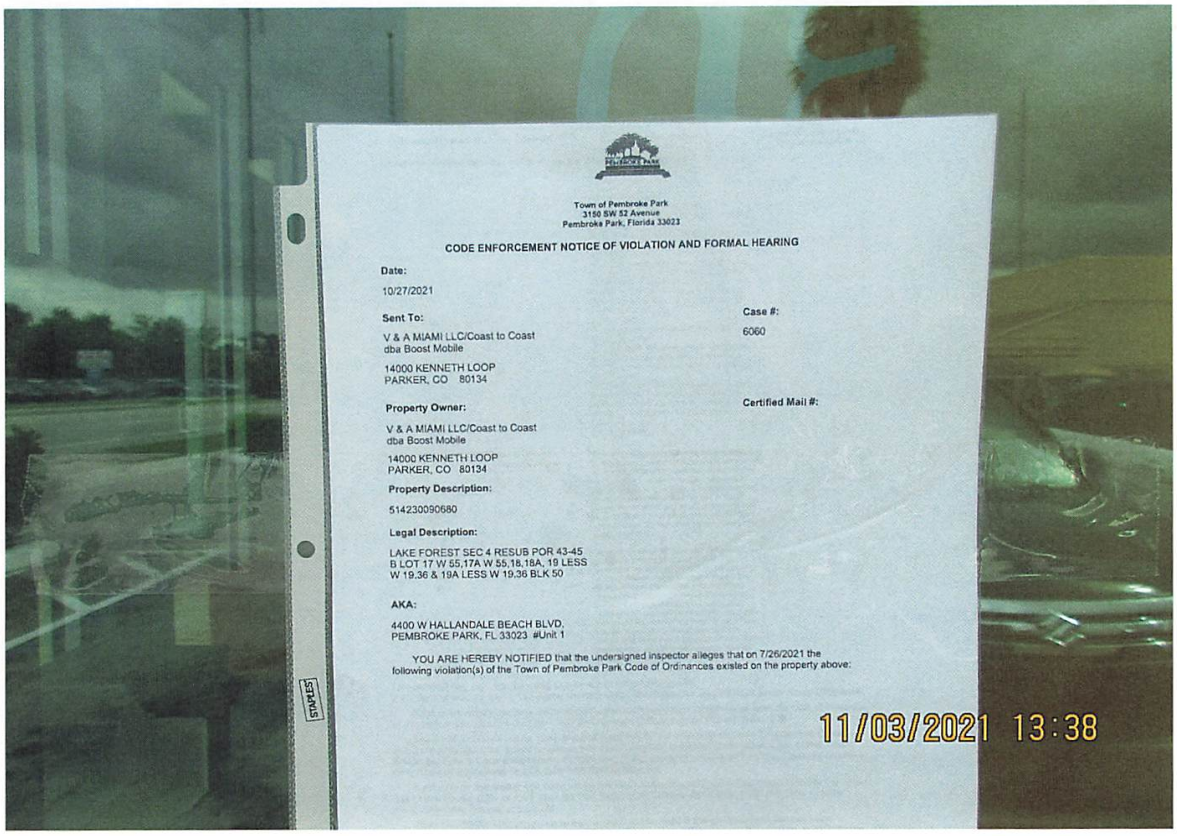
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 5 day of NOV, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

boostmobile
4400
11/03/2021 13:38


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
10/27/2021
Sent To:
V & A MIAMI LLC/Coast to Coast
dba Boost Mobile
14000 KENNETH LOOP
PARKER, CO 80134
Case #:
6060
Property Owner:
V & A MIAMI LLC/Coast to Coast
dba Boost Mobile
14000 KENNETH LOOP
PARKER, CO 80134
Certified Mail #:
Property Description:
514230090680
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55,17A W 55,18,18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50
AKA:
4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #Unit 1
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/26/2021 the
following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
11/03/2021 13:38

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/27/2021

Sent To:

V & A MIAMI LLC/Coast to Coast
dba Boost Mobile

14000 KENNETH LOOP
PARKER, CO 80134

Case #:

6060

Property Owner:

V & A MIAMI LLC/Coast to Coast
dba Boost Mobile

14000 KENNETH LOOP
PARKER, CO 80134

Certified Mail #:

Property Description:

514230090680

Legal Description:

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

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #Unit 1

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	4
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...	4

1. Prohibited flag sign. Remove flag sign or obtain temporary permit.
2. Prohibited window signs. Temporary window signs are allowed for only 14 days as per Town Ordinance.

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.

Joseline Ramirez

Chief Code Enforcement Officer

10/27/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
V & A MIAMI LLC/Coast to Coast dba Boost Mobile 14000 KENNETH LOOP PARKER, CO 80134	6060	07/26/2021
Property Owner:	**Property Description:**	**Certified Mail #:**
V & A MIAMI LLC/Coast to Coast dba Boost Mobile 14000 KENNETH LOOP PARKER, CO 80134	514230090680	
Legal Description:	**AKA:**	
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #Unit 1	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	4
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...	4

Notes/Means of Correction:

1. Prohibited flag sign. Remove flag sign or obtain temporary permit.
2. Prohibited window signs. Temporary window signs are allowed for only 14 days as per Town Ordinance.

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

boostmobile
$40
$30
04/08/2021 17:02

boost
mobile
$40
04/08/2021 17:02

4400
PARKING BY DISABLED
PERMIT ONLY
TOW-AWAY ZONE
FINE UP TO $250
07/19/2021 08:32

boostmobile
4400
FREE
PHONE
FREE
$30
10/25/2021 11:42

boost
mobile
11/01/2021 23:23

STOP
ONLY
11/01/2021 23:23

Case Overview

Property/Incident Information

Owner	Address	Site Address
OLIVERI FAMILY LP/Checkers	158-06 85 ST HOWARD BEACH, NY 11414	4000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6110 **Date Next Inspection** 11/17/2021

Notes
1. Prohibited snipe signs. Remove.
2. Prohibited banner sign. Remove or obtain temporary permit.

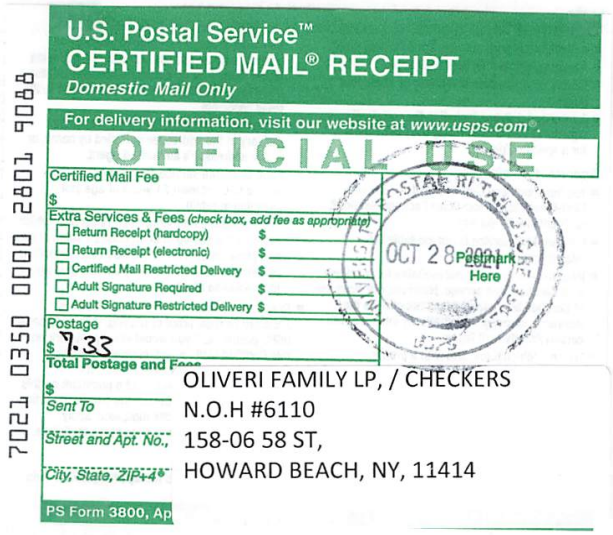
Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/30/2021		Notice of Violation	Regular Mail
10/27/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property - 11/4/21 Certified Mail - 10/28/21

Re-inspection 11/4/21 - Banner & Sign still there

Violations

Ordinance/Regulation	Section	Description	Date Complied
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 11/17/2021



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Domestic Mail Only

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Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and Fees
$

Sent To OLIVERI FAMILY LP, / CHECKERS
Street and Apt. No., N.O.H #6110
City, State, ZIP+4® 158-06 58 ST,
HOWARD BEACH, NY, 11414

PS Form 3800, Ap

OCT 28 2021 Postmark Here

7021 0350 0000 2801 9088

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

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) $
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and Fees
$

Sent To OLIVERI FAMILY LP, / CHECKERS
Street and Apt. No., N.O.H #6110
City, State, ZIP+4® 4000 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

PS Form 3800, Ap

OCT 28 2021 Postmark Here

7021 0350 0000 2801 9071

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #6110

Hasler FIRST-CLASS MAIL
08/02/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Checkers
4000 W Hallandale Beach Blvd
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #6110

Hasler FIRST-CLASS MAIL
08/02/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Sent To: **Case**

OLIVERI FAMILY LP/Checkers 6110

158-06 85 ST
HOWARD BEACH, NY 11414

Property Owner: **Pro**

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4000 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	OLIVERI FAMILY LP
Mailing Address	158-06 85 ST HOWARD BEACH NY 11414

ID #	5142 30 09 0500
Millage	0613
Use	22

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 1,1A,2,2A BLK 50 LESS POR DESC AS COMM AT SW COR LOT 2A,E 130.91 TO POB,NLY 39.19,N 65,WLY 39.30,E 24.98,SLY 16.17,S 75,WLY 39.19,W 5 TO POB & LESS POR DESC AS BEG AT NW COR OF SAID LOT 2,E 136.14,SLY 23.18,W 156.14,N 10 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	$198,770	$804,770	$1,003,540	$1,003,540	
2021	$198,770	$804,770	$1,003,540	$1,003,540	
2020	$198,770	$804,820	$1,003,590	$1,003,590	$21,659.29

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,003,540	$1,003,540	$1,003,540	$1,003,540
Portability	0	0	0	0
Assessed/SOH	$1,003,540	$1,003,540	$1,003,540	$1,003,540
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	$1,003,540	$1,003,540	$1,003,540	$1,003,540

Sales History

Date	Type	Price	Book/Page or CIN
2/28/2018	SWD-D	$2,225,000	114942901
10/31/2016	WD-E	$550,000	114023535
10/27/2015	WD-Q	$250,000	113492567
2/1/1985	WD	$87,500	12345 / 804

Land Calculations

Price	Factor	Type
$11.25	17,668	SF
Adj. Bldg. S.F. (Card, Sketch)		1008
Eff./Act. Year Built: 2019/2018		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4000 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	OLIVERI FAMILY LP
Mailing Address	158-06 85 ST HOWARD BEACH NY 11414

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2020	$198,770	$804,820	$1,003,590	$1,003,590	$21,659.29
2019	$198,770	$812,480	$1,011,250	$1,011,250	$22,079.65

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,003,540	$1,003,540	$1,003,540	$1,003,540
Portability	0	0	0	0
Assessed/SOH	$1,003,540	$1,003,540	$1,003,540	$1,003,540
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	$1,003,540	$1,003,540	$1,003,540	$1,003,540

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Eff./Act. Year Built: 2019/2018		

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.)

)

OLIVERI FAMILY LP / CHECKERS CASE NO. 6110

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: OLIVERI FAMILY LP / CHECKERS

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4000 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: OLIVERI FAMILY LP / CHECKERS AT 12:41 P.M. ON THE 4 DAY OF NOVEMBER 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.

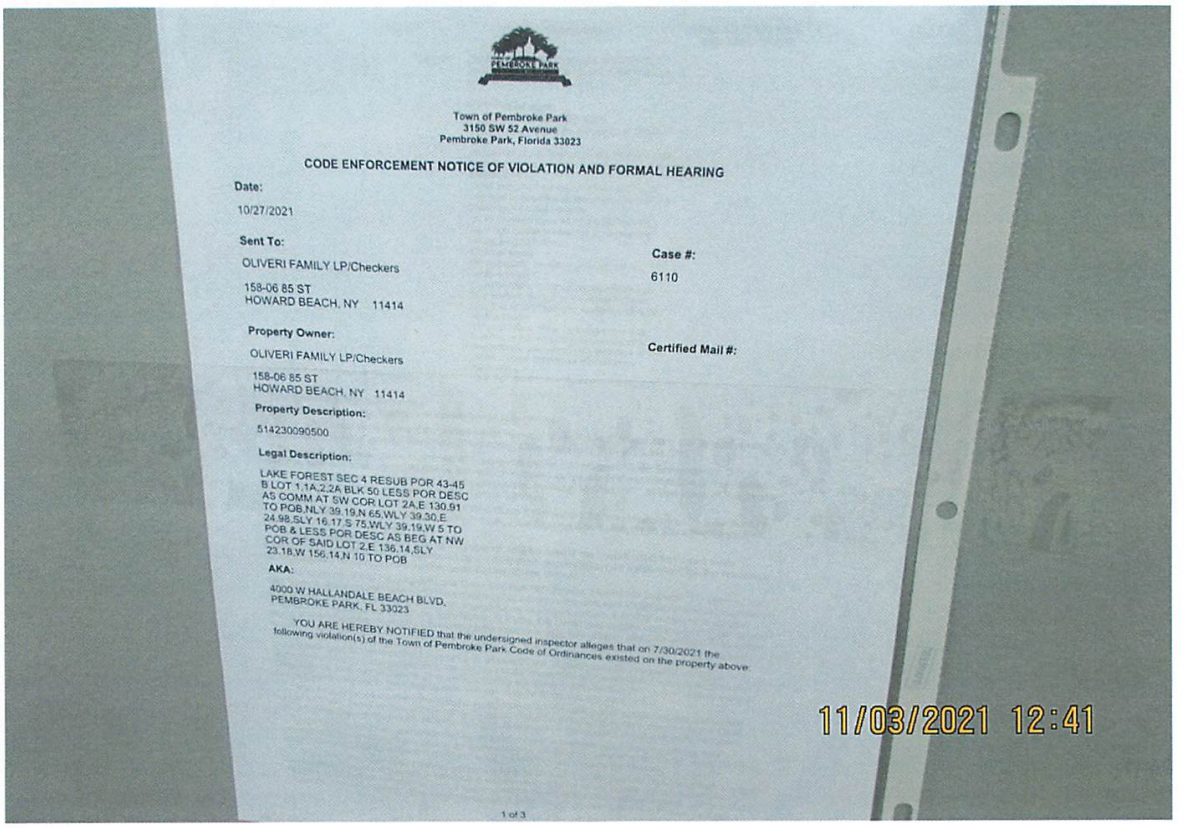
AFFIANT

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 Joseline Ramirez 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 _____



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
10/27/2021

Sent To:
OLIVERI FAMILY LP/Checkers

158-06 85 ST
HOWARD BEACH, NY 11414

Case #:
6110

Property Owner:
OLIVERI FAMILY LP/Checkers

158-06 85 ST
HOWARD BEACH, NY 11414

Certified Mail #:

Property Description:
514230090500

Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 1,1A,2,2A BLK 50 LESS POR DESC AS COMM AT SW COR LOT 2A,E 130.91 TO POB,NLY 39.19,N 65,WLY 39.30,E 24.98,SLY 16.17,S 75,WLY 39.19,W 5 TO POB & LESS POR DESC AS BEG AT NW COR OF SAID LOT 2,E 136.14,SLY 23.18,W 156.14,N 10 TO POB

AKA:
4000 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

11/03/2021 12:41

1 of 3

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/27/2021

Sent To:

OLIVERI FAMILY LP/Checkers

158-06 85 ST
HOWARD BEACH, NY 11414

Case #:

6110

Property Owner:

OLIVERI FAMILY LP/Checkers

158-06 85 ST
HOWARD BEACH, NY 11414

Certified Mail #:

Property Description:

514230090500

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 1,1A,2,2A BLK 50 LESS POR DESC
AS COMM AT SW COR LOT 2A,E 130.91
TO POB,NLY 39.19,N 65,WLY 39.30,E
24.98,SLY 16.17,S 75,WLY 39.19,W 5 TO
POB & LESS POR DESC AS BEG AT NW
COR OF SAID LOT 2,E 136.14,SLY
23.18,W 156.14,N 10 TO POB

AKA:

4000 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	7

1. Prohibited snipe signs. Remove.
2. Prohibited banner sign. Remove or obtain temporary 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 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.

Joseline Ramirez

Chief Code Enforcement Officer

10/27/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
OLIVERI FAMILY LP/Checkers 158-06 85 ST HOWARD BEACH, NY 11414	6110	07/30/2021

Property Owner:	Property Description:	Certified Mail #:
OLIVERI FAMILY LP/Checkers 158-06 85 ST HOWARD BEACH, NY 11414	514230090500	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 1,1A,2,2A BLK 50 LESS POR DESC AS COMM AT SW COR LOT 2A,E 130.91 TO POB,NLY 39.19,N 65,WLY 39.30,E 24.98,SLY 16.17,S 75,WLY 39.19,W 5 TO POB & LESS POR DESC AS BEG AT NW COR OF SAID LOT 2,E 136.14,SLY 23.18,W 156.14,N 10 TO POB	4000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Prohibited snipe signs. Remove.
2. Prohibited banner sign. Remove or obtain temporary permit.

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

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

Joseline Ramirez
Chief Code Enforcement Officer

Checkers
CRAZY GOOD FOOD
WIN WITH US!
Text JOBS to 88001
ENTER
11/03/2021 12:35

WIN WITH US!
APPLY TODAY
WORK TODAY GET PAID TOMORROW.
FRIES
FRIES
Text JOBS to 88001
instant
11/03/2021 12:40

11/03/2021 12:40

WIN WITH US!
APPLY TODAY
WORK TODAY GET PAID TOMORROW.
FRIES
FRIES
11/03/2021 12:41

11/03/2021 12:41

WIN WITH US!
APPLY TODAY
WORK TODAY GET PAID TOMORROW.
FRIES
FRIES
Text JOBS to 88001
11/03/2021 12:42

WIN WITH US!
Text JOBS to 88001
to find career opportunities
in your area. Apply today.
Instant Work today get paid tomorrow.
FRIES
Checkers
07/19/2021 08:37

RICKEY SMILEY
WIN WITH US!
FRIES
FRIES
Text JOBS to 88001
07/19/2021 08:35

WOKE
Checkers
TER
07/19/2021 08:35

WIN WITH US!
07/19/2021 08:35

07/19/2021 08:36

LOADED
FRIES
GARLIC
PARMESAN
07/19/2021 08:36

WIN WITH US!
APPLY TODAY
WORK TODAY GET PAID TOMORROW
FRIES
FRIES
Text JOBS to 88001
07/19/2021 08:36

Case Overview

Property/Incident Information

Owner	Address	Site Address
VERSTER,JEANETTE	7220 SW 61 ST MIAMI, FL 33143	2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6186 **Date Next Inspection** 11/17/2021

Notes

1. Exterior Maintenance - Graffiti on rear of building (facing SW 30th Avenue). Property owner will need to remove graffiti from building.
2. Exterior Maintenance - building paint color is faded and/or striped. Property owner will need to paint rear of building. Paint color will need to be approved by Town Planner prior to painting.
3. Exterior Maintenance - maintenance four walls of entire building (i.e. pressure wash, paint, treatment, repair, etc.).

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/9/2020		Courtesy Notice	~~Hand~~ Regular Mail
8/27/2021		Notice of Violation	Certified Mail
8/27/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/17/2021	9/15/2021	Final Order	Certified Mail
10/12/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property - 11/4/21 Certified Mail - 10/12/21

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	Not in Compliance - Reinspection Date: 11/17/2021

Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$1,100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$1,200.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$1,200.00**

7021 0350 0000 2801 8319
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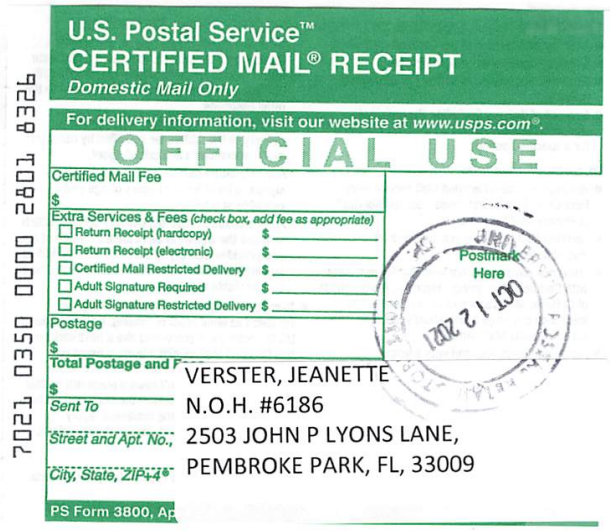
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Postmark Here
OCT 12 2021
Sent To
VERSTER, JEANETTE
N.O.H. #6186
Street and Apt. No.
7220 SW 61 ST,
City, State, ZIP+4®
MIAMI, FL, 33143
PS Form 3800, A


7021 0350 0000 2801 8326
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
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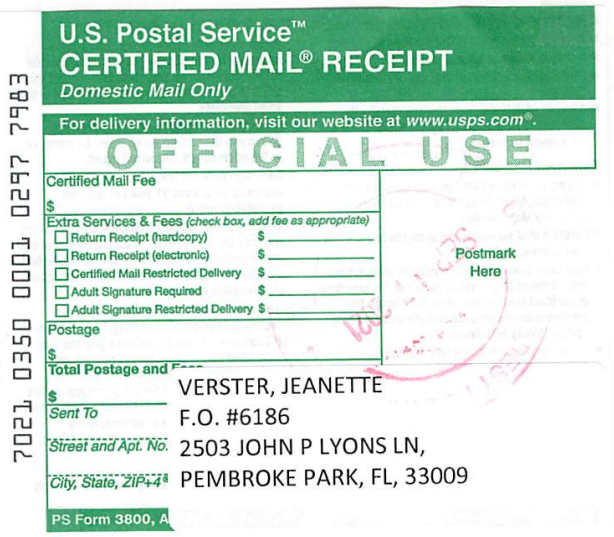
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Postmark Here
OCT 12 2021
Sent To
VERSTER, JEANETTE
N.O.H. #6186
Street and Apt. No.,
2503 JOHN P LYONS LANE,
City, State, ZIP+4®
PEMBROKE PARK, FL, 33009
PS Form 3800, Ap


7021 0350 0001 0297 7983
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Postmark Here
Sent To
VERSTER, JEANETTE
F.O. #6186
Street and Apt. No.
2503 JOHN P LYONS LN,
City, State, ZIP+4®
PEMBROKE PARK, FL, 33009
PS Form 3800, A

7021 0350 0000 2801 8845
U.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
Postmark Here
OCT 22 2021
33021
Sent To
VERSTER, JEANETTE
V.F.O/C.O #6186
Street and Apt. No.,
2503 JOHN P LYONS LANE,
City, State, ZIP+4®
PEMBROKE PARK, FL, 33009
PS Form 3800, Ap

7021 0350 0000 2801 8838
U.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
Postmark Here
OCT 22 2021
Sent To
VERSTER, JEANETTE
V.F.O/C.O #6186
Street and Apt. No.,
7220 SW 61 ST,
City, State, ZIP+4®
MIAMI, FL, 33143
PS Form 3800, Ap

U.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

Sent To VERSTER, JEANETTE
Street and Apt. No., N.O.V. & N.O.H. # 6186
City, State, ZIP+4® 2503 JOHN P LYONS LN, PEMBROKE PARK, FL, 33009

PS Form 3800, Ap

AUG 31 2021 Postmark Here

7021 0350 0001 0297 8393

U.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

Sent To VERSTER, JEANETTE
Street and Apt. No., N.O.V. & N.O.H. # 6186
City, State, ZIP+4® 7220 SW 61 ST, MIAMI FL, 33143

PS Form 3800, Ap

AUG 2 1 2021 Postmark Here

7021 0350 0001 0297 8386

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:
VERSTER, JEANETTE
N.O.V. & N.O.H. # 6186
2503 JOHN P LYONS LN,
PEMBROKE PARK, FL, 33009

9590 9402 6610 1028 6989 97

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 8393

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
9-2-21

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

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

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
$

Sent To VERSTER, JEANETTE
Street and Apt. No., F.O. #6186
City, State, ZIP+4® 7220 SW 61 ST. MIAMI, FL, 33143

PS Form 3800, Ap

SEP 17 2021 Postmark Here

7021 0350 0001 0297 7990

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:

VERSTER, JEANETTE
N.O.H. #6186
2503 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009

9590 9402 6379 0303 8538 98

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

7021 0350 0000 2801 8326

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

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:

VERSTER, JEANETTE
V.F.O/C.O #6186
2503 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009

9590 9402 6379 0303 8531 95

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

7021 0350 0000 2801 8845

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

OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
09/17/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Jeanette Verster
7220 SW 61 ST
Miami, FL 33143

CN5339

OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
09/17/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Jeanette Verster
2503 John P. Lyons Lane
Pembroke Park, FL 33009

CN 5339

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2503 JOHN P LYONS LANE, PEMBROKE PARK FL 33009	ID #	5142 29 01 0010
Property Owner	VERSTER, JEANETTE	Millage	0613
Mailing Address	7220 SW 61 ST MIAMI FL 33143	Use	48
Abbr Legal Description	R B INDUSTRIAL PLAT 104-38 B TRACT A		

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

* 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	$609,150	$3,503,240	$4,112,390	$4,054,740	
2021	$609,150	$3,503,240	$4,112,390	$3,686,130	
2020	$609,150	$2,741,880	$3,351,030	$3,351,030	$72,321.26

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,112,390	$4,112,390	$4,112,390	$4,112,390
Portability	0	0	0	0
Assessed/SOH	$4,054,740	$4,112,390	$4,054,740	$4,054,740
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	$4,054,740	$4,112,390	$4,054,740	$4,054,740

Sales History

Date	Type	Price	Book/Page or CIN
4/5/2005	WD	$2,800,000	39448 / 249
5/18/1998	WD	$2,325,000	28275 / 562
6/26/1995	WD	$400,000	23670 / 119
9/14/1994	WD	$100	22646 / 979
6/1/1989	WD	$100	16585 / 80

Land Calculations

Price	Factor	Type
$7.00	87,021	SF
Adj. Bldg. S.F. (Card, Sketch)		40398
Eff./Act. Year Built: 1997/1996		

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.)

)

VERSTER, JEANETTE CASE NO. 6186

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: VERSTER, JEANETTE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2503 JHON P LYONS LN, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: VERSTER, JEANETTE AT 10:33 A.M. ON THE 4 DAY OF NOVEMBER 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.

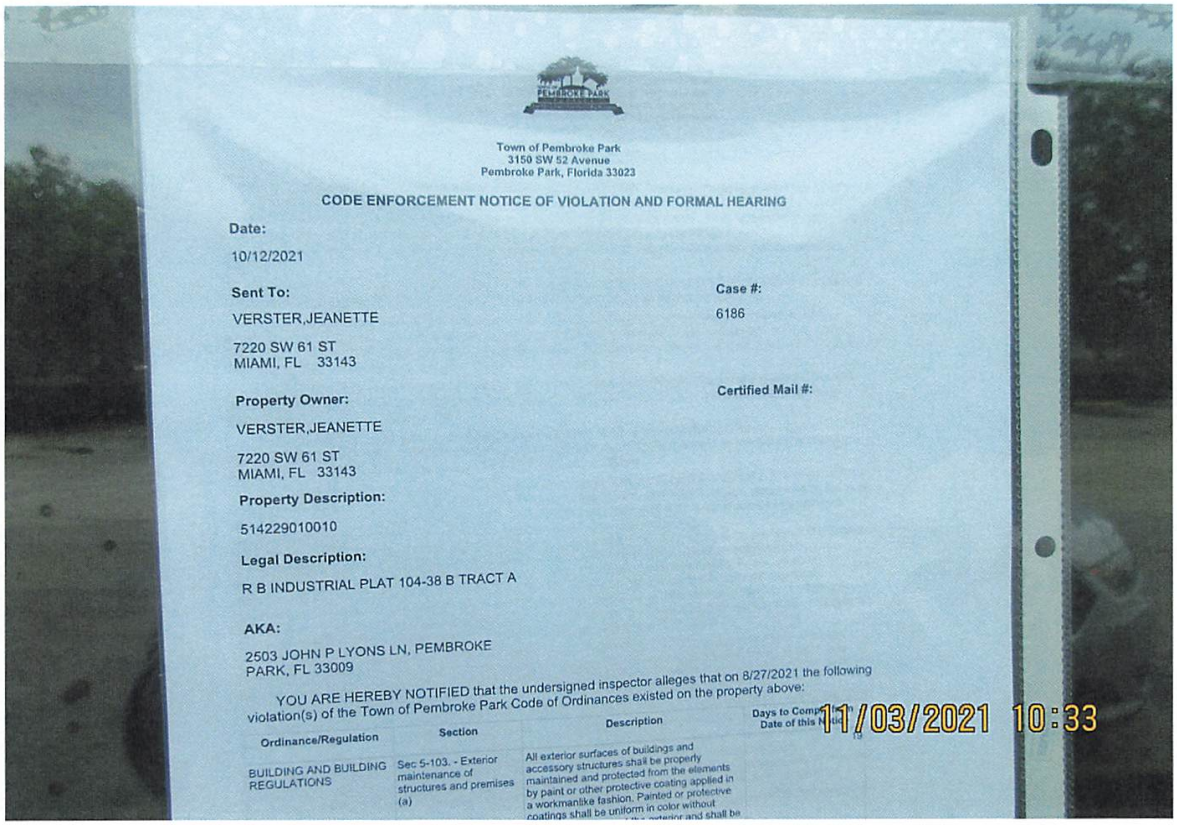
AFFIANT

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 JOSELINE RAMIREZ as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/12/2021

Sent To:

VERSTER,JEANETTE

7220 SW 61 ST
MIAMI, FL 33143

Case #:

6186

Certified Mail #:

Property Owner:

VERSTER,JEANETTE

7220 SW 61 ST
MIAMI, FL 33143

Property Description:

514229010010

Legal Description:

R B INDUSTRIAL PLAT 104-38 B TRACT A

AKA:

2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comp... Date of this N...
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 ... weathering and shall be	15

11/03/2021 10:33

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/12/2021

Sent To:

VERSTER,JEANETTE

7220 SW 61 ST
MIAMI, FL 33143

Case #:

6186

Property Owner:

VERSTER,JEANETTE

7220 SW 61 ST
MIAMI, FL 33143

Certified Mail #:

Property Description:

514229010010

Legal Description:

R B INDUSTRIAL PLAT 104-38 B TRACT A

AKA:

2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	19

BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	19

1. Exterior Maintenance - Graffiti on rear of building (facing SW 30th Avenue). Property owner will need to remove graffiti from building.
2. Exterior Maintenance - building paint color is faded and/or striped. Property owner will need to paint rear of building. Paint color will need to be approved by Town Planner prior to painting.
3. Exterior Maintenance - maintenance four walls of entire building (i.e. pressure wash, paint, treatment, repair, etc.).

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

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

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

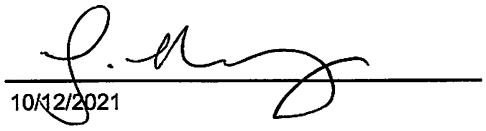
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Joseline Ramirez

Chief Code Enforcement Officer



10/12/2021

Joseline Ramirez

From: Lizette Rapizza <lizette@theclosingcompany.net>
Sent: Monday, February 22, 2021 12:51 PM
To: Joseline Ramirez; Martyn Verster Esq.
Subject: Re: 2505 SW 31 Street - Survey request

Thank you so much i will contact the people for the fence so they can start the process.

Thank you again :)

Lizette Rapizza

On Mon, Feb 22, 2021 at 12:15 PM Joseline Ramirez <jramirez@tppfl.gov> wrote:

Good afternoon Lizette,

According to the Town planner, there is enough space to put up a fence. Please submit plans and a permit application to the Building Dept. to proceed.

Thank you for your attention to this matter.

Regards,

Joseline Ramirez

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

From: Lizette Rapizza <lizette@theclosingcompany.net>
Sent: Monday, February 22, 2021 12:00 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: 2505 SW 31 Street - Survey request

Hi Joseline

Any update on the fence authorization please we paid the painting company the half and the prices are going up on the quote if i dont tell him to paint soon.

Thank you have a great day :)

On Fri, Jan 29, 2021 at 12:55 PM Joseline Ramirez <jramirez@tppfl.gov> wrote:

> Good afternoon Mr. Marty,
>
> I hope to find you well, we are looking into solutions for the graffiti problem. If you would be so kind to send us a survey of your poperty so our Town Planner can review your request, it would be helpful.
>
> Kind regards,

Joseline Ramirez

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

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--

Lizette Rapizza

Administrative Assistant

The Closing Company, Inc.

lizette@theclosingcompany.net

direct: 305-271-0100 x 706

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.

--
Lizette Rapizza
Administrative Assistant
The Closing Company, Inc.
lizette@theclosingcompany.net
direct: 305-271-0100 x 706

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.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. VERSTER, JEANETTE Respondent(s)	Case No.: 6186

VACATION OF FINAL ORDER AND ISSUANCE OF CONTINUANCE 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: 2503 JOHN P LYONS LANE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: VERSTER, JEANETTE, 7220 SW 61 ST, MIAMI, FL, 33143

FOLIO NO.: 5142 29 01 0010

LEGAL DESCRIPTION: R B INDUSTRIAL PLAT 104-38 B TRACT A

The Special Magistrate finds that the Final Order attached hereto as Exhibit A was entered and insufficient notice was given to the property owner by United States Postal Service and is hereby vacated and replaced with this Order of Continuance, as more fully set forth below.

ORDER

THEREFORE, it is the Order of the Special Magistrate that Case No. 4634 shall be continued and shall take place on November 17, 2021.

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

EXHIBIT A

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

JEANETTE VERSTER
Respondent(s)

Case No.: 6186

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2503 JOHN P LYONS LANE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: JEANETTE VERSTER 7220 SW 61 ST MIAMI, FL, 33143

FOLIO NO.: 5142 29 01 0010

LEGAL DESCRIPTION: R B INDUSTRIAL PLAT 104-38 B TRACT A

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a); 5-207. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. JEANETTE VERSTER Respondent(s)	)	Case No.: 6186

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2503 JOHN P LYONS LANE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: JEANETTE VERSTER 7220 SW 61 ST MIAMI, FL, 33143

FOLIO NO.: 5142 29 01 0010

LEGAL DESCRIPTION: R B INDUSTRIAL PLAT 104-38 B TRACT A

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a); 5-207. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a); 5-207 **WITHIN 45 DAYS OF THE DATE OF THE FORMAL HEARING** held 15th day of September 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of September 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17th day of September, 2021.

Nazly Cardona 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 CASE NUMBER: 6186

Petitioner

vs.

JEANETTE VERSTER

Respondent

_____/

REQUEST FOR REHEARING AND RECONSIDERATION

Respondent JEANETTE VERSTER requests rehearing and reconsideration of the FINAL ORDER of Special Magistrate Harry Hipler dated September 15, 2021, and in support states:

DUE PROCESS VIOLATION AND INSUFFICIENT NOTICE OF HEARING DATE: Petitioner violated Respondent's Due Process rights by failing to provide legally sufficient notice of the hearing date in this case. Petitioner represented that it sent the initial "CODE ENFORCEMENT NOTICE OF VIOLATION" on Friday August 27th, 2021. Notwithstanding this representation, the certified mail, return receipt envelope mailed to Respondent, USPS tracking number 7021 0350 0001 0297 8386 contains a USPS post mark dated four days later on Tuesday August 31, 2021. The USPS website indicates (exhibit 1) that the letter was in transit as of Monday September 6th, 2021 (Labor Day), with no further indication that the letter was delivered to Respondent. Respondent attaches her affidavit composite Exhibit 2 (all exhibits incorporated by reference), which shows that the envelope was delivered to her by the postal service on Thursday September 16th, 2021, after the hearing date.

MERITORIOUS DEFENSE: Respondent states that she has meritorious defenses including ESTOPPEL to the alleged violation. Specifically, this matter has been pending pre-Covid in early 2020, and when first brought to Respondent's attention, she attempted to resolve this matter immediately through direct, in person multiple communications with Chief Code Enforcement Officer JOSELINE RAMIREZ. Additionally, Respondent commenced the painting over the graffiti, a fact observed and acknowledged by Officer Ramirez during the same time period. Additional graffiti was painted on the structure within three calendar days after painting was commenced, fully obliterating the attempted re-painting. During subsequent communications with Officer Ramirez, Respondent advised Officer Ramirez that she was ready, willing, and able to repaint the graffiti, and Respondent did in fact enter into a painting contract (approximate cost $17,000). Respondent and Officer Ramirez discussed the continuing graffiti problem, and Respondent provided Officer Ramirez a full-sized ALTA survey (scanned by Officer Ramirez) and requested a permit application to put a 6-foot fence on the east property line as a graffiti barrier. Officer Ramirez advised that she (Officer Ramirez) would attempt to obtain a required variance because the setback, as shown on the ALTA survey, might be insufficient, and for Respondent to wait for further information on the issue, because it would not be fair to require an expensive repainting job that would be immediately obliterated. Petitioner never contacted Respondent again regarding this issue until the present violation notice. It should be noted that Respondent's property manager Lizette Rapizza has frequent telephonic, text and email contact with Officer Ramirez regarding issues that arise about the property, but no notice was provided to her.

For the reasons stated Respondent requests that a rehearing and reconsideration be granted forthwith and in any event within sufficient time so that Respondent's appellate rights are not waived.

CERTIFICATE OF SERVICE

I hereby certify that a true copy hereof has been hand-delivered to Town of Pembroke Park, 3150 SW 52nd Avenue, Pembroke Park, Florida 33023 an sent via Fed Ex to Nazly Cardona, Town of Pembroke Park, 3150 SW 52nd Avenue, Pembroke Park, Florida 33023 this September 23rd, 2021

MARTYN W.D. VERSTER, ESQ.
Attorney for Respondent
9425 Sunset Drive, Suite 124
Miami, Florida 33173
(305) 279-2713 Office
(305) 801-3464 Cell
Email: versterlaw@msn.com

USPS Tracking®

FAQs >

Track Another Package +

Tracking Number: 70210350000102978386

Remove ×

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

In Transit to Next Facility

September 6, 2021

Feedback

Text & Email Updates

Select what types of updates you'd like to receive and how. Send me a notification for:

Text	Email	
☐	☐	All Below Updates
☐	☐	Expected Delivery Updates ⓘ
☐	☐	Day of Delivery Updates ⓘ
☐	☐	Package Delivered ⓘ
☐	☐	Available for Pickup ⓘ

EXHIBIT 1

☐ ☐ Delivery Exception Updates ⓘ

☐ ☐ Package In-Transit Updates ⓘ

Tracking History ⌄

Product Information ⌄

See Less ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

Feedback

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK CASE NUMBER: 6186

Petitioner

vs.

JEANETTE VERSTER

Respondent

_____/

STATE OF FLOIRIDA
COUNTY OF MIMAI-DADE

AFFIDAVIT OF JEANETTE VERSTER

Before me, the undersigned authority, personally appeared JEANETTE VERSTER, who states:

1. My name is Jeanette Verster and I am the respondent named above.

2. The attached envelope with USPS tracking number 7021 0350 0001 0297 8386 and the instruments contained therein were delivered to me by the postal service on Thursday September 16th, 2021.

3. Further Affiant Sayeth Naught.

JEANETTE VERSTER

SWORN AND SUBSRIBED before me, the undersigned notary public, by Jeanette Verster, to me personally known, this September 23, 2021.

JOHANNA M. GUTIERREZ MY COMMISSION EXPIRES JANUARY 24, 2022 #GG 170087 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC

EXHIBIT 2

CERTIFIED MAIL®

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

7021 0350 0001 0297 8386

Hasler
08/31/2021
US POSTAGE $007.53⁰

ZIP 33023
011D10656696

VERSTER, JEANETTE
N.O.V. & N.O.H. # 6186
7220 SW 61 ST,
MIAMI FL, 33143

3314381807 C036

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/27/2021

Sent To:

VERSTER,JEANETTE

7220 SW 61 ST
MIAMI, FL 33143

Case #:

6186

Property Owner:

VERSTER,JEANETTE

7220 SW 61 ST
MIAMI, FL 33143

Certified Mail #:

Property Description:

514229010010

Legal Description:

R B INDUSTRIAL PLAT 104-38 B TRACT A

AKA:

2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

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BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	19

1. Exterior Maintenance - Graffiti on rear of building (facing SW 30th Avenue). Property owner will need to remove graffiti from building.
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3. Exterior Maintenance - maintenance four walls of entire building (i.e. pressure wash, paint, treatment, repair, etc.).

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

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

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

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

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

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

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

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

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

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@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:
VERSTER,JEANETTE 7220 SW 61 ST MIAMI, FL 33143	6186	08/27/2021

Property Owner:	Property Description:	Certified Mail #:
VERSTER,JEANETTE 7220 SW 61 ST MIAMI, FL 33143	514229010010	

Legal Description:	AKA:
R B INDUSTRIAL PLAT 104-38 B TRACT A	2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

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CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

JEANETTE VERSTER CASE NO. 6186

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JEANETTE VERSTER
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2503 JOHN P LYONS LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JEANETTE VERSTER AT 4:01 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

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 _____

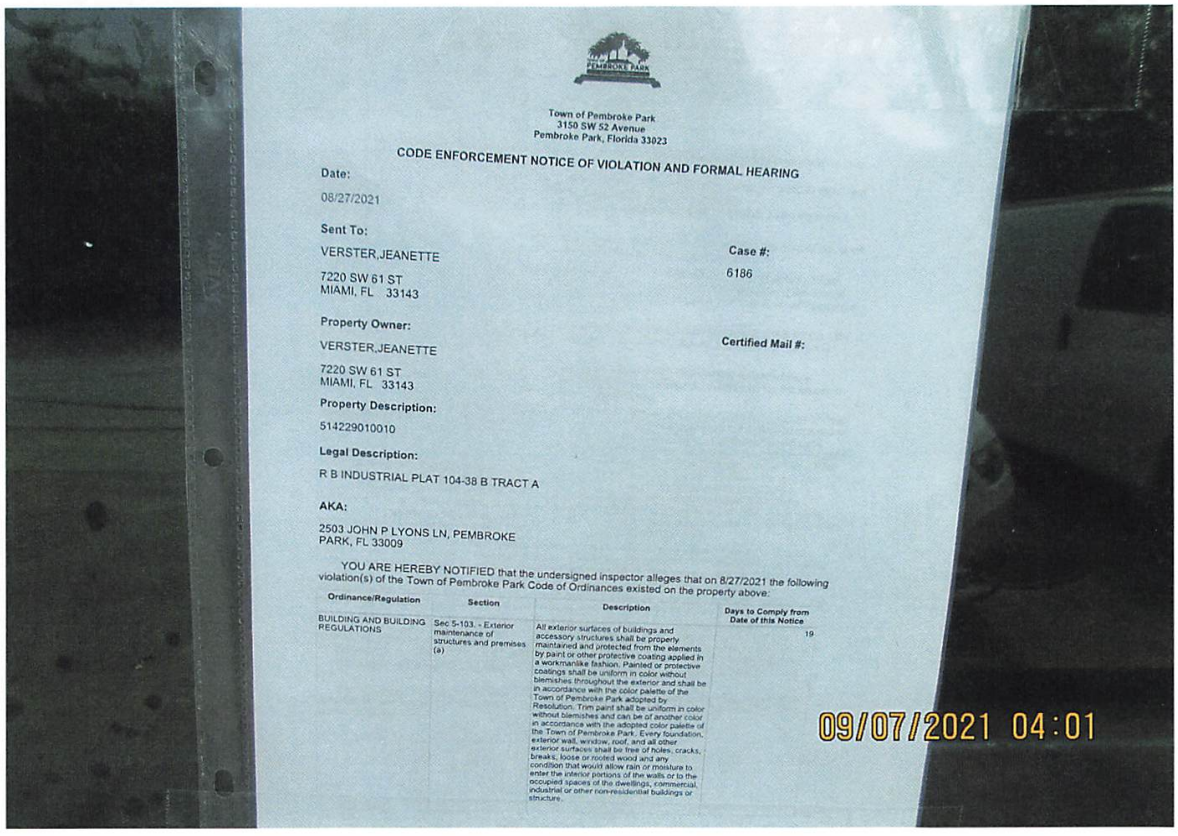
J4F
28
ROMA
HOKE CROME
11/03/2021 10:26

11/03/2021 10:26

11/03/2021 10:26

11/03/2021 10:33

Fort Lauderdale
PARKING BY
DISABLED
PERMIT
ONLY
11/03/2021 10:33



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/27/2021

Sent To:

VERSTER,JEANETTE

7220 SW 61 ST
MIAMI, FL 33143

Case #:

6186

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VERSTER,JEANETTE

7220 SW 61 ST
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Certified Mail #:

Property Description:

514229010010

Legal Description:

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AKA:

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09/07/2021 04:01

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3150 SW 52 Avenue
Pembroke Park, Florida 33023

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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

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Joseline Ramirez
Chief Code Enforcement Officer

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

WARNING NOTICE

Sent To:	Case #:	Date:
VERSTER,JEANETTE 7220 SW 61 ST MIAMI, FL 33143	5339	09/09/2020

Property Owner:	Property Description:
VERSTER,JEANETTE 7220 SW 61 ST MIAMI, FL 33143	514229010010

Legal Description:	AKA:
R B INDUSTRIAL PLAT 104-38 B TRACT A	2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

The inspection made of the listed premises this date discloses that you are in violation of the below listed section(s) of the Town of Pembroke Park Code of Ordinances:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5 -208. (Ord. No. 99-3-1, 7, 3-9-99)	15

Notes/Means of Correction:

1. Exterior Maintenance - Graffiti on rear of building (facing SW 30th Avenue). Property owner will need to remove graffiti from building.
2. Exterior Maintenance - building paint color is faded and/or striped. Property owner will need to paint rear of building. Paint color will need to be approved by Town Planner prior to painting.

The Town of Pembroke Park has adopted a Code Enforcement Board procedure pursuant to the provisions contained in Chapter 7, Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes. Therefore, if the referenced violations are corrected within the time specified, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215. If the violations are not corrected within the time specified, you will be issued a formal Notice of Violation and a Hearing Notice to appear before the Code Enforcement Board.

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

Jeffrey Louis

0001

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

2503
IF YOU NEED
A MASK
PLEASE ASK
THANK YOU
CSD STAFF
NO
SOLICITING
09/07/2021 04:02

09/07/2021 04:02

P05
09/07/2021 04:02

ROMA
WOKE CROME
08/31/2021 14:51

WOKE CROME
08/31/2021 14:51

KAMBO
ROMA
08/31/2021 14:51

08/31/2021 14:51

WOKE CROME
SFK
MAYOR
06/21/2021 12:24

06/21/2021 12:25

SOAK
2020/09/09 08:53:02

SELF STORAGE
ROMA
WOKE CROME
TODRE!
DEGA
2020/09/09 08:53:16

Case Overview

Property/Incident Information

Owner	Address	Site Address
CANAL STREET LLC	PO BOX 250 HALLANDALE BEACH, FL 33008	3744 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 1-4 #7

Legal Description

Case Status Open **Case #** 6278 **Date Next Inspection** 11/17/2021

Notes 1. Damaged ceiling, kitchen ceiling is leaking water. Obtain plans, permit and inspection for repair.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/13/2021		Notice of Violation	Regular Mail - 9/13/21
11/1/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 11/4/21 Certified Mail - 11/1/21

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: 11/17/2021
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: 11/17/2021
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: 11/17/2021

U.S. Postal Service™
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Domestic Mail Only

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OFFICIAL USE

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

Postage
$ 7.33

Total Postage and Fr
$

Sent To RIEMER, STEPHEN

Street and Apt. No., c N.O.H #6278
217 E HSLLSNDALE BEACH BLVD,

City, State, ZIP+4® HALLANDALE, FL, 33009

PS Form 3800, Apr

NOV - 1 2021
Postmark Here

7021 0350 0000 2801 9194

U.S. Postal Service™
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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
$ 7.33

Total Postage and F
$

Sent To CANAL STREET LLC

Street and Apt. No., N.O.H #6278
PO BOX 250,

City, State, ZIP+4® HALLANDALE BEACH, FL, 33008

PS Form 3800, Ap

NOV - 1 2021
Postmark Here

7021 0350 0000 2801 9187

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

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

Postage
$ 7.33

Total Postage and Fees
$

Sent To CANAL STREET LLC

Street and Apt. No., N.O.H #6278
3744 W HALLANDALE BEACH BLVD #7,

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

PS Form 3800, Ap

NOV - 1 2021
Postmark Here

7021 0350 0000 2801 9170

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

Hasler FIRST CLASS MAIL
09/13/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

RIEMER, STEPHEN
217 E HALLANDALE BEACH BLVD,
HALLANDALE, FL, 33009.

Town of Pembroke Park

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

Hasler FIRST CLASS MAIL
09/13/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

CANAL STREET LLC

PO BOX 250
HALLANDALE BEACH, FL 33008

Case #:

6278

TOWN OF PEMBROKE PARK

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

Hasler FIRST CLASS MAIL
09/13/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

CANAL STREET LLC.
3744 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023 UNIT #7

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3744 W HALLANDALE BEACH BOULEVARD #1-4, PEMBROKE PARK FL 33023
Property Owner	CANAL STREET LLC
Mailing Address	PO BOX 250 HALLANDALE BEACH FL 33008

ID #	5142 30 09 0231
Millage	0613
Use	08

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 13 E 37,13 A E 37,14 W 19, 14 A W 19 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	$14,000	$290,070	$304,070	$289,360	
2021	$14,000	$290,070	$304,070	$263,060	$5,922.01
2020	$14,000	$240,300	$254,300	$239,150	$5,259.84

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$304,070	$304,070	$304,070	$304,070
Portability	0	0	0	0
Assessed/SOH	$289,360	$304,070	$289,360	$289,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$289,360	$304,070	$289,360	$289,360

Sales History

Date	Type	Price	Book/Page or CIN
3/29/2016	WD*-E	$640,000	113598341
2/26/1995	QCD	$100	27591 / 564
9/22/1992	WD*	$100,000	19967 / 668

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	7,000	SF
Adj. Bldg. S.F. (Card, Sketch)		2110
Units		4
Eff./Act. Year Built: 1960/1961		

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
CANAL STREET, LLC

Filing Information

Document Number	L11000005188
FEI/EIN Number	27-4522535
Date Filed	01/12/2011
Effective Date	01/12/2011
State	FL
Status	ACTIVE

Principal Address

217 E HALLANDALE BEACH BOULEVARD
HALLANDALE, FL 33009

Mailing Address

PO BOX 250
HALLANDALE, FL 33008

Registered Agent Name & Address

RIEMER, STEPHEN
217 E HALLANDALE BEACH BOULEVARD
HALLANDALE, FL 33009

Authorized Person(s) Detail

Name & Address

Title MGRM

RIEMER, STEPHEN
217 E HALLANDALE BEACH BOULEVARD
HALLANDALE, FL 33009

Annual Reports

Report Year	Filed Date
2019	03/26/2019
2020	01/22/2020
2021	02/01/2021

Document Images

02/01/2021 -- ANNUAL REPORT View image in PDF format

01/22/2020 -- ANNUAL REPORT	View image in PDF format
03/26/2019 -- ANNUAL REPORT	View image in PDF format
03/20/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
01/23/2016 -- ANNUAL REPORT	View image in PDF format
02/18/2015 -- ANNUAL REPORT	View image in PDF format
01/15/2014 -- ANNUAL REPORT	View image in PDF format
03/12/2013 -- ANNUAL REPORT	View image in PDF format
01/17/2012 -- ANNUAL REPORT	View image in PDF format
01/12/2011 -- 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.)

)

CANAL STREET LLC CASE NO. 6278

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: CANAL STREET LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3744 W HALLANDALE BEACH BOULEVARD #7, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CANAL STREET LLC AT 12:34 A.M. ON THE 4 DAY OF NOVEMBER 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.

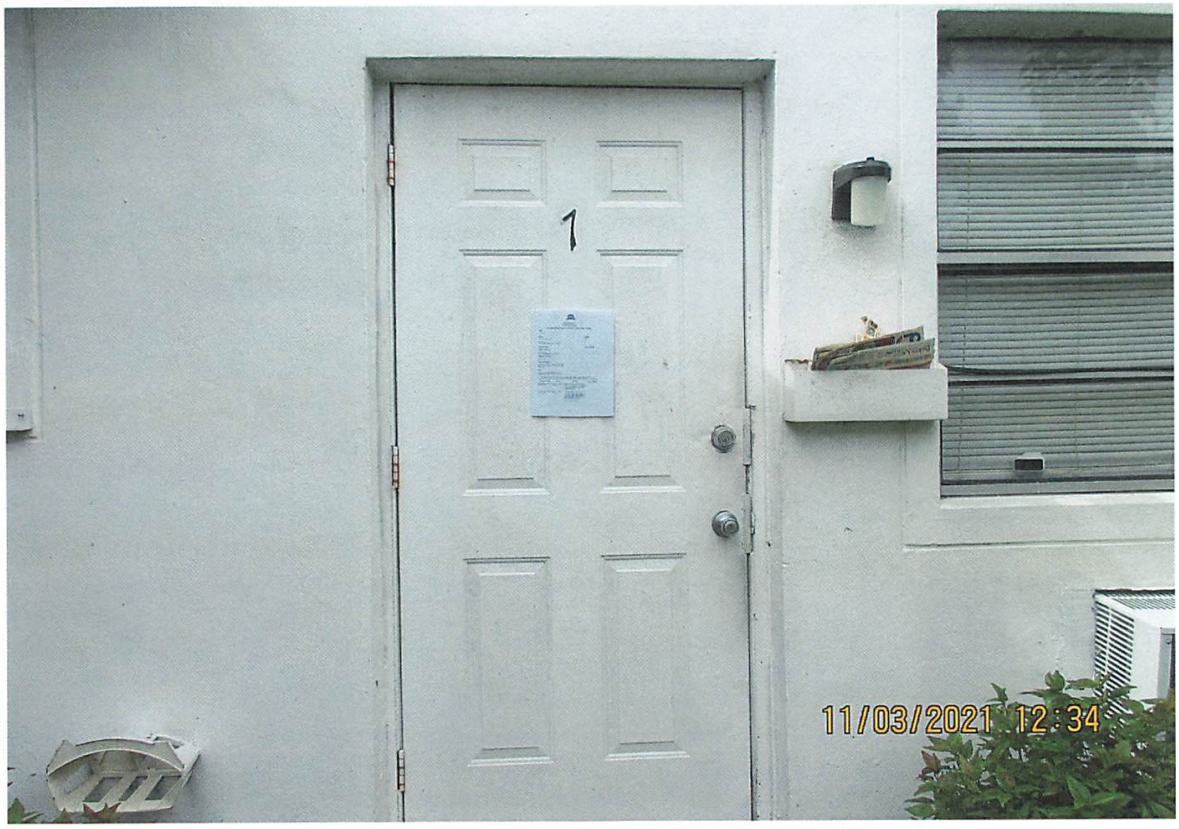
AFFIANT

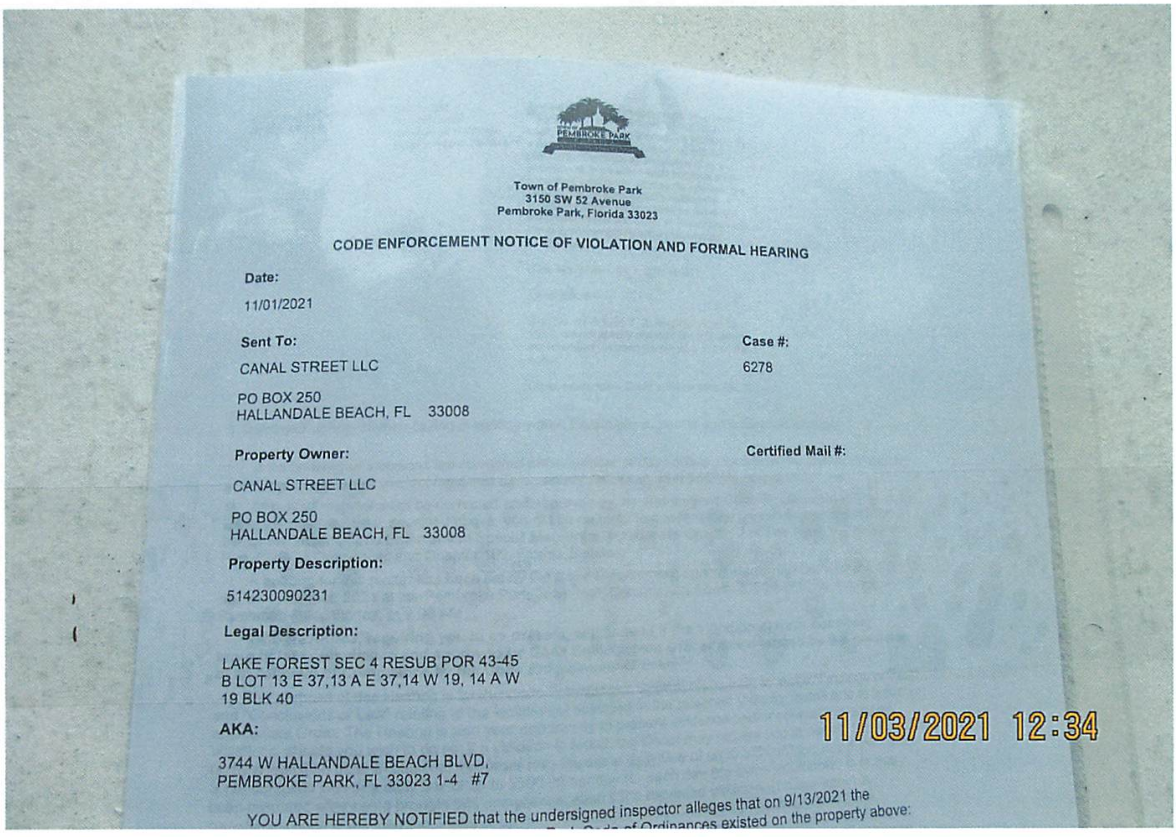
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 5 day of Nov, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/01/2021

Sent To:

CANAL STREET LLC

PO BOX 250
HALLANDALE BEACH, FL 33008

Case #:

6278

Property Owner:

CANAL STREET LLC

PO BOX 250
HALLANDALE BEACH, FL 33008

Certified Mail #:

Property Description:

514230090231

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 13 E 37,13 A E 37,14 W 19, 14 A W
19 BLK 40

AKA:

3744 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 1-4 #7

11/03/2021 12:34

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/13/2021 the
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:

11/01/2021

Sent To:

CANAL STREET LLC

PO BOX 250
HALLANDALE BEACH, FL 33008

Case #:

6278

Property Owner:

CANAL STREET LLC

PO BOX 250
HALLANDALE BEACH, FL 33008

Certified Mail #:

Property Description:

514230090231

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 13 E 37,13 A E 37,14 W 19, 14 A W
19 BLK 40

AKA:

3744 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 1-4 #7

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/13/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

1. Damaged ceiling, kitchen ceiling is leaking water. Obtain plans, permit and inspection for repair.

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.

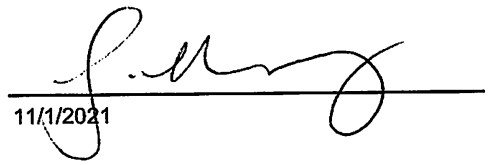
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Joseline Ramirez

Chief Code Enforcement Officer



11/1/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
CANAL STREET LLC PO BOX 250 HALLANDALE BEACH, FL 33008	6278	09/13/2021

Property Owner:	Property Description:	Certified Mail #:
CANAL STREET LLC PO BOX 250 HALLANDALE BEACH, FL 33008	514230090231	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 13 E 37,13 A E 37,14 W 19, 14 A W 19 BLK 40	3744 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 1-4 #7

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/13/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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Notes/Means of Correction:

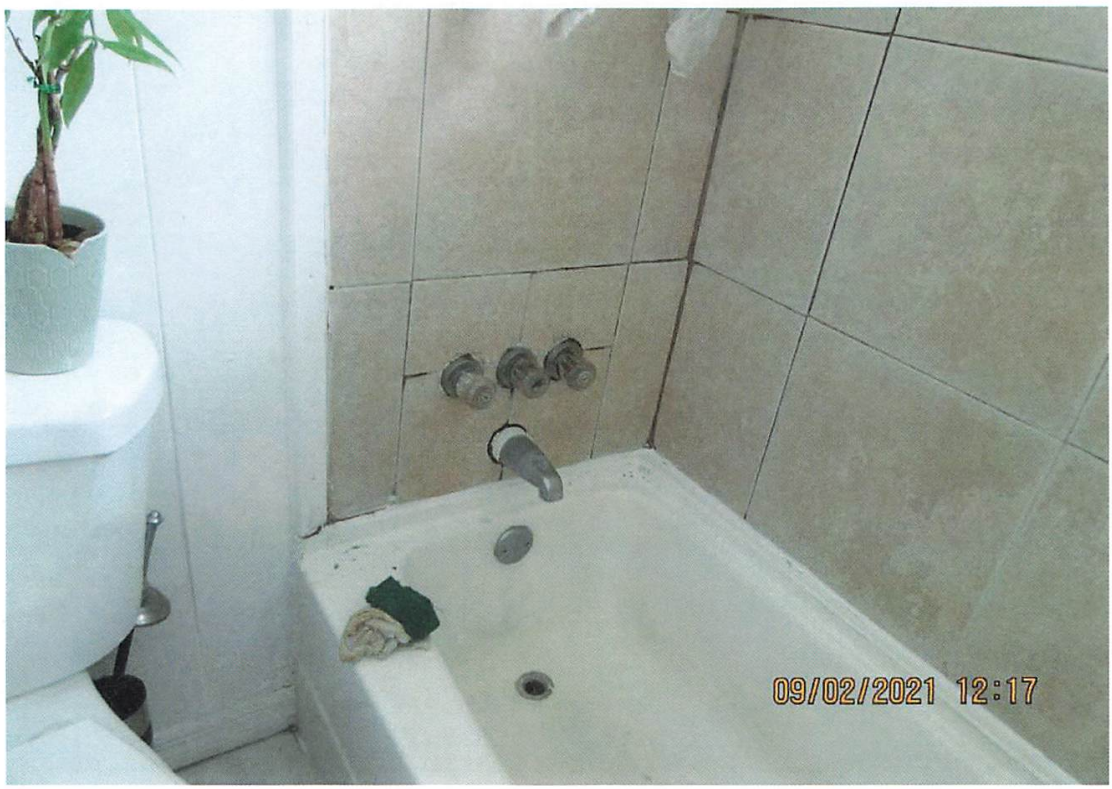
1. Damaged ceiling, kitchen ceiling is leaking water. Obtain plans, permit and inspection for repair.
2. Installed A/C mini split without a permit. Obtain plans, after the fact permit and inspections.
3. Double permit fee assessed.

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.

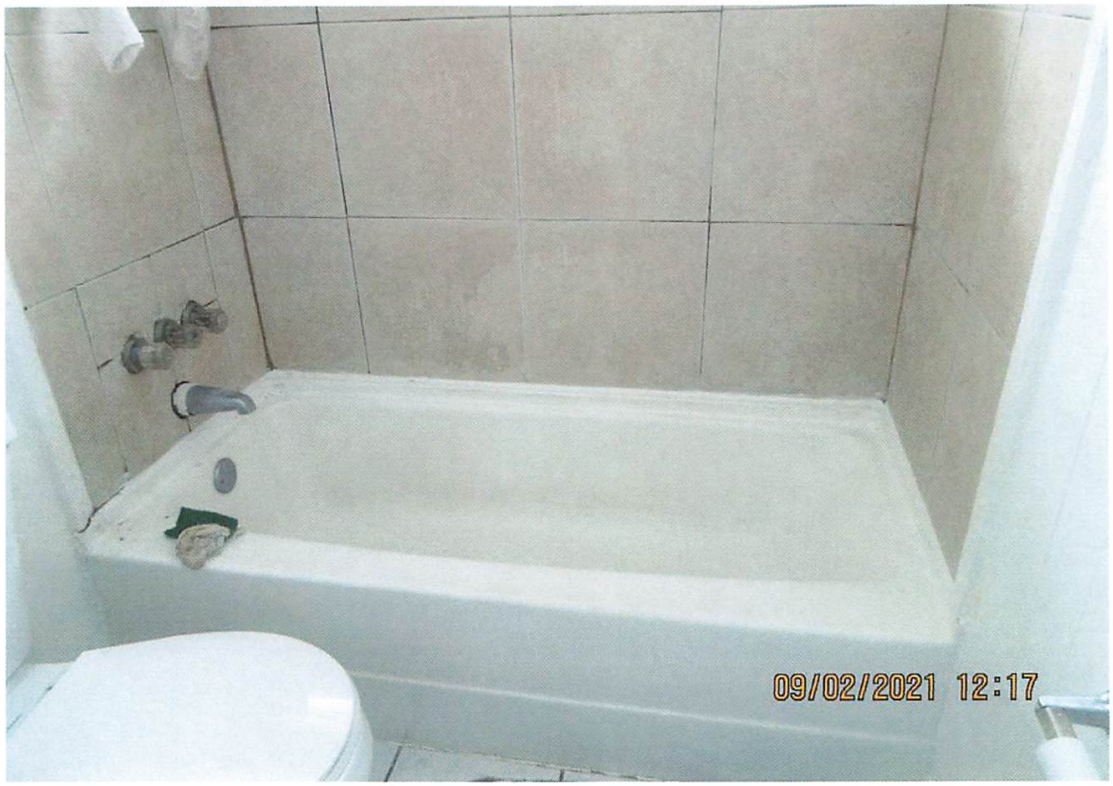
Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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

Joseline Ramirez
Chief Code Enforcement Officer

1
09/02/2021 12:15


09/02/2021 12:17

09/02/2021 12:17

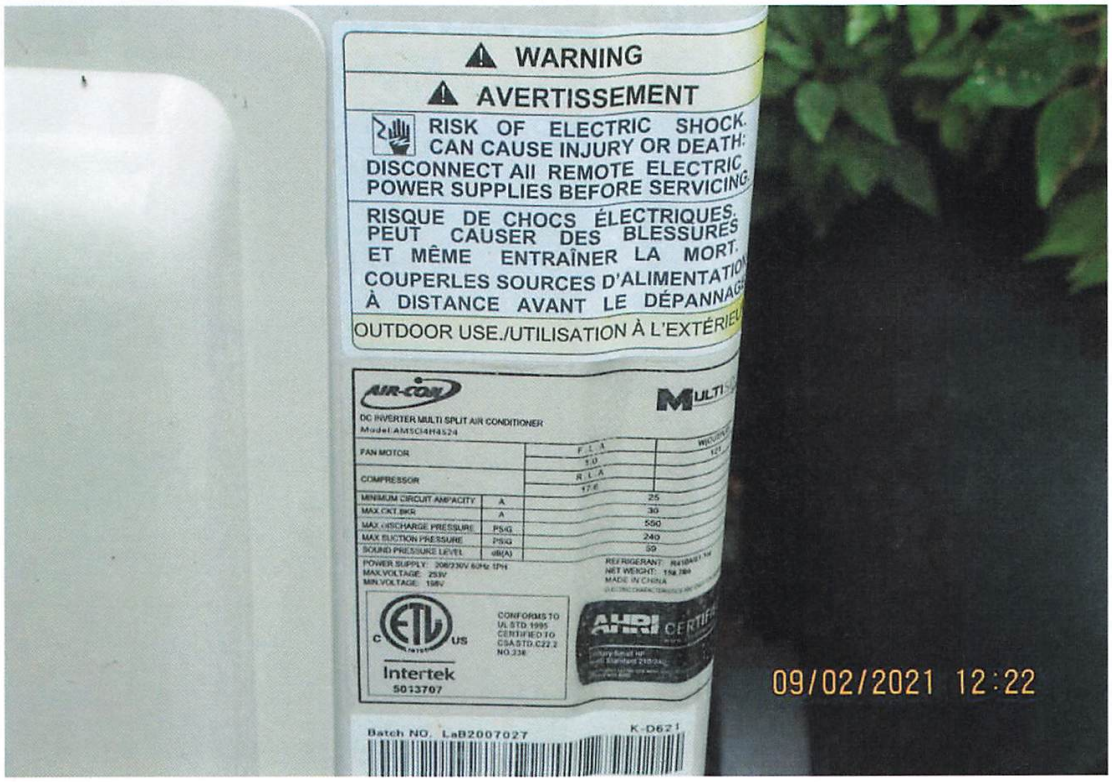

09/02/2021 12:17

09/02/2021 12:22

09/02/2021 12:19

09/02/2021 12:22

09/02/2021 12:22


WARNING
AVERTISSEMENT
RISK OF ELECTRIC SHOCK.
CAN CAUSE INJURY OR DEATH:
DISCONNECT All REMOTE ELECTRIC
POWER SUPPLIES BEFORE SERVICING.
RISQUE DE CHOCS ÉLECTRIQUES.
PEUT CAUSER DES BLESSURES
ET MÊME ENTRAÎNER LA MORT.
OUTDOOR USE./UTILISATION À L'EXTÉRIEU
DC INVERTER MULTI SPLIT AIR CONDITIONER
FAN MOTOR
COMPRESSOR
MINIMUM CIRCUIT AMPACITY
MAX.OCP.BKR
MAX.DISCHARGE PRESSURE
MAX.SUCTION PRESSURE
SOUND PRESSURE LEVEL
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Intertek
5013707
Batch NO. LaB2007027
K-D621
09/02/2021 12:22

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3744 W HALLANDALE BEACH BOULEVARD #1-4, PEMBROKE PARK FL 33023
Property Owner	CANAL STREET LLC
Mailing Address	PO BOX 250 HALLANDALE BEACH FL 33008

ID #	5142 30 09 0231
Millage	0613
Use	08

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 13 E 37,13 A E 37,14 W 19, 14 A W 19 BLK 40

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$14,000	$290,070	$304,070	$263,060	
2020	$14,000	$240,300	$254,300	$239,150	$5,259.84
2019	$14,000	$219,760	$233,760	$217,410	$4,857.12

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$304,070	$304,070	$304,070	$304,070
Portability	0	0	0	0
Assessed/SOH	$263,060	$304,070	$263,060	$263,060
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	$263,060	$304,070	$263,060	$263,060

Sales History

Date	Type	Price	Book/Page or CIN
3/29/2016	WD*-E	$640,000	113598341
2/26/1995	QCD	$100	27591 / 564
9/22/1992	WD*	$100,000	19967 / 668

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	7,000	SF

Adj. Bldg. S.F. (Card, Sketch)	2110
Units	4
Eff./Act. Year Built: 1960/1961	

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

1
10/25/2021 16:05

Forks
10/25/2021 16:08

10/25/2021 16:15

10/25/2021 16:16

10/25/2021 16:17

10/25/2021 16:17

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD	1708 SW 31 AVE HALLANDALE BEACH, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6426 **Date Next Inspection** 11/17/2021

Notes

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers on to other businesses on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area.
4. Property owner has abandon truck parked on Town's ROW (in front of property line). Remove abandon vehicle and do not park on Town's ROW for Business Use or for any purpose. Prohibited parking. Town's Row has to be clear.
5. Repeat Violation - Third Offense.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/14/2021		Notice of Violation	Certified Mail -10/15/21
10/15/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 11/4/21 Certified Mail -10/15/21

Violations

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 11/17/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 11/17/2021

Case Overview

OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	Not in Compliance - Reinspection Date: 11/17/2021
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: 11/17/2021

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

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

OFFICIAL USE

Certified Mail Fee
$

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

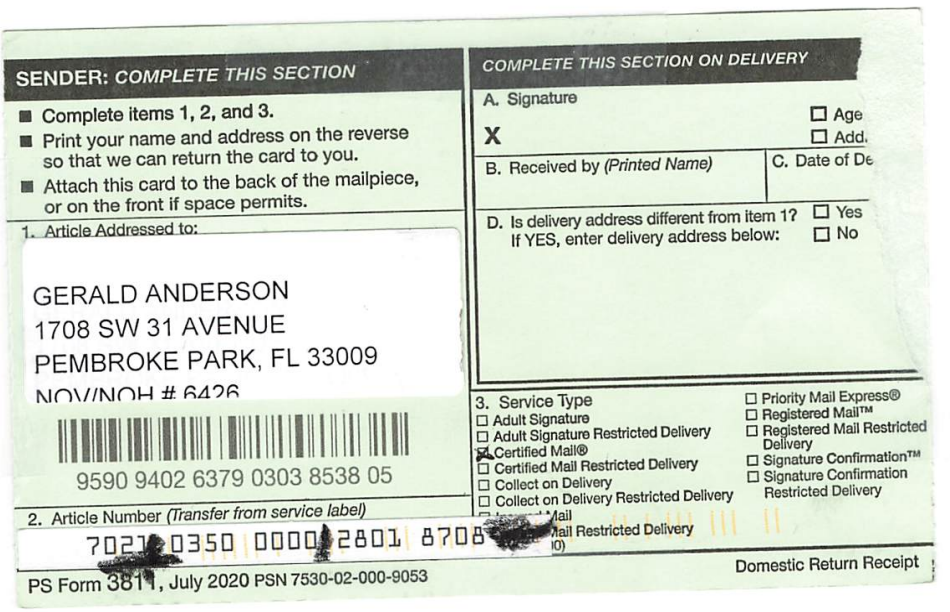
Postage $7.53

Postmark Here
OCT 15 2021

7021 0350 0000 2801 8708

GERALD ANDERSON
1708 SW 31 AVENUE
PEMBROKE PARK, FL 33009
NOV/NOH # 6426

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:

GERALD ANDERSON
1708 SW 31 AVENUE
PEMBROKE PARK, FL 33009
NOV/NOH # 6426

9590 9402 6379 0303 8538 05

2. Article Number (Transfer from service label)
7021 0350 0000 2801 8708

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Age
☐ Add.

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

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1708 SW 31 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 20 01 0093
Property Owner	ANDERSON, GERALD	Millage	0613
Mailing Address	1708 SW 31 AVE HALLANDALE BEACH FL 33009-2023	Use	49
Abbr Legal Description	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W		

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

* 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	$120,830	$40,130	$160,960	$160,960	
2021	$120,830	$40,130	$160,960	$160,960	
2020	$120,830	$40,470	$161,300	$149,910	$3,309.44

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$160,960	$160,960	$160,960	$160,960
Portability	0	0	0	0
Assessed/SOH	$160,960	$160,960	$160,960	$160,960
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	$160,960	$160,960	$160,960	$160,960

Sales History

Date	Type	Price	Book/Page or CIN
5/1/1990	WD	$145,000	17476 / 438

Land Calculations

Price	Factor	Type
$10.50	11,508	SF
Adj. Bldg. S.F. (Card, Sketch)		296
Eff./Act. Year Built: 1962/1959		

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.)

)

ANDERSON, GERALD CASE NO. 6426
A & B RECYCLING
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ANDERSON, GERALD

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 1708 SW 31 AVE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ANDERSON, GERALD AT 10:50 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.

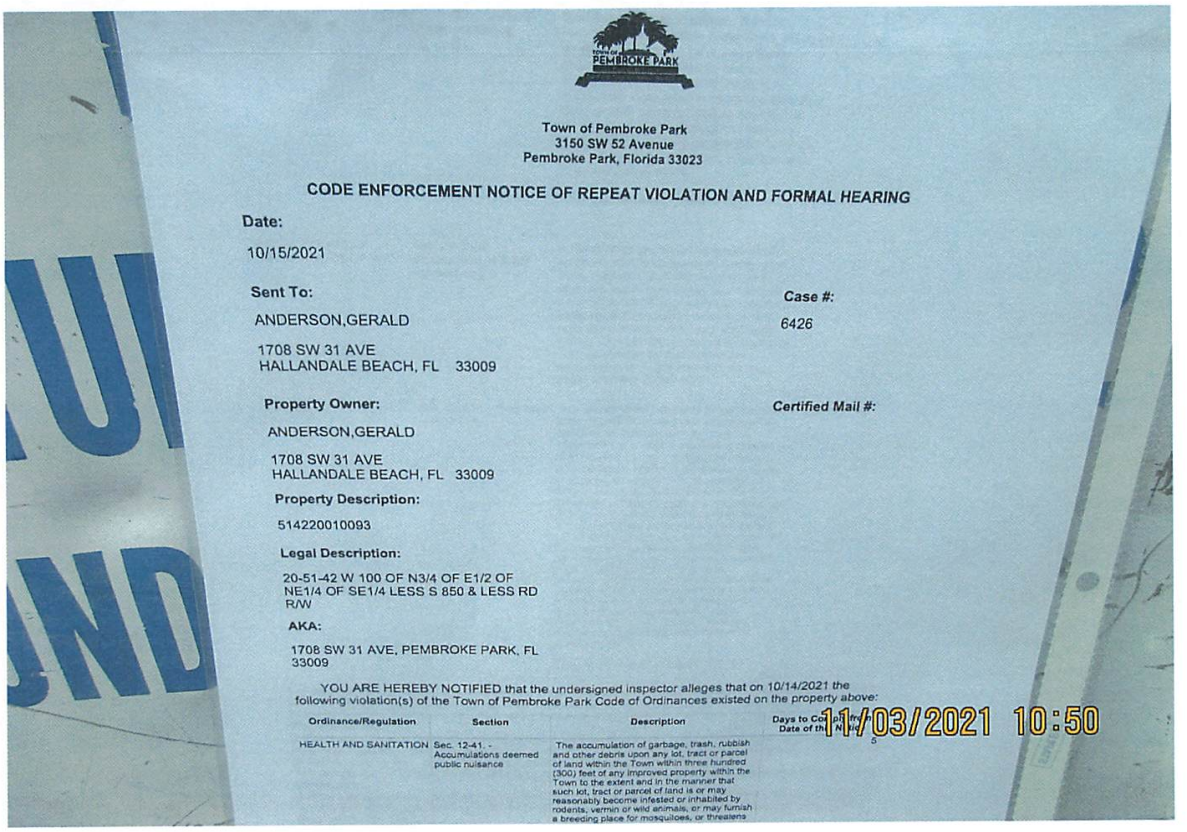
AFFIANT

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

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

10/15/2021

Sent To:

ANDERSON,GERALD

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Case #:

6426

Property Owner:

ANDERSON,GERALD

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514220010093

Legal Description:

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

AKA:

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/14/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Co... / Date of th... N...
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens	

11/03/2021 10:50

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

10/15/2021

Sent To:

ANDERSON,GERALD

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Case #:

6426

Property Owner:

ANDERSON,GERALD

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514220010093

Legal Description:

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

AKA:

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/14/2021 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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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)	5
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	5
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....	5

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers on to other businesses on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area.
4. Property owner has abandon truck parked on Town's ROW (in front of property line). Remove abandon vehicle and do not park on Town's ROW for Business Use or for any purpose. Prohibited parking. Town's Row has to be clear.
5. Repeat Violation - Third Offense.

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.

Joseline Ramirez

Chief Code Enforcement Officer

10/15/2021

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	6426	10/14/2021
Property Owner:	**Property Description:**	**Certified Mail #:**
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	514220010093	
Legal Description:	**AKA:**	
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/14/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers on to other businesses on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area.
4. Property owner has abandon truck parked on Town's ROW (in front of property line). Remove abandon vehicle and do not park on Town's ROW for Business Use or for any purpose. Prohibited parking. Town's Row has to be clear.
5. Repeat Violation - Third Offense.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code 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

UNLIMITED
CABINET DESIGNS
954-326 2256
10/13/2021 12:49

10/13/2021 12:49

UNLIMITED
CABINET DESIGNS
954 326 7256
10/13/2021 12:50

UNLIMITED
CABINET DESIGNS
954 326 7256
10/13/2021 12:50

STOP
10/13/2021 12:53

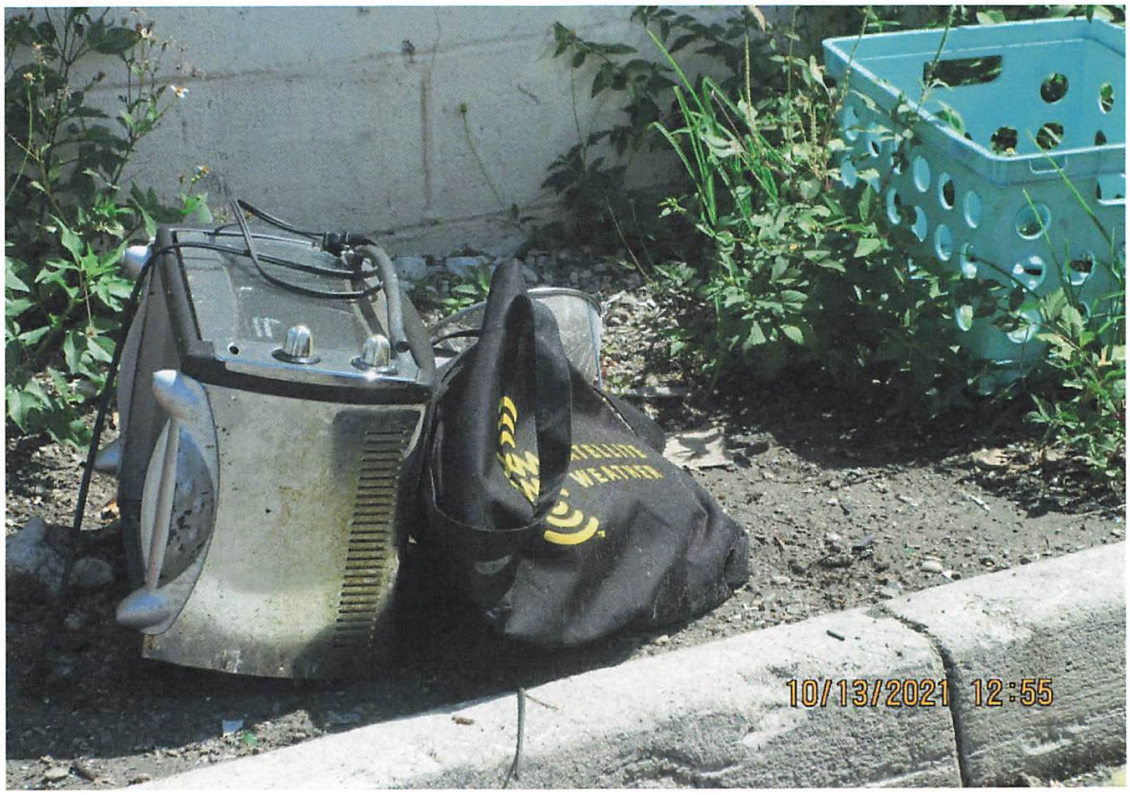
GEON
10/13/2021 12:54

10/13/2021 12:54

MYFLORIDA.COM
01-22
KYI E95
SUNSHINE STATE
10/13/2021 12:54

Yale
10/13/2021 12:55

commercial trucks
MYFLORIDA.COM
SUNSHINE STATE
10/13/2021 12:55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2yd
10/25/2021 10:49

10/25/2021 10:48

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10/25/2021 10:48

BUSINESS HOURS
A&R RECYCLING
11/03/2021 10:50

11/03/2021 10:50

11/03/2021 10:50

11/03/2021 10:51

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEDINA LAND HOLDINGS 12 LLC/MTX GROUP ONE, LLC	PO BOX 430871 SOUTH MIAMI, FL 33243	2570 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6489 **Date Next Inspection** 11/17/2021

Notes

1. MTX Group One LLC (tenant) continues to operate without a Business Tax Receipt and inspections. Contact Michelle Grooms at the Business Tax Receipt Dept. for more information at 954-966-4600, ext. 214.
2. Prohibited outdoor storage. Property has various construction equipment and materials stored in the open. Remove all construction materials or miscellaneous items.
3. Multiple Business Trucks from MTX One Group are obstructing Town's Right Away. It is prohibited to obstruct Town's Right of Way.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/2/2021		Notice of Violation	Certified Mail 11/1/21, 11/2/21
11/2/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 11/4/21 Certified Mail - 11/1/21, 11/2/21

Violations

Ordinance/Regulation	Section	Description	Date Complied
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: 11/17/2021
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: 11/17/2021
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: 11/17/2021

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-180. - Sanctions for violation or noncompliance.	(a)Any person, firm or corporation who shall violate or fail to comply with any of the provisions of this article or any of the requirements thereof, shall be brought before the Special Master for a hearing. The Special Master may assess a fine and impose a lien to the maximum amount allowed by Town Ordinance and Florida Statute, or in the alternative, the violation may be brought before the Broward County Court. Each day such violation shall be permitted to exist shall constitute a separate offense. The owner/applicant of any building or premises, or part thereof, where anything in violation of these regulations shall be placed or shall exist, and any agent, person or corporation employed in connection therewith and who has assisted in the commission or any such violation may be guilty of a separate offense, and upon conviction, fined as provided by this article.(b)In addition to the imposition of a fine as set forth in the preceding subsection, the Special Master may either revoke or...	Not in Compliance - Reinspection Date: 11/17/2021
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: 11/17/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-25. - Separate violation for each day of business without business tax receipt.	Each day that a person or business entity engages in, conducts or manages any business, occupation or profession without having first obtained a business tax receipt shall constitute a separate and distinct violation of this Article. (Ord. No. 58-2-1(#7), § 9, 2-4-58; Ord. No. 14-06-04, § 9, 6-11-14)	Not in Compliance - Reinspection Date: 11/17/2021
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	Not in Compliance - Reinspection Date: 11/17/2021

7021 0350 0000 2801 9163

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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
$ 7.53

Total Postage and
$

Sent To RODRIGUEZ ALEJANDRO

Street and Apt. No. N.O.H #6489

City, State, ZIP+4 2570 S PARK RD, HALLANDALE BEACH, FL, 33009

PS Form 3800,

NOV - 1 2021
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.53

Total Postage and
$

Sent To MEDINA LAND HOLDINGS 12 LLC/MTX GROUP ONE, LLC

Street and Apt. No. N.O.H #6489

City, State, ZIP+4 2570 S PARK RD, PEMBROKE PARK, FL, 33009

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

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Sent To MEDINA LAND HOLDINGS 12 LLC/MTX GROUP ONE, LLC

Street and Apt. No. N.O.H #6489

City, State, ZIP+4 PO BOX 430871, SPUTH MIAMI, FL, 33243

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NOV - 1 2021
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.53

Total Postage and
$

Sent To RAUL, MEDINA, JR

Street and Apt. No. N.O.H #6489

City, State, ZIP+4 7400 SW 50TH TERR, SUITE 205, MIAMI, FL, 33155

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

Postage
$ 7.53

Total Postage and
$

Sent To MEDINA LAND HOLDINGS 12 LLC

Street and Apt. No. N.O.H. #6489

City, State, ZIP+4 2570 S PARK ROAD, PEMBROKE PARK, FL, 33009

PS Form 3800, A

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

Postage
$ 7.53

Total Postage and
$

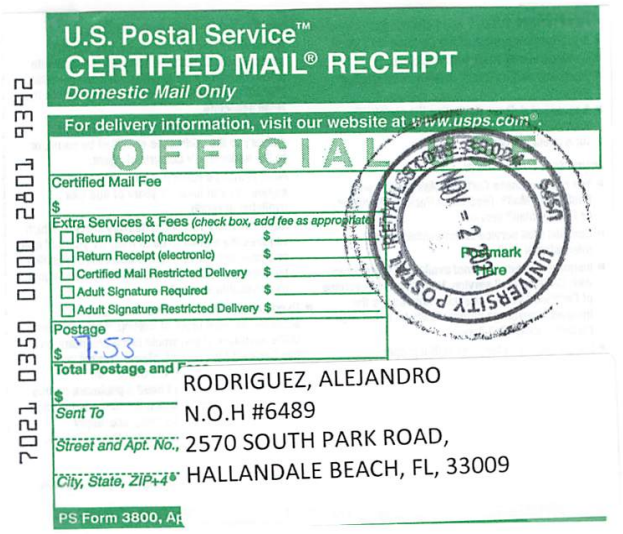
Sent To MEDINA LAND HOLDINGS 12 LLC

Street and Apt. No. N.O.H. #6489

City, State, ZIP+4 PO BOX 430871, SOUTH MIAMI, FL, 33243

PS Form 3800, A

POSTAL RETAIL STORE 33024 NOV - 2 2021 UNIVERSITY USPS
Postmark Here



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Certified Mail Fee
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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
$ 9.53

Total Postage and Fees
$

Sent To RODRIGUEZ, ALEJANDRO

Street and Apt. No., N.O.H #6489
2570 SOUTH PARK ROAD,

City, State, ZIP+4® HALLANDALE BEACH, FL, 33009

PS Form 3800, Ap

NOV - 2 2021

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UNIVERSITY POSTAL RETAIL STORE 33002

USPS

7021 0350 0000 2801 9392

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
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).

* 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	$173,800	$564,840	$738,640	$738,640	
2021	$173,800	$564,840	$738,640	$738,640	$15,884.16
2020	$173,800	$565,540	$739,340	$739,340	$15,956.30

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$738,640	$738,640	$738,640	$738,640
Portability	0	0	0	0
Assessed/SOH	$738,640	$738,640	$738,640	$738,640
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	$738,640	$738,640	$738,640	$738,640

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

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

Detail by Entity Name

Florida Limited Liability Company
MTX GROUP ONE, LLC

Filing Information

Document Number	L20000224163
FEI/EIN Number	85-2598714
Date Filed	08/04/2020
Effective Date	11/15/2011
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/27/2020
Event Effective Date	NONE

Principal Address

2570 South Park Road
Hallandale Beach, FL 33009

Changed: 03/18/2021

Mailing Address

2570 South Park Road
Hallandale Beach, FL 33009

Changed: 03/18/2021

Registered Agent Name & Address

RODRIGUEZ, ALEJANDRO
2570 South Park Road
Hallandale Beach, FL 33009

Address Changed: 03/18/2021

Authorized Person(s) Detail

Name & Address

Title MGR

RODRIGUEZ CHAMIZO, ALEJANDRO
7349 NW 54 ST.
MIAMI, FL 33166

Title MGR

MATAMOROS, JORGE
7349 NW 54 ST.
MIAMI, FL 33166

Annual Reports

Report Year	Filed Date
2021	02/16/2021
2021	03/18/2021
2021	05/17/2021

Document Images

05/17/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
03/18/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/16/2021 -- ANNUAL REPORT	View image in PDF format
10/27/2020 -- LC Amendment	View image in PDF format
10/06/2020 -- LC Amendment	View image in PDF format
08/04/2020 -- 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.)

)

MEDINA LAND HOLDINGS 12 LLC CASE NO. 6489
MTX GROUP ONE, LLC
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MEDINA LAND HOLDINGS 12 LLC / MTX GROUP ONE, LLC

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 2570 S PARK ROAD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MEDINA LAND HOLDINGS 12 LLC / MTX GROUP ONE, LLC AT 11:51 A.M. ON THE 4 DAY OF NOVEMBER 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

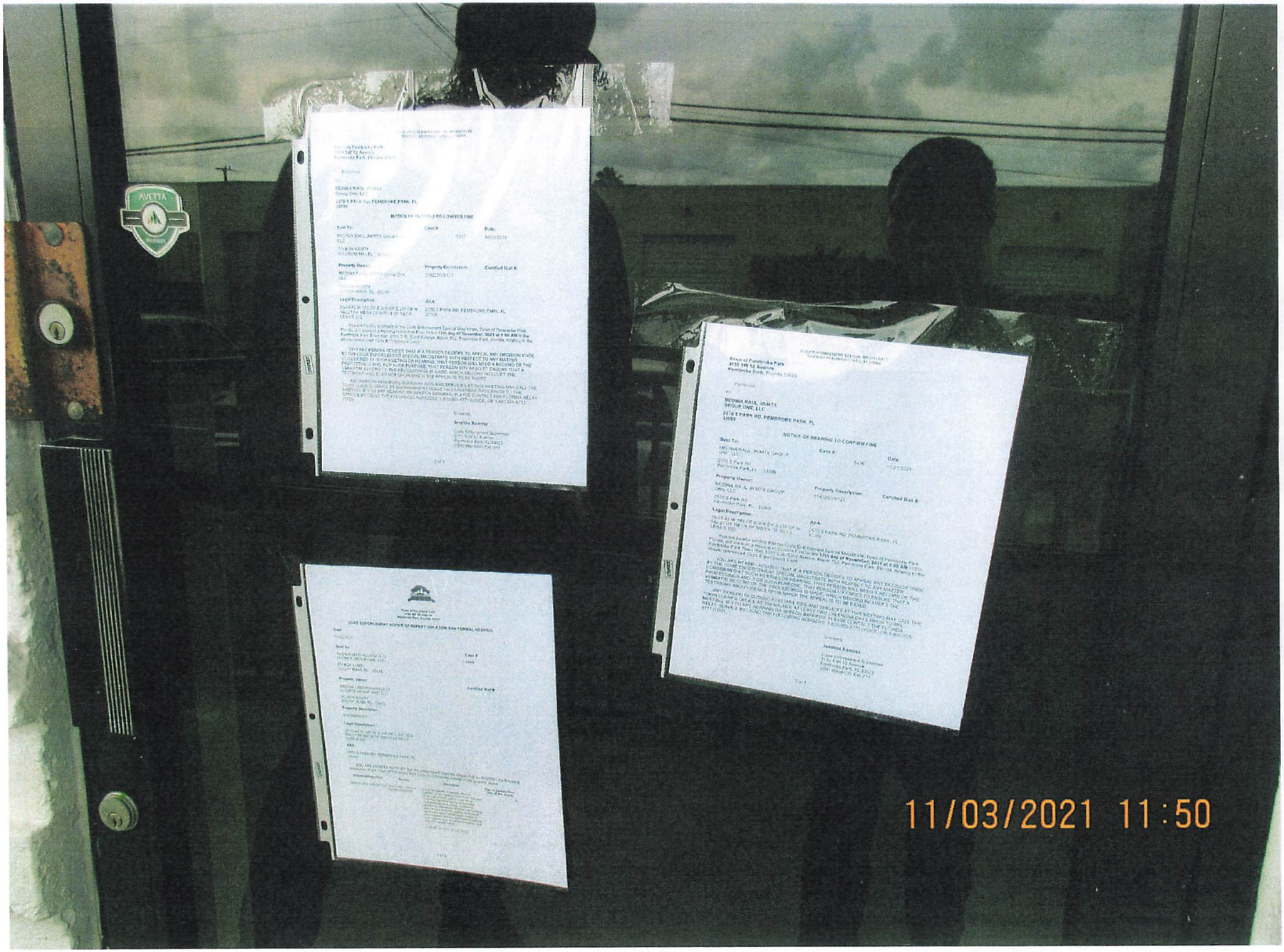
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 5 day of 11, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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.

2570
11/03/2021 11:51


AVETTA
NOTICE OF HEARING TO CONFIRM FINE
11/03/2021 11:50

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

11/02/2021

Sent To:

MEDINA LAND HOLDINGS 12 LLC/MTX GROUP ONE, LLC

PO BOX 430871
SOUTH MIAMI, FL 33243

Case #:

6489

Property Owner:

MEDINA LAND HOLDINGS 12 LLC/MTX GROUP ONE, 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 11/2/2021 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
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	15

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15
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LICENSES AND BUSINESS REGULATIONS	Sec. 15-25. - Separate violation for each day of business without business tax receipt.	Each day that a person or business entity engages in, conducts or manages any business, occupation or profession without having first obtained a business tax receipt shall constitute a separate and distinct violation of this Article. (Ord. No. 58-2-1(#7), § 9, 2-4-58; Ord. No. 14-06-04, § 9, 6-11-14)	15
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	15

1. MTX Group One LLC (tenant) continues to operate without a Business Tax Receipt and inspections. Contact Michelle Grooms at the Business Tax Receipt Dept. for more information at 954-966-4600, ext. 214.
2. Prohibited outdoor storage. Property has various construction equipment and materials stored in the open. Remove all construction materials or miscellaneous items.
3. Multiple Business Trucks from MTX One Group are obstructing Town's Right Away. It is prohibited to obstruct Town's Right of Way.

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.

Joseline Ramirez

Chief Code Enforcement Officer

11/2/2021

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
MEDINA LAND HOLDINGS 12 LLC/MTX GROUP ONE, LLC PO BOX 430871 SOUTH MIAMI, FL 33243	6489	11/02/2021

Property Owner:	Property Description:	Certified Mail #:
MEDINA LAND HOLDINGS 12 LLC/MTX GROUP ONE, LLC PO BOX 430871 SOUTH MIAMI, FL 33243	514229000121	

Legal Description:	AKA:
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	2570 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/2/2021 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
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	15
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. 15-177. - 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)	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-180. - Sanctions for violation or noncompliance.	(a)Any person, firm or corporation who shall violate or fail to comply with any of the provisions of this article or any of the requirements thereof, shall be brought before the Special Master for a hearing. The Special Master may assess a fine and impose a lien to the maximum amount allowed by Town Ordinance and Florida Statute, or in the alternative, the violation may be brought before the Broward County Court. Each day such violation shall be permitted to exist shall constitute a separate offense. The owner/applicant of any building or premises, or part thereof, where anything in violation of these regulations shall be placed or shall exist, and any agent, person or corporation employed in connection therewith and who has assisted in the commission or any such violation may be guilty of a separate offense, and upon conviction, fined as provided by this article.(b)In addition to the imposition of a fine as set forth in the preceding subsection, the Special Master may either revoke or...	15
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...	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-25. - Separate violation for each day of business without business tax receipt.	Each day that a person or business entity engages in, conducts or manages any business, occupation or profession without having first obtained a business tax receipt shall constitute a separate and distinct violation of this Article. (Ord. No. 58-2-1(#7), § 9, 2-4-58; Ord. No. 14-06-04, § 9, 6-11-14)	15
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	15

Notes/Means of Correction:

1. MTX Group One LLC (tenant) continues to operate without a Business Tax Receipt and inspections. Contact Michelle Grooms at the Business Tax Receipt Dept. for more information at 954-966-4600, ext. 214.
2. Prohibited outdoor storage. Property has various construction equipment and materials stored in the open. Remove all construction materials or miscellaneous items.
3. Multiple Business Trucks from MTX One Group are obstructing Town's Right Away. It is prohibited to obstruct Town's Right of Way.

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 REPEAT VIOLATION AND FORMAL HEARING

Date:

11/01/2021

Sent To:

MEDINA LAND HOLDINGS 12
LLC/MTX GROUP ONE, LLC

PO BOX 430871
SOUTH MIAMI, FL 33243

Case #:

6489

Property Owner:

MEDINA LAND HOLDINGS 12
LLC/MTX GROUP ONE, 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 11/1/2021 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
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15

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LICENSES AND BUSINESS REGULATIONS	Sec. 15-180. - Sanctions for violation or noncompliance.	(a)Any person, firm or corporation who shall violate or fail to comply with any of the provisions of this article or any of the requirements thereof, shall be brought before the Special Master for a hearing. The Special Master may assess a fine and impose a lien to the maximum amount allowed by Town Ordinance and Florida Statute, or in the alternative, the violation may be brought before the Broward County Court. Each day such violation shall be permitted to exist shall constitute a separate offense. The owner/applicant of any building or premises, or part thereof, where anything in violation of these regulations shall be placed or shall exist, and any agent, person or corporation employed in connection therewith and who has assisted in the commission or any such violation may be guilty of a separate offense, and upon conviction, fined as provided by this article.(b)In addition to the imposition of a fine as set forth in the preceding subsection, the Special Master may either revoke or...	15
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...	15
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2. Prohibited outdoor storage. Property has various construction equipment and materials stored in the open. Remove all construction materials or miscellaneous items.

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.

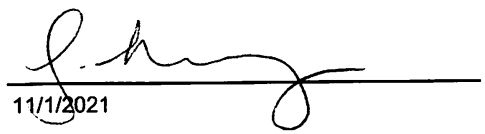
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Joseline Ramirez

Chief Code Enforcement Officer



11/1/2021

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

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Sent To:

MEDINA LAND HOLDINGS 12 LLC/MTX GROUP ONE, LLC

PO BOX 430871
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10/20/2021 16:49

10/20/2021 16:49

10/20/2021 16:49

10/20/2021 16:49

Case Overview

Property/Incident Information

Owner	Address	Site Address
GARDEN PROPERTY 786 INC /FAMILY GROCERY	17409 SW 54 ST MIRAMAR, FL 33029	2950 SW 32 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 4848 **Date Next Inspection** 11/17/2021

Notes New signs installed on property (1) wall sign on building and (2) poles signs. Business and/or Property owner must obtain a Building permit for signs.

Double permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/9/2020		Notice of Violation	Regular Mail
5/5/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/30/2021	5/18/2021	Final Order	
11/2/2021	11/17/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - 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: 11/17/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$29,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$29,100.00**

Payments

Case Overview

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$29,100.00

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

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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and Fees
$

Sent To
SACHWANI, ZAINAB Q

Street and Apt. No.,
H.C.F #4848
17409 SW 54 ST,

City, State, ZIP+4®
MIRAMAR, FL, 33029

PS Form 3800, Ap

7021 0350 0000 2801 9347

U.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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$ 7.33

Total Postage and Fees
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Sent To
GARDEN PROPERTY 786 INC
FAMILY GROCERY

Street and Apt. No.,
H.C.F # 4848
2950 SW 32 AVENUE,

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

PS Form 3800, Ap

7021 0350 0000 2801 9354

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
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Postage
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Total Postage and Fees
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Sent To
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FAMILY GROCERY

Street and Apt. No., o
H.C.F # 4848
17409 SW 54 ST,

City, State, ZIP+4®
MIRAMAR, FL, 33029

PS Form 3800, Apri

7021 0350 0000 2801 9361

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 $ MAY 5 - 2021
- ☐ Adult Signature Restricted Delivery $

Postmark Here

HILLCREST POSTAL STORE

Postage
$

Total Postage and
$ 6.96

Sent To
GARDEN PROPERTY 786 INC
NOH #4848

Street and Apt. No.
2950 SW 32 AVENUE,

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

PS Form 3800, A

7021 0350 0001 0297 5583

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $ MAY 5 - 2021
- ☐ Adult Signature Restricted Delivery $

Postmark Here

HILLCREST POSTAL STORE

Postage
$

Total Postage and
$ 6.96

Sent To
GARDEN PROPERTY 786 INC.
SACHWANI, Zainab Q
NOH #4848

Street and Apt. No.
17409 SW 54 STREET

City, State, ZIP+4®
MIRAMAR, FL 33029

PS Form 3800,

7021 0350 0001 0297 6368

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

GARDEN PROPERTY 786 INC
NOH #4848
2950 SW 32 AVENUE,
PEMBROKE PARK FL 33023

9590 9402 6610 1028 7088 70

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

7021 0350 0001 0297 5583

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

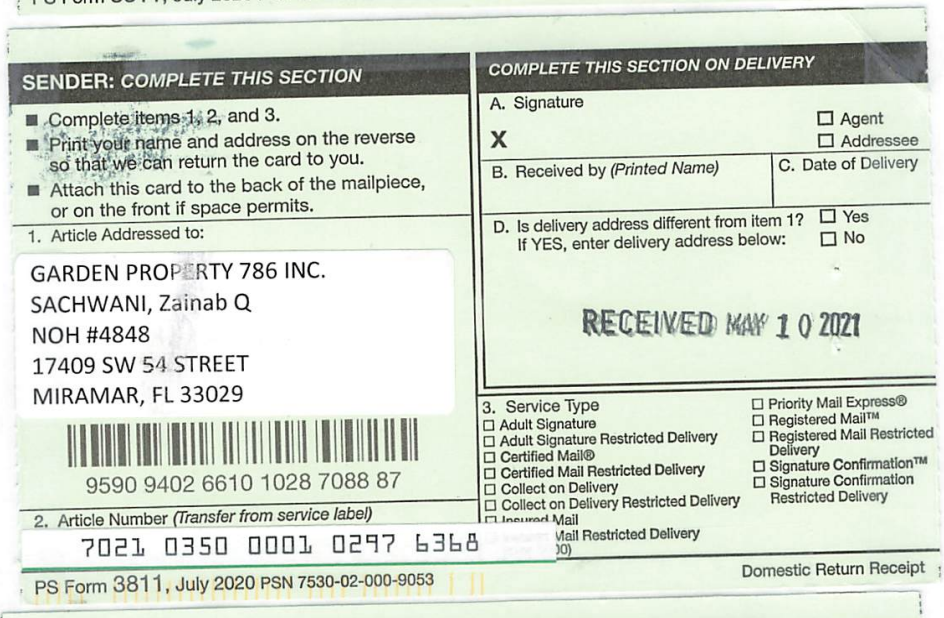
B. Received by *(Printed Name)*

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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- Complete items 1, 2, and 3.
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GARDEN PROPERTY 786 INC.
SACHWANI, Zainab Q
NOH #4848
17409 SW 54 STREET
MIRAMAR, FL 33029

9590 9402 6610 1028 7088 87

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

7021 0350 0001 0297 6368

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

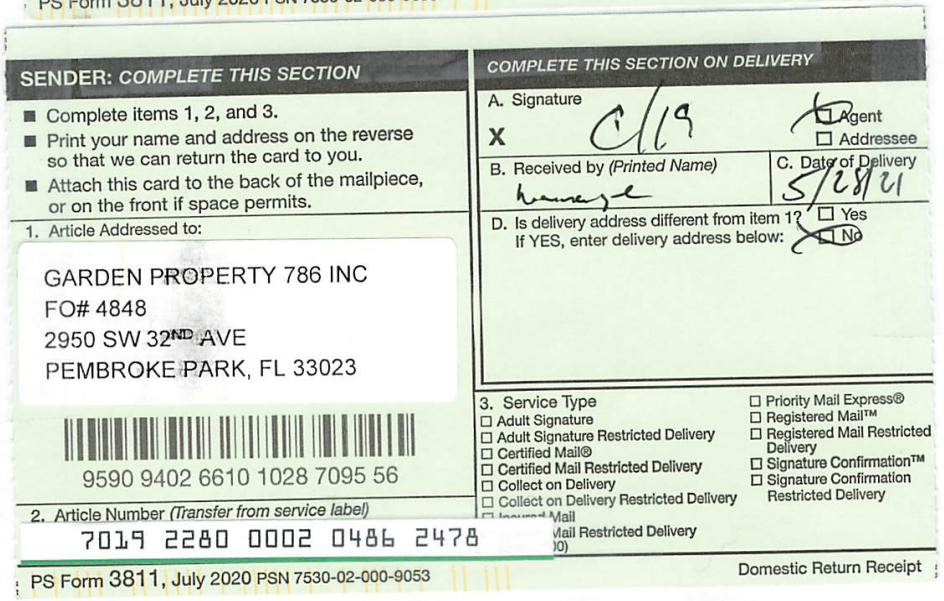
C. Date of Delivery

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

RECEIVED MAY 10 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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9590 9402 6610 1028 7095 56

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

7019 2280 0002 0486 2478

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
5/28/21

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2950 SW 32 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 09 0093
Property Owner	GARDEN PROPERTY 786 INC	Millage	0613
Mailing Address	17409 SW 54 ST MIRAMAR FL 33029	Use	11
Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$120,890	$180,720	$301,610	$275,850	
2020	$120,890	$166,360	$287,250	$250,780	$5,649.52
2019	$120,890	$152,110	$273,000	$227,990	$5,281.26

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$301,610	$301,610	$301,610	$301,610
Portability	0	0	0	0
Assessed/SOH	$275,850	$301,610	$275,850	$275,850
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$275,850	$301,610	$275,850	$275,850

Sales History

Date	Type	Price	Book/Page or CIN
8/25/2010	WD-D	$175,000	47405 / 1381
5/26/2009	QCD-D	$175,000	46254 / 1909
10/4/1999	WD	$120,000	29911 / 242
4/1/1989	WD	$100,000	16412 / 154
2/1/1986	WD	$70,000	

Land Calculations

Price	Factor	Type
$7.00	17,270	SF
Adj. Bldg. S.F. (Card, Sketch)		3066
Eff./Act. Year Built: 1976/1975		

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
GARDEN PROPERTY 786, INC

Filing Information

Document Number	P10000070326
FEI/EIN Number	45-4499116
Date Filed	08/26/2010
Effective Date	08/23/2010
State	FL
Status	ACTIVE

Principal Address

2950 sw 32nd ave
hollywood, FL 33023

Changed: 04/11/2021

Mailing Address

17409 SW 54 ST
MIRAMAR, FL 33029

Registered Agent Name & Address

SACHWANI, Zainab Q
17409 SW 54 ST
MIRAMAR, FL 33029

Name Changed: 03/29/2013

Officer/Director Detail

Name & Address

Title P

Sachwani, Zainab Q
17409 SW 54 ST
MIRAMAR, FL 33029

Title VP

Sachwani, Yasmin I
17409 SW 54 ST
MIRAMAR, FL 33029

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

GARDEN PROPERTY 786 INC CASE NO. 4848
FAMILY GROCERY

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: GARDEN PROPERTY 786 / INC FAMILY GROCERY

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2950 SW 32 AVENUE, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: GARDEN PROPERTY 786 / INC FAMILY GROCERY AT 12:31 P.M. ON THE 4 DAY OF NOVEMBER 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 JOSELINE RAMIREZ as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ____ OR Produced Identification ____
Type of Identification Produced ____

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

VS.

GARDEN PROPERTY 786 INC /FAMILY GROCERY

2950 SW 32 AVE, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

GARDEN PROPERTY 786 INC /FAMILY GROCERY

17409 SW 54 ST
MIRAMAR, FL 33029

Case #: 4848

Date: 11/02/2021

Property Owner:

GARDEN PROPERTY 786 INC /FAMILY GROCERY

17409 SW 54 ST
MIRAMAR, FL 33029

Property Description: 514230090093

Certified Mail #:

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40

AKA: 2950 SW 32 AVE, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of November, 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.

11/03/2021 12:31

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 THE MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND THAT FOR SUCH PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

GARDEN PROPERTY 786 INC /FAMILY GROCERY

2950 SW 32 AVE, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
GARDEN PROPERTY 786 INC /FAMILY GROCERY 17409 SW 54 ST MIRAMAR, FL 33029	4848	11/02/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
GARDEN PROPERTY 786 INC /FAMILY GROCERY 17409 SW 54 ST MIRAMAR, FL 33029	514230090093	

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40	2950 SW 32 AVE, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of November, 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

INVOICE

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

DATE: November 4, 2021
INVOICE # 320
FOR:

Case # 4848

GARDEN PROPERTY 786 INC
2950 SW 32 AVENUE,
PEMBROKE PARK, FL, 33023

Bill To:
GARDEN PROPERTY 786 INC
LLC/CABINETS TO GO
17409 SW 54 ST MIRAMAR FL
33029

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-2(a)		
	Final Order on 05/18/2021		
1	Admin Fee	$ 100.00	$ 100.00
116	Day(s) of Per Diem from (06/18/21-10/12/21)	$ 250.00	$ 29,000.00
		Balance	$ 29,100.00

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. GARDEN PROPERTY 786 INC Respondent(s)	)	Case No.: 4848

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2950 SW 32 Ave, Pembroke Park, FL 33023

PROPERTY OWNER: Garden Property 786 INC, 17409 SW 54 ST, Miramar, FL 33029

FOLIO NO.: 514230090093

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-2(a). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, 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(a) **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 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, **IN ADDITION, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

Case No. 4985 is deemed as being incorporated by reference herein. This is a repeat violation

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

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

Case 4848

CERTIFICATE OF SERVICE

I the undersigned , Chief 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 Final Order on this 18th day of May, 2021.

Jeffrey Louis
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

10/12/21

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: 2111121-0

Job Address: 2950 SW 32 AVE

Job Name: Garden Property/Food Store

Permit Status: Permit Complete

Permit Issued Date: 8/5/2021 11:25:59 AM

Submitted Into Plan Review Date: 6/25/2021 2:40:52 PM

Application Date: 6/22/2021 9:52:23 AM

Difference Between Application to PlanReview: 3 Day(s)

Difference Between PlanReview to Permit Issued: 41 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	7/13/2021 12:53:04 PM
ZONING	Approved	7/6/2021 8:19:28 AM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5340 FAX

2111121
PERMIT NO.
ZON-93637
APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

PERMIT TYPE: ZONING					
JOB NAME: Garden Property/Food Store					
JOB ADDRESS: 2950 SW 32 AVE					
OWNER NAME: GARDEN PROPERTY 786 INC					
OWNER ADDRESS: 17409 SW 54 ST					
CITY: MIRAMAR					
PHONE: 7862873437	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: THAVI LLC					
MAIL ADDRESS: 7515 FAIRWAT TRL					
CITY STATE ZIP: BOCA RATON FL 33487					
PHONE: 5614609348	**FAX:**	**EMAIL: VITORODISIO@GMAIL.COM**			
CERT. COMPENTENCY: CGC1528922		**STATE REGISTRATION: N/A**			
LOT: N/A	BLOCK: N/A	PRESENT USE: Convience Store	PROPOSED USE: Convience Store		
FOLIO NUMBER: 514230090093		SUBDIVISION: N/A			
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 150	SQ.FT. / L.F.: 0				
DESCRIBE WORK: violation: Cabinet Sign Change of Copy - facade					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

R203 Permit Messages For Permit (2111121-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
96592	Final Building Inspection	10/12/2021	Pass
Zoning Inspection			
94689	Final Zoning	8/10/2021	Pass

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: 2111120-0

Job Address: 2950 SW 32 AVE (East Elevation)

Job Name: Garden Property/ Food Store

Permit Status: Permit Complete

Permit Issued Date:8/5/2021 11:22:53 AM

Submitted Into Plan Review Date:6/25/2021 2:39:41 PM

Application Date: 6/22/2021 9:33:12 AM

Difference Between Application to PlanReview: 3 Day(s)

Difference Between PlanReview to Permit Issued: 41 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	7/13/2021 12:52:18 PM
ZONING	Approved	7/6/2021 8:18:33 AM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5340 FAX

2111120
PERMIT NO.
ZON-93635
APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

PERMIT TYPE: ZONING					
JOB NAME: Garden Property/ Food Store					
JOB ADDRESS: 2950 SW 32 AVE (East Elevation)					
OWNER NAME: GARDEN PROPERTY 786 INC					
OWNER ADDRESS: 17409 SW 54 ST					
CITY: MIRAMAR					
PHONE: 7862873437	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: THAVI LLC					
MAIL ADDRESS: 7515 FAIRWAT TRL					
CITY STATE ZIP: BOCA RATON FL 33487					
PHONE: 5614609348	**FAX:**	**EMAIL: VITORODISIO@GMAIL.COM**			
CERT. COMPENTENCY: CGC1528922		**STATE REGISTRATION: N/A**			
LOT: n/a	BLOCK: n/a	PRESENT USE: Convience Store	PROPOSED USE: Convience Store		
FOLIO NUMBER: 514230090093		SUBDIVISION: N/A			
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 100	SQ.FT. / L.F.: 0				
DESCRIBE WORK: Violation: Pole Sign Change of Copy - East Elevation					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

R203 Permit Messages For Permit (2111120-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
96590	Final Building Inspection	10/12/2021	Pass
Zoning Inspection			
94688	Final Zoning	8/10/2021	Pass

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: 2111119-0

Job Address: 2950 SW 32 AVE (West Elevation)

Job Name: Garden Property/Food Store

Permit Status: Permit Complete

Permit Issued Date:8/5/2021 11:20:26 AM

Submitted Into Plan Review Date:6/25/2021 2:54:08 PM

Application Date: 6/22/2021 9:22:01 AM

Difference Between Application to PlanReview: 3 Day(s)

Difference Between PlanReview to Permit Issued: 41 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	7/13/2021 12:51:05 PM
ZONING	Approved	7/6/2021 8:17:43 AM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 FAX

2111119
PERMIT NO.
ZON-93633
APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

PERMIT TYPE: ZONING					
JOB NAME: Garden Property/Food Store					
JOB ADDRESS: 2950 SW 32 AVE (West Elevation)					
OWNER NAME: GARDEN PROPERTY 786 INC					
OWNER ADDRESS: 17409 SW 54 ST					
CITY: MIRAMAR					
PHONE: 7862873437	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: THAVI LLC					
MAIL ADDRESS: 7515 FAIRWAT TRL					
CITY STATE ZIP: BOCA RATON FL 33487					
PHONE: 5614609348	**FAX:**	**EMAIL: VITORODISIO@GMAIL.COM**			
CERT. COMPENTENCY: CGC1528922		**STATE REGISTRATION: N/A**			
LOT: 0	BLOCK: 0	PRESENT USE: Convience Store	PROPOSED USE: Convience Store		
FOLIO NUMBER: 514230090093		SUBDIVISION: N/A			
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 100	SQ.FT. / L.F.: 0				
DESCRIBE WORK: Violation: change of copy on pole sign - west elevation					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

R203 Permit Messages For Permit (2111119-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
96589	Final Building Inspection	10/12/2021	Pass
Zoning Inspection			
94687	Final Zoning	8/10/2021	Pass

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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 KRAMER, ROBERT M

Street and Apt. No H.C.F #4863

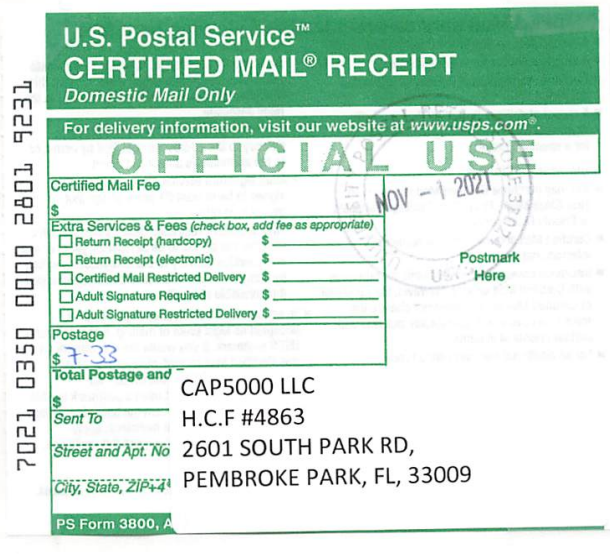
City, State, ZIP+4 4000 HOLLYWOOD BLVD, SUITE 485, HOLLYWOOD, FL, 33021

PS Form 3800, A

NOV - 1 2021

Postmark Here

7021 0350 0000 2801 9248



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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 CAP5000 LLC

Street and Apt. No H.C.F #4863

City, State, ZIP+4 2601 SOUTH PARK RD, PEMBROKE PARK, FL, 33009

PS Form 3800, A

NOV - 1 2021

Postmark Here

7021 0350 0000 2801 9231

7012 0470 0001 5590 0513

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(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here: WEST HOLLYWOOD HILLS STA USPS 90069 NOV 15 2013

4863

Sent To: CAP5000, LLC
Street, Apt. No.; or PO Box No.: 2601 S. Park Road
City, State, ZIP+4: Pembroke Park, FL 33009

PS Form 3800, August 2006 — See Reverse for Instructions

7012 0470 0001 5589 1675

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OFFICIAL USE

NOV 4863

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here: WEST HOLLYWOOD HILLS STA USPS 90069 NOV 4 2013

Sent To: CAP5000, LLC
Street, Apt. No.; or PO Box No.: 2601 S. PARK ROAD
City, State, ZIP+4: PEMBROKE PARK, FL 33009

PS Form 3800, August 2006 — See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so 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:
CAP5000, LLC
2601 S. PARK ROAD
PEMBROKE PARK, FL
33009

NOV 4863

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery: 10-15

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

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)* 7012 0470 0001 5589 1675

PS Form 3811, February 2004 — Domestic Return Receipt — 102595-02-M-1540

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2601 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0054
Property Owner	CAP5000 LLC	Millage	0613
Mailing Address	2601 S PARK ROAD PEMBROKE PARK FL 33009	Use	48

Abbr Legal Description	29-51-42 S 50 OF N 375 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 FOR R/W,DESC IN OR 3589/195 AKA:LOT 6,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$54,600	$445,810	$500,410	$500,410	
2021	$54,600	$445,810	$500,410	$499,160	
2020	$54,600	$470,240	$524,840	$453,790	$10,255.80

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$500,410	$500,410	$500,410	$500,410
Portability	0	0	0	0
Assessed/SOH	$500,410	$500,410	$500,410	$500,410
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$500,410	$500,410	$500,410	$500,410

Sales History

Date	Type	Price	Book/Page or CIN
11/6/2003	SWD	$340,000	36429 / 978
10/1/1987	WD*	$1,850,000	14853 / 92

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	7,800	SF
Adj. Bldg. S.F. (Card, Sketch)		5000
Eff./Act. Year Built: 1970/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Limited Liability Company
CAP5000, LLC

Filing Information

Document Number	L03000042982
FEI/EIN Number	20-0851275
Date Filed	11/06/2003
State	FL
Status	ACTIVE
Last Event	LC STMNT OF AUTHORITY 21
Event Date Filed	05/25/2021
Event Effective Date	NONE

Principal Address

841 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33019

Changed: 04/25/2007

Mailing Address

841 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33019

Changed: 04/25/2007

Registered Agent Name & Address

KRAMER, ROBERT M
4000 HOLLYWOOD BLVD., SUITE 485
HOLLYWOOD, FL 33021

Name Changed: 11/16/2017

Address Changed: 01/09/2014

Authorized Person(s) Detail

Name & Address

Title MBR

HAGGIAG, RACHEL
841 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33019

Title Manager

Haggiag, Carol
841 Hollywood Blvd.
Hollywood, FL 33019

Annual Reports

Report Year	Filed Date
2020	01/28/2020
2021	01/10/2021
2021	04/28/2021

Document Images

05/25/2021 -- CORLCAUTH	View image in PDF format
04/28/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
03/29/2021 -- CORLCAUTH	View image in PDF format
01/10/2021 -- 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
04/05/2018 -- ANNUAL REPORT	View image in PDF format
11/16/2017 -- REINSTATEMENT	View image in PDF format
03/15/2016 -- ANNUAL REPORT	View image in PDF format
03/20/2015 -- ANNUAL REPORT	View image in PDF format
01/09/2014 -- Reinstatement	View image in PDF format
04/25/2007 -- ANNUAL REPORT	View image in PDF format
04/25/2006 -- ANNUAL REPORT	View image in PDF format
01/27/2005 -- ANNUAL REPORT	View image in PDF format
03/18/2004 -- ANNUAL REPORT	View image in PDF format
11/06/2003 -- Florida Limited Liability	View image in PDF format
11/06/2003 -- Off/Dir Resignation	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.)

)

CAP5000 LLC CASE NO. 4863

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: CAP5000 LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2601 SOUTH PARK RD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CAP5000 LLC AT 11:47 A.M. ON THE 4 DAY OF NOVEMBER 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 Joseline Ramirez 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 SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	Case No. 4863
CAP5000 LLC	)	DATE: November 1, 2021
Respondent	)	

NOTICE OF HEARING TO CONFIRM FINE

TO: CAP5000 LLC
2601 SOUTH PARK RD
PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Board, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 17th DAY OF NOVEMBER 2021 at 9:00 A.M. in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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

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

/s/ Joseline Ramirez

Joseline Ramirez
Code Enforcement Supervisor
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499
(954)966-4600 Ext. 215

FILE COPY

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

Vs.

CAP5000, LLC
Respondent(s)

Case No.: 4863

FINAL ORDER

STREET ADDRESS: 2601 SOUTH PARK ROAD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: 2601 SOUTH PARK ROAD, PEMBROKE PARK, FL 33009

LEGAL DESCRIPTION: **5142290000**

The Code Enforcement Board heard testimony at the Formal Hearing held the 24th day of October 2013 and based on the evidence, the Board, pursuant to a unanimous vote, entered the following FINDINGS OF FACT, CONCLUSION OF LAW, AND ORDER.

FINDINGS OF FACT

THE BOARD ADOPTED AS ITS FINDINGS OF FACT THOSE FACTS AS SET FORTH BY THE CODE ENFORCEMENT OFFICER AND FOUND GUILT.

CONCLUSIONS OF LAW

THE RESPONDENT(S) IS/ARE GUILTY OF VIOLATING THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103 (h)(l) and 21-19.

It is the Order of this Board that, based on the foregoing, the respondent(s) shall comply with THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103 (h)(l) and 21-19, **WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THIS FORMAL HEARING** held this 24th day of October 2013. If the Respondent(s) does/do not comply, within the time specified, the Respondent(s) shall pay a levied fine of TWO HUNDRED FIFTY DOLLARS ($250.00) AND FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance. IN ADDITION TO THE FINES ASSESSED BY THE BOARD, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) MUST BE PAID IMMEDIATELY.**

Done and ordered this 24th day of October 2013.

MR. ROBERT JANZER, CHAIRPERSON
CODE ENFORCEMENT BOARD

ATTEST:

NATASHA JOSEPH, BOARD CLERK
CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE · PEMBROKE PARK, FLORIDA 33023 · BROWARD (954) 966-4600 · FAX (954) 966-5186

Ashira A. Mohammed
Mayor

Georgina Cohen
Vice Mayor

Annette Wexler
Clerk Commissioner

Howard P. Clark, Jr.
Commissioner

Emma Shoaff
Commissioner

Dr. Robert A. Levy
Town Manager

Christopher J. Ryan
Town Attorney

April 24, 2014

CAP5000 LLC
2601 South Park Road
Pembroke Park, FL 33009

RE: Code Enforcement Case No. 4863

Dear CAP5000:

Please be advised that a Hearing to Confirm Fine was held on December 5, 2013 relative to the above-referenced.

As you may recall, during the Code Board meeting as of October 24, 2013 the Code Board found guilt of the violations set forth on October 3, 2013.

The fine is broken down as follows: a standard fine of $250.00; a per diem fine of $50.00 that accrued for 11 days (November 8, 2013 through November 19, 2013) amounting to $550.00; and the mandatory administrative fee of $100.00, for a total of $900.00.

Please forward your check in the amount of $900.00, payable to Town of Pembroke Park, and we will forward an Affidavit of Compliance to you for your records.

If we do not receive payment, we shall have no alternative but to take whatever steps are necessary to collect same and this may mean the addition of attorney fees and costs.

If you have any questions, please do not hesitate to contact me at 954-966-4600, Extension 215.

Yours truly,

James Tisdale
Code Enforcement Officer

Encl.
JT/JL

Town of Pembroke Park

INVOICE

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

DATE: November 4, 2021
INVOICE # 320
FOR:

Case # 4863

CAP5000 LLC
2601 S PARK ROAD,
PEMBORKE PARK, FL, 33009

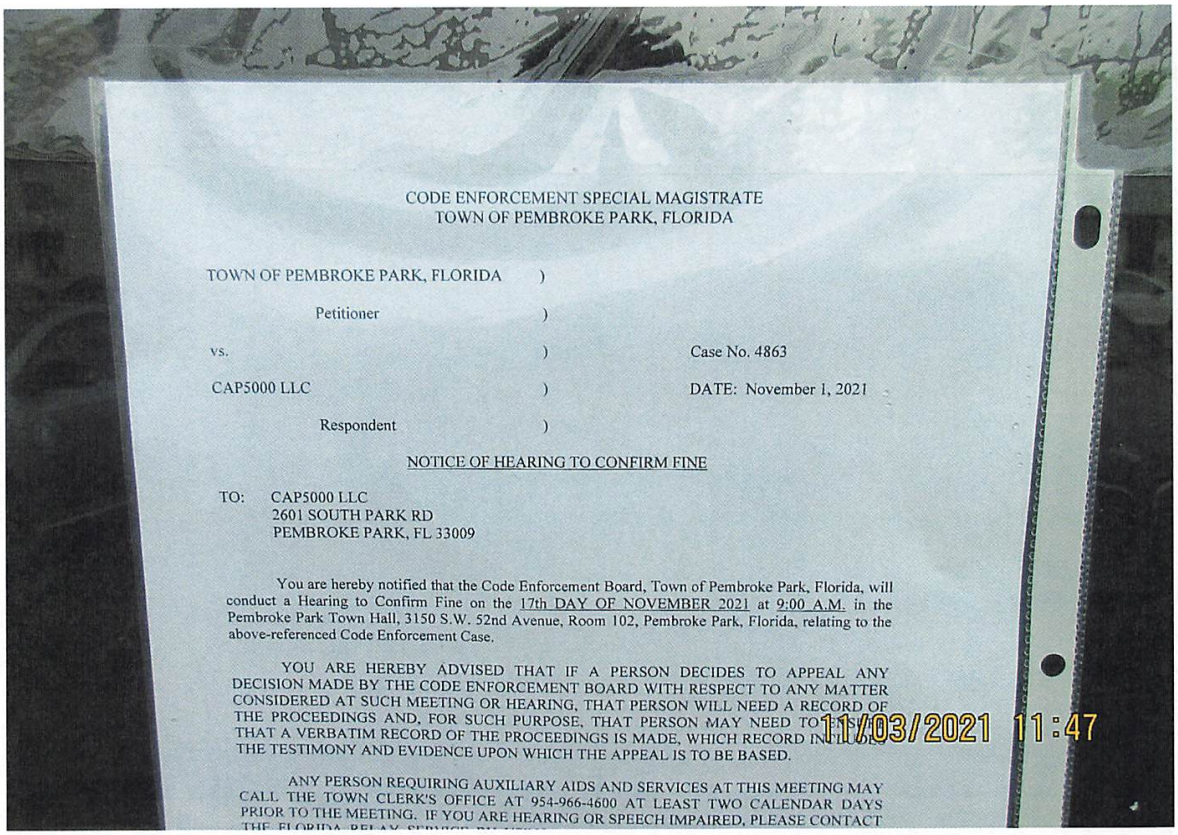
Bill To:

CAP5000 LLC
2601 S PARK ROAD,
PEMBORKE PARK, FL, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-103(h)(l); 21-19		
	Final Order on 10/24/2013		
1	Admin Fee	$ 100.00	$ 100.00
11	Day(s) of Per Diem from (11/08/13-11/19/13)	$ 50.00	$ 550.00
1	Standard Fine	$ 250.00	$ 250.00
		Balance	$ 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!



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.) Case No. 4863
CAP5000 LLC) DATE: November 1, 2021
Respondent)

NOTICE OF HEARING TO CONFIRM FINE

TO: CAP5000 LLC
2601 SOUTH PARK RD
PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Board, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 17th DAY OF NOVEMBER 2021 at 9:00 A.M. in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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

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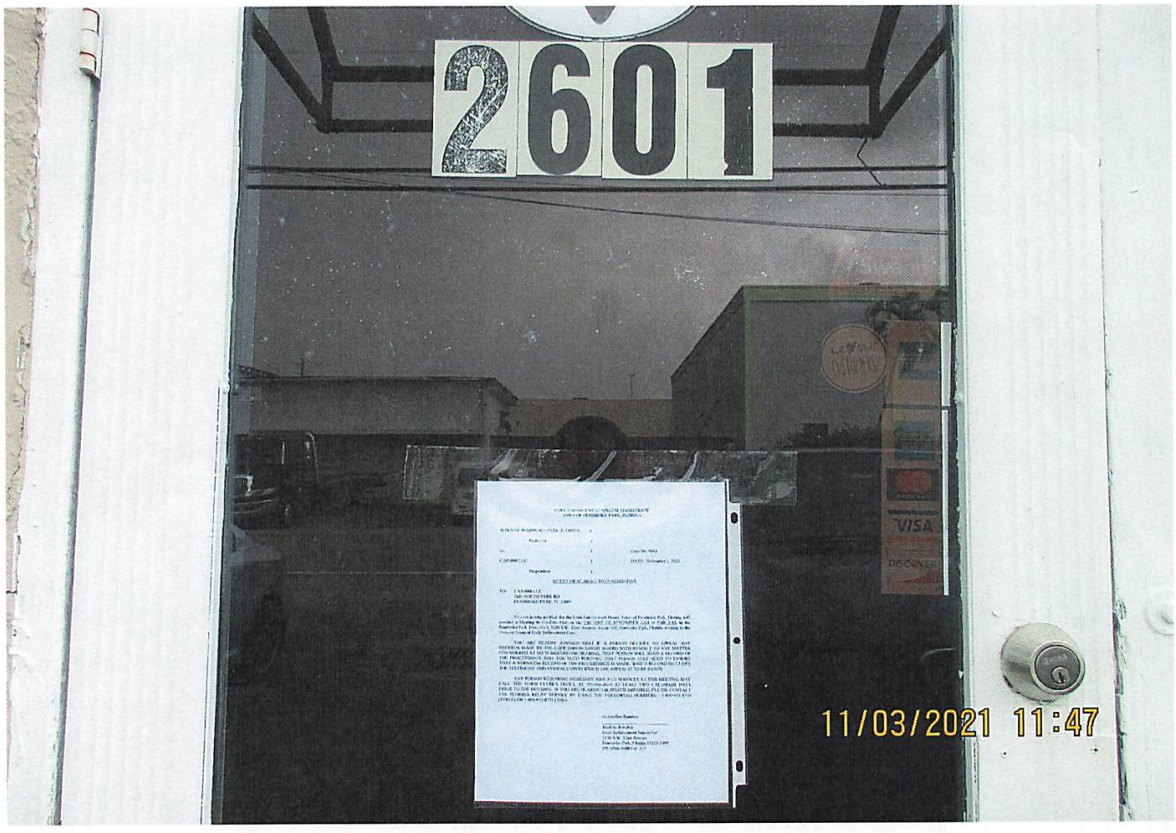
11/03/2021 11:47



CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK	)	
Petitioner	)	
vs.	)	**Case No. 4863**
CAP5000, LLC	)	
Respondent	)	

AFFIDAVIT OF NON-COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared JAMES TISDALE who, after being duly sworn under oath, deposes and says of his own personal knowledge:

1. That the Affiant is Code Inspector for the Town of Pembroke Park, Florida.
2. That Case No. 4863 was not in compliance with Town of Pembroke Park Code of Ordinances Section 21-19 as of NOVEMBER 8, 2013 and being known by the following street address: 2601 SOUTH PARK ROAD, PEMBROKE PARK, FLORIDA, 33009.

Further Affiant sayeth naught.

JAMES TISDALE

STATE OF FLORIDA)
COUNTY OF BROWARD)

Sworn to and subscribed before me this 25th day of November, 2013.

KNOWN TO ME PERSONALLY.

Notary Public, State of Florida
My Commission Expires:

MARGUERITE L. STROBEL
MY COMMISSION # DD 948492
EXPIRES: March 12, 2014
Bonded Thru Budget Notary Services

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	Case No. 4863
CAP5000, LLC	)	DATE: NOVEMBER 26, 2013
Respondent	)	

NOTICE OF HEARING TO CONFIRM FINE

TO: CAP5000, LLC
2601 SOUTH PARK ROAD
PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Board, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 5TH DAY OF DECEMBER, 2013 at 7:00 P.M. in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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

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/s/ Natasha Joseph

NATASHA JOSEPH
Clerk of the Board
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499
(954)966-4600 Ext. 235

ALL IN SCREEN PRINTING
2601
2601

NOTICE OF VIOLATION AND FORMAL HEARING
TOWN OF PEMBROKE PARK

TO CAP5000 LLC **DATE: October 3, 2013** **CASE: 4863**
2601 South Park RD
Pembroke Park, FL 33009

OWNER ADDRESS: Same as above
Zoning: M-1
LEGAL DESCRIPTION: 514229000054
You are hereby notified that the following violations exist: You are in violation of the Town of Pembroke Park Code of Ordinances **Sections # 21-19** Illegal and Prohibited Sign: Painted on signs are not permitted. **# 5-103 Property Maintenance: (h, l)** Over grown vegetation.
The violation is in evidence on the property identified above in that: the Town Code Enforcement Officer has observed that the front of the building has a painted on sign, along with some large weeds and trash at the rear of the building.
By authority of Code of Ordinances Section 7-5, the following corrective action must be taken by October 17, 2013: The sign must be removed and the property cleaned up.

AND
IN ALL EVENTS

Failure to correct the violation (s) by the above date will result in a presentation of this matter to the Pembroke Park Code Enforcement Board (Board) for a hearing to be held on **Thursday, October 24, 2013** at the Pembroke Park Town Hall, Commission Room, 3150 S.W. 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case may be presented to the Board even if the violation has been corrected prior to the Board hearing. If the Board determines that any violation(s) exist(s), it is empowered to impose fines at the rate of up to $250.00 per day for each day that any violation continues to exist beyond the date established for compliance. Pursuant to Florida Statutes, Chapter 162, such fine will become a lien upon the real property of the owner where the violation exists or will become a lien upon the personal property of the violator.

Should you fail to appear at the scheduled hearing to contest the violation(s), you will be deemed to have waived your right to contest the violation(s) and in such event, a judgment and/or lien may be entered against you and/or your real property for an amount up to the maximum penalty as provided by law.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the scheduled hearing. You may appeal a ruling or order of the Board to the Circuit Court of the Seventeenth Judicial Circuit. An appeal of the Final Order shall be filed within thirty (30) days of the execution of the Order to be appealed.

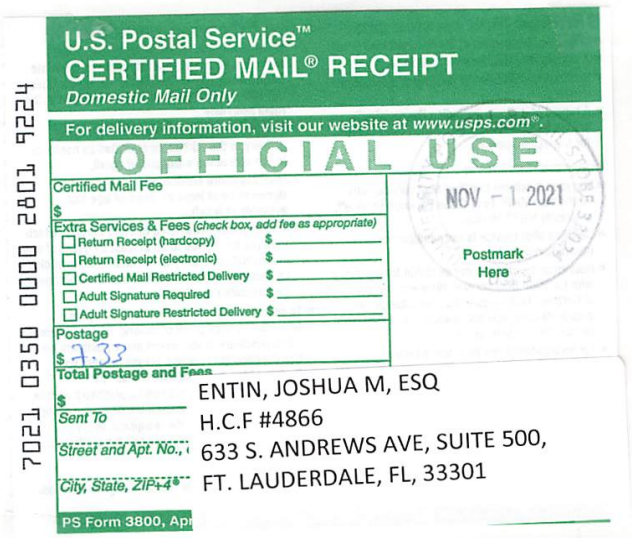
You are further advised that if you decide to appeal any decision made by the Board with respect to any matter considered at such hearing, you will need a record of the proceedings, and for such purpose, that you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

REMEMBER: YOU MUST CALL THE CODE ENFORCEMENT OFFICER FOR A RE-INSPECTION ON OR BEFORE THE COMPLIANCE DUE DATE IN ORDER TO COMPLY THIS NOTICE OF VIOLATION. (954) 966-4600 Ext 213 or (954) 275-2369

James Tisdale
JAMES TISDALE, CODE ENFORCEMENT OFFICER

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. 235 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).



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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
$ 7.33

Total Postage and Fees
$

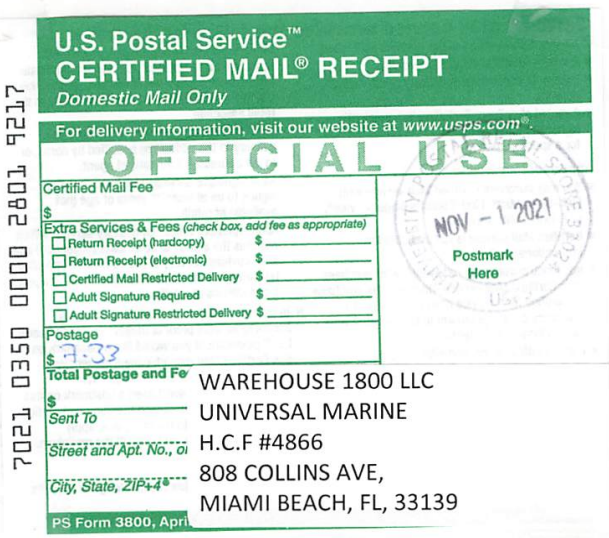
Sent To
Street and Apt. No.,
City, State, ZIP+4®

PS Form 3800, Apr

NOV - 1 2021
Postmark Here

7021 0350 0000 2801 9224

ENTIN, JOSHUA M, ESQ
H.C.F #4866
633 S. ANDREWS AVE, SUITE 500,
FT. LAUDERDALE, FL, 33301



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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 Fe
$

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

PS Form 3800, April

NOV - 1 2021
Postmark Here

7021 0350 0000 2801 9217

WAREHOUSE 1800 LLC
UNIVERSAL MARINE
H.C.F #4866
808 COLLINS AVE,
MIAMI BEACH, FL, 33139

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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
$ 7.33

Total Postage an
$

Sent To
Street and Apt. N
City, State, ZIP+4

PS Form 3800,

Postmark Here
NOV - 1 2021

7021 0350 0000 2801 9200

WAREHOUSE 1800 LLC
UNIVERSAL MARINE
H.C.F #4866
2401 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009

7012 3460 0001 9954 2926

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

OFFICIAL USE

NOV 4866 4867

Postage	$
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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

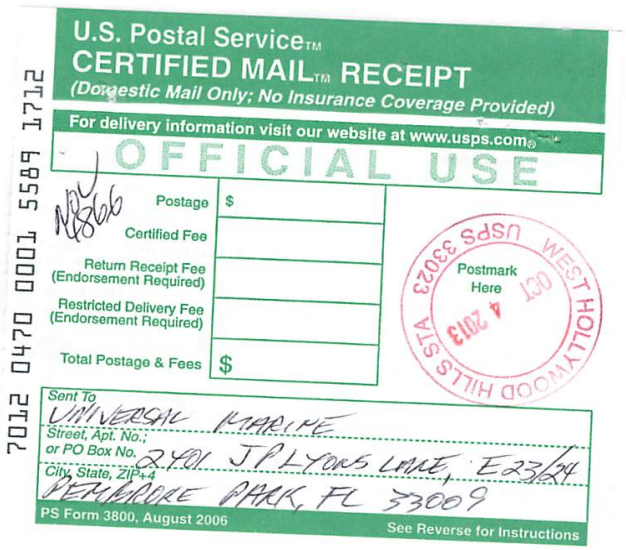
Postmark Here

WEST HOLLYWOOD HILLS STA USPS 33023 OCT 4 2013

Sent To ~~1800~~ WAREHOUSE 1800, LLC
Street, Apt. No.; or PO Box No. 808 COLLINS AVE.
City, State, ZIP+4 MIAMI BEACH, FL 33139

PS Form 3800, August 2006 — See Reverse for Instructions

7012 0470 0001 5589 1712



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Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

WEST HOLLYWOOD HILLS STA USPS 33023 OCT 4 2013

Sent To UNIVERSAL MARINE
Street, Apt. No.; or PO Box No. 2401 JP LYONS LANE, E23/24
City, State, ZIP+4 PEMBROKE PARK, FL 33009

PS Form 3800, August 2006 — See Reverse for Instructions

7012 0470 0001 5590 0476

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Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

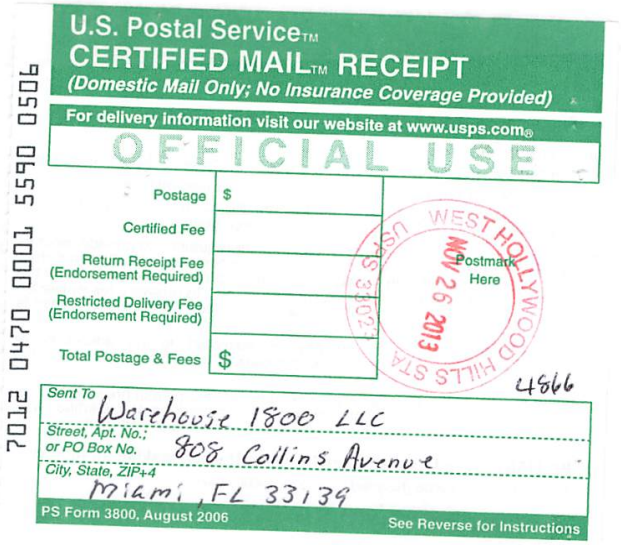
WEST HOLLYWOOD HILLS STA USPS 33023 NOV 26 2013

4866

Sent To Universal Marine
Street, Apt. No.; or PO Box No. 2401 John P. Lyons Lane
City, State, ZIP+4 Pembroke Park, FL 33009

PS Form 3800, August 2006 — See Reverse for Instructions

7012 0470 0001 5590 0506



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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

WEST HOLLYWOOD HILLS STA USPS 33023 NOV 26 2013

4866

Sent To Warehouse 1800 LLC
Street, Apt. No.; or PO Box No. 808 Collins Avenue
City, State, ZIP+4 Miami, FL 33139

PS Form 3800, August 2006 — See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so 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:

WAREHOUSE 1800, LLC
808 COLLINS AVE.
MIAMI BEACH, FL
33139

OCT 2013 TOWN OF PEMBROKE PARK

NOV 4866 4867

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Alega ☐ Agent ☐ Addressee

B. Received by (Printed Name) Adriana Vega C. Date of Delivery 11/7/13

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

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7012 3460 0001 9954 2926

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so 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:

Warehouse 1800 LLC
808 Collins Avenue
Miami, FL 33139

HCF Case 4866

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 11/27/13

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

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7012 0470 0001 5590 0506

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so 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:

WAREHOUSE 1800, LLC
808 COLLINS AVENUE
MIAMI, FL 33139

F.O. 4862, 4864, 4866, 4867

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☑ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 11.8.13

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

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number 7012 3460 0001 9954 7587

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2401 JOHN P LYONS LANE, PEMBROKE PARK FL 33009	ID #	5142 20 07 0030
Property Owner	WAREHOUSE 1800 L L C	Millage	0613
Mailing Address	808 COLLINS AVE MIAMI BEACH FL 33139	Use	48
Abbr Legal Description	PARK-95 106-43 B PARCEL A LESS N 613.85		

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	$1,122,930	$4,626,630	$5,749,560	$5,749,560	
2021	$1,122,930	$4,626,630	$5,749,560	$5,749,560	$123,641.99
2020	$1,122,930	$4,628,570	$5,751,500	$5,464,190	$119,796.07

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,749,560	$5,749,560	$5,749,560	$5,749,560
Portability	0	0	0	0
Assessed/SOH	$5,749,560	$5,749,560	$5,749,560	$5,749,560
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	$5,749,560	$5,749,560	$5,749,560	$5,749,560

Sales History

Date	Type	Price	Book/Page or CIN
4/19/1999	WD*	$2,100,000	29407 / 834
2/4/1997	WD*	$2,000,000	26010 / 654
2/26/1996	CE*	$1,000	24556 / 936
11/11/1986	WD*	$1,800,000	14048 / 602

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	160,419	SF
Adj. Bldg. S.F. (Card, Sketch)		61720
Eff./Act. Year Built: 1985/1980		

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
WAREHOUSE 1800, L.L.C.

Filing Information

Document Number	L99000002229
FEI/EIN Number	65-0935308
Date Filed	04/13/1999
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	11/16/2015
Event Effective Date	NONE

Principal Address

2401 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Changed: 06/12/2012

Mailing Address

855 COLLINS AVE
Attn:Tabitha Branch
MIAMI BEACH, FL 33139

Changed: 02/24/2017

Registered Agent Name & Address

ENTIN, JOSHUA M, Esq.
633 S. ANDREWS AVE.
SUITE 500
FT. LAUDERDALE, FL 33301

Name Changed: 01/24/2013

Address Changed: 11/16/2015

Authorized Person(s) Detail

Name & Address

Title MGRM

PCCO, INC

PO BOX 414198
MIAMI BEACH, FL 33141

Annual Reports

Report Year	Filed Date
2019	02/04/2019
2020	01/20/2020
2021	04/08/2021

Document Images

04/08/2021 -- ANNUAL REPORT	View image in PDF format
01/20/2020 -- ANNUAL REPORT	View image in PDF format
02/04/2019 -- ANNUAL REPORT	View image in PDF format
01/19/2018 -- ANNUAL REPORT	View image in PDF format
02/24/2017 -- ANNUAL REPORT	View image in PDF format
03/07/2016 -- ANNUAL REPORT	View image in PDF format
01/27/2015 -- ANNUAL REPORT	View image in PDF format
01/09/2014 -- ANNUAL REPORT	View image in PDF format
01/24/2013 -- ANNUAL REPORT	View image in PDF format
06/12/2012 -- ANNUAL REPORT	View image in PDF format
02/15/2011 -- ANNUAL REPORT	View image in PDF format
01/13/2010 -- ANNUAL REPORT	View image in PDF format
03/19/2009 -- ANNUAL REPORT	View image in PDF format
01/24/2008 -- ANNUAL REPORT	View image in PDF format
03/05/2007 -- ANNUAL REPORT	View image in PDF format
03/01/2006 -- ANNUAL REPORT	View image in PDF format
01/18/2005 -- ANNUAL REPORT	View image in PDF format
09/01/2004 -- Reg. Agent Change	View image in PDF format
04/28/2004 -- ANNUAL REPORT	View image in PDF format
01/22/2003 -- LIMITED LIABILITY CORPORATION	View image in PDF format
05/30/2002 -- ANNUAL REPORT	View image in PDF format
02/23/2001 -- ANNUAL REPORT	View image in PDF format
03/08/2000 -- ANNUAL REPORT	View image in PDF format
04/13/1999 -- 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.)

)

WAREHOUSE 1800 LLC CASE NO. 4866
UNIVERSAL MARINE
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: WAREHOUSE 1800 LLC UNIVERSAL MARINE

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2401 JOHN P LYONS LANE, E23-24, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: WAREHOUSE 1800 LLC UNIVERSAL MARINE AT 10:38 A.M. ON THE 4 DAY OF NOVEMBER 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.

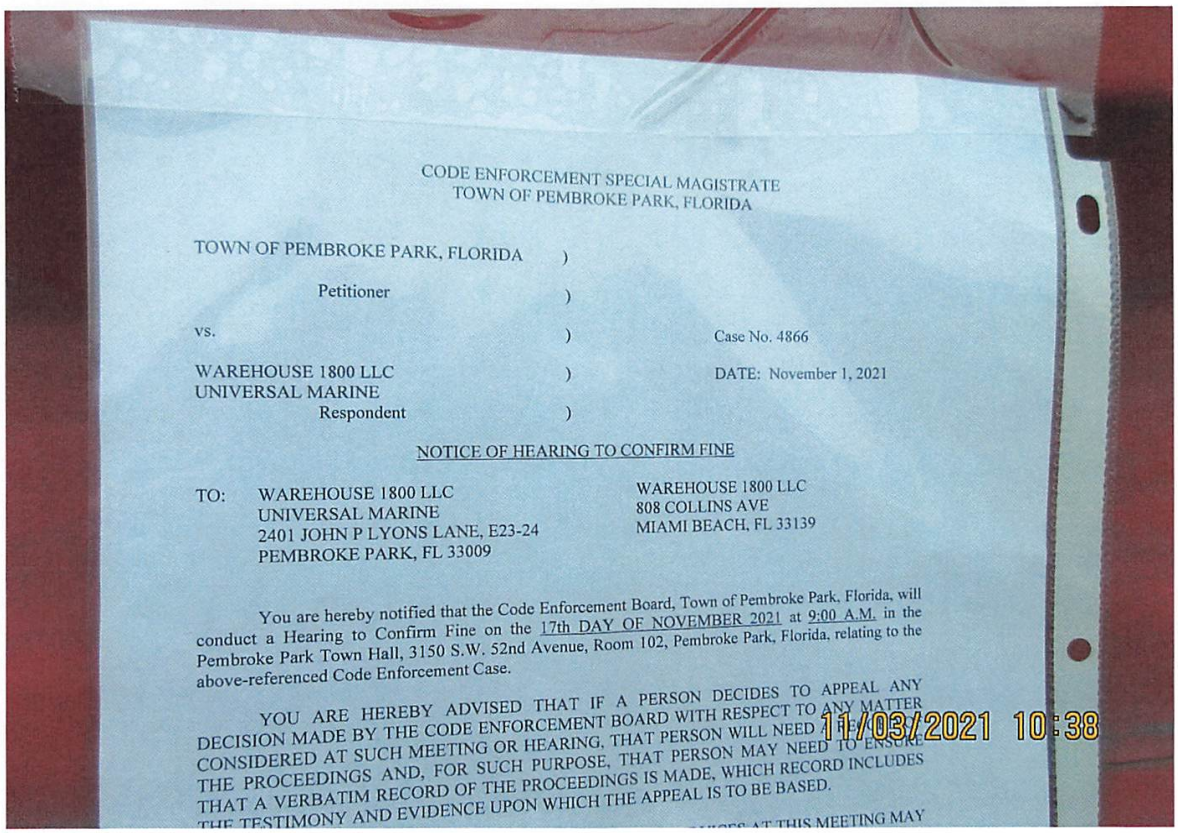
AFFIANT

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 Joseline Ramirez 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 SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.) Case No. 4866
WAREHOUSE 1800 LLC) DATE: November 1, 2021
UNIVERSAL MARINE
Respondent)

NOTICE OF HEARING TO CONFIRM FINE

TO: WAREHOUSE 1800 LLC
UNIVERSAL MARINE
2401 JOHN P LYONS LANE, E23-24
PEMBROKE PARK, FL 33009

WAREHOUSE 1800 LLC
808 COLLINS AVE
MIAMI BEACH, FL 33139

You are hereby notified that the Code Enforcement Board, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 17th DAY OF NOVEMBER 2021 at 9:00 A.M. in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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

11/03/2021 10:38

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE · PEMBROKE PARK, FLORIDA 33023 · BROWARD (954) 966-4600 · FAX (954) 966-5186

Ashira A. Mohammed
Mayor

Georgina Cohen
Vice Mayor

Annette Wexler
Clerk Commissioner

Howard P. Clark, Jr.
Commissioner

Emma Shoaff
Commissioner

Dr. Robert A. Levy
Town Manager

Christopher J. Ryan
Town Attorney

April 24, 2014

Universal Marine
2401 John P Lyons Lane
Pembroke Park, FL 33009

RE: Code Enforcement Case No. 4866

Dear Universal Marine:

Please be advised that a Hearing to Confirm Fine was held on December 5, 2013 relative to the above-referenced.

As you may recall, during the Code Board meeting as of October 24, 2013 the Code Board found guilt of the violations set forth on October 4, 2013.

The fine is broken down as follows: a standard fine of $250.00; a per diem fine of $50.00 that accrued for 167 days (November 9, 2013 through April 24, 2014) amounting to $8,350.00; and the mandatory administrative fee of $100.00, for a total of $8,700.00.

Please be advised that because there was no compliance by November 9, 2013, the $50.00 per diem will continue to accrue every day until the violations are corrected. You are urged to bring your violations into compliance as quickly as possible in order to stop the daily $50.00 fine.

If you have any questions, please do not hesitate to contact me at 954-966-4600, Extension 215.

Yours truly,

James Tisdale
Code Enforcement Officer

Encl.
JT/JL

CERTIFICATE OF USE
2019 - 2020
TOWN OF PEMBROKE PARK
3150 S.W. 52nd Avenue
Pembroke Park Florida 33023

Local Location:

2401 J P LYONS LN, E-24

Name Of Business/Mailing Address:

GARTH FOWLER

2401 J P LYONS LN, E-24
PEMBROKE PARK FL 33009

Type of Business/Limitations

MECHANIC/WORK ON AUTOMOBILES (NON-COMMERCIAL LICENSE PENDING)

Account No *048400*

Fee $ ~~52.50~~ N/C

Del. Penalty $

Date Paid 11-22-19

Name

GARTH FOWLER

Is Hereby Engaged In

MECHANIC/WORK ON AUTOMOBILES (NON-COMMERCIAL LICENSE PENDING)

Local Location:

2401 J P LYONS LN, E-24

Name/Mailing Address:

GARTH FOWLER

2401 J P LYONS LN, E-24
PEMBROKE PARK FL 33009

Non-Commercial Use Permit
Oct. 1, 2019 To Sept. 30, 2020
TOWN OF PEMBROKE PARK
3150 S.W. 52nd Avenue
Pembroke Park Florida 33023

Permit No. *20-048400*

Account No. *048400*

Fee $ *50.00*

Del. Penalty $

1/2 year

Date Paid 11-22-19

Agatha Nunez-Salters
Town Manager

This Must Be Posted In A Conspicuous Place

Town Of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023-5413
Phone: (954) 966-4600 EXT:214 Fax: (954) 966-5186

STATEMENT

GARTH FOWLER
2401 J P LYONS LN, E-24
PEMBROKE PARK FL 33009

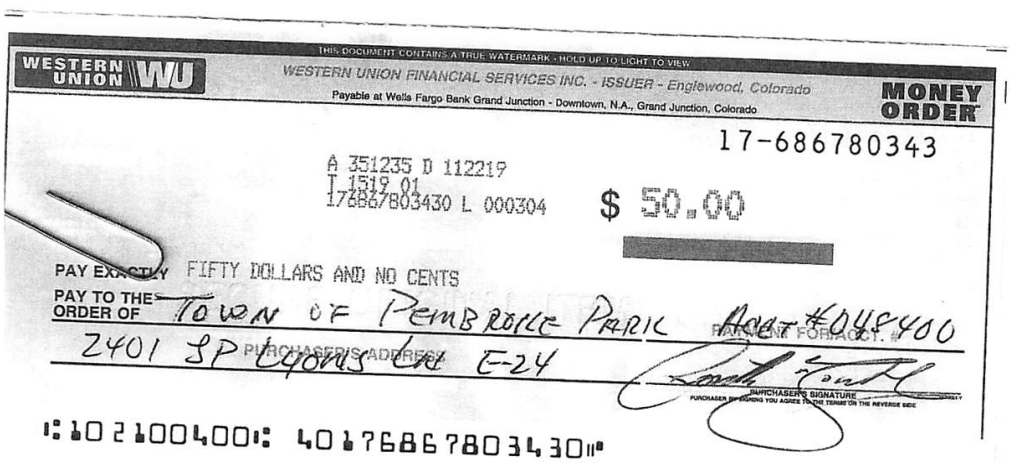
Received 11-22-19

ACCOUNT NO.	DATE
048400	11/5/2019

BUSINESS DESCRIPTION
MECHANIC/WORK ON AUTOMOBILES
(NON-COMMERCIAL LICENSE PENDING)

BUSINESS ADDRESS
2401 J P LYONS LN, E-24

DATE	DESCRIPTION	CHARGES	BALANCE
FY 2020	Business Tax	50.00	50.00
	- Fee for Non-Commercial Use		


THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO VIEW
WESTERN UNION WU
WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Englewood, Colorado
Payable at Wells Fargo Bank Grand Junction - Downtown, N.A., Grand Junction, Colorado
MONEY ORDER
17-686780343
A 351235 D 112219
1519 01
176867803430 L 000304
$ 50.00
PAY EXACTLY FIFTY DOLLARS AND NO CENTS
PAY TO THE ORDER OF TOWN OF PEMBROKE PARK Acct #048400
2401 SP Lyons Ln E-24
PURCHASER'S ADDRESS
PAYMENT FOR ACCT. #
PURCHASER'S SIGNATURE
PURCHASER BY SIGNING YOU AGREE TO THE TERMS ON THE REVERSE SIDE
⑈102100400⑈ 401768678034 30⑈

Payments not made within thirty (30) days of the billing date are considered LATE; a late payment charge of $10.00 or two percent (2%) of amount due, whichever greater will be applied and your account may be subject to additional intrest fees.

SUB-TOTAL	**$50.00**
PLEASE PAY	**$50.00**

Broward Sheriffs Office Fire Rescue

2601 West Broward Blvd
Fort Lauderdale, FL 33312
954-831-8210

Friday, 25 October, 2019

Attn: Garth Fowler
Hobby
2401 John P Lyons Ln #E-23-24

Pembroke Park, FL 33009-2176

Property Address:
Hobby(garth)
2401 John P Lyons Ln E-23-24
Pembroke Park, FL 33009-2176

Re: Initial - Inspection Assist CU on October 24 2019

A certificate of use fire inspection of your occupancy revealed no violations at the time of this inspection. Thank you for your commitment to maintaining a fire safe occupancy.

Inspection Notes:
assist to I-27 refer to report result.

Inspector:

Fire Prevention Officer Craig Braun
craig_braun@sheriff.org

Property Representative:
CU ASSIST
cbraun

FL-10282 / 768615 / 372043

Broward Sheriffs Office Fire Rescue

2601 West Broward Blvd
Fort Lauderdale, FL 33312
954-831-8210

Thursday, 24 October, 2019

Attn: Garth Fowler
Hobby
2401 John P Lyons Ln #E-23-24

Pembroke Park, FL 33009-2176

Property Address:
Hobby
2401 John P Lyons Ln E-23-24
Pembroke Park, FL 33009-2176

Re: Initial - Certificate of Use on October 24 2019

A certificate of use fire inspection of your occupancy revealed no violations at the time of this inspection. Thank you for your commitment to maintaining a fire safe occupancy.

Inspection Notes:

Sqft 800
CU

Inspector:

Fire Inspector Melissa Torres

Melissa_Torres@sheriff.org

Property Representative:

Garth Fowler

FL-10282 / 768096 / 372043

Town of Pembroke Park

INVOICE

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

DATE: November 16, 2021
INVOICE # 320
FOR:

Case # 4866
WAREHOUSE 1800 LLC
2401 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009

Bill To:
WAREHOUSE 1800 LLC
COLLINS AVE,
MIAMI BEACH, FL, 33139

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 15-17		
	Final Order on 10/24/2013		
1	Admin Fee	$ 100.00	$ 100.00
2204	Day(s) of Per Diem from (11/09/13-11/22/19)	$ 50.00	$ 110,200.00
1	Standard Fine	$ 250.00	$ 250.00
1	Check Payment 1729 (11/11/2013)	$ (100.00)	$ (100.00)
		Balance	$ 110,450.00

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!

Town of Pembroke Park

INVOICE

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

DATE: November 4, 2021
INVOICE # 320
FOR:

Case # 4866

WAREHOUSE 1800 LLC
2401 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009

Bill To:
WAREHOUSE 1800 LLC
COLLINS AVE,
MIAMI BEACH, FL, 33139

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 15-17		
	Final Order on 10/24/2013		
1	Admin Fee	$ 100.00	$ 100.00
166	Day(s) of Per Diem from (11/09/13-04/24/14)	$ 50.00	$ 8,300.00
1	Standard Fine	$ 250.00	$ 250.00
1	Check Payment 1729 (11/11/2013)	$ (100.00)	$ (100.00)
		Balance	$ 8,550.00

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 S.W. 52ND AVENUE · PEMBROKE PARK, FLORIDA 33023 · BROWARD (954) 966-4600 · FAX (954) 966-5186

Ashira A. Mohammed
Mayor

Georgina Cohen
Vice Mayor

Annette Wexler
Clerk Commissioner

Howard P. Clark, Jr.
Commissioner

Emma Shoaff
Commissioner

Dr. Robert A. Levy
Town Manager

Christopher J. Ryan
Town Attorney

April 24, 2014

Universal Marine
2401 John P Lyons Lane
Pembroke Park, FL 33009

RE: Code Enforcement Case No. 4866

Dear Universal Marine:

Please be advised that a Hearing to Confirm Fine was held on December 5, 2013 relative to the above-referenced.

As you may recall, during the Code Board meeting as of October 24, 2013 the Code Board found guilt of the violations set forth on October 4, 2013.

The fine is broken down as follows: a standard fine of $250.00; a per diem fine of $50.00 that accrued for 167 days (November 9, 2013 through April 24, 2014) amounting to $8,350.00; and the mandatory administrative fee of $100.00, for a total of $8,700.00.

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If you have any questions, please do not hesitate to contact me at 954-966-4600, Extension 215.

Yours truly,

James Tisdale
Code Enforcement Officer

Encl.
JT/JL

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, Vs. UNIVERSAL MARINE and WAREHOUSE 1800, LLC Respondent(s)	)	Case No.: 4866 **FINAL ORDER**

STREET ADDRESS: 2401 JOHN P. LYONS LANE, BAY E-23-24, PEMBROKE PARK, FL 33009

PROPERTY OWNER: WAREHOUSE 1800, LLC, 808 COLLINS AVENUE, MIAMI, FL 33139

LEGAL DESCRIPTION: **514220070030**

The Code Enforcement Board heard testimony at the Formal Hearing held the 24th day of October 2013 and based on the evidence, the Board, pursuant to a unanimous vote, entered the following FINDINGS OF FACT, CONCLUSION OF LAW, AND ORDER.

FINDINGS OF FACT

THE BOARD ADOPTED AS ITS FINDINGS OF FACT THOSE FACTS AS SET FORTH BY THE CODE ENFORCEMENT OFFICER AND FOUND GUILT.

CONCLUSIONS OF LAW

THE RESPONDENT(S) IS/ARE GUILTY OF VIOLATING THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 15-17.

It is the Order of this Board that, based on the foregoing, the respondent(s) shall comply with THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 15-17, **WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THIS FORMAL HEARING** held this 24th day of October 2013. If the Respondent(s) does/do not comply, within the time specified, the Respondent(s) shall pay a levied fine of TWO HUNDRED FIFTY DOLLARS ($250.00) AND FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance. IN ADDITION TO THE FINES ASSESSED BY THE BOARD, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) MUST BE PAID WITHIN 15 DAYS OF THIS HEARING.**

Done and ordered this 24th day of October 2013.

MR. ROBERT JANZER, CHAIRPERSON
CODE ENFORCEMENT BOARD

ATTEST:

NATASHA JOSEPH, BOARD CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	Case No. 4866
WAREHOUSE 1800 LLC UNIVERSAL MARINE	)	DATE: November 1, 2021
Respondent	)	

NOTICE OF HEARING TO CONFIRM FINE

TO: WAREHOUSE 1800 LLC
UNIVERSAL MARINE
2401 JOHN P LYONS LANE, E23-24
PEMBROKE PARK, FL 33009

WAREHOUSE 1800 LLC
808 COLLINS AVE
MIAMI BEACH, FL 33139

You are hereby notified that the Code Enforcement Board, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 17th DAY OF NOVEMBER 2021 at 9:00 A.M. in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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

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

/s/ Joseline Ramirez

Joseline Ramirez
Code Enforcement Supervisor
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499
(954)966-4600 Ext. 215

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK	)	
Petitioner	)	
vs.	)	**Case No. 4866**
UNIVERSAL MARINE and WAREHOUSE 1800, LLC	)	
Respondent	)	

AFFIDAVIT OF NON-COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared JAMES TISDALE who, after being duly sworn under oath, deposes and says of his own personal knowledge:

1. ~~That the Affiant is Code Inspector for the Town of Pembroke Park, Florida.~~

2. That Case No. 4866 was not in compliance with Town of Pembroke Park Code of Ordinances Section 15-17 as of NOVEMBER 8, 2013 and being known by the following ~~street address:~~ 2401 JOHN P. LYONS LANE, BAY E 23-24, PEMBROKE PARK, FLORIDA, 33009.

Further Affiant sayeth naught.

JAMES TISDALE

STATE OF FLORIDA)
COUNTY OF BROWARD)

Sworn to and subscribed before me this 25th day of November, 2013.

KNOWN TO ME PERSONALLY.

Notary Public, State of Florida
My Commission Expires:

MARGUERITE L. STROBEL
MY COMMISSION # DD 948482
EXPIRES: March 12, 2014
Bonded Thru Budget Notary Services

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	Case No. 4866
UNIVERSAL MARINE and WAREHOUSE 1800, LLC	)	DATE: NOVEMBER 26, 2013
Respondent	)	

NOTICE OF HEARING TO CONFIRM FINE

TO: UNIVERSAL MARINE
2401 JOHN P. LYONS LANE
BAY E 23-24
PEMBROKE PARK, FLORIDA 33009

WAREHOUSE 1800, LLC
808 COLLINS AVENUE
MIAMI, FLORIDA 33139

You are hereby notified that the Code Enforcement Board, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 5TH DAY OF DECEMBER, 2013 at 7:00 P.M. in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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

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/s/ Natasha Joseph

NATASHA JOSEPH
Clerk of the Board
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499
(954)966-4600 Ext. 235

10. CASE 4866 - UNIVERSAL MARINE - FORMAL HEARING - Section 15-17 - No Business Tax Receipt - FIRST OFFENSE

Mr. Tisdale testified that Universal Marine was located in Bay-E, 23 through 24 at 2401 John P. Lyons Lane, which is also known as the 1800 Warehouse, LLC., and that they were operating without a Business Tax Receipt and the Landlord also stated that they had been evicted from the property. Mr. Tisdale recommended that they find guilt and wait for the property owner to provide the Town with the eviction notice and a $100.00 administrative fee be assessed.

Ms. Monika Entin, Attorney for the property owner(s) advised that they spoke to the tenants and advised them to bring the Business License current and the tenant informed them that they are vacating the property. Ms. Entin added that they are not completely out yet, but that the tenant should be vacated by the beginning of next week. In response to questioning by Attorney Hipler, Mr. Tisdale recommended fifteen (15) days to allow the tenant to vacate the premises. Since there was no further discussion, Chairman Janzer entertained a motion. Ms. Roach made a motion that based on the evidence presented to the Code Enforcement Board in Case 4866, the Code Enforcement Board finds that there is a violation of the Pembroke Park Code of Ordinances Section listed in the Notice of Violation and that the violations must be corrected within fifteen (15) days and a mandatory administrative fee of $100.00 has been assessed. If the violations are not corrected within fifteen (15) days, this Board imposes a fine of $250.00 and a per diem of $50.00 for each day the violation continues until corrected. Mr. Lawless seconded the motion and it was carried as follows:

MS. ROACH	YES
MR. MALEY	YES
MS. MC LEAN	YES
MR. LAWLESS	YES
MR. SCHRADER	YES
CHAIRMAN JANZER	YES

Attorney Hipler advised Ms. Entin that if they need more than fifteen (15) days then to make sure they file a request for extension of time in writing and contact Mr. Tisdale.

ANNUAL BILLING STAT IT

NOV 4866

09/20/13

Upon Receipt

REVISED BILL

129810

UNIVERSAL AUTO & MARINE

2401 J P LYONS LN, E23-24
PEMBROKE PARK FL 33009

2401 J P LYONS LN, E23-24

14-4129810	PENALTY FEE 2012-13	$250.00
14-4129810	PENALTY FEE 2011-12	$250.00
14-4129810	ANNUAL BILLING PENDING 2012-13	$0.00
14-4129810	ANNUAL BILLING PENDING 2011-12	$0.00
14-4129810	ANNUAL FIRE INSP-8/15/12	$160.00

SPECIAL NOTE: PENALTIES WAIVED UNTIL NOV. 1ST

$660.00

$660.00

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, Vs. UNIVERSAL MARINE and WAREHOUSE 1800, LLC Respondent(s)	)	Case No.: 4866 **FINAL ORDER**

STREET ADDRESS: 2401 JOHN P. LYONS LANE, BAY E-23-24, PEMBROKE PARK, FL 33009

PROPERTY OWNER: WAREHOUSE 1800, LLC, 808 COLLINS AVENUE, MIAMI, FL 33139

LEGAL DESCRIPTION: **514220070030**

The Code Enforcement Board heard testimony at the Formal Hearing held the 24th day of October 2013 and based on the evidence, the Board, pursuant to a unanimous vote, entered the following FINDINGS OF FACT, CONCLUSION OF LAW, AND ORDER.

FINDINGS OF FACT

THE BOARD ADOPTED AS ITS FINDINGS OF FACT THOSE FACTS AS SET FORTH BY THE CODE ENFORCEMENT OFFICER AND FOUND GUILT.

CONCLUSIONS OF LAW

THE RESPONDENT(S) IS/ARE GUILTY OF VIOLATING THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 15-17.

It is the Order of this Board that, based on the foregoing, the respondent(s) shall comply with THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 15-17, **WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THIS FORMAL HEARING** held this 24th day of October 2013. If the Respondent(s) does/do not comply, within the time specified, the Respondent(s) shall pay a levied fine of TWO HUNDRED FIFTY DOLLARS ($250.00) AND FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance. IN ADDITION TO THE FINES ASSESSED BY THE BOARD, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) MUST BE PAID WITHIN 15 DAYS OF THIS HEARING.**

Done and ordered this 24th day of October 2013.

MR. ROBERT JANZER, CHAIRPERSON
CODE ENFORCEMENT BOARD

ATTEST:

NATASHA JOSEPH, BOARD CLERK
CODE ENFORCEMENT BOARD

ORIGINAL DOCUMENT PRINTED ON CHEMICALLY REACTIVE PAPER WITH MICROPRINTED BORDER

1729

WAREHOUSE 1800 LLC
2401 JOHN P LYONS LN.
PEMBROKE PARK, FL 33009

SUNTRUST

63-215/631

DATE	AMOUNT
11/11/2013	$ 100.00**

ONE HUNDRED AND 00/100**********

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

MEMO: Case # 514220070030

AUTHORIZED SIGNATURE

Security Features Included Details on back.

NOTICE OF VIOLATION AND FORMAL HEARING
TOWN OF PEMBROKE PARK

TO: Universal Marine Bay E-23-24 **DATE: October 4, 2013** **CASE: 4866**
2401 John P Lyons Lane
Pembroke Park, FL 33009

OWNER ADDRESS: Warehouse 1800 LLC 808 Collins Ave Miami Bch FL 33139
Zoning: M-1
LEGAL DESCRIPTION: 514220070030
You are hereby notified that the following violation exist: You are in violation of the Town of Pembroke Park Code of Ordinances Section # 15-17 which states that it is unlawful to engage in, conduct or manage any business within the Town without first obtaining an occupational license. (Now Known as Business Tax Receipt)

The violation is in evidence on the property identified above in that: Numerous attempts have been made to have the annual occupational license and certificate of use fees paid by the respondent. The Code Enforcement Officer visited and left notice with the respondent requesting the overdue payment. As of today no payment has been received.

By authority of Code of Ordinances Section 7-5, the following corrective action must be taken by October 17, 2013: All necessary fees for the Business Tax Receipt and for the Certificate of Use and other related fees must be paid in full to the Town Occupational Clerk.

AND
IN ALL EVENTS

Failure to correct the violation (s) by the above date will result in a presentation of this matter to the Pembroke Park Code Enforcement Board (Board) for a hearing to be held on **Thursday, October 24, 2013,** at the Pembroke Park Town Hall, Commission Room, 3150 S.W. 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case may be presented to the Board even if the violation has been corrected prior to the Board hearing. If the Board determines that any violation(s) exist(s), it is empowered to impose fines at the rate of up to $250.00 per day for each day that any violation continues to exist beyond the date established for compliance. Pursuant to Florida Statutes, Chapter 162, such fine will become a lien upon the real property of the owner where the violation exists or will become a lien upon the personal property of the violator.

Should you fail to appear at the scheduled hearing to contest the violation(s), you will be deemed to have waived your right to contest the violation(s) and in such event, a judgment and/or lien may be entered against you and/or your real property for an amount up to the maximum penalty as provided by law.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the scheduled hearing. You may appeal a ruling or order of the Board to the Circuit Court of the Seventeenth Judicial Circuit. An appeal of the Final Order shall be filed within thirty (30) days of the execution of the Order to be appealed.

You are further advised that if you decide to appeal any decision made by the Board with respect to any matter considered at such hearing, you will need a record of the proceedings, and for such purpose, that you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

REMEMBER: YOU MUST CALL THE CODE ENFORCEMENT OFFICER ON OR BEFORE THE COMPLIANCE DUE DATE IN ORDER TO COMPLY THIS NOTICE OF VIOLATION.

Code Enforcement Board
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954) 966-4600 ext 215

James Tisdale
JAMES TISDALE, CODE ENFORCEMENT OFFICER

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT (954)966-4600 EXT. 235 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO	844 ALTON RD STE 3 MIAMI BEACH, FL 33139	1960 SW 30 AVE, PEMBROKE PARK, FL 33009 #1960 B SW 30 Ave - Cabinets to Go

Legal Description

Case Status Open **Case #** 4900 **Date Next Inspection** 10/4/2021

Notes Portable/Shipping container in front of business. Portable container can not be used as signage. Business owner and/or Property owner must remove portable/shipping container from premise.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/31/2020		Notice of Violation	Regular Mail
3/5/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Certified Mail
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/28/2021	4/13/2021	Final Order	Certified Mail
9/30/2021	10/20/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
9/30/2021		Affidavit of Non-Compliance	Certified Mail Certified Mail
10/4/2021		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
11/2/2021	11/17/2021	Notice of Formal Hearing - Confirm Fine	

Violations

Ordinance/Regulation	Section	Description	Date Complied
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 10/4/2021
ZONING	Sec. 28-346 (c)(3) - Portable storage units.	(c) Nonresidential districts. (3) Duration. No portable storage unit shall remain at a site in a nonresidential district in excess of thirty (30) consecutive days, and portable storage units shall not be placed at any one site in a nonresidential district in excess of sixty (60) days in any calendar year.	Not in Compliance - Reinspection Date: 10/4/2021

7021 0350 0000 2801 9293

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 Fees
$

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

PS Form 3800, Ap

USPS RETAIL STORE 33024 UNIVERSITY POSTAL NOV 2 2021 Postmark Here

ANO LLC/F9 PROPIETIES LLC
CABINETS TO GO
H.C.F #4900
844 ALTON RD, STE 3,
MIAMI BEACH, FL, 33139

7021 0350 0000 2801 9309

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

PS Form 3800, Ap

USPS RETAIL STORE 33024 UNIVERSITY POSTAL NOV 2 2021 Postmark Here

CORPORATION SERVICE COMPANY
H.C.F #4900
1201 HAYS STREET,
TALLAHASE, FL, 32301

7021 0350 0000 2801 9286

U.S. Postal Service™
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Total Postage and F
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Street and Apt. No.,
City, State, ZIP+4®

PS Form 3800, Ap

USPS RETAIL STORE 33024 UNIVERSITY POSTAL NOV 2 2021 Postmark Here

ANO LLC/F9 PROPIETIES LLC
CABINETS TO GO
H.C.F #4900
1960 SW 30 AVENUE,
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:

ANO LLC/F9 PROPIETIES LLC/
CABINETS TO GO
S.O.C.L. #4900
844 ALTON RD STE 3,
MIAMI BEACH, FL, 33139

9590 9402 6379 0303 8533 00

2. Article Number (Transfer from service label)

7021 0350 0000 2801 8722

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

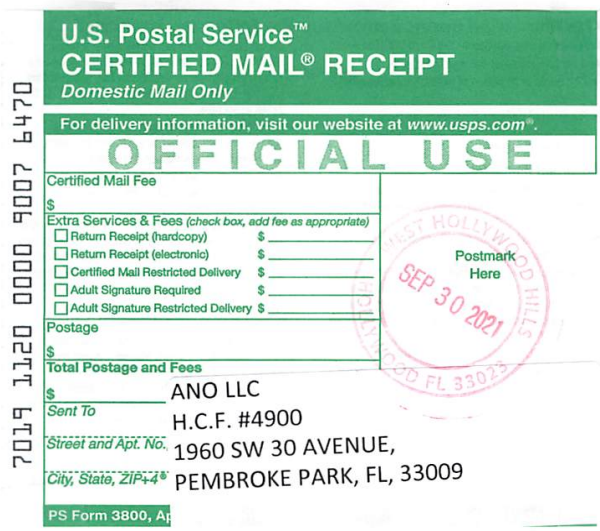
COMPLETE THIS SECTION ON DELIVERY

A. Signature
X CPM USPS ☐ Agent ☐ Addressee

B. Received by (Printed Name) C - 14 RT 04 C. Date of Delivery 10/26/21

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$

Postmark Here
SEP 30 2021

Sent To: ANO LLC
Street and Apt. No.: H.C.F. #4900
City, State, ZIP+4®: 1960 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

PS Form 3800, Ap

7019 1120 0000 9007 6470

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

Postage
$

Total Postage and Fees
$

Postmark Here
SEP 30 2021

Sent To: ANO LLC/F9 PROPIETIES LLC/ CABINETS TO GO
Street and Apt. No.: H.C.F. #4900
City, State, ZIP+4®: 844 ALTON RD STE 3, MIAMI BEACH, FL, 33139

PS Form 3800, Ap

7019 1120 0000 9007 6463

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

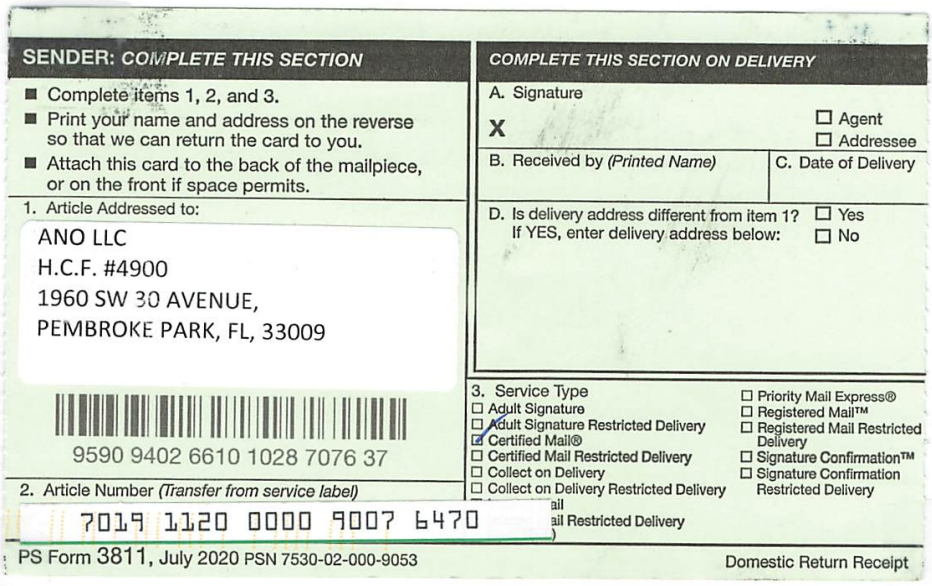
Total Postage and
$

Postmark Here

Sent To: CORPORATION SERVICE COMPANY
Street and Apt. No.: H.C.F. #4900
City, State, ZIP+4®: 1201 HAYS STREET, TALLAHASSEE, FL, 32301

PS Form 3800, A

7019 1120 0000 9007 6487



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
H.C.F. #4900
1960 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

9590 9402 6610 1028 7076 37

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

7019 1120 0000 9007 6470

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

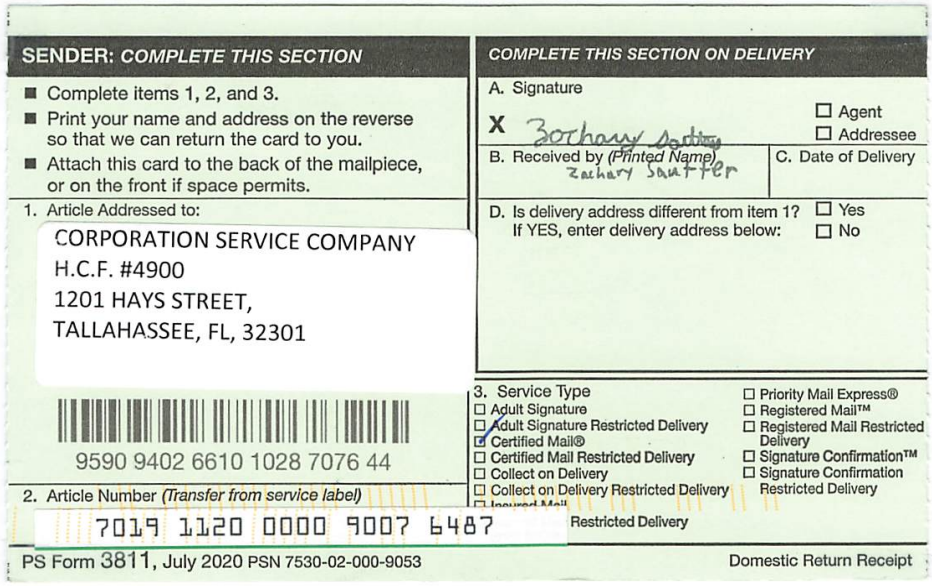
B. Received by *(Printed Name)* | C. Date of Delivery

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
H.C.F. #4900
1201 HAYS STREET,
TALLAHASSEE, FL, 32301

9590 9402 6610 1028 7076 44

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

7019 1120 0000 9007 6487

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Zachary Sautter ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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

7021 0350 0001 0297 6078

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 6.96

Total Postage and Fees
$

Sent To
ANO LLC

Street and Apt. No., or PO Box No.
FO # 4900
1960 B SW 30th Ave

City, State, ZIP+4®
Pembroke Park, FL 33009

Postmark Here

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

7021 0350 0001 0297 6061

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 6.96

Total Postage and
$

Sent To
ANO LLC

Street and Apt. No.
FO # 4900
844 Alton Road Ste 3

City, State, ZIP+4®
Miami Beach, FL 33139

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:
ANO LLC
FO # 4900
844 Alton Road Ste 3
Miami Beach, FL 33139

9590 9402 6610 1028 7090 51

2. Article Number (Transfer from service label)
7021 0350 0001 0297 6061

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☑ Addressee

B. Received by (Printed Name)
Dee McDaniel
C. Date of Delivery
5/6/2021

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ sured Mail
- ☐ sured 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:
NO LLC
) # 4900
60 B SW 30th Ave
mbroke Park, FL 33009

9590 9402 6610 1028 7090 44

2. Article Number (Transfer from service label)
7021 0350 0001 0297 6078

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Kay Morgan
☐ Agent
☐ Addressee

B. Received by (Printed Name)
KAY MORGAN
C. Date of Delivery
5/10/21

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

NOH #4900

9590 9402 5384 9189 1548 72

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

7019 2280 0002 0486 1877

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Dee McDaniel ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Dee McDaniel

C. Date of Delivery 7-7-20

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

RECEIVED JUL 08 2020

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:

Cabinets To Go
1960 B SW 30 Ave
Pembroke Park, FL 33009

N.O.H. #4900

9590 9402 4839 9032 6962 29

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

7019 1120 0000 9007 5305

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* N.F

C. Date of Delivery 3/9

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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:

CABINETS TO GO
1960 B SW 30TH AVENUE
PEMBROKE PARK, FL 33009

NOH # 4900

9590 9402 5384 9189 1548 65

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

7019 2280 0002 0486 1884

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

RECEIVED JUL 08 2020

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:

ANO LLC NOH 4900
CURRENT TENANT
844 ALTON RD STE 3
MIAMI BEACH, FL 33139

9590 9402 4839 9032 6969 15

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2270

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☑ Addressee

B. Received by (Printed Name) Dee McDaniel C. Date of Delivery 3/15/2021

D. Is delivery address different from item 1?
If YES, enter delivery address below: ☐ Yes ☑ No
3/15/21

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

7019 1120 0000 9007 5299

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

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

OFFICIAL USE

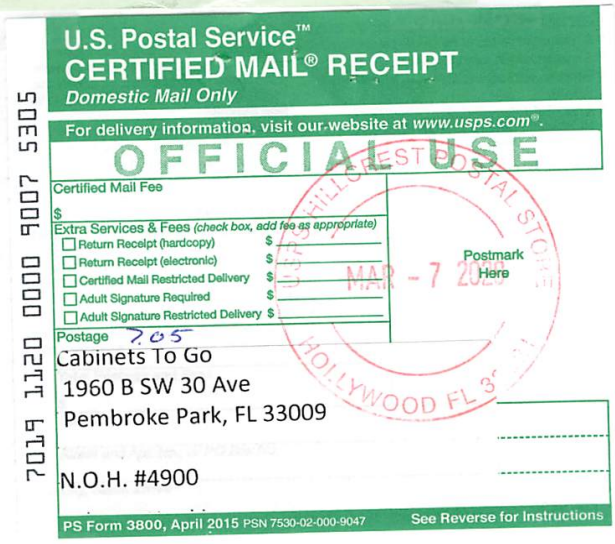
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage 7.05

Postmark Here
MAR - 7 2021

ANO LLC
844 Alton Road STE 3
Miami Beach, FL 33139

N.O.H. #4900

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



7019 1120 0000 9007 5305

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

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

OFFICIAL USE

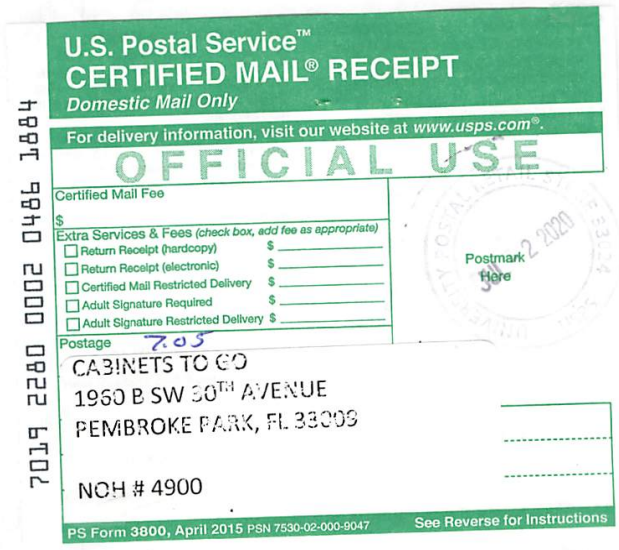
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage 7.05

Postmark Here
MAR - 7 2021

Cabinets To Go
1960 B SW 30 Ave
Pembroke Park, FL 33009

N.O.H. #4900

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



7019 2280 0002 0486 1884

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

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

OFFICIAL USE

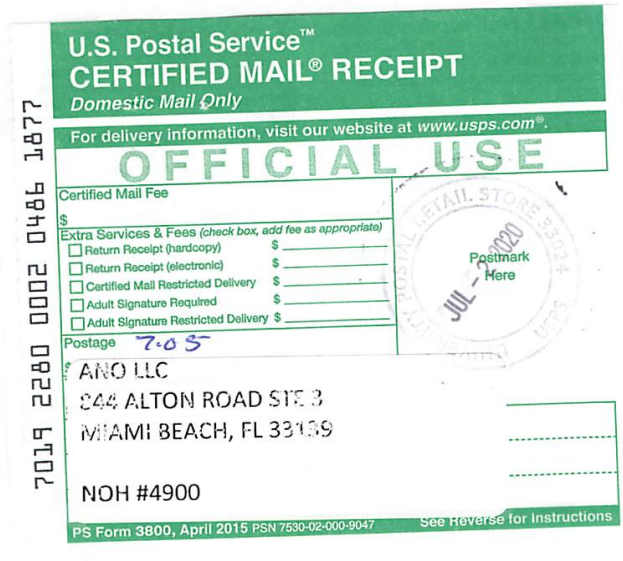
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage 7.05

Postmark Here

CABINETS TO GO
1960 B SW 30TH AVENUE
PEMBROKE PARK, FL 33009

NOH # 4900

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



7019 2280 0002 0486 1877

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

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

OFFICIAL USE

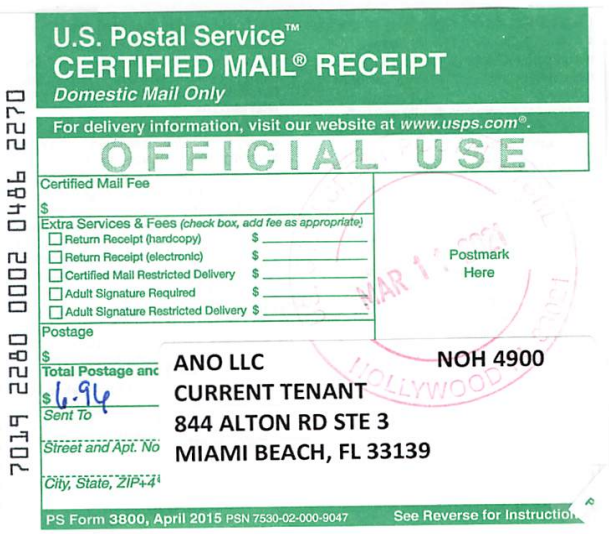
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage 7.05

Postmark Here
JUL - 2020

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

NOH #4900

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



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

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

OFFICIAL USE

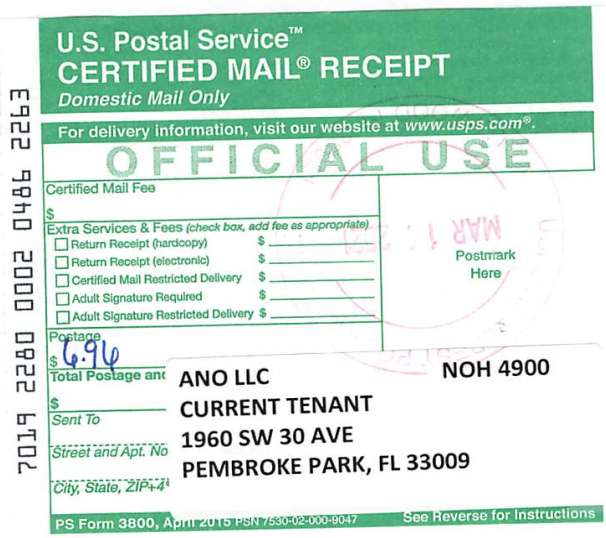
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 6.94
Total Postage and Fees
$
Sent To
Street and Apt. No.
City, State, ZIP+4®

Postmark Here

ANO LLC NOH 4900
CURRENT TENANT
844 ALTON RD STE 3
MIAMI BEACH, FL 33139

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

7019 2280 0002 0486 2270



U.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
$ 6.94
Total Postage and Fees
$
Sent To
Street and Apt. No.
City, State, ZIP+4®

Postmark Here

ANO LLC NOH 4900
CURRENT TENANT
1960 SW 30 AVE
PEMBROKE PARK, FL 33009

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

7019 2280 0002 0486 2263

U.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®

Postmark Here
OCT 22 2021

ANO LLC/F9 PROPIETIES LLC/
CABINETS TO GO
S.O.C.L. #4900
844 ALTON RD STE 3,
MIAMI BEACH, FL, 33139

PS Form 3800, Ap

7021 0350 0000 2801 8722

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

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

OFFICIAL USE

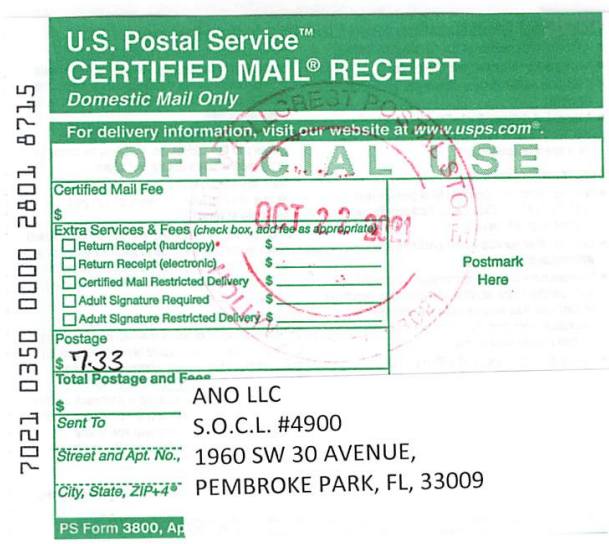
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.33
Total Postage and Fees
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

Postmark Here
OCT 22 2021

CORPORATION SERVICE COMPANY
S.O.C.L. #4900
1201 HAYS STREET,
TALLAHASSEE, FL, 32301

PS Form 3800, Ap

7021 0350 0000 2801 8739



U.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®

Postmark Here
OCT 22 2021

ANO LLC
S.O.C.L. #4900
1960 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

PS Form 3800, Ap

7021 0350 0000 2801 8715

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.C.L. #4900
1960 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

9590 9402 6379 0303 8538 36

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

7021 0350 0000 2801 8715

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

NOV case #4900

Hasler FIRST-CLASS MAIL
02/11/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

CABINETS TO GO
1960 SW 30 AVE #B
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

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

NOV case #4900

Hasler FIRST-CLASS MAIL
02/11/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

ANO LLC
844 Alton Rd Ste 3
Miami Beach, FL. 33139

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

Florida Department of State, Division of Corporations

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).

* 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*	$301,660	$2,259,860	$2,561,520	$2,533,000	
2020	$301,660	$2,001,070	$2,302,730	$2,302,730	$49,697.06
2019	$301,660	$2,001,070	$2,302,730	$2,302,730	$50,277.79

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,561,520	$2,561,520	$2,561,520	$2,561,520
Portability	0	0	0	0
Assessed/SOH	$2,533,000	$2,561,520	$2,533,000	$2,533,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,533,000	$2,561,520	$2,533,000	$2,533,000

Sales History

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)

Petitioner)

vs.)

)

ANO LLC/F9 PROPIETIES LLC CASE NO. 4900
CABINETS TO GO

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE AND CONFIRM FINE

ADDRESS: 1960 SW 30 AVENUE B, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO AT 10:29 A.M. ON THE 4 DAY OF NOVEMBER 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 Joseline Ramirez 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 L OR Produced Identification _____
Type of Identification Produced _____

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO

1960 SW 30 AVE, PEMBROKE PARK, FL 33009 #1960 B SW 30 Ave - Cabinets to Go

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO 844 ALTON RD STE 3 MIAMI BEACH, FL 33139	4900	11/02/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO 844 ALTON RD STE 3 MIAMI BEACH, FL 33139	514221280027	

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

11/03/2021 10:22

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of November, 2021 at 9:00 AM** in the

CABINETS TO GO
WOW FOR LESS.
1960B
11/03/2021 10:22

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANO LLC/F9
PROPERTIES
LLC/CABINETS TO GO

1960 SW 30 AVE, PEMBROKE PARK, FL 33009 #1960 B SW 30 Ave - Cabinets to Go

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO 844 ALTON RD STE 3 MIAMI BEACH, FL 33139	4900	11/02/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO 844 ALTON RD STE 3 MIAMI BEACH, FL 33139	514221280027	

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

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of November, 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.

ANO LLC/F9 PROPERTIES
LLC/CABINETS TO GO
1960 SW 30 AVE, PEMBROKE PARK, FL
33009 #1960 B SW 30 Ave - Cabinets to Go

Respondent(s)

Case #:

4900

On 10/4/2021 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO
Address:	844 ALTON RD STE 3 MIAMI BEACH, FL 33139
Folio:	514221280027
Site Address:	1960 SW 30 AVE, PEMBROKE PARK, FL 33009 #1960 B SW 30 Ave - Cabinets to Go
Legal Description:	MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 1041.5, LESS 30 AS IN OR 3639/866

Ordinance/Regulation	Section	Description	Date Complied
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 10/4/2021
ZONING	Sec. 28-346 (c)(3) - Portable storage units.	(c) Nonresidential districts. (3) Duration. No portable storage unit shall remain at a site in a nonresidential district in excess of thirty (30) consecutive days, and portable storage units shall not be placed at any one site in a nonresidential district in excess of sixty (60) days in any calendar year.	Not in Compliance - Reinspection Date: 10/4/2021
ZONING	Sec. 28-346 (c)(4) - Portable storage units	(c) Nonresidential districts. (4) Location. Portable storage units shall generally be placed only in the rear or side portions of a site in nonresidential districts. The temporary placement of a portable storage unit in a designated loading area is permissible. Under no circumstances shall a portable storage unit be placed in an area fronting a major road or in front parking lot of a commercial establishment. The placement of portable storage units in fire lanes, passenger loading zones, or public rights-of-way is strictly prohibited.	Not in Compliance - Reinspection Date: 10/4/2021
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	Not in Compliance - Reinspection Date: 10/4/2021

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/4/2021

NOTARY PUBLIC, STATE OF FLORIDA

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANO LLC/F9
PROPERTIES
LLC/CABINETS TO GO

1960 SW 30 AVE, PEMBROKE PARK, FL 33009 #1960 B SW 30 Ave - Cabinets to Go

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO 844 ALTON RD STE 3 MIAMI BEACH, FL 33139	4900	09/30/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO 844 ALTON RD STE 3 MIAMI BEACH, FL 33139	514221280027	

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

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of October, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO

1960 SW 30 AVE, PEMBROKE PARK, FL 33009 #1960 B SW 30 Ave - Cabinets to Go

Respondent(s)

Case #:

4900

On 9/30/2021 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO
Address:	844 ALTON RD STE 3 MIAMI BEACH, FL 33139
Folio:	514221280027
Site Address:	1960 SW 30 AVE, PEMBROKE PARK, FL 33009 #1960 B SW 30 Ave - Cabinets to Go
Legal Description:	MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 1041.5, LESS 30 AS IN OR 3639/866

Ordinance/Regulation	Section	Description	Date Complied
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 9/30/2021
ZONING	Sec. 28-346 (c)(3) - Portable storage units.	(c) Nonresidential districts. (3) Duration. No portable storage unit shall remain at a site in a nonresidential district in excess of thirty (30) consecutive days, and portable storage units shall not be placed at any one site in a nonresidential district in excess of sixty (60) days in any calendar year.	Not in Compliance - Reinspection Date: 9/30/2021
ZONING	Sec. 28-346 (c)(4) - Portable storage units	(c) Nonresidential districts. (4) Location. Portable storage units shall generally be placed only in the rear or side portions of a site in nonresidential districts. The temporary placement of a portable storage unit in a designated loading area is permissible. Under no circumstances shall a portable storage unit be placed in an area fronting a major road or in front parking lot of a commercial establishment. The placement of portable storage units in fire lanes, passenger loading zones, or public rights-of-way is strictly prohibited.	Not in Compliance - Reinspection Date: 9/30/2021
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	Not in Compliance - Reinspection Date: 9/30/2021

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/30/2021

NOTARY PUBLIC, STATE OF FLORIDA

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

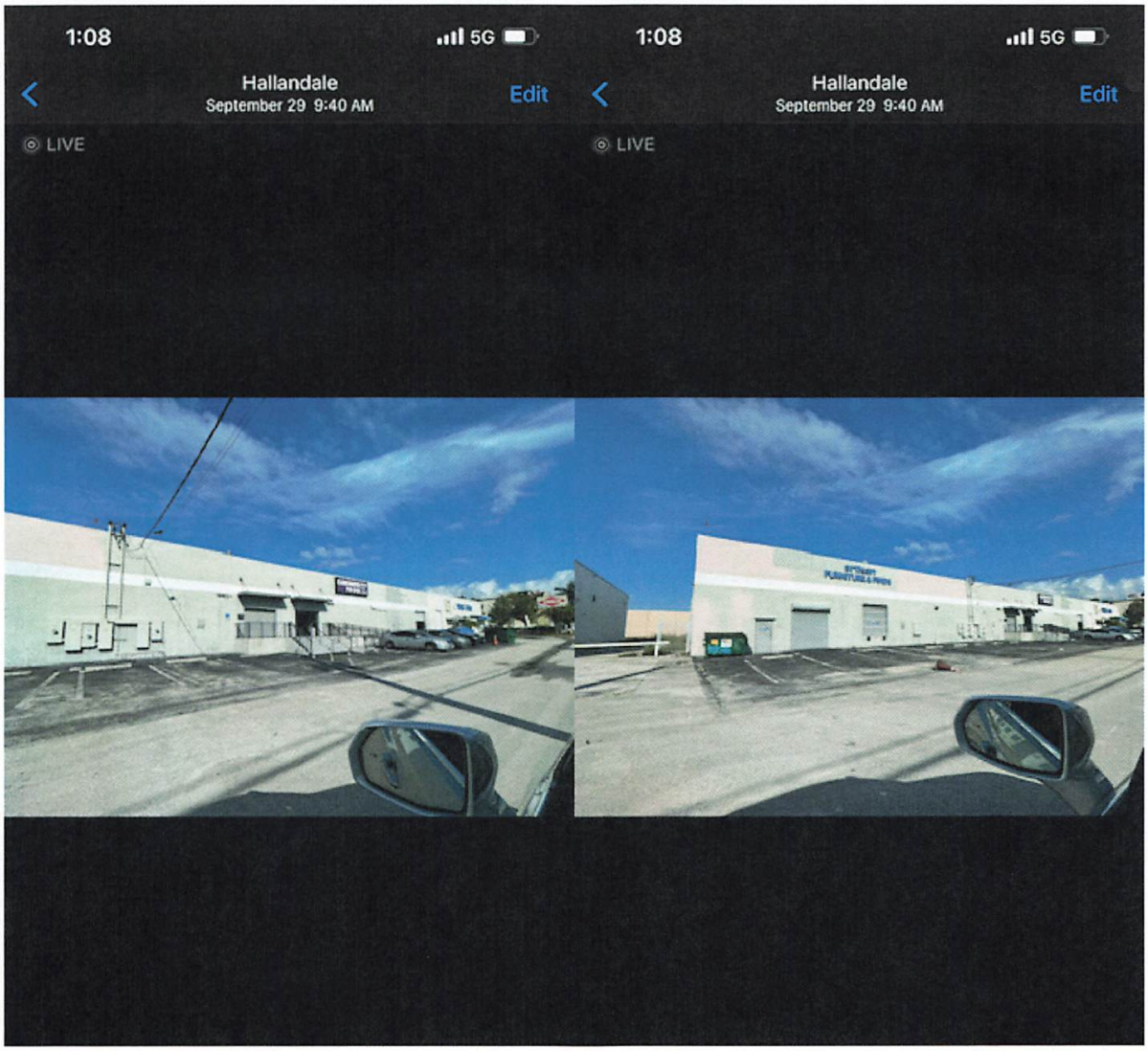
Joseline Ramirez

From: Ryan Arcuri <ryana@f9properties.com>
Sent: Friday, October 29, 2021 1:21 PM
To: Joseline Ramirez
Cc: Town Attorney
Subject: Re: Case 4900

Thank you for getting in touch with me today and sending over.

As we discussed on the phone and now pose the same question after reading the case files. On September 30th 2021 you did an inspection stating no items were in compliance of the 4 violations. Below are the time stamped photos and personally going to this site knowing none of these were there. You completed a signed affidavit and sent to all parties with false facts.

The trailer referenced has been removed long ago. Which now you went back and took a photo of the box truck on October 4th which is used daily to deliver product. Which was never apart of the violation. No photos were taken September 30th by yourself to update the case file.



I would very much like to resolve this matter amicably. Please confirm receipt and the next steps.

Thanks,

Ryan Arcuri
F9 Properties, LLC

Mobile: 407.791.9392

On Oct 29, 2021, at 1:01 PM, Joseline Ramirez <jramirez@tppfl.gov> wrote:

Good afternoon Mr. Arcuri,

Thank you for reaching out with regards to the subject matter. Please review the attached case file, once reviewed you may contact us for any questions or you may contact our Town Attorney, Melissa Anderson, whom I have copied to this email.

Regards,

[cid:image001.png@01D7CCC4.2F0BAE70]
Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 /
jramirez@tppfl.gov.com<mailto: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<http://www.townofpembrokepark.com/>

From: printer3150tpp@gmail.com <printer3150tpp@gmail.com>
Sent: Friday, October 29, 2021 1:41 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Attached Image

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.

<0639_001.pdf>
No

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

INVOICE

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

DATE: November 2, 2021
INVOICE # 320
FOR:

Case # 4900

ANO LLC/F9 PROPIETIES LLC/
CABINETS TO GO
1960 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

Bill To:

ANO LLC/F9 PROPIETIES
LLC/CABINETS TO GO
1960 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 28-386(c)3; 28-386(c)4; 28-386(f) Final Order on 04/13/2021		
1	Admin Fee	$ 100.00	$ 100.00
139	Day(s) of Per Diem from (05/13/21-09/29/21)	$ 50.00	$ 6,950.00
		Balance	$ 7,050.00

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. ANO LLC Respondent(s)	)	Case No.: 4900

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 2021 after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 1960 B SW 30TH AVE, PEMBROKE PARK, FL 33009

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

FOLIO NO.: 514221280027

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 28-386(c)3; 28-386(c)4; 28-386(f). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 28-386(c)3; 28-386(c)4; 28-386(f) **WITHIN THIRTY (30) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS ($100.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 13th day of April 2021.

TOWN OF PEMBROKE PARK

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

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

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

APRIL 27th, 2021.

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Notary Public, state of Florida
Clerk to the Special Magistrate

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

ANO LLC/F9 PROPIETIES LLC/
CABINETS TO GO
Respondent(s)

Case No.: **4900**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 20, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on April 13, 2021. Based upon the evidence presented [and there being compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 1960 B SW 30 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: ANO LLC/F9 PROPIETIES LLC/ CABINETS TO GO, 844 ALTON RD STE 3 MIAMI BEACH, FL, 33139

FOLIO NO.: 5142 21 28 0027

1. The Special Magistrate entered a Final Order on April 13, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 28-386(c)3; 28-386(c)4; 28-386(f). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on April 13, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid ~~within 30 days of the hearing date.~~

2. The Special Magistrate found that the Respondent(s) had complied with the Final Order issued on April 13, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$7,750.00** (SEVEN THOUSAND SEVEN 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:

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 20th day of October 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, 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 Rafael Suarez-Rivas, 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: 10/20/2021, 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 22 day of Oct, 2021.

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.)

)

ANO LLC/F9 PROPIETIES LLC/CABINETS TO GO — CASE NO. 4900
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ANO LLC/F9 PROPIETIES LLC/CABINETS TO GO

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

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

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ANO LLC/F9 PROPIETIES LLC/CABINETS TO GO AT 3:54 P.M. ON THE 4 DAY OF OCTOBER 2021.

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

TYPE OF SERVICE

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

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

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

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

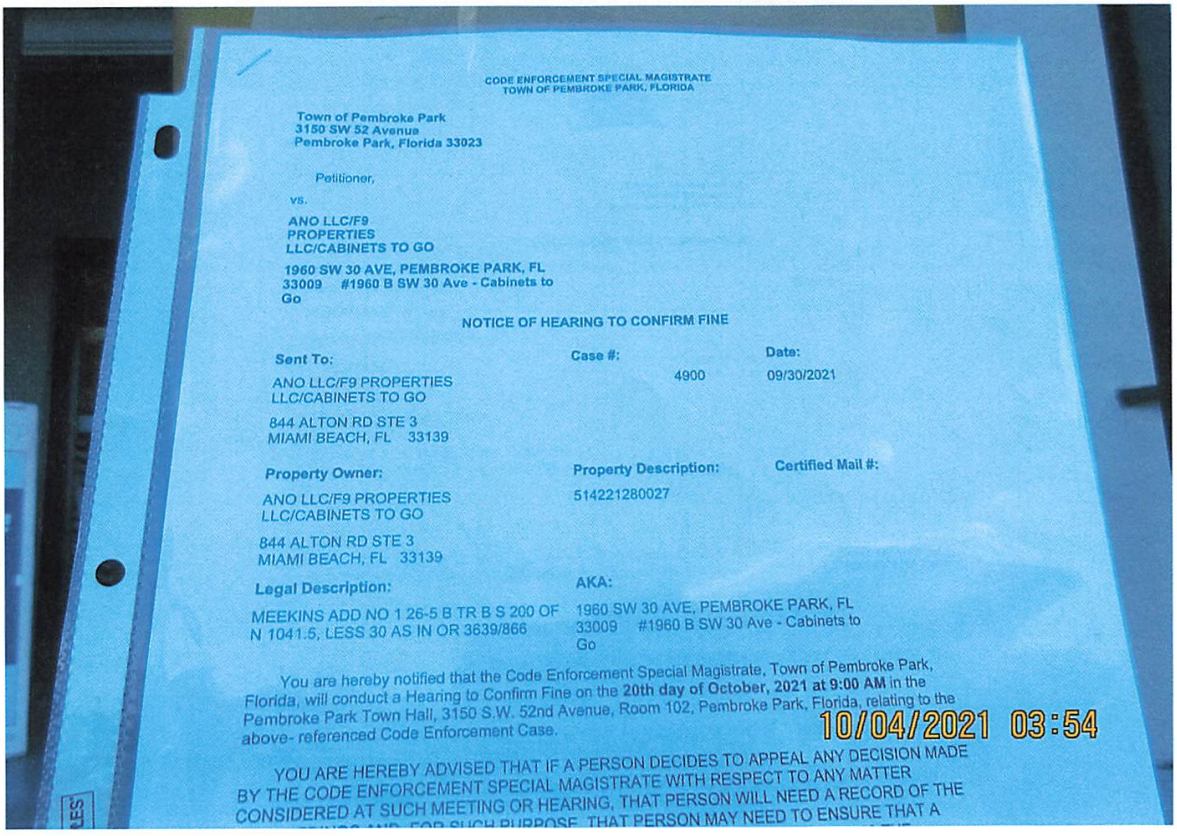
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of 10, 2021, by ~~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.



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANO LLC/F9
PROPERTIES
LLC/CABINETS TO GO

1960 SW 30 AVE, PEMBROKE PARK, FL
33009 #1960 B SW 30 Ave - Cabinets to
Go

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO 844 ALTON RD STE 3 MIAMI BEACH, FL 33139	4900	09/30/2021

Property Owner:	Property Description:	Certified Mail #:
ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO 844 ALTON RD STE 3 MIAMI BEACH, FL 33139	514221280027	

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

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of October, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

10/04/2021 03:54

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE

AUG
TENNESSEE
H 4 29818
26000
10/04/2021 03:53

CABINETS TO GO
PREMIUM CABINETS FOR LESS!!
ALWAYS UP TO 40% LESS!
ROBUSTOFLOORS
CABINETS TO GO
1-800-Cabinets
USDOT 1915424
10/04/2021 03:53

CABINETS TO GO
ALWAYS UP TO 40% LESS!
PREMIUM CABINETS FOR LESS!!
1-800-Cabinets
USDOT 1915424
WM
WASTE MANAGEMENT
305 471 4444
954 974 7500
wm.com
1960
10/04/2021 03:53

CABINETS TO GO
ALWAYS UP TO 40%
PREMIUM CABINETS FOR LESS!!
WM
10/04/2021 03:53

Town of Pembroke Park

INVOICE

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

DATE: October 14, 2021
INVOICE # 320
FOR:

Case # 4900

ANO LLC/F9 PROPIETIES LLC/
CABINETS TO GO
1960 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

Bill To:

ANO LLC/F9 PROPIETIES
LLC/CABINETS TO GO
1960 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 28-386(c)3; 28-386(c)4; 28-386(f)		
	Final Order on 04/13/2021		
1	Admin Fee	$ 100.00	$ 100.00
153	Day(s) of Per Diem from (05/13/21-10/13/21)	$ 50.00	$ 7,650.00
		Balance	$ 7,750.00

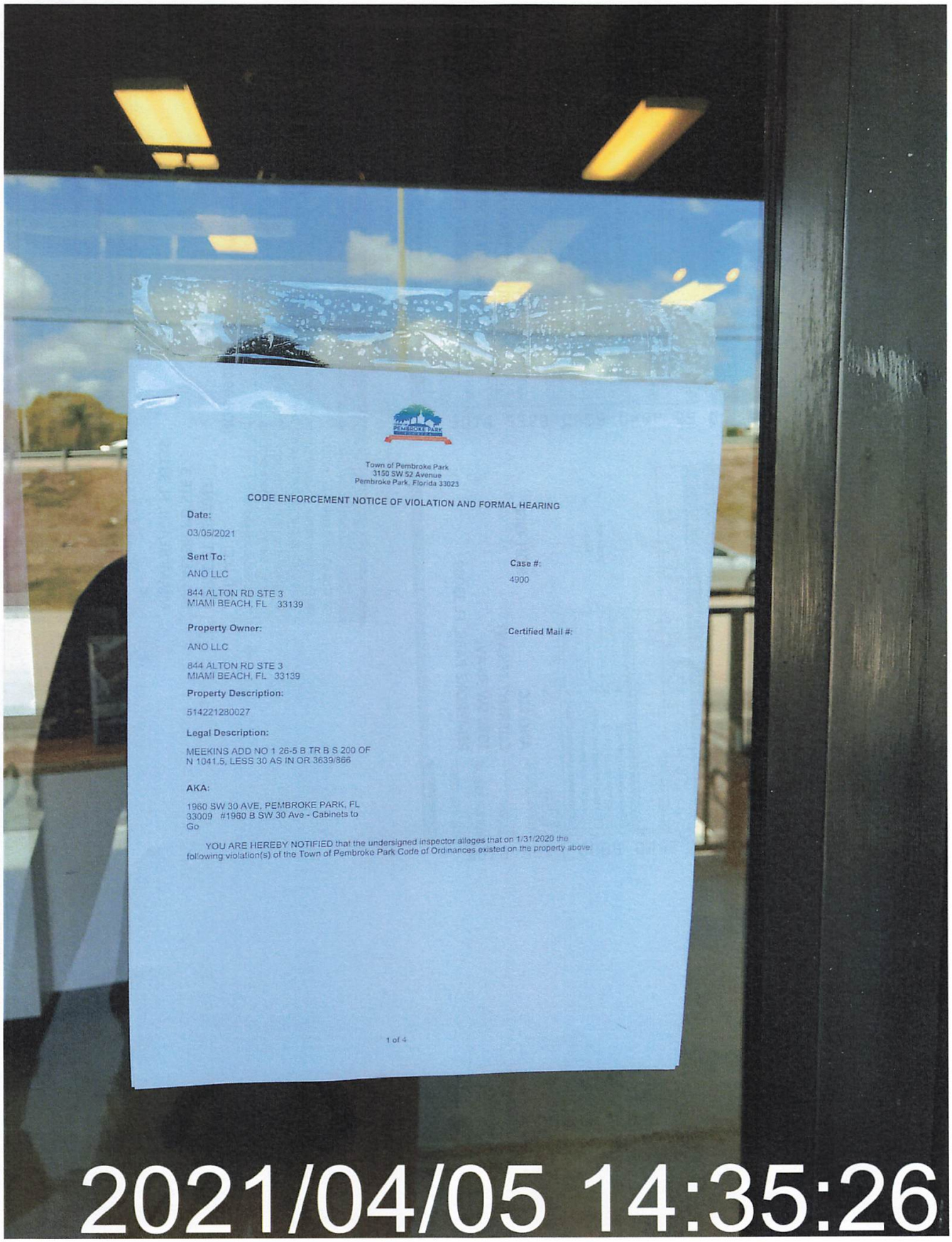
Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CABINETS TO GO WOW FOR LESS.
10/12/2021 15:46

10/12/2021 15:45

CABINETS TO GO
WOW FOR LESS.
10/12/2021 15:45


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
03/05/2021
Sent To:
ANO LLC
844 ALTON RD STE 3
MIAMI BEACH, FL 33139
Case #:
4900
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 #1960 B SW 30 Ave - Cabinets to Go
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
1 of 4
2021/04/05 14:35:26

7019 2280 0002 0486 2263

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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
$ 6.96

Total Postage and
$

Sent To ANO LLC NOH 4900
CURRENT TENANT
Street and Apt. No 1960 SW 30 AVE
City, State, ZIP+4 PEMBROKE PARK, FL 33009

Postmark Here

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

7019 2280 0002 0486 2270

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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 6.96

Total Postage and
$

Sent To ANO LLC NOH 4900
CURRENT TENANT
Street and Apt. No 844 ALTON RD STE 3
City, State, ZIP+4 MIAMI BEACH, FL 33139

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:

ANO LLC NOH 4900
CURRENT TENANT
844 ALTON RD STE 3
MIAMI BEACH, FL 33139

9590 9402 4839 9032 6969 15

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2270

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☑ Addressee

B. Received by (Printed Name) Dee McDaniel C. Date of Delivery 3/15/2021

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

3/15/21

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
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

CABINETS TO GO
1.800.Cabinets
...Premium Quality Cabinets FOR LESS!
ALWAYS UP TO
40%
LESS THAN
BIG BOX
STORES
"These Cabinets To Go cabinets are so awesome I put them in my own kitchen."
-Ty Pennington
TV Host/ Remodel Expert
LIFETIME WARRANTY
Roberto Fiore
2021/04/05 14:32:38

CABINETS TO GO
...Premium Quality Cabinets FOR LESS!!
1.800.Cabinets
ALWAYS UP TO
40%
LESS THAN
BIG BOX
STORES
"These Cabinets To Go cabinets are so awesome I put them in my own kitchen."
-Ty Pennington
TV Host/ Remodel Expert
Roberto
Flore
CABINETS TO GO
...Premium Quality Cabinets FOR LESS!!
ALWAYS UP TO
40%
LESS THAN
BIG BOX
STORES
COME FOLLOW US
TO OUR
NEAREST SHOWROOM!
DO NOT PARK
WM
WASTE MANAGEMENT
305 471 4444
954 974 7500
wm.com
2021/04/05 14:32:53

ALWAYS UP TO
40%
LESS THAN
BIG BOX
STORES
COME FOLLOW US
TO OUR
NEAREST SHOWROOM!
CabinetsToGo.com
1.800.Cabinets
CABINETS TO GO
...Premium Quality Cabinets FOR LESS!!
WM
WASTE MANAGEMENT
305 471 4444
954 974 7500
wm.com
2021/04/05 14:33:18

2021/04/05 14:34:02

WM
WASTE MANAGEMENT
2021/04/05 14:34:12

LESS THAN
BIG BOX
STORES
COME FOLLOW US
TO OUR
NEAREST SHOWROOM!
CabinetsToGo.com
1.800.Cabinets
ets FOR LESS!!
2021/04/05 14:34:22

...Premium Quality Cabinets
2021/04/05 14:34:44

1960B
OPEN
2021/04/05 14:34:52

CABINETS TO GO
SAVE MORE ON YOUR DREAM KITCHEN AND FLOOR
SAVE MORE!
CABINETS
COUNTERS
FLOORS
STOP BY OUR SHOWROOM

2020/07/08 09:36:10

2020/07/08 09:36:1

CABINETS
2020/07/08 09:36:27

2020/07/08 09:36:33

CABINETS TO GO
Premium Quality Cabinets
40%
LESS THAN
BIG BOX
STORES

CABINETS TO GO
1.800.Cabinets
ALWAYS UP TO
40%
LESS THAN
BIG BOX
STORES
"These Cabinets
To Go cabinets
are so awesome I
put them in my
own kitchen."
-Ty Pennington
Roberto
Fiore
PIANO
MUSIC
CENTER
YAMAHA

1960B
CABINETS TO GO
ALWAYS UP TO
40%
LESS THAN
BIG BOX
STORES
COME FOLLOW US
TO OUR
NEAREST SHOWROOM!

Case Overview

Property/Incident Information

Owner	Address	Site Address
GARDEN PROPERTY 786 INC	17409 SW 54 ST MIRAMAR, FL 33029	2950 SW 32 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 4985 **Date Next Inspection** 11/3/2021

Notes

1. Abandon Vehicles on Property - all vehicles in back of property must be removed
2. Prohibited signs (banner, signs in windows, posted signs) - banner sign on fence and window signs must be removed
3. New wall and pole signs without building permits - Need to obtain a building permit for new wall sign and (2) pole signs
4. Trash and debris around property - must remove all trash and debris from entire property
5. Overgrown vegetation - overgrown tree limbs and weeds need to be trimmed and removed
6. Fence replaced without building permits - Need to obtain building permit for new fence
7. Electrical work done for BTR without building permits - expired building permit for electrical work. Need to obtain new permit.
8. No current BTR - Need to obtain Business Tax Receipt from Town.

Double Permit fee has been assessed to violations

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/6/2020		Notice of Violation	Hand/Regular Mail
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/28/2021	4/13/2021	Final Order	Certified Mail
11/2/2021	11/17/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
11/3/2021		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 11/3/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (k)	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 11/3/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 11/3/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 11/3/2021
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	11/3/2021
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: 11/3/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$18,700.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$18,800.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$18,800.00**

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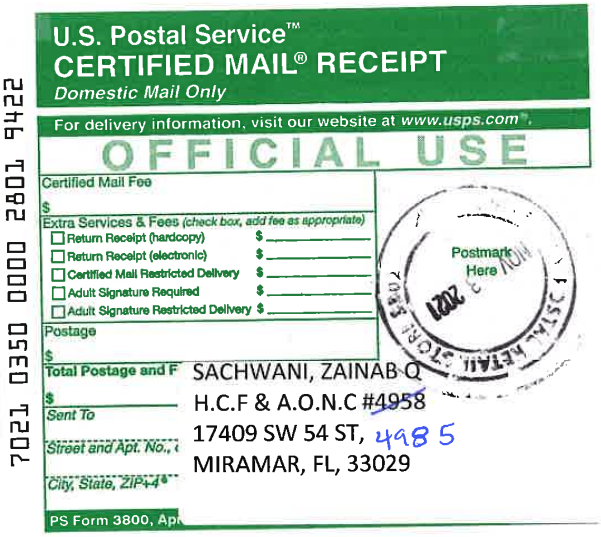
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$
Sent To
Street and Apt. No
City, State, ZIP+4®
PS Form 3800, A
Postmark Here
NOV 3 2021
GARDEN PROPERTY 786 INC
H.C.F & A.O.N.C #4958
2950 SW 32 AVENUE, 4985
PEMBROKE PARK, FL, 33023
7021 0350 0000 2801 9408



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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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Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
Postmark Here
NOV 2021
SACHWANI, ZAINAB Q
H.C.F & A.O.N.C #4958
17409 SW 54 ST, 4985
MIRAMAR, FL, 33029
7021 0350 0000 2801 9422

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For delivery information, visit our website at www.usps.com®.
Hollywood, FL 33029
OFFICIAL USE
Certified Mail Fee $3.75
$
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 $0.58
$
Total Postage and F
$7.33
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, A
0310
04
Postmark Here
NOV 3 2021
GARDEN PROPERTY 786 INC
H.C.F & A.O.N.C #4958
17409 SW 54 ST, 4985
MIRAMAR, FL, 33029
7021 0350 0000 2801 9415

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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
Sent To
Street and Apt. No.,
City, State, ZIP+4®
Postmark Here
7021 0350 0001 0297 6085
6.96
Garden Property 786 LLC INC
FO # 4985
17409 SW 54 ST
Miramar, FL 33029
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage
Sent To
Street and Apt.
City, State, ZIP
Postmark Here
7021 0350 0001 0297 6092
6.96
Garden Property 786 LLC INC
FO # 4985
2950 SW 32nd Ave
Pembroke Park, FL 33023
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

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Postmark Here
7019 2280 0002 0486 2300
GARDEN PROPERTY 786 INC
17409 SW 54 ST
MIRAMAR, FL 33029
NOH 4985
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

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Street and Apt. No.,
City, State, ZIP+4®
Postmark Here
7019 2280 0002 0486 2317
6.96
GARDEN PROPERTY 786 INC
2950 SW 32 AVE
PEMBROKE PARK, FL 33023
NOH 4985
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
7019 2280 0002 0486 1938
GARDEN PROPERTY 786 INC
17409 SW 54TH STREET
MIRAMAR, FL 33029
NOH #4985
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
Postmark Here
7019 2280 0002 0486 1945
FOOD STORE
2950 SW 32ND AVENUE
PEMBROKE PARK, FL 33023
NOH #4985
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

GARDEN PROPERTY 786 INC
2950 SW 32 AVE
PEMBROKE PARK, FL 33023

NOH 4985

9590 9402 2483 6306 0098 30

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

7019 2280 0002 0486 2317

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ 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:

GARDEN PROPERTY 786 INC
17409 SW 54 ST
MIRAMAR, FL 33029

NOH 4985

9590 9402 4839 9032 6968 85

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

7019 2280 0002 0486 2300

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Coud-19 ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* Coud-19 | 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
☐ 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:

Garden Property 786 LLC INC
FO # 4985
2950 SW 32nd Ave
Pembroke Park, FL 33023

9590 9402 6610 1028 7090 20

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

7021 0350 0001 0297 6092

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:

Garden Property 786 LLC INC
FO # 4985
17409 SW 54 ST
Miramar, FL 33029

9590 9402 6610 1028 7090 37

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

21 0350 0001 0297 6085

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:

GARDEN PROPERTY 786 INC
17409 SW 54TH STREET
MIRAMAR, FL 33029

NOH #4985

9590 9402 5384 9189 1548 10

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

7019 2280 0002 0486 1938

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 7/6/20

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

RECEIVED JUL 08 2020

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2950 SW 32 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 09 0093
Property Owner	GARDEN PROPERTY 786 INC	Millage	0613
Mailing Address	17409 SW 54 ST MIRAMAR FL 33029	Use	11
Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40		

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

* 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	$120,890	$180,720	$301,610	$301,610	
2021	$120,890	$180,720	$301,610	$275,850	$6,098.51
2020	$120,890	$166,360	$287,250	$250,780	$5,649.52

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$301,610	$301,610	$301,610	$301,610
Portability	0	0	0	0
Assessed/SOH	$301,610	$301,610	$301,610	$301,610
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	$301,610	$301,610	$301,610	$301,610

Sales History

Date	Type	Price	Book/Page or CIN
8/25/2010	WD-D	$175,000	47405 / 1381
5/26/2009	QCD-D	$175,000	46254 / 1909
10/4/1999	WD	$120,000	29911 / 242
4/1/1989	WD	$100,000	16412 / 154
2/1/1986	WD	$70,000	

Land Calculations

Price	Factor	Type
$7.00	17,270	SF
Adj. Bldg. S.F. (Card, Sketch)		3066
Eff./Act. Year Built: 1976/1975		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Florida Profit Corporation
GARDEN PROPERTY 786, INC

Filing Information

Document Number	P10000070326
FEI/EIN Number	45-4499116
Date Filed	08/26/2010
Effective Date	08/23/2010
State	FL
Status	ACTIVE

Principal Address

2950 sw 32nd ave
hollywood, FL 33023

Changed: 04/11/2021

Mailing Address

17409 SW 54 ST
MIRAMAR, FL 33029

Registered Agent Name & Address

SACHWANI, Zainab Q
17409 SW 54 ST
MIRAMAR, FL 33029

Name Changed: 03/29/2013

Officer/Director Detail

Name & Address

Title P

Sachwani, Zainab Q
17409 SW 54 ST
MIRAMAR, FL 33029

Title VP

Sachwani, Yasmin I
17409 SW 54 ST
MIRAMAR, FL 33029

Annual Reports

Report Year	Filed Date
2019	03/12/2019
2020	05/10/2020
2021	04/11/2021

Document Images

04/11/2021 -- ANNUAL REPORT	View image in PDF format
05/10/2020 -- ANNUAL REPORT	View image in PDF format
03/12/2019 -- ANNUAL REPORT	View image in PDF format
03/04/2018 -- ANNUAL REPORT	View image in PDF format
04/02/2017 -- ANNUAL REPORT	View image in PDF format
03/25/2016 -- ANNUAL REPORT	View image in PDF format
03/08/2015 -- ANNUAL REPORT	View image in PDF format
04/11/2014 -- ANNUAL REPORT	View image in PDF format
03/29/2013 -- ANNUAL REPORT	View image in PDF format
02/09/2012 -- ANNUAL REPORT	View image in PDF format
03/16/2011 -- ANNUAL REPORT	View image in PDF format
08/26/2010 -- Domestic Profit	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

GARDEN PROPERTY 786 INC CASE NO. 4985

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: GARDEN PROPERTY 786 INC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2950 SW 32 AVENUE, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: GARDEN PROPERTY 786 INC AT 12:31 A.M. ON THE 4 DAY OF NOVEMBER 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 Joseline Ramirez 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 _____

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

Petitioner,

vs.

GARDEN PROPERTY 786 INC

2950 SW 32 AVE, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	***Date:***
GARDEN PROPERTY 786 INC 17409 SW 54 ST MIRAMAR, FL 33029	4985	*11/02/2021*

Property Owner:	**Property Description:**	***Certified Mail #:***
GARDEN PROPERTY 786 INC 17409 SW 54 ST MIRAMAR, FL 33029	514230090093	

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40	2950 SW 32 AVE, PEMBROKE PARK, FL 33023

11/03/2021 12:31

You are hereby notified that the Code Enforcement Special Magistrate, T... Florida, will conduct a Hearing to Confirm Fine on the **17th day of November, 2021** at ... 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* ... WITH RESPECT TO ANY MATTER ... THE

Town of Pembroke Park

INVOICE

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

DATE: November 5, 2021
INVOICE # 320
FOR:

Case # 4985

GARDEN PROPERTY 786 INC
2950 SW 32 AVENUE,
PEMBROKE PARK, FL, 33023

Bill To:
GARDEN PROPERTY 786 INC
LLC
17409 SW 54 ST,
MIRAMAR, FL, 33029

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-103(i)(k)(h); 5-2(a); 13-2; 15-17 Final Order on 04/13/2021		
1	Admin Fee	$ 100.00	$ 100.00
187	Day(s) of Per Diem from (05/14/21-11/17/21)	$ 100.00	$ 18,700.00
		Balance	**$ 18,800.00**

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

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

GARDEN PROPERTY 786 INC

2950 SW 32 AVE, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
GARDEN PROPERTY 786 INC	4985	11/02/2021
17409 SW 54 ST MIRAMAR, FL 33029		

Property Owner:	**Property Description:**	**Certified Mail #:**
GARDEN PROPERTY 786 INC	514230090093	
17409 SW 54 ST MIRAMAR, FL 33029		

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40	2950 SW 32 AVE, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of November, 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.

GARDEN PROPERTY 786 INC

2950 SW 32 AVE, PEMBROKE PARK, FL 33023

Respondent(s)

Case #:

4985

On 11/3/2021 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:	GARDEN PROPERTY 786 INC
Address:	17409 SW 54 ST MIRAMAR, FL 33029
Folio:	514230090093
Site Address:	2950 SW 32 AVE, PEMBROKE PARK, FL 33023
Legal Description:	LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 11/3/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (k)	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 11/3/2021
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: 11/3/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 11/3/2021
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	11/3/2021
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: 11/3/2021

Notes/Means of Correction:

Must complete Business Tax Receipt.
Must complete electrical permit.
Overgrown vegetation (trees require trimming), dead vegetation requires removal.
All other violations are in compliance.

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 11/3/2021

NOTARY PUBLIC, STATE OF FLORIDA

JEFFRLY LOUIS
Notary Public - State of Florida
Commission # GG [illegible]
My Comm. Expires May [illegible], 2022
Bonded through National Notary Assn.

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: **2111015-0**

Job Address: **2950 SW 32 AVE**

Job Name: GARDEN PROPERTY

Permit Status: Permit Complete

Permit Issued Date:6/21/2021 3:23:03 PM

Submitted Into Plan Review Date:6/14/2021 8:28:29 AM

Application Date: 6/14/2021 8:25:53 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 7 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	6/14/2021 7:32:32 PM
ZONING	Approved	6/14/2021 4:40:26 PM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 FAX

BUILDING PERMIT APPLICATION

2111015
PERMIT NO.
ZON-93545
APPLICATION NO.
AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ZONING					
JOB NAME: GARDEN PROPERTY					
JOB ADDRESS: 2950 SW 32 AVE					
OWNER NAME: GARDEN PROPERTY 786 INC					
OWNER ADDRESS: 17409 SW 54 ST					
CITY: MIRAMAR					
PHONE: 7862873437	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: THAVI LLC					
MAIL ADDRESS: 7515 FAIRWAT TRL					
CITY STATE ZIP: BOCA RATON FL 33487					
PHONE: 5614609348	**FAX:**	**EMAIL: VITORODISIO@GMAIL.COM**			
CERT. COMPENTENCY: CGC1528922		**STATE REGISTRATION: N/A**			
LOT: 000	BLOCK: 000	PRESENT USE: RETAIL SHOP	PROPOSED USE: RETAIL SHOP		
FOLIO NUMBER: 514230090093		SUBDIVISION: N/A			
NO. OF STORIES: 0	OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 0	SQ.FT. / L.F.: 0				
DESCRIBE WORK: REPAIR FENCE					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

R203 Permit Messages For Permit (2111015-0)

Event ID	Inspection	Inspection Date	Status
Zoning Inspection			
93300	Fences - Final	6/22/2021	Pass
Structural Inspection			
93301	Fencing - Footings	6/23/2021	Pass
	PASS ACCORDING		
93302	Fencing/ Gates - Final	6/23/2021	Pass
	PASS ACCORDING		

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: 1910131-0

Job Address: 2950 SW 32 AVE

Job Name: GARDEN PROPERTY 786 INC

Permit Status: Expired

Permit Issued Date:7/30/2019 12:58:47 PM

Submitted Into Plan Review Date:7/23/2019 12:46:40 PM

Application Date: 7/23/2019 12:45:01 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 7 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	7/25/2019 9:06:05 AM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 FAX

BUILDING PERMIT APPLICATION

1910131
PERMIT NO.
E-90337
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ELECTRICAL					
JOB NAME: GARDEN PROPERTY 786 INC					
JOB ADDRESS: 2950 SW 32 AVE					
OWNER NAME: GARDEN PROPERTY 786 INC					
OWNER ADDRESS: 17409 SW 54 ST					
CITY: MIRAMAR					
PHONE: 9545263223	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: METPLANET ELECTRICAL CONTRACTOR					
MAIL ADDRESS: 6231 GRANT COURT					
CITY STATE ZIP: HOLLYWOOD FL 33024					
PHONE: 3056887133	**FAX:**	**EMAIL:**			
CERT. COMPENTENCY: EC13007397	**STATE REGISTRATION: 06-cme-12532-x**				
LOT: 000	BLOCK: 0000	PRESENT USE: FOOD STORE (CONVENIENCE STORE)	PROPOSED USE: FOOD STORE (CONVENIENCE STORE)		
FOLIO NUMBER: 514230090093	SUBDIVISION: N/A				
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 1000	SQ.FT. / L.F.: 0				
DESCRIBE WORK: ELECTRICAL WORK REPAIR AS PER BTR INSPECTIONS RESULTS					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

Town of Pembroke Park
Business Tax / Billing Division

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 961-4760

Customer Number 011842

APPLICATION FORM

Application Category: Convenience/Grocery Stores **Application Date:** 9/8/2021

Business Owner Information (Residential Usage)

Business Name: ARC GROCERY INC

Business Owner/Corporation/Partnership:

Business Address: 2950 SW 32 AVE

City/State/Zip: PEMBROKE PK/ FL /33023

Business Phone: **Other Phone:** 7865415380 **Fax #:**

E-Mail: Abedshoter@gmail.com **Contact Person's Name:** ABDUL RAHMAN M CHOTAR

Parcel Information

Folio Number: 514230090093 **Legal Description:**

Prior Use: CONVENIENCE STORE

Current Use: CONVENIENCE STORE

Contact Information

Name:

Mailing Address: 2950 SW 32 AVE

City / State / Zip: PEMBROKE PK FL 33023

Business Description:
CONVENIENCE STORE

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 PROESS)

FAMILY
GROCERY
LOTTO
SUBS
SMOKE SHOP
OPEN
BUDWEISER
LIGHT
2021/04/05 12:59:40

FAMILY
GROCERY
SMOKE SHOP
LOTTO SUBS
2021/04/05 12:58:44

FAMILY
GROCERY
SMOKE SHOP
LOTTO
SUBS
2021/04/05 12:59:13

Edgefield
Edgefield
Edgefield
$ PACK 3.75
WE BUY
JUNK CARS
2021/04/05 12:58:35

BIG AL'S
GUN RANGE
RIP IT
ENERGY
2021/04/05 12:59:21

LOTTO
OPEN
BUD LIGHT
ATM INSIDE
BUSCH BEER
INSIDE
Miller Lite
OPEN
12-PK BOTTLES
CORONA EXTRA
$16.99
Make memories not plans
$16
2021/04/05 13:01:05

INSIDE
OPEN
12-PK BOTTLES
CORONA EXTRA
$16.99
Make memories not plans
TropicalIce
We bring Ice to you!
ICE
2021/04/05 13:02:16

2021/04/05 13:01:25

2021/04/05 13:01:35

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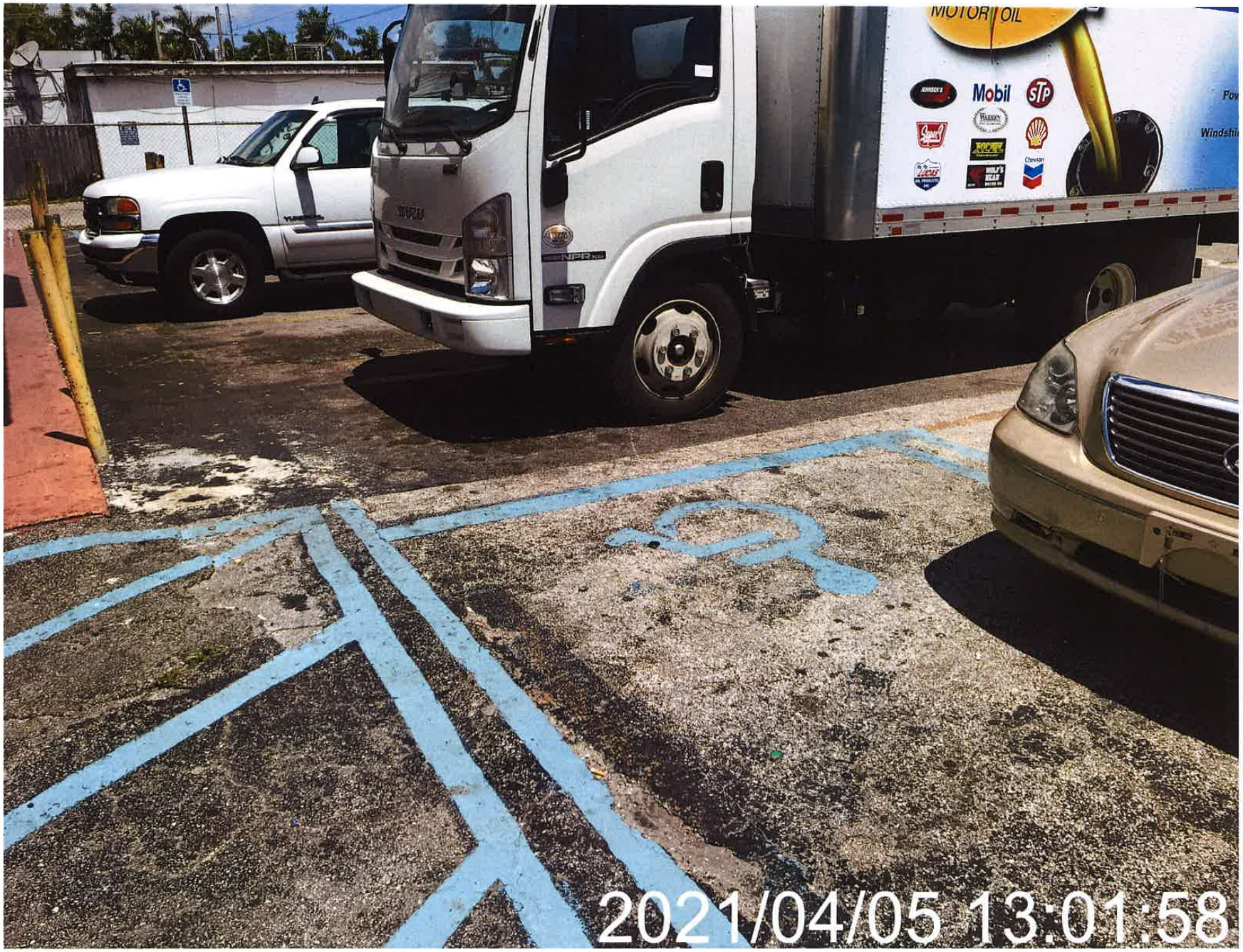
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Mobil
STP
Chevron
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STOP
2021/04/05 13:14:29

LAWSON
305-685-1008
2021/04/05 13:14:39

2021/04/05 13:21:53

07.09.2020 13:00

FAMILY
GROCERY
SMOKE SHOP
LOTTO
SUBS
07.09.2020 13:00

FAMILY
GROCERY
SMOKE SHOP
LOTTO SUBS
07.09.2020 13:01
COTTON HENDERSON, INC.

FAMILY
GROCERY
LOTTO SUBS SMOKE SHOP
OPEN
BUD LIGHT
ATM
ATM
ATM INSIDE
BUSCH
07.09.2020 13:01

07.09.2020 13:06

07.09.2020 13:08

07.09.2020 13:07

GMC
07.09.2020 13:07

07.09.2020 13:07

07.09.2020 13:07

07_09_2020_13_07

07_09_2020_13_08

07.09.2020 13:08

07.09.2020 13:08

07 09 2020 13 10

FAMILY
GROCERY
SMOKE SHOP
LOTTO
SUBS
03 06 2020 00 05

UNDER
NEW MANAGEMENT
03 06 2020 00 06

FAMILY
GROCERY
03 06 2020 00 05

WE BUY
HOUSES
686-1694
03 06 2020 00 06

03 06 2020 00:09

03 06 2020 00:09

03 06 2020 00:09

03 06 2020 00:09

03 06 2020 00 10

03 06 2020 00 11

MYFLORIDA.COM
DECAL
714 WTA
SUNSHINE STATE
03 06 2020 00:

Timber Wolf
TRAILERS, INC
03 06 2020 00 10

WHO FUCKIN WIT US!!
HOLLA AT YOUR SLIME
03 06 2020 00:11

03 06 2020 00:11

MYFLORIDA.COM
HYT B62
SUNSHINE STATE
03 06 2020 00:11

03 06 2020 00:11

03 06 2020 00 17

FAMILY
GROCERY
LOTTO
SUBS
SMOKE SHOP
BUD
LIGHT

KGX N37
SUNSHINE STATE
03 06 2020 00 17

OPEN
BUD
LIGHT
03 06 2020 00 17

XR4Ti
03 06 2020 00:10

03 06 2020 00:10

03 06 2020 00:08

MAY
FLORIDA
SRC 40G
BROWARD
03 06 2020

03.06.2020 00:07

03.06.2020 00:08

03.06.2020 00:07

03.06.2020 00:08

WM
305 471 4444
954 974 7500
wm.com
03.06.2020 00:05

03.06.2020 00:09

03.06.2020 00:08

03.06.2020 00:08

954.838.4129
03 06 2020 00 06

03 06 2020 00 06

Everfresh
03 06 2020 00 06

03 06 2020 00 06

FAMILY GROCERY
FAMILY GROCERY
11/02/2021 09:41

LOTTO
11/02/2021 09:41

SMOKE SHOP
LOTTO
SUBS
11/02/2021 09:41

11/02/2021 09:36

11/02/2021 09:36

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEDINA,RAUL JR/MTX Group One, LLC	PO BOX 430871 SOUTH MIAMI, FL 33243	2570 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5337 **Date Next Inspection** 10/21/2021

Notes
1. STOP WORK ORDER.
2. Interior renovation without permits. Obtain permit and inspections.
3. Restriping and seal coating of the parking lot. Obtain permit and inspections.
4. Prohibited banner sign. Remove banner.
5. Painting of exterior without a permit. Obtain permit and inspections.
6. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/4/2020		Notice of Violation	Hand
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/30/2021	5/18/2021	Final Order	Certified Mail Hand
10/21/2021	11/17/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
10/21/2021		Affidavit of Non-Compliance	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.	10/21/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	10/21/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/21/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 10/21/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 10/21/2021
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	10/21/2021
ZONING	Sec. 28-301 (a)(8) - Minimum requirements	a) Permanently maintained off-street parking for vehicles shall be provided in connection with any building or premises used or designed to be used for such purposes as set forth in this section. For the purpose of this division, one (1) automobile parking space shall be a minimum often (10) feet by twenty (20) feet, usable for the parking of an automobile. Provided, however, an automobile parking space in the T-1 Mobile Home Park District shall be a minimum of nine (9) feet by eighteen (18) feet. usable for the parking of an automobile. In addition, adequate interior driveways shall be provided so as to connect the parking space with a public street or area More particularly, off-street parking shall comply with the minimum requirements, to wit: (8) Office, professional buildings or similar uses: One (1) parking space for each three hundred (300) square feet of floor area so used with a minimum of two (2) spaces for each office and/or separate use.	Not in Compliance - Reinspection Date: 10/21/2021

Case Overview

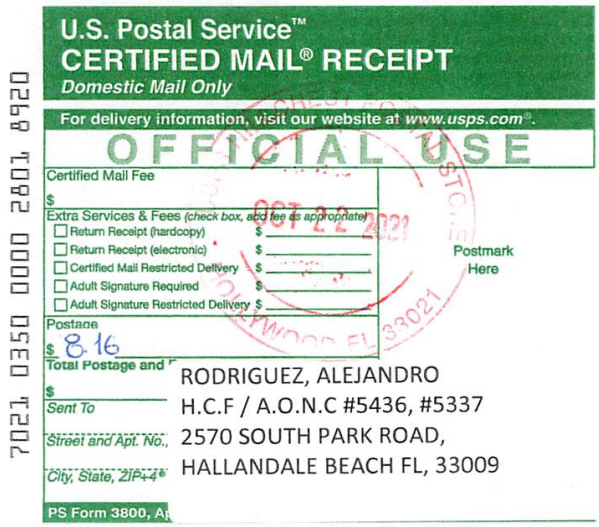
ZONING	Sec. 28-307 (a) - Marking of spaces	In all zoning districts other than single-family and T-1 Mobile Home Park District, the parking area shall be marked, either by painted lines, precast curbs, or in a similar fashion, indicating the individual parking spaces or stalls. The striping and designation 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: 10/21/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$6,100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$6,200.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$6,200.00**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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
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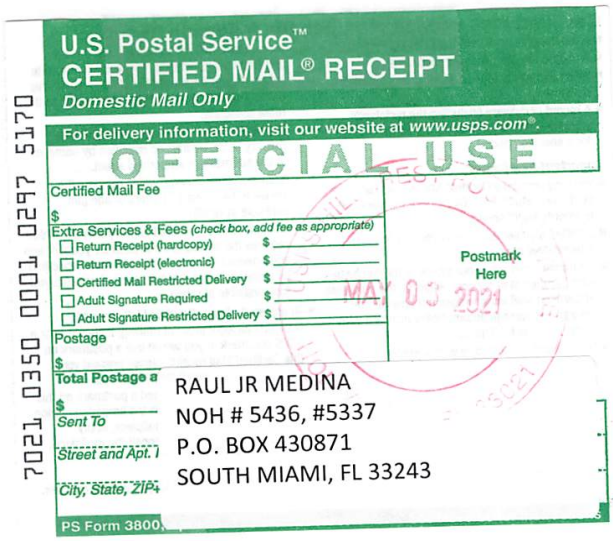
Total Postage and
Sent To
RODRIGUEZ, ALEJANDRO
Street and Apt. No.,
H.C.F / A.O.N.C #5436, #5337
City, State, ZIP+4®
2570 SOUTH PARK ROAD,
HALLANDALE BEACH FL, 33009
PS Form 3800,
Postmark Here
OCT 22 2021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U.S. Postal Service™
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Certified 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 a
Sent To
RAUL JR MEDINA
Street and Apt.
NOH # 5436, #5337
City, State, ZIP+
P.O. BOX 430871
SOUTH MIAMI, FL 33243
PS Form 3800,
Postmark Here
MAY 03 2021

7019 1120 0000 9007 5862
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
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Total Postage a
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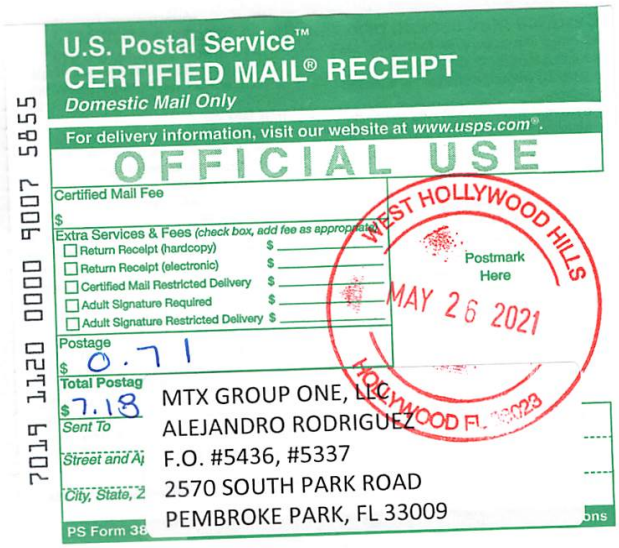
Sent To
RAUL JR MEDINA
Street and Apt.
F.O. # 5436, #5337
City, State, ZIP+
P.O. BOX 430871
SOUTH MIAMI, FL 33243
PS Form 3800,
Postmark Here
MAY 26 2021
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023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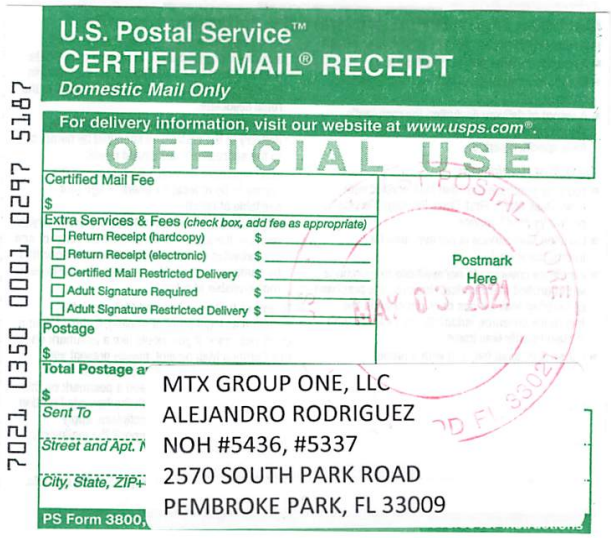
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$ 0.71
Total Postag
$ 7.18
Sent To
MTX GROUP ONE, LLC
Street and Aj
ALEJANDRO RODRIGUEZ
City, State, Z
F.O. #5436, #5337
2570 SOUTH PARK ROAD
PEMBROKE PARK, FL 33009
PS Form 38
Postmark Here
MAY 26 2021
WEST HOLLYWOOD HILLS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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage a
Sent To
MTX GROUP ONE, LLC
Street and Apt.
ALEJANDRO RODRIGUEZ
City, State, ZIP+
NOH #5436, #5337
2570 SOUTH PARK ROAD
PEMBROKE PARK, FL 33009
PS Form 3800,
Postmark Here
MAY 03 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:

RODRIGUEZ, ALEJANDRO
H.C.F / A.O.N.C #5436, #5337
2570 SOUTH PARK ROAD,
HALLANDALE BEACH FL, 33009

9590 9402 6379 0303 8533 48

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

7021 0350 0000 2801 8920

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X BH 7 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
- ☐ 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:

MEDINA, RAUL JR/
MTX GROUP ONE, LLC
H.C.F / A.O.N.C #5436, #5337
2570 S PARK ROAD,
POEMBROKE PARK, FL, 33009

9590 9402 6379 0303 8533 31

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

7021 0350 0000 2801 8913

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X BH 7 C19 ☐ 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 2801 8913

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.16

Total Postage and Fees
$

Sent To
MEDINA, RAUL JR/

Street and Apt. No.
MTX GROUP ONE, LLC
H.C.F / A.O.N.C #5436, #5337
2570 S PARK ROAD,

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

PS Form 3800, Apr

Postmark Here

OCT 22 2021

7021 0350 0000 2801 8937

U.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
$ 8.16

Total Postage and Fees
$

Sent To
MEDINA, RAUL JR/

Street and Apt. No.
MTX GROUP ONE, LLC
H.C.F / A.O.N.C #5436, #5337
PO BOX 430871,

City, State, ZIP+4®
SOUTH MIAMI, FL, 33243

PS Form 3800, A

Postmark Here

OCT 22 2021

7021 0350 0000 2801 8913

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.16

Total Postage and Fees
$

Sent To
MEDINA, RAUL JR/

Street and Apt. No.
MTX GROUP ONE, LLC
H.C.F / A.O.N.C #5436, #5337
2570 S PARK ROAD,

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

PS Form 3800, Apr

Postmark Here

OCT 22 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:

RAUL JR MEDINA
NOH # 5436, #5337
P.O. BOX 430871
SOUTH MIAMI, FL 33243

9590 9402 4839 9032 6954 13

2. Article Number
7021 0350 0001 0297 5170

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
Chris Medina

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
☐ n Delivery
☐ n Delivery Restricted Delivery
☐ 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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2570 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0121
Property Owner	MEDINA, RAUL JR	Millage	0613
Mailing Address	PO BOX 430871 SOUTH MIAMI FL 33243	Use	48
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).

* 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	$173,800	$564,840	$738,640	$738,640	
2021	$173,800	$564,840	$738,640	$738,640	
2020	$173,800	$565,540	$739,340	$739,340	$15,956.30

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$738,640	$738,640	$738,640	$738,640
Portability	0	0	0	0
Assessed/SOH	$738,640	$738,640	$738,640	$738,640
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	$738,640	$738,640	$738,640	$738,640

Sales History

Date	Type	Price	Book/Page or CIN
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

DIVISION OF CORPORATIONS

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

Detail by Entity Name

Florida Limited Liability Company
MTX GROUP ONE, LLC

Filing Information

Document Number	L20000224163
FEI/EIN Number	85-2598714
Date Filed	08/04/2020
Effective Date	11/15/2011
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/27/2020
Event Effective Date	NONE

Principal Address

2570 South Park Road
Hallandale Beach, FL 33009

Changed: 03/18/2021

Mailing Address

2570 South Park Road
Hallandale Beach, FL 33009

Changed: 03/18/2021

Registered Agent Name & Address

RODRIGUEZ, ALEJANDRO
2570 South Park Road
Hallandale Beach, FL 33009

Address Changed: 03/18/2021

Authorized Person(s) Detail

Name & Address

Title MGR

RODRIGUEZ CHAMIZO, ALEJANDRO
7349 NW 54 ST.
MIAMI, FL 33166

Title MGR

MATAMOROS, JORGE
7349 NW 54 ST.
MIAMI, FL 33166

Annual Reports

Report Year	Filed Date
2021	02/16/2021
2021	03/18/2021
2021	05/17/2021

Document Images

05/17/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
03/18/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/16/2021 -- ANNUAL REPORT	View image in PDF format
10/27/2020 -- LC Amendment	View image in PDF format
10/06/2020 -- LC Amendment	View image in PDF format
08/04/2020 -- 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.)

MEDINA LAND HOLDINGS 12 LLC CASE NO. 5337
MTX GROUP ONE, LLC
Respondent(s)

AFFIDAVIT OF SERVICE

TO BE SERVED: MEDINA LAND HOLDINGS 12 LLC / MTX GROUP ONE, LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2570 S PARK ROAD, PEMBROKE PARK FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MEDINA LAND HOLDINGS 12 LLC / MTX GROUP ONE, LLC AT 11:51 A.M. ON THE 4 DAY OF NOVEMBER 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

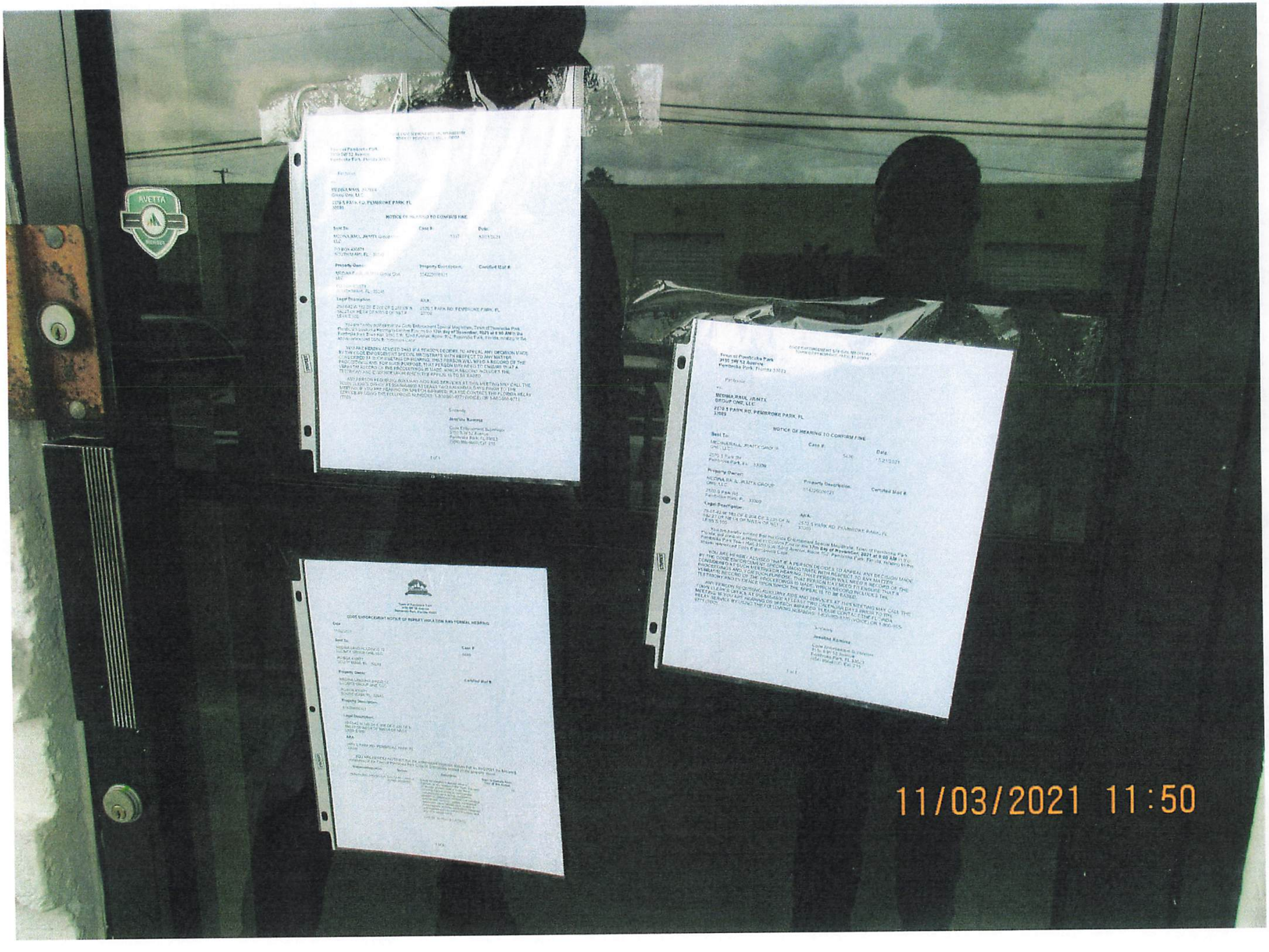
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 5 day of 11, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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.

2570
11/03/2021 11:51


AVETTA
NOTICE OF HEARING TO CONFIRM FINE
NOTICE OF HEARING TO CONFIRM FINE
11/03/2021 11:50

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MEDINA,RAUL JR/MTX
Group One, LLC

2570 S PARK RD, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
MEDINA,RAUL JR/MTX Group One, LLC PO BOX 430871 SOUTH MIAMI, FL 33243	5337	10/21/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
MEDINA,RAUL JR/MTX Group One, LLC PO BOX 430871 SOUTH MIAMI, FL 33243	514229000121	

Legal Description:	**AKA:**
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	2570 S PARK RD, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of November, 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.

MEDINA,RAUL JR/MTX
Group One, LLC

2570 S PARK RD, PEMBROKE PARK, FL
33009

Respondent(s)

Case #:

5337

On 10/21/2021 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: MEDINA,RAUL JR/MTX Group One, LLC

Address: PO BOX 430871 SOUTH MIAMI, FL 33243

Folio: 514229000121

Site Address: 2570 S PARK RD, PEMBROKE PARK, FL 33009

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

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.	10/21/2021

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	10/21/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/21/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 10/21/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 10/21/2021
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	10/21/2021

ZONING	Sec. 28-301 (a)(8) - Minimum requirements	a) Permanently maintained off-street parking for vehicles shall be provided in connection with any building or premises used or designed to be used for such purposes as set forth in this section. For the purpose of this division, one (1) automobile parking space shall be a minimum often (10) feet by twenty (20) feet, usable for the parking of an automobile. Provided, however, an automobile parking space in the T-1 Mobile Home Park District shall be a minimum of nine (9) feet by eighteen (18) feet. usable for the parking of an automobile. In addition, adequate interior driveways shall be provided so as to connect the parking space with a public street or area More particularly, off-street parking shall comply with the minimum requirements, to wit: (8) Office, professional buildings or similar uses: One (1) parking space for each three hundred (300) square feet of floor area so used with a minimum of two (2) spaces for each office and/or separate use.	Not in Compliance - Reinspection Date: 10/21/2021
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: 10/21/2021

Notes/Means of Correction:

1. Interior renovation without permits. Obtain permit and inspections. Permit in process.
2. Restriping and seal coating of the parking lot. Obtain permit and inspections. Permit in process.
3. Prohibited banner sign. Remove banner. Banner removed. Completed.
4. Painting of exterior without a permit. Obtain permit and inspections. Permit complete and paint job 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 10/21/2021

NOTARY PUBLIC, STATE OF FLORIDA

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

Town of Pembroke Park

INVOICE

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

DATE: November 4, 2021
INVOICE # 320
FOR:

Case # 5337

MEDINA LAND HOLDINGS 12 LLC
2570 S PARK ROAD,
PEMBROKE PARK, FL, 33009

Bill To:

MEDINA LAND HOLDINGS 12 LLC
2570 S PARK ROAD,
PEMBROKE PARK, FL, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-103(a)(o); 5-105; 5-2(a)(b); 21-19; 28-301(a)(8); 28-307(a) Final Order on 05/18/2021		
1	Admin Fee	$ 100.00	$ 100.00
122	Day(s) of Per Diem from (07/18/21-11/17/21)	$ 50.00	$ 6,100.00
		Balance	$ 6,200.00

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

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. RAUL MEDINA JR MTX GROUP ONE , LLC Respondent(s)	Case No.: 5337

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2570 S Park Rd, Pembroke Park, Fl 33009

PROPERTY OWNER: Raul Medina Jr., P.O. Box 430871, South Miami, FL 33243

FOLIO NO.: 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

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)(o); 5-105; 5-2(a)(b); 21-19; 28-301(a)(8); 28-307(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)(o); 5-105; 5-2(a)(b); 21-19; 28-301(a)(8); 28-307(a) **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 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 18th day of May 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.

Case 5337 & 5436

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 25 day of May, 2021.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEDINA,RAUL JR/MTX GROUP ONE, LLC	2570 S Park Rd Pembroke Park, FL 33009	2570 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5436 **Date Next Inspection** 10/21/2021

Notes 1. No Business Tax Receipt. All business operations must cease until owner has obtained a Business Tax Receipt License.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/5/2020		Notice of Violation	Hand
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/30/2021	5/18/2021	Final Order	Certified Mail Hand
10/21/2021	11/17/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
10/21/2021		Affidavit of Non-Compliance	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 10/21/2021
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: 10/21/2021

Fines

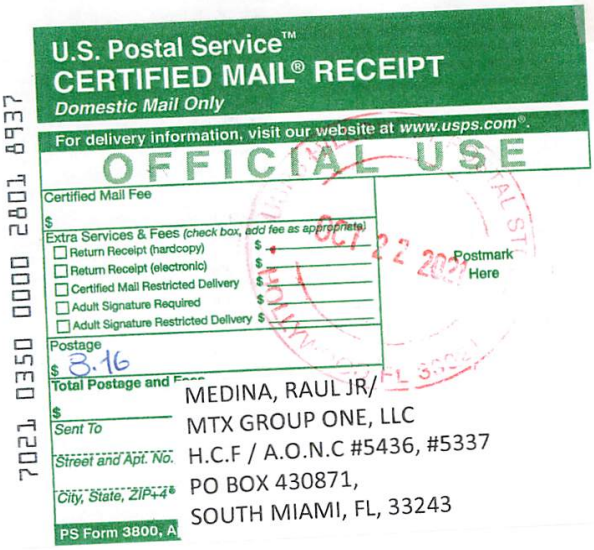
Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$6,100.00
Admin Fixed		Admin Fixed		$100.00

Case Overview

		Total Fines	**$6,200.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$6,200.00**



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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.16
Total Postage and Fees
$
Sent To
Street and Apt. No.
City, State, ZIP+4®
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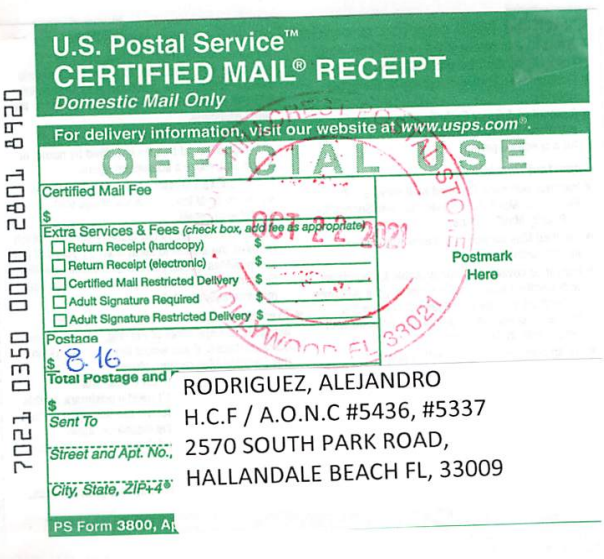
Postmark Here
OCT 22 2021
7021 0350 0000 2801 8937
MEDINA, RAUL JR/
MTX GROUP ONE, LLC
H.C.F / A.O.N.C #5436, #5337
PO BOX 430871,
SOUTH MIAMI, FL, 33243



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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
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☐ Adult Signature Restricted Delivery $
Postage
$ 8.16
Total Postage and Fees
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, A
Postmark Here
OCT 22 2021
7021 0350 0000 2801 8920
RODRIGUEZ, ALEJANDRO
H.C.F / A.O.N.C #5436, #5337
2570 SOUTH PARK ROAD,
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
$ 0.71

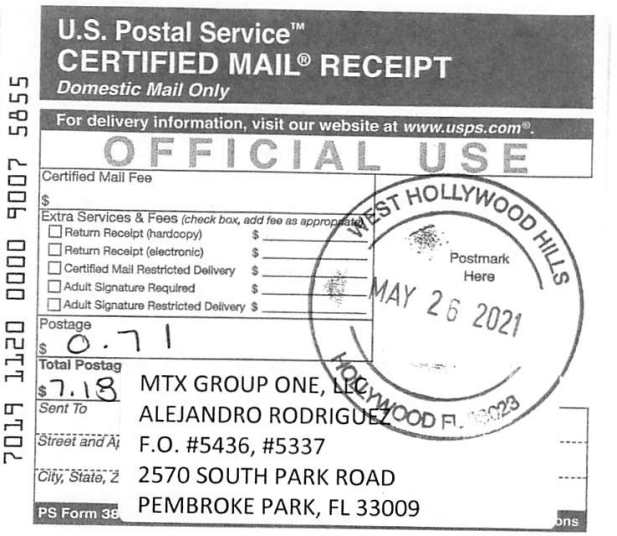
Total Postage a
$ 7.18

Sent To RAUL JR MEDINA
Street and Apt. F.O. # 5436, #5337
City, State, ZIP+ P.O. BOX 430871
SOUTH MIAMI, FL 33243

PS Form 3800

WEST HOLLYWOOD HILLS
Postmark Here
MAY 26 2021
HOLLYWOOD FL 33023

7019 1120 0000 9007 5862



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
$ 0.71

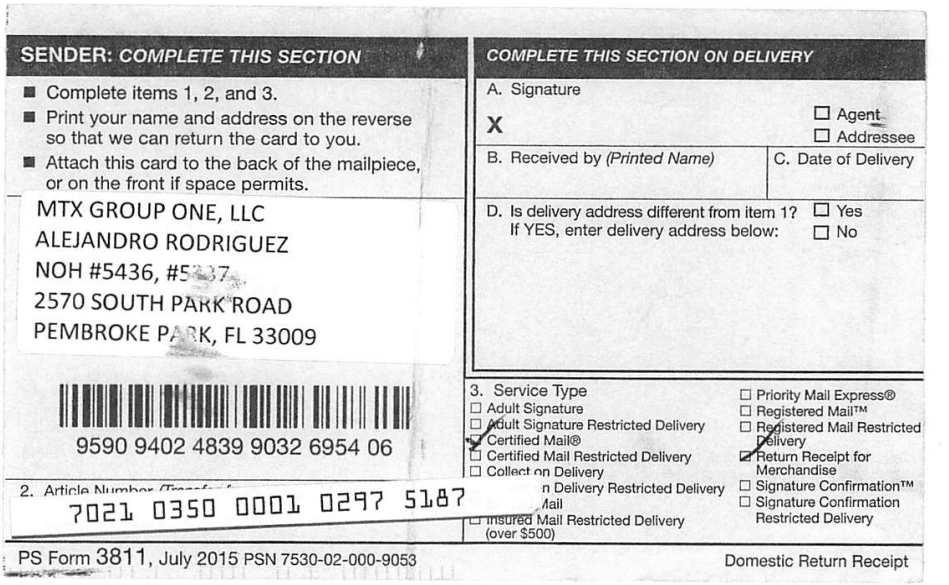
Total Postag
$ 7.18

Sent To MTX GROUP ONE, LLC
Street and Aj ALEJANDRO RODRIGUEZ
City, State, Z F.O. #5436, #5337
2570 SOUTH PARK ROAD
PEMBROKE PARK, FL 33009

PS Form 38

WEST HOLLYWOOD HILLS
Postmark Here
MAY 26 2021
HOLLYWOOD FL

7019 1120 0000 9007 5855



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.

MTX GROUP ONE, LLC
ALEJANDRO RODRIGUEZ
NOH #5436, #5337
2570 SOUTH PARK ROAD
PEMBROKE PARK, FL 33009

9590 9402 4839 9032 6954 06

2. Article Number (Transfer from service label)
7021 0350 0001 0297 5187

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
- ☐ 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:

MEDINA, RAUL JR/
MTX GROUP ONE, LLC
H.C.F / A.O.N.C #5436, #5337
2570 S PARK ROAD,
POEMBROKE PARK, FL, 33009

9590 9402 6379 0303 8533 31

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

7021 0350 0000 2801 8913

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:

RODRIGUEZ, ALEJANDRO
H.C.F / A.O.N.C #5436, #5337
2570 SOUTH PARK ROAD,
HALLANDALE BEACH FL, 33009

9590 9402 6379 0303 8533 48

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

7021 0350 0000 2801 8920

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2570 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0121
Property Owner	MEDINA, RAUL JR	Millage	0613
Mailing Address	PO BOX 430871 SOUTH MIAMI FL 33243	Use	48
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).

* 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	$173,800	$564,840	$738,640	$738,640	
2021	$173,800	$564,840	$738,640	$738,640	
2020	$173,800	$565,540	$739,340	$739,340	$15,956.30

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$738,640	$738,640	$738,640	$738,640
Portability	0	0	0	0
Assessed/SOH	$738,640	$738,640	$738,640	$738,640
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	$738,640	$738,640	$738,640	$738,640

Sales History

Date	Type	Price	Book/Page or CIN
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

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 Limited Liability Company
MTX GROUP ONE, LLC

Filing Information

Document Number	L20000224163
FEI/EIN Number	85-2598714
Date Filed	08/04/2020
Effective Date	11/15/2011
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/27/2020
Event Effective Date	NONE

Principal Address

2570 South Park Road
Hallandale Beach, FL 33009

Changed: 03/18/2021

Mailing Address

2570 South Park Road
Hallandale Beach, FL 33009

Changed: 03/18/2021

Registered Agent Name & Address

RODRIGUEZ, ALEJANDRO
2570 South Park Road
Hallandale Beach, FL 33009

Address Changed: 03/18/2021

Authorized Person(s) Detail

Name & Address

Title MGR

RODRIGUEZ CHAMIZO, ALEJANDRO
7349 NW 54 ST.
MIAMI, FL 33166

Title MGR

MATAMOROS, JORGE
7349 NW 54 ST.
MIAMI, FL 33166

Annual Reports

Report Year	Filed Date
2021	02/16/2021
2021	03/18/2021
2021	05/17/2021

Document Images

05/17/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
03/18/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/16/2021 -- ANNUAL REPORT	View image in PDF format
10/27/2020 -- LC Amendment	View image in PDF format
10/06/2020 -- LC Amendment	View image in PDF format
08/04/2020 -- Florida Limited Liability	View image in PDF format

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 Limited Liability Company
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2570 South Park Road
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Changed: 03/18/2021

Mailing Address

2570 South Park Road
Hallandale Beach, FL 33009

Changed: 03/18/2021

Registered Agent Name & Address

RODRIGUEZ, ALEJANDRO
2570 South Park Road
Hallandale Beach, FL 33009

Address Changed: 03/18/2021

Authorized Person(s) Detail

Name & Address

Title MGR

RODRIGUEZ CHAMIZO, ALEJANDRO
7349 NW 54 ST.
MIAMI, FL 33166

Title MGR

MATAMOROS, JORGE
7349 NW 54 ST.
MIAMI, FL 33166

Annual Reports

Report Year	Filed Date
2021	02/16/2021
2021	03/18/2021
2021	05/17/2021

Document Images

05/17/2021 – AMENDED ANNUAL REPORT	View image in PDF format
03/18/2021 – AMENDED ANNUAL REPORT	View image in PDF format
02/16/2021 – ANNUAL REPORT	View image in PDF format
10/27/2020 – LC Amendment	View image in PDF format
10/06/2020 – LC Amendment	View image in PDF format
08/04/2020 – Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MEDINA,RAUL JR/MTX
GROUP ONE, LLC

2570 S PARK RD, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
MEDINA,RAUL JR/MTX GROUP ONE, LLC 2570 S Park Rd Pembroke Park, FL 33009	5436	10/21/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
MEDINA,RAUL JR/MTX GROUP ONE, LLC 2570 S Park Rd Pembroke Park, FL 33009	514229000121	

Legal Description:	**AKA:**
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	2570 S PARK RD, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of November, 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.

MEDINA,RAUL JR/MTX
GROUP ONE, LLC

2570 S PARK RD, PEMBROKE PARK, FL
33009

Respondent(s)

Case #:

5436

On 10/21/2021 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:	MEDINA,RAUL JR/MTX GROUP ONE, LLC
Address:	2570 S Park Rd Pembroke Park, FL 33009
Folio:	514229000121
Site Address:	2570 S PARK RD, PEMBROKE PARK, FL 33009
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

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 10/21/2021
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: 10/21/2021

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/21/2021

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.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MEDINA LAND HOLDINGS 12 LLC CASE NO. 5436
MTX GROUP ONE, LLC
Respondent(s)

AFFIDAVIT OF SERVICE

TO BE SERVED: MEDINA LAND HOLDINGS 12 LLC / MTX GROUP ONE, LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2570 S PARK ROAD, PEMBROKE PARK FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MEDINA LAND HOLDINGS 12 LLC / MTX GROUP ONE, LLC AT 11:51 A.M. ON THE 4 DAY OF NOVEMBER 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

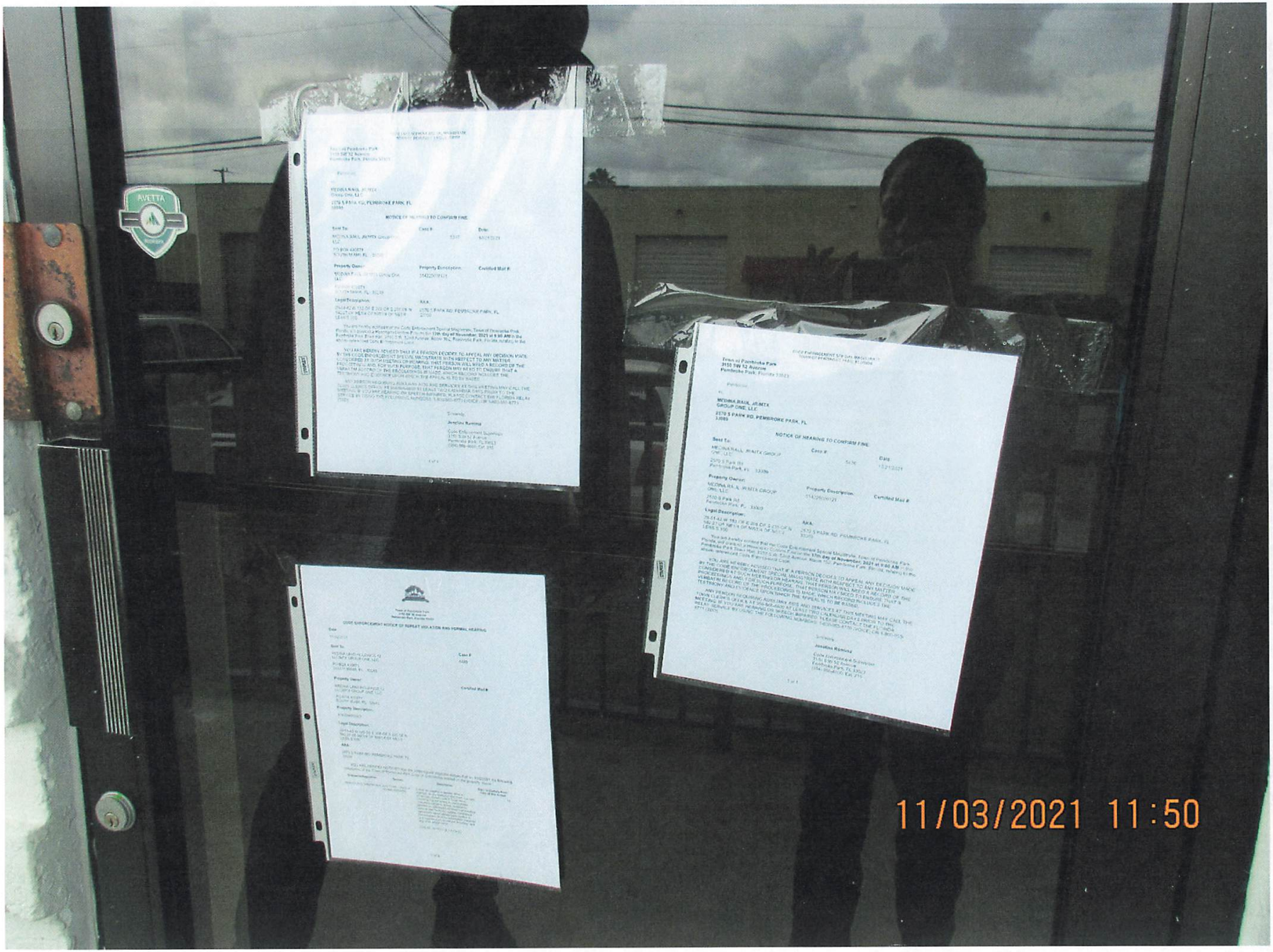
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 5th day of 11, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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.

2570
11/03/2021 11:51


NOTICE OF HEARING TO CONFIRM FINE
11/03/2021 11:50

Town of Pembroke Park

INVOICE

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

DATE: November 4, 2021
INVOICE # 320
FOR:

Case # 5436

MEDINA LAND HOLDINGS 12 LLC
2570 S PARK ROAD,
PEMBROKE PARK, FL, 33009

Bill To:
MEDINA LAND HOLDINGS 12 LLC
PO BOX 430871, SOUTH
MIAMI, FL, 33243

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 15-17; 15-24		
	Final Order on 05/18/2021		
1	Admin Fee	$ 100.00	$ 100.00
122	Day(s) of Per Diem from (07/18/21-11/17/21)	$ 50.00	$ 6,100.00
		Balance	$ 6,200.00

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

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. RAUL MEDINA JR MTX GROUP ONE , LLC Respondent(s)	)	Case No.: 5436

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2570 S Park Rd, Pembroke Park, Fl 33009

PROPERTY OWNER: Raul Medina Jr., P.O. Box 430871, South Miami, FL 33243

FOLIO NO.: 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

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) 15-17; 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) 15-17; 15-24 **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

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

Case 5337 & 5436

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 25 day of May, 2021.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
HALLANDALE LAND TRUST LLC	7735 NW 146 ST STE 306 MIAMI LAKES, FL 33016	3195 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 4768 **Date Next Inspection** 11/17/2021

Notes Property maintenance - overgrown vegetation on vacant lot. Property owner will need to maintain lot by cutting grass, trim all trees including trees hanging over fence, and removing all trash/debris from property.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/5/2019		Notice of Violation	Regular Mail
3/6/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Hand
7/1/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Hand
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/28/2021	4/13/2021	Final Order	Certified Mail
11/2/2021	11/17/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
11/2/2021	11/17/2021	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 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 11/17/2021
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: 11/17/2021
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 11/17/2021

Case Overview

HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	Not in Compliance - Reinspection Date: 11/17/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		~~$7,800.00~~
Admin Fixed		Admin Fixed		$100.00
			Total Fines	~~**$7,900.00**~~

Payments

Date	Payment Type Name	Amount
5/12/2021	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	~~**$7,800.00**~~

4,050.00

7021 0350 0000 2801 9330

U.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

PS Form 3800, A

UNIVERSITY POSTAL RETAIL STORE 33024 USPS
NOV - 2 2021
Postmark Here

CENTENNIAL MANAGEMENT CORP.
H.C.F #4768
7735 NW 146TH STREET, STE 306,
MIAMI LAKES, FL, 33016

7021 0350 0000 2801 9323

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and
$

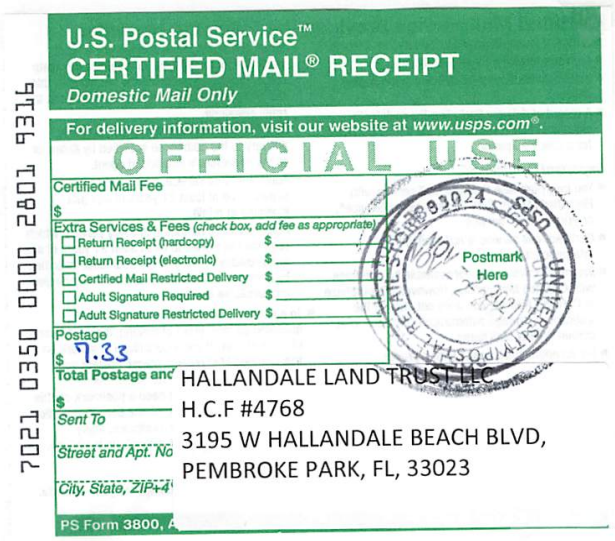
Sent To
Street and Apt. No.
City, State, ZIP+4®

PS Form 3800, A

UNIVERSITY POSTAL RETAIL STORE 33024 USPS
NOV - 2 2021
Postmark Here

HALLANDALE LAND TRUST LLC
H.C.F #4768
7735 NW 146 ST, STE 306,
MIAMI LAKES, FL, 33016

7021 0350 0000 2801 9316



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Certified Mail Fee
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and
$

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

PS Form 3800, A

UNIVERSITY POSTAL RETAIL STORE 33024 USPS
NOV - 2 2021
Postmark Here

HALLANDALE LAND TRUST LLC
H.C.F #4768
3195 W HALLANDALE BEACH BLVD,
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:

CENTENNIAL MANAGEMENT CORP.
H.C.F #4768
7735 NW 146TH STREET, STE 306,
MIAMI LAKES, FL, 33016

9590 9402 6379 0303 8529 07

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

7021 0350 0000 2801 9330

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:

HALLANDALE LAND TRUST LLC
H.C.F #4768
7735 NW 146 ST, STE 306,
MIAMI LAKES, FL, 33016

9590 9402 6379 0303 8537 20

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

7021 0350 0000 2801 9323

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

Detail by Entity Name

Florida Limited Liability Company
HALLANDALE LAND TRUST LLC

Filing Information

Document Number	L20000110899
FEI/EIN Number	APPLIED FOR
Date Filed	04/23/2020
Effective Date	04/23/2020
State	FL
Status	ACTIVE

Principal Address

7735 NW 146TH STREET
STE 306
MIAMI LAKES, FL 33016

Mailing Address

7735 NW 146TH STREET
STE 306
MIAMI LAKES, FL 33016

Registered Agent Name & Address

CENTENNIAL MANAGEMENT CORP.
7735 NW 146TH STREET
STE 306
MIAMI LAKES, FL 33016

Authorized Person(s) Detail

Name & Address

Title MGR

SWEZY, LEWIS
7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Title AMBR

SWEZY, LEWIS
7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Annual Reports

Report Year	Filed Date
2021	04/28/2021

Document Images

04/28/2021 -- ANNUAL REPORT	View image in PDF format
04/23/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3195 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	HALLANDALE LAND TRUST LLC
Mailing Address	7735 NW 146 ST STE 306 MIAMI LAKES FL 33016

ID #	5142 20 17 0073
Millage	0613
Use	10

Abbr Legal Description	SENECA PLAT 165-9 B POR OF PAR B DESC AS BEG SE COR PAR B,W 196.72,NW 51.42,W 255 S 12,SW 3.82,NW 51.42,W 115, W 130,N 333.88,E 806.70,S 346.34 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	$4,065,500		$4,065,500	$4,065,500	
2021	$4,065,500		$4,065,500	$4,065,500	$87,426.96
2020	$4,065,500		$4,065,500	$4,065,500	$87,740.80

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,065,500	$4,065,500	$4,065,500	$4,065,500
Portability	0	0	0	0
Assessed/SOH	$4,065,500	$4,065,500	$4,065,500	$4,065,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,065,500	$4,065,500	$4,065,500	$4,065,500

Sales History

Date	Type	Price	Book/Page or CIN
5/21/2020	TD-D	$4,054,500	116520981
10/30/2014	QCD-T	$100	112705254
10/29/2013	SWD-Q	$5,075,000	111926708
4/29/2005	SW*	$4,480,000	39550 / 825

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$15.00	271,033	SF
Adj. Bldg. S.F.		

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.)

)

HALLANDALE LAND TRUST LLC CASE NO. 4768

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HALLANDALE LAND TRUST LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE AND CONFIRM FINE

ADDRESS: 3195 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HALLANDALE LAND TRUST LLC AT 12:13 A.M. ON THE 4 DAY OF NOVEMBER 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

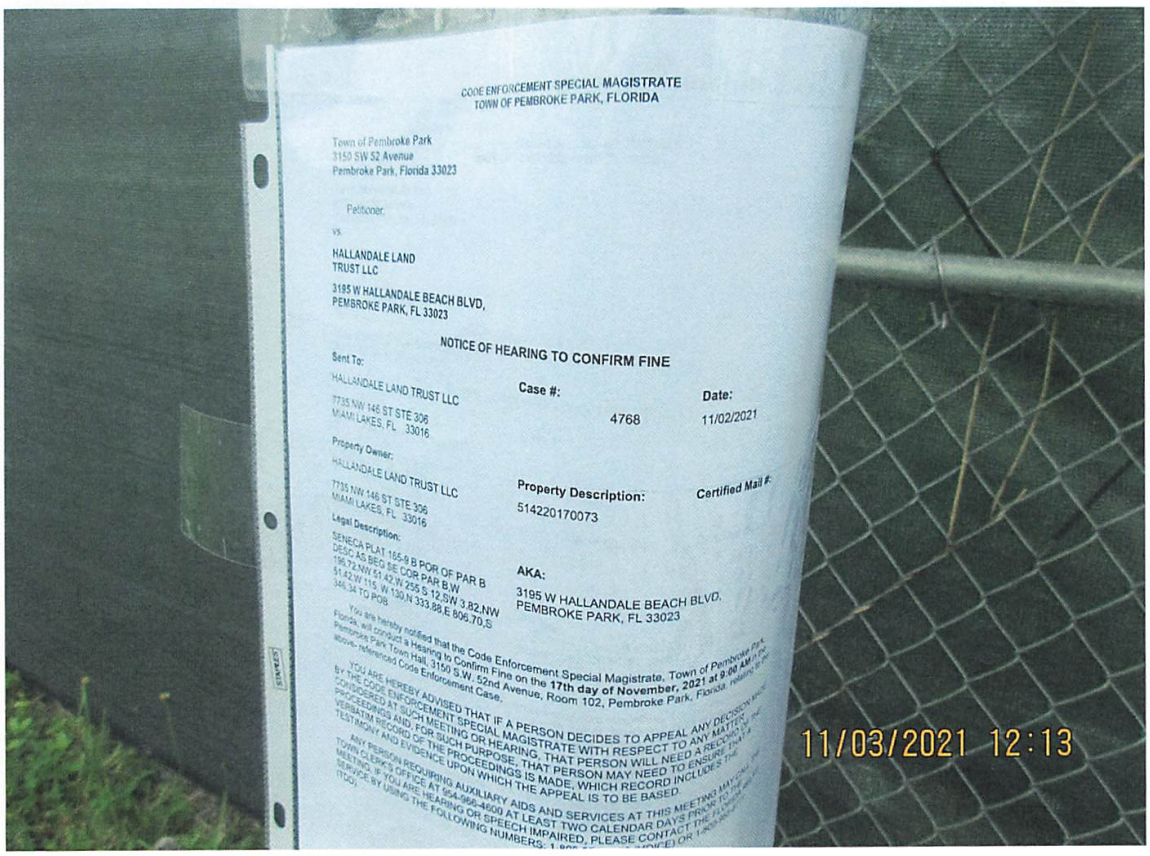
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 5 day of NOV, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

11/03/2021 12:13


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
HALLANDALE LAND
TRUST LLC
3195 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
HALLANDALE LAND TRUST LLC
7735 NW 146 ST STE 306
MIAMI LAKES, FL 33016
Property Owner:
HALLANDALE LAND TRUST LLC
7735 NW 146 ST STE 306
MIAMI LAKES, FL 33016
Legal Description:
SENECA PLAT 165-9 B POR OF PAR B
DESC AS BEG SE COR PAR B,W
196.72,NW 51.42,W 255.5,S 12.5,W 3.82,NW
51.42,W 115,W 130,N 333.88,E 806.70,S
346.34 TO POB
Case #:
4768
Date:
11/02/2021
Property Description:
514220170073
Certified Mail #:
AKA:
3195 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 17th day of November, 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 CONTACT THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS:
11/03/2021 12:13

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HALLANDALE LAND
TRUST LLC

3195 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
HALLANDALE LAND TRUST LLC 7735 NW 146 ST STE 306 MIAMI LAKES, FL 33016	4768	11/02/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
HALLANDALE LAND TRUST LLC 7735 NW 146 ST STE 306 MIAMI LAKES, FL 33016	514220170073	

Legal Description:	**AKA:**
SENECA PLAT 165-9 B POR OF PAR B DESC AS BEG SE COR PAR B,W 196.72,NW 51.42,W 255 S 12,SW 3.82,NW 51.42,W 115, W 130,N 333.88,E 806.70,S 346.34 TO POB	3195 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of November, 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.

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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

Property maintenance - overgrown vegetation on vacant lot. Property owner will need to maintain lot by cutting grass, trim all trees including trees hanging over fence,
and removing all trash/debris from property.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HALLANDALE LAND TRUST LLC

3195 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
HALLANDALE LAND TRUST LLC 7735 NW 146 ST STE 306 MIAMI LAKES, FL 33016	4768	11/02/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
HALLANDALE LAND TRUST LLC 7735 NW 146 ST STE 306 MIAMI LAKES, FL 33016	514220170073	

Legal Description:	**AKA:**
SENECA PLAT 165-9 B POR OF PAR B DESC AS BEG SE COR PAR B,W 196.72,NW 51.42,W 255 S 12,SW 3.82,NW 51.42,W 115, W 130,N 333.88,E 806.70,S 346.34 TO POB	3195 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 **17th day of November, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

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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. EAST COAST INVEST LLC/ HALLANDALE LAND TRUST LLC. Respondent(s)	Case No.: 4768

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: 3195 W. HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: HALLANDALE LAND TRUST LLC, 7735 NW 146 ST STE 306, MIAMI LAKES, FL 33016

FOLIO NO.: 514220170073

LEGAL DESCRIPTION: SENECA PLAT 165-9 B POR OF PAR B DESC AS BEG SE COR PAR B,W 196.72,NW 51.42,W 255 S 12,SW 3.82,NW 51.42,W 115, W 130,N 333.88,E 806.70,S 346.34 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) 5-103(i); 5-103(h); 12-41; 12-46. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(i); 5-103(h); 12-41; 12-46 **WITHIN ~~THIRTY~~ (60) 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.

Town of Pembroke Park

INVOICE

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

DATE: November 16, 2021
INVOICE # 320
FOR:

Case # 4768

HALLANDALE LAND TRUST LLC
3195 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

Bill To:

HALLANDALE LAND TRUST LLC
7735 NW 146 ST STE 306,
MIAMI LAKES, FL, 33016

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-103(h)(i); 12-41; 12-46		
	Final Order on 04/13/2021		
1	Admin Fee	$ 100.00	$ 100.00
79	Day(s) of Per Diem from (06/13/21-08/31/21)	$ 50.00	$ 3,950.00
	Check Payment #3585	$ (100.00)	$ (100.00)
	Rec to abate 90% of the fine		
		Balance	$ 3,950.00

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!

08/31/2021 14:54

SENECA
08/31/2021 14:54

08/31/2021 14:55

08/31/2021 14:54

08/31/2021 14:55

08/31/2021 14:56

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Richard Grammig
7735 NW 146th Street
Miami Lakes, FL 33016

Site Address:

3195 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Date 5/12/2021 5:48:29 PM
Invoice # 22778
For Code Enforcement Case# 4768

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
Total		**$100.00**

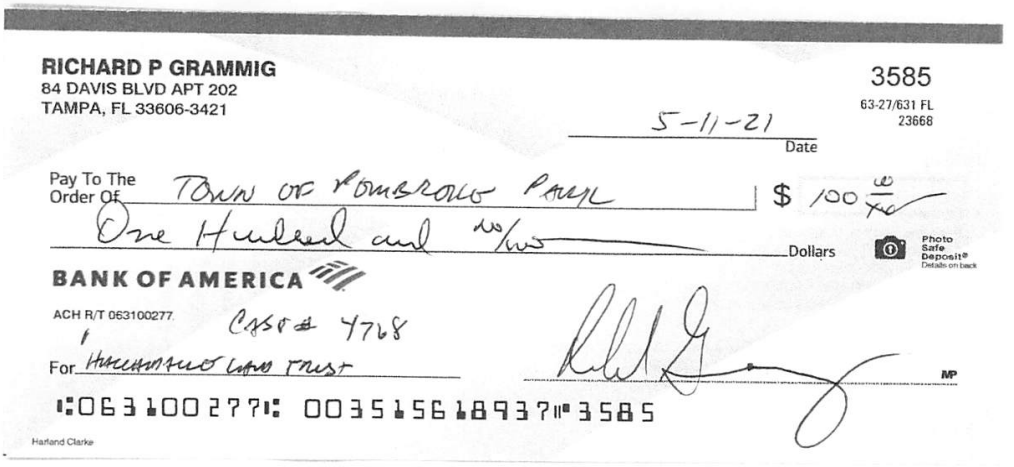
Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	6/13/2021		$50.00	0	$0.00
Admin Fixed	5/12/2021		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
5/12/2021	Credit	$100.00
Total		$100.00

Balance **$0.00**



RICHARD P GRAMMIG
84 DAVIS BLVD APT 202
TAMPA, FL 33606-3421

3585
63-27/631 FL
23668

5-11-21
Date

Pay To The Order Of TOWN OF POMPANO PARK $ 100 00/100

One Hundred and 00/100 Dollars

Photo Safe Deposit® Details on back

BANK OF AMERICA

ACH R/T 063100277

Case # 4768

For HURRICANE LOAN TRUST

MP

⑆063100277⑆ 003515618937⑈3585

Harland Clarke

Case Overview

Property/Incident Information

Owner	Address	Site Address
YESYM 5401 LLC	19355 TURNBERRY WAY #27E AVENTURA, FL 33181	5401 SW 25 CT, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6189 **Date Next Inspection** 11/17/2021

Notes
1. Trash & debris on property. Remove trash and maintain property clean periodically.
2. Overgrown vegetation on back end of property. Remove vines, trim weeds, trim hedges, trim trees and remove dead vegetation.
3. Broken concrete piece from dock station. Repair with plans, permit and inspections.
4. Prohibited outdoor storage (junk, loose items, miscellaneous items). Remove items.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/27/2021		Notice of Violation	Certified Mail
8/27/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/17/2021	9/15/2021	Final Order	Certified Mail
11/1/2021	11/17/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 11/17/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 11/17/2021
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: 11/17/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 11/17/2021
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	Not in Compliance - Reinspection Date: 11/17/2021

Fines

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

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$11,600.00**

7021 0350 0000 2801 9262

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

Postage
$ 7.33

Total Postage and Fees
$

NOV - 1 2021

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Sent To YESYM 5401 LLC
H.E.T #6189

Street and Apt. No., 5401 SW 25 CT,

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

PS Form 3800, Ap

7021 0350 0000 2801 9255

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Total Postage and Fees
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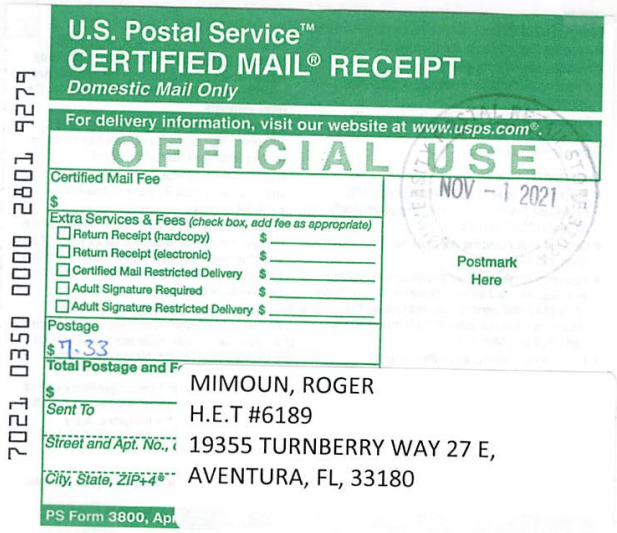
H.E.T #6189

Street and Apt. No. 19355 TURNBERRY WAY #27E,

City, State, ZIP+4® AVENTURA, FL, 33181

PS Form 3800, A



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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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Sent To MIMOUN, ROGER
H.E.T #6189

Street and Apt. No., 19355 TURNBERRY WAY 27 E,

City, State, ZIP+4® AVENTURA, FL, 33180

PS Form 3800, Ap

7021 0350 0001 0297 8379

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

AUG 2021 Postmark Here

Postage
$

Total Postage and F
$ 7.53

Sent To YESYM 5401 LLC
N.O.V. & N.O.H. #6189

Street and Apt. No., 5401 SW 25 CT,

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

PS Form 3800, Ap

7021 0350 0001 0297 8362

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

AUG 2021 Postmark Here

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Total Postage and F
$ 7.53

Sent To YESYM 5401 LLC / Roger Mimoun
N.O.V. & N.O.H. #6189

Street and Apt. No., 19355 TURNBERRY WAY #27E,

City, State, ZIP+4® AVENTURA, FL, 33181

PS Form 3800, Apri

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:

YESYM 5401 LLC / Roger Mimoun
N.O.V. & N.O.H. #6189
19355 TURNBERRY WAY #27E,
AVENTURA, FL, 33181

9590 9402 6610 1028 6990 17

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 8362

PS Form 3811, July 2020 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
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

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Postage
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Total Postage and Fees
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Sent To YESYM 5401 LLC
ROGER MIMOUN

Street and Apt. No., F.O. #6189

City, State, ZIP+4® 19355 TURNBERRY WAY #27E,

PS Form 3800, Ap AVENTURA, FL, 33181

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

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Sent To YESYM 5401 LLC
F.O. #6189

Street and Apt. No. 5401 SW 25 CT,

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

PS Form 3800, A

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5401 SW 25 COURT, PEMBROKE PARK FL 33023	ID #	5142 30 10 0770
Property Owner	YESYM 5401 LLC	Millage	0613
Mailing Address	19355 TURNBERRY WAY #27E AVENTURA FL 33181	Use	48
Abbr Legal Description	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 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	$91,040	$347,400	$438,440	$438,440	
2021	$91,040	$347,400	$438,440	$438,440	$9,428.48
2020	$91,040	$338,210	$429,250	$429,250	$9,264.01

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$438,440	$438,440	$438,440	$438,440
Portability	0	0	0	0
Assessed/SOH	$438,440	$438,440	$438,440	$438,440
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	$438,440	$438,440	$438,440	$438,440

Sales History

Date	Type	Price	Book/Page or CIN
11/22/2017	WD-Q	$420,000	114740431
12/16/2016	WD-D	$100,000	114165586
8/10/2011	WD-Q	$150,000	48116 / 1904
5/11/2011	DR*-T		47942 / 90
11/4/2006	QC*	$100	43395 / 1471

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	13,006	SF
Adj. Bldg. S.F. (Card, Sketch)		4302
Eff./Act. Year Built: 1961/1960		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Florida Limited Liability Company
YESYM 5401, LLC

Filing Information

Document Number	L17000234172
FEI/EIN Number	82-3420392
Date Filed	11/13/2017
Effective Date	11/14/2017
State	FL
Status	ACTIVE

Principal Address

19355 TURNBERRY WAY
27E
AVENTURA, FL 33180

Mailing Address

PO Box 2914
Hallandale, FL 33008

Changed: 02/22/2018

Registered Agent Name & Address

MIMOUN, ROGER
19355 TURNBERRY WAY
27E
AVENTURA, FL 33180

Address Changed: 02/22/2018

Authorized Person(s) Detail

Name & Address

Title MGR

Mimoun, Roger
PO Box 2914
Hallandale, FL 33008

Annual Reports

Report Year	Filed Date

2019	02/19/2019
2020	01/22/2020
2021	02/01/2021

Document Images

02/01/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/19/2019 -- ANNUAL REPORT	View image in PDF format
02/22/2018 -- ANNUAL REPORT	View image in PDF format
11/13/2017 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

YESYM 5401 LLC CASE NO. 6189

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: YESYM 5401 LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 5401 SW 25 COURT, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YESYM 5401 LLC AT 11:53 A.M. ON THE 4 DAY OF NOVEMBER 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.

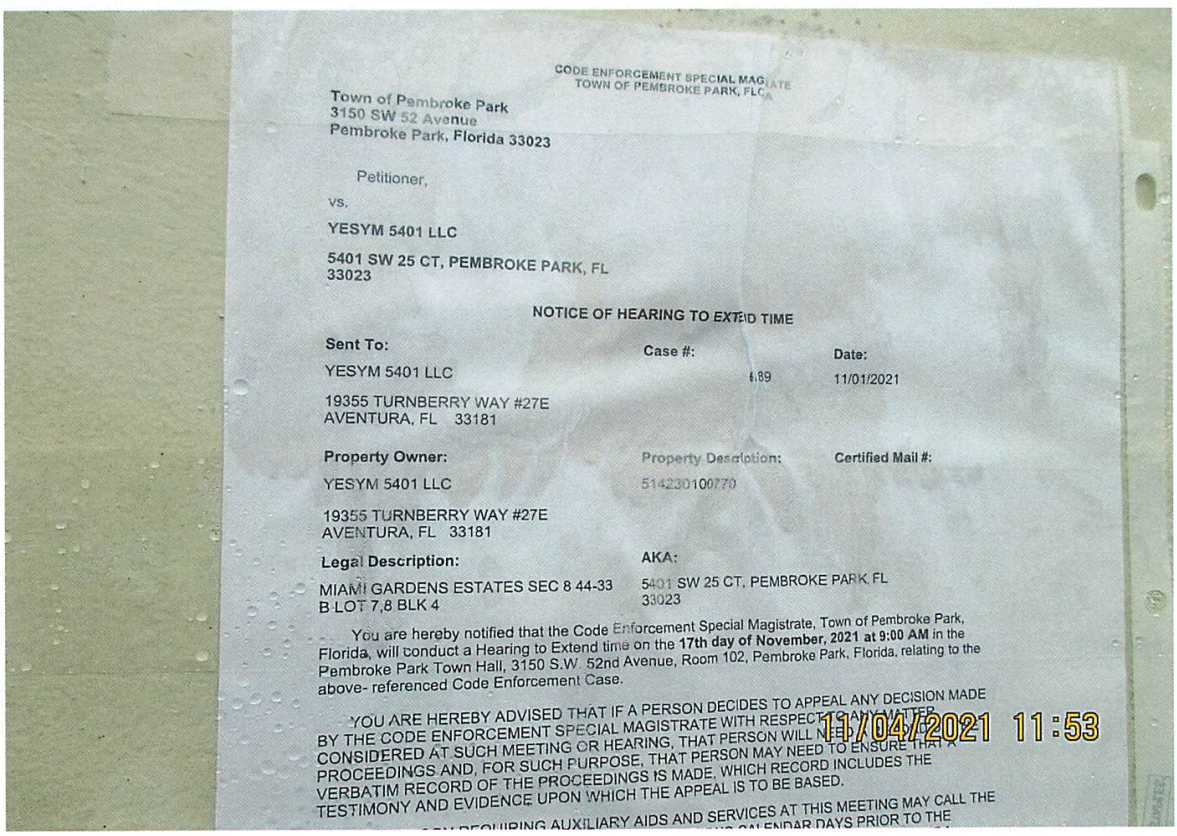
AFFIANT

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 Joseline Ramirez 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 SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

YESYM 5401 LLC

5401 SW 25 CT, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
YESYM 5401 LLC 19355 TURNBERRY WAY #27E AVENTURA, FL 33181	6.89	11/01/2021

Property Owner:	Property Description:	Certified Mail #:
YESYM 5401 LLC 19355 TURNBERRY WAY #27E AVENTURA, FL 33181	514230100770	

Legal Description:	AKA:
MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4	5401 SW 25 CT, 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 **17th day of November, 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.

11/04/2021 11:53

IRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE
CALENDAR DAYS PRIOR TO THE

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

YESYM 5401 LLC

5401 SW 25 CT, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
YESYM 5401 LLC	6189	11/01/2021
19355 TURNBERRY WAY #27E AVENTURA, FL 33181		

Property Owner:	**Property Description:**	**Certified Mail #:**
YESYM 5401 LLC	514230100770	
19355 TURNBERRY WAY #27E AVENTURA, FL 33181		

Legal Description:	**AKA:**
MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4	5401 SW 25 CT, 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 **17th day of November, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. YESYM 5401 LLC Respondent(s)	)	Case No.: 6189

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

PROPERTY OWNER: YESYM 5401 LLC, 19355 TURNBERRY WAY #27E, AVENTURA, FL 33181

FOLIO NO.: 5142 30 10 0770

LEGAL DESCRIPTION: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 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) 5-103(a); 5-103(h)(i); 5-105; 5-104; 5-17; 12-48; 27-33. 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); 5-103(h)(i); 5-105; 5-104; 5-17; 12-48; 27-33 **WITHIN 10 DAYS OF THE DATE OF THE FORMAL HEARING** held 15th day of September 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 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 15th day of September 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17th day of September, 2021.

Nazly Cardona GA

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.)

)

YESYM 5401 LLC CASE NO. 6189

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: YESYM 5401 LLC
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YESYM 5401 LLC AT 12:14 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.

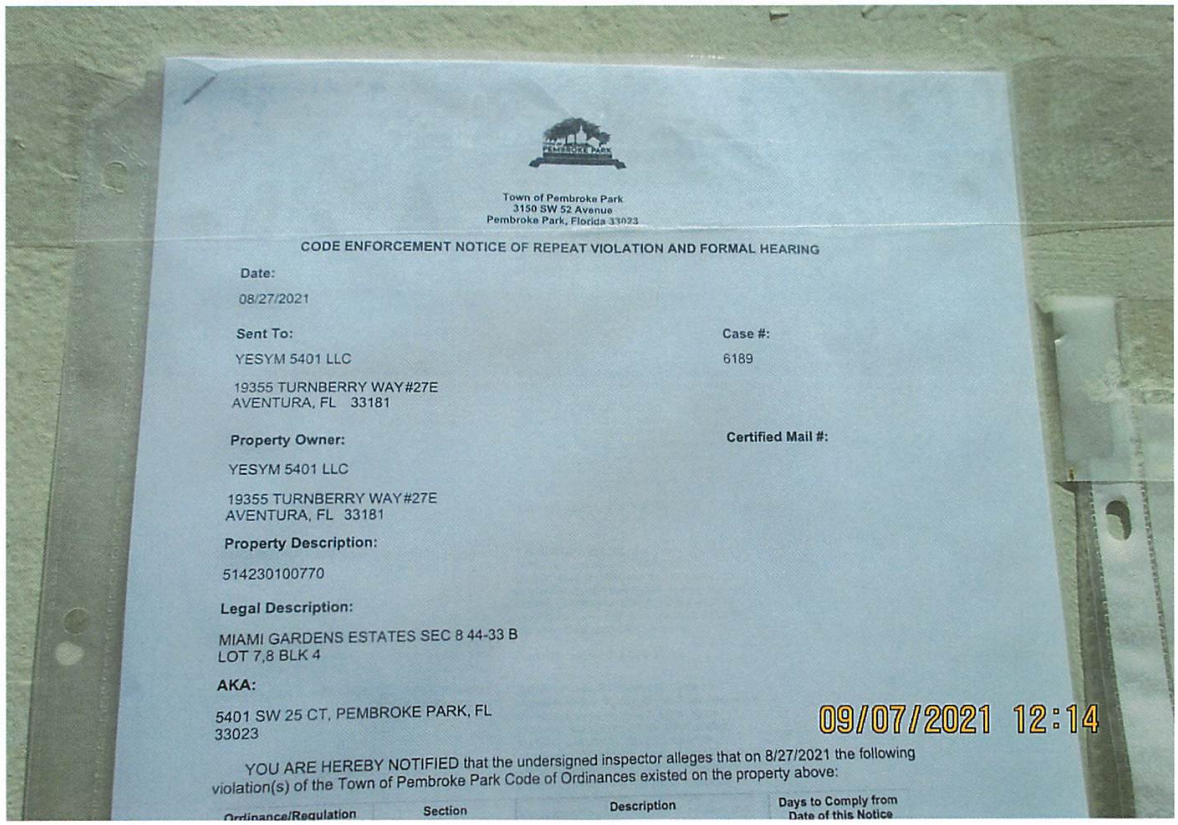
AFFIANT

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.



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:
08/27/2021

Sent To:
YESYM 5401 LLC

19355 TURNBERRY WAY#27E
AVENTURA, FL 33181

Case #:
6189

Property Owner:
YESYM 5401 LLC

19355 TURNBERRY WAY#27E
AVENTURA, FL 33181

Certified Mail #:

Property Description:
514230100770

Legal Description:
MIAMI GARDENS ESTATES SEC 8 44-33 B
LOT 7,8 BLK 4

AKA:
5401 SW 25 CT, PEMBROKE PARK, FL
33023

09/07/2021 12:14

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

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

08/27/2021

Sent To:

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Property Owner:

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Legal Description:

MIAMI GARDENS ESTATES SEC 8 44-33 B
LOT 7,8 BLK 4

AKA:

5401 SW 25 CT, PEMBROKE PARK, FL
33023

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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(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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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. 5-104. - 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)	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15
HEALTH AND SANITATION	Sec. 12-48. - 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)	19
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

Joseline Ramirez
Chief Code Enforcement Officer

1. Trash & debris on property. Remove trash and maintain property clean periodically.
2. Overgrown vegetation on back end of property. Remove vines, trim weeds, trim hedges, trim trees and remove dead vegetation.
3. Broken concrete piece from dock station. Repair with plans, permit and inspections.
4. Prohibited outdoor storage (junk, loose items, miscellaneous items). Remove items.

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

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

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

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

8/27/2021

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
YESYM 5401 LLC 19355 TURNBERRY WAY#27E AVENTURA, FL 33181	6189	08/27/2021

Property Owner:	Property Description:	Certified Mail #:
YESYM 5401 LLC 19355 TURNBERRY WAY#27E AVENTURA, FL 33181	514230100770	

Legal Description:	AKA:
MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4	5401 SW 25 CT, PEMBROKE PARK, FL 33023

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.	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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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
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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

Notes/Means of Correction:

1. Trash & debris on property. Remove trash and maintain property clean periodically.
2. Overgrown vegetation on back end of property. Remove vines, trim weeds, trim hedges, trim trees and remove dead vegetation.
3. Broken concrete piece from dock station. Repair with plans, permit and inspections.
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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.

09/27/2021 22:00

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5401
09/27/2021 22:03

10/05/2021 22:03

10/05/2021 22:03

10/05/2021 22:04

10/05/2021 22:04

09/07/2021 12:13

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5401
09/07/2021 12:13

5401
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09/07/2021 12:17

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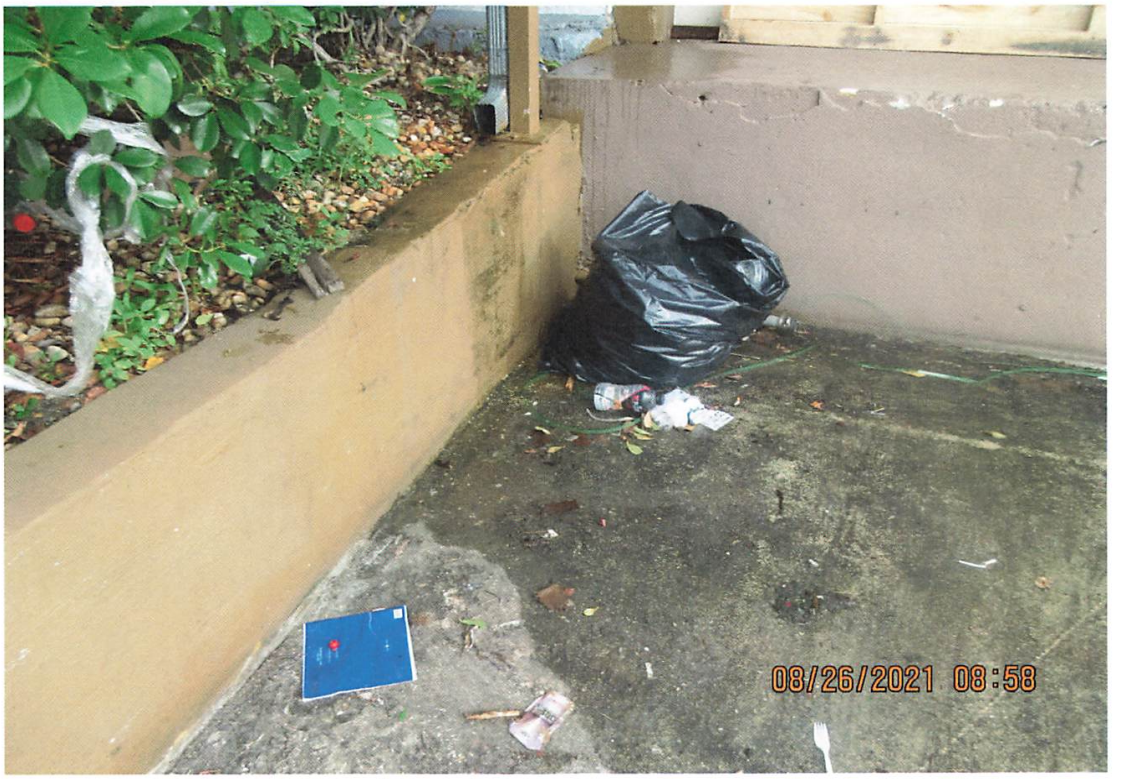
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Case Overview

Property/Incident Information

Owner	Address	Site Address
HALLANDALE LAND TRUST LLC	7735 NW 146 ST STE 306 MIAMI LAKES, FL 33016	3195 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 4768 **Date Next Inspection** 11/17/2021

Notes Property maintenance - overgrown vegetation on vacant lot. Property owner will need to maintain lot by cutting grass, trim all trees including trees hanging over fence, and removing all trash/debris from property.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/5/2019		Notice of Violation	Regular Mail
3/6/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Hand
7/1/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Hand
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/28/2021	4/13/2021	Final Order	Certified Mail
11/2/2021	11/17/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
11/2/2021	11/17/2021	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 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 11/17/2021
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: 11/17/2021
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 11/17/2021

Case Overview

HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	Not in Compliance - Reinspection Date: 11/17/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		~~$7,800.00~~
Admin Fixed		Admin Fixed		$100.00
			Total Fines	~~**$7,900.00**~~

Payments

Date	Payment Type Name	Amount
5/12/2021	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	~~**$7,800.00**~~

4,050.00

7021 0350 0000 2801 9330

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
$ 7.83

Total Postage and Fees
$

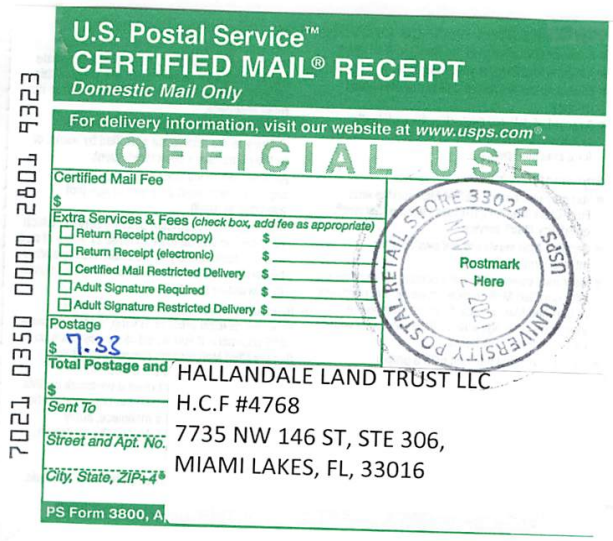
Sent To — CENTENNIAL MANAGEMENT CORP.

Street and Apt. No — H.C.F #4768

City, State, ZIP+4 — 7735 NW 146TH STREET, STE 306, MIAMI LAKES, FL, 33016

PS Form 3800, A

Postmark Here
NOV - 2 2021
USPS RETAIL STORE 33024 UNIVERSITY POSTAL



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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and
$

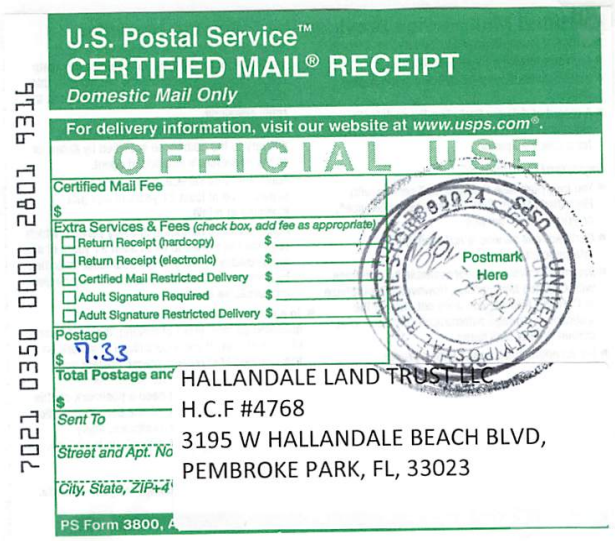
Sent To — HALLANDALE LAND TRUST LLC

Street and Apt. No. — H.C.F #4768

City, State, ZIP+4 — 7735 NW 146 ST, STE 306, MIAMI LAKES, FL, 33016

PS Form 3800, A

Postmark Here
NOV - 2 2021
USPS RETAIL STORE 33024 UNIVERSITY POSTAL



7021 0350 0000 2801 9316

U.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 — HALLANDALE LAND TRUST LLC

Street and Apt. No — H.C.F #4768

City, State, ZIP+4 — 3195 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

PS Form 3800, A

Postmark Here
NOV - 2 2021
USPS RETAIL STORE 33024 UNIVERSITY POSTAL

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:

CENTENNIAL MANAGEMENT CORP.
H.C.F #4768
7735 NW 146TH STREET, STE 306,
MIAMI LAKES, FL, 33016

9590 9402 6379 0303 8529 07

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

7021 0350 0000 2801 9330

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:

HALLANDALE LAND TRUST LLC
H.C.F #4768
7735 NW 146 ST, STE 306,
MIAMI LAKES, FL, 33016

9590 9402 6379 0303 8537 20

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

7021 0350 0000 2801 9323

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®
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- ☐ 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

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

Detail by Entity Name

Florida Limited Liability Company
HALLANDALE LAND TRUST LLC

Filing Information

Document Number	L20000110899
FEI/EIN Number	APPLIED FOR
Date Filed	04/23/2020
Effective Date	04/23/2020
State	FL
Status	ACTIVE

Principal Address

7735 NW 146TH STREET
STE 306
MIAMI LAKES, FL 33016

Mailing Address

7735 NW 146TH STREET
STE 306
MIAMI LAKES, FL 33016

Registered Agent Name & Address

CENTENNIAL MANAGEMENT CORP.
7735 NW 146TH STREET
STE 306
MIAMI LAKES, FL 33016

Authorized Person(s) Detail

Name & Address

Title MGR

SWEZY, LEWIS
7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Title AMBR

SWEZY, LEWIS
7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Annual Reports

Report Year	Filed Date
2021	04/28/2021

Document Images

04/28/2021 -- ANNUAL REPORT	View image in PDF format
04/23/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3195 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	HALLANDALE LAND TRUST LLC
Mailing Address	7735 NW 146 ST STE 306 MIAMI LAKES FL 33016

ID #	5142 20 17 0073
Millage	0613
Use	10

Abbr Legal Description	SENECA PLAT 165-9 B POR OF PAR B DESC AS BEG SE COR PAR B,W 196.72,NW 51.42,W 255 S 12,SW 3.82,NW 51.42,W 115, W 130,N 333.88,E 806.70,S 346.34 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	$4,065,500		$4,065,500	$4,065,500	
2021	$4,065,500		$4,065,500	$4,065,500	$87,426.96
2020	$4,065,500		$4,065,500	$4,065,500	$87,740.80

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,065,500	$4,065,500	$4,065,500	$4,065,500
Portability	0	0	0	0
Assessed/SOH	$4,065,500	$4,065,500	$4,065,500	$4,065,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,065,500	$4,065,500	$4,065,500	$4,065,500

Sales History

Date	Type	Price	Book/Page or CIN
5/21/2020	TD-D	$4,054,500	116520981
10/30/2014	QCD-T	$100	112705254
10/29/2013	SWD-Q	$5,075,000	111926708
4/29/2005	SW*	$4,480,000	39550 / 825

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$15.00	271,033	SF
Adj. Bldg. S.F.		

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.)

)

HALLANDALE LAND TRUST LLC CASE NO. 4768

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HALLANDALE LAND TRUST LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE AND CONFIRM FINE

ADDRESS: 3195 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HALLANDALE LAND TRUST LLC AT 12:13 A.M. ON THE 4 DAY OF NOVEMBER 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

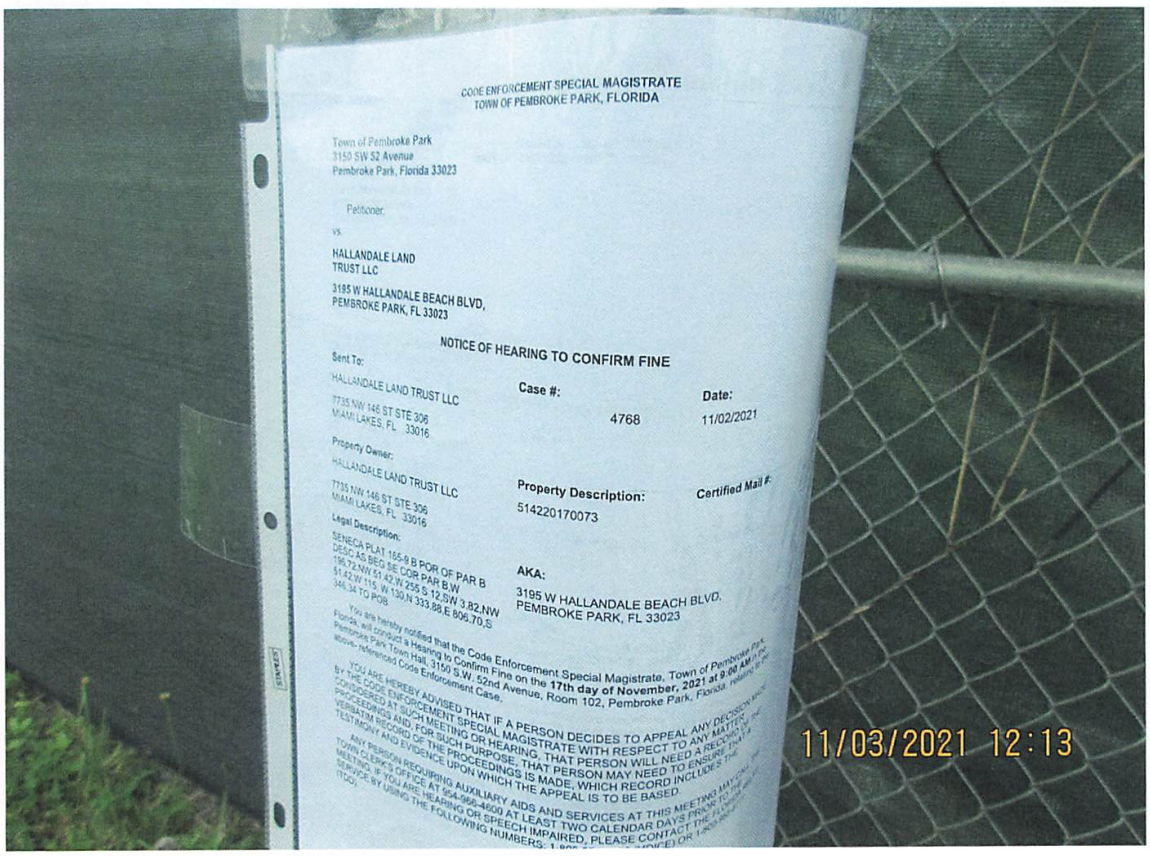
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 5 day of NOV, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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

11/03/2021 12:13


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
HALLANDALE LAND
TRUST LLC
3195 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
HALLANDALE LAND TRUST LLC
7735 NW 146 ST STE 306
MIAMI LAKES, FL 33016
Property Owner:
HALLANDALE LAND TRUST LLC
7735 NW 146 ST STE 306
MIAMI LAKES, FL 33016
Legal Description:
SENECA PLAT 165-9 B POR OF PAR B
DESC AS BEG SE COR PAR B,W
196.72,NW 51.42,W 255.5,S 12.5,W 3.82,NW
51.42,W 115,W 130,N 333.88,E 806.70,S
346.34 TO POB
Case #:
4768
Date:
11/02/2021
Property Description:
514220170073
Certified Mail #:
AKA:
3195 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 17th day of November, 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 CONTACT THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS:
11/03/2021 12:13

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HALLANDALE LAND
TRUST LLC

3195 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
HALLANDALE LAND TRUST LLC 7735 NW 146 ST STE 306 MIAMI LAKES, FL 33016	4768	11/02/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
HALLANDALE LAND TRUST LLC 7735 NW 146 ST STE 306 MIAMI LAKES, FL 33016	514220170073	

Legal Description:	**AKA:**
SENECA PLAT 165-9 B POR OF PAR B DESC AS BEG SE COR PAR B,W 196.72,NW 51.42,W 255 S 12,SW 3.82,NW 51.42,W 115, W 130,N 333.88,E 806.70,S 346.34 TO POB	3195 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of November, 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

Property maintenance - overgrown vegetation on vacant lot. Property owner will need to maintain lot by cutting grass, trim all trees including trees hanging over fence,
and removing all trash/debris from property.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HALLANDALE LAND TRUST LLC

3195 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
HALLANDALE LAND TRUST LLC 7735 NW 146 ST STE 306 MIAMI LAKES, FL 33016	4768	11/02/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
HALLANDALE LAND TRUST LLC 7735 NW 146 ST STE 306 MIAMI LAKES, FL 33016	514220170073	

Legal Description:	**AKA:**
SENECA PLAT 165-9 B POR OF PAR B DESC AS BEG SE COR PAR B,W 196.72,NW 51.42,W 255 S 12,SW 3.82,NW 51.42,W 115, W 130,N 333.88,E 806.70,S 346.34 TO POB	3195 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 **17th day of November, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. EAST COAST INVEST LLC/ HALLANDALE LAND TRUST LLC. Respondent(s)	)	Case No.: 4768

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: 3195 W. HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: HALLANDALE LAND TRUST LLC, 7735 NW 146 ST STE 306, MIAMI LAKES, FL 33016

FOLIO NO.: 514220170073

LEGAL DESCRIPTION: SENECA PLAT 165-9 B POR OF PAR B DESC AS BEG SE COR PAR B,W 196.72,NW 51.42,W 255 S 12,SW 3.82,NW 51.42,W 115, W 130,N 333.88,E 806.70,S 346.34 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) 5-103(i); 5-103(h); 12-41; 12-46. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(i); 5-103(h); 12-41; 12-46 **WITHIN ~~THIRTY~~ (60) 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.

Town of Pembroke Park

INVOICE

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

DATE: November 16, 2021
INVOICE # 320
FOR:

Case # 4768

HALLANDALE LAND TRUST LLC
3195 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

Bill To:

HALLANDALE LAND TRUST LLC
7735 NW 146 ST STE 306,
MIAMI LAKES, FL, 33016

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-103(h)(i); 12-41; 12-46		
	Final Order on 04/13/2021		
1	Admin Fee	$ 100.00	$ 100.00
79	Day(s) of Per Diem from (06/13/21-08/31/21)	$ 50.00	$ 3,950.00
	Check Payment #3585	$ (100.00)	$ (100.00)
	Rec to abate 90% of the fine		
		Balance	$ 3,950.00

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!

08/31/2021 14:54

SENECA
08/31/2021 14:54

08/31/2021 14:55

08/31/2021 14:54

08/31/2021 14:55

08/31/2021 14:56

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Richard Grammig
7735 NW 146th Street
Miami Lakes, FL 33016

Site Address:

3195 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Date 5/12/2021 5:48:29 PM
Invoice # 22778
For Code Enforcement Case# 4768

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
Total		**$100.00**

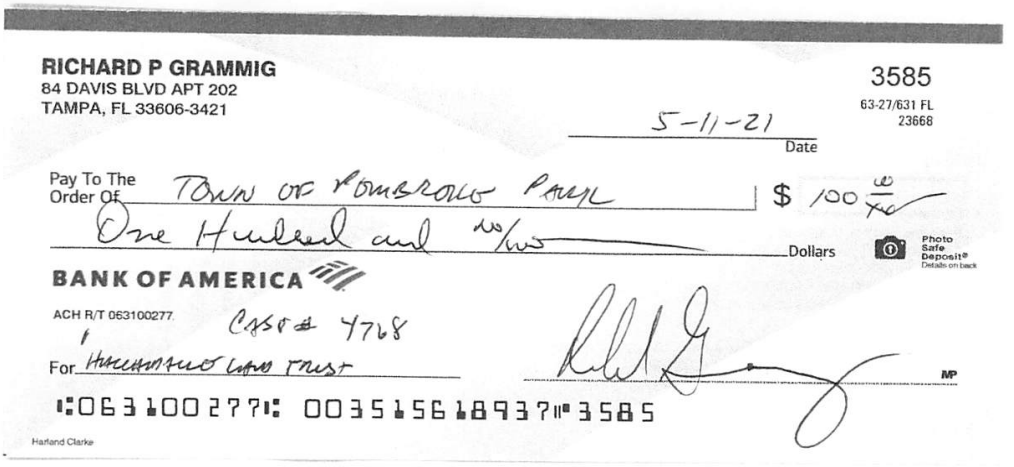
Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	6/13/2021		$50.00	0	$0.00
Admin Fixed	5/12/2021		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
5/12/2021	Credit	$100.00
Total		$100.00

Balance **$0.00**



RICHARD P GRAMMIG
84 DAVIS BLVD APT 202
TAMPA, FL 33606-3421

3585
63-27/631 FL
23668

5-11-21
Date

Pay To The Order Of TOWN OF POMPANO PARK $ 100 00/100

One Hundred and 00/100 Dollars

Photo Safe Deposit® Details on back

BANK OF AMERICA

ACH R/T 063100277

Case # 4768

For HURRICANE LOAN TRUST

MP

⑆063100277⑆ 003515618937⑈3585

Harland Clarke

Case Overview

Property/Incident Information

Owner	Address	Site Address
DEGEN,MICHAEL ERIC/ ANDRE' JETTE	138 W LAKE SHORE DR #257 PEMBROKE PARK, FL 33009	138 W LAKE SHORE DR, PEMBROKE PARK, FL 33009 257

Legal Description

Case Status Open **Case #** 5614 **Date Next Inspection** 11/17/2021

Notes
1. Interior kitchen renovation done without permit. Obtain permit for work done.
2. Insulation removed from the living room area. Obtain permit for replacement of insulation for the siding.
3. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/16/2021		Notice of Violation	Regular Mail
10/22/2021	11/17/2021	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: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 11/17/2021

7019 1120 0000 9007 7583

U.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 $

OCT 22 2021

Postage
$

Total Postage and Fees
$ 7.33

Sent To

Street and Apt. No.

City, State, ZIP+4®

PARK LAKE ESTATES INC
3184 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
NOH # 5614

Postmark Here

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

7019 1120 0000 9007 7576

U.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 $

OCT 22 2021

Postage
$

Total Postage and Fees
$ 7.33

Sent To

Street and Apt. No.

City, State, ZIP+4®

MICHAEL ERIC DEGEN /
ANDRE DEGEN
138 W LAKE SHORE DR
PEMBROKE PARK, FL 33009
NOH # 5614

Postmark Here

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

PARK LAKE ESTATES INC
3184 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
NOH # 5614

9590 9402 6379 0303 8481 60

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 7583

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

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

NOV #5614

TOWN OF PEMBROKE PARK

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

Hasler
03/17/2021
US POSTAGE

Sent To:

DEGEN,MICHAEL ERIC/ ANDRE' JETTE

138 W LAKE SHORE DR #257
PEMBROKE PARK, FL 33009

Case #:

5614

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

ANDRE' JETTE /)

ERIC MICHAEL DEGEN) CASE NO. 5614

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ANDRE' JETTE / ERICE MICHAEL DEGEN

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 138 W LAKESHORE DRIVE # 257, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: ANDRE' JETTE / ERIC MICHAEL DEGEN AT **12:07** A.M./**P.M.** ON THE **4** DAY OF **NOVEMBER** 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

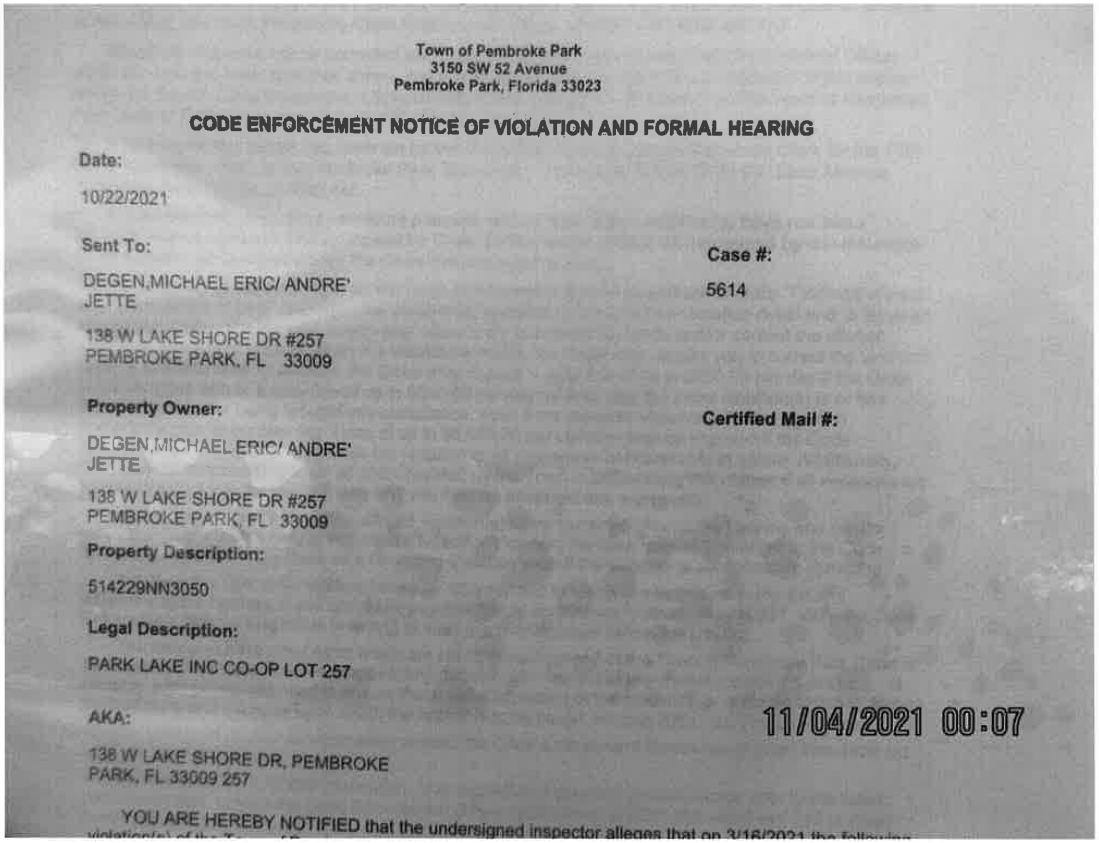
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 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:

10/22/2021

Sent To:

DEGEN,MICHAEL ERIC/ ANDRE' JETTE

138 W LAKE SHORE DR #257
PEMBROKE PARK, FL 33009

Case #:

5614

Property Owner:

DEGEN,MICHAEL ERIC/ ANDRE' JETTE

138 W LAKE SHORE DR #257
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229NN3050

Legal Description:

PARK LAKE INC CO-OP LOT 257

AKA:

138 W LAKE SHORE DR, PEMBROKE PARK, FL 33009 257

11/04/2021 00:07

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/16/2021 the following

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/22/2021

Sent To:

DEGEN,MICHAEL ERIC/ ANDRE' JETTE

138 W LAKE SHORE DR #257
PEMBROKE PARK, FL 33009

Case #:

5614

Property Owner:

DEGEN,MICHAEL ERIC/ ANDRE' JETTE

138 W LAKE SHORE DR #257
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229NN3050

Legal Description:

PARK LAKE INC CO-OP LOT 257

AKA:

138 W LAKE SHORE DR, PEMBROKE PARK, FL 33009 257

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/16/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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. 5-87. - 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

1. Interior kitchen renovation done without permit. Obtain permit for work done.
2. Insulation removed from the living room area. Obtain permit for replacement of insulation for the siding.
3. A double permit fee has been assessed.

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

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

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

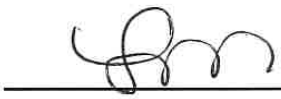
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Teressa Malcolm

Code Enforcement Officer



10/22/2021

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	138 W LAKE SHORE DRIVE #257, PEMBROKE PARK FL 33009
Property Owner	DEGEN, MICHAEL ERIC
Mailing Address	1716 HIGHLAND RD FREDERICKSBURG VA 22401

ID #	5142 29 NN 3050
Millage	0613
Use	05

Abbr Legal Description	PARK LAKE INC CO-OP LOT 257

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	$51,350	$111,350	$111,350	
2021	$60,000	$51,350	$111,350	$108,990	$2,359.05
2020	$60,000	$39,090	$99,090	$99,090	$2,138.56

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$111,350	$111,350	$111,350	$111,350
Portability	0	0	0	0
Assessed/SOH	$111,350	$111,350	$111,350	$111,350
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	$111,350	$111,350	$111,350	$111,350

Sales History

Date	Type	Price	Book/Page or CIN
3/15/2019	CPT-Q	$100,000	115726051
4/12/2000	CPT	$27,000	30937 / 72
3/12/1996	CPT		24730 / 128

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		696
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1970/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5314 FAX

BUILDING PERMIT APPLICATION

2110949
PERMIT NO.
B-93399
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: DEGEN,MICHAEL ERIC					
JOB ADDRESS: 138 W LAKE SHORE DR					
OWNER NAME: DEGEN,MICHAEL ERIC					
OWNER ADDRESS: 1716 HIGHLAND RD					
CITY: FREDERICKSBURG					
PHONE: 5408093400	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: OWNER/BUILDER					
MAIL ADDRESS: PLEASE SEE OWNERS ADDRESS					
CITY STATE ZIP: PEMBROKE PARK FL 33023					
PHONE: 0000000000	**FAX: 0000000000**	**EMAIL:**			
CERT. COMPENTENCY: N/A		**STATE REGISTRATION: N/A**			
LOT: 000	BLOCK: 000	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514229NN3050		SUBDIVISION: PARK LAKE ESTATES			
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 100	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION: REMOVE SECTION OF KITCHEN CABINET TO CREATE OPENING.REMOVE DAMAGED DRYWALL IN FL ROOM AND ADD NEW INSULATION AND DRYWAL					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

BUILDING DEPARTMENT

Town of Pembroke Park		Sold To	**Andree Jette**
3150 SW 52nd Ave			34 chemin du Lac Barron
Pembroke Park FL, 33023			Gore ,
Phone (954) 966-4600 x211			Phone
Fax (954) 966-5310			

Transaction #	Payment Method	Amount	Sale Date
22802	Manual Credit Card Entry	$212.21	5/20/2021 12:40:39 PM

Date Applied	Application #	Qty	Item	Total
5/20/2021	AP-93399	100.00	Processing Fee	$50.00
5/20/2021	AP-93399	100.00	Residential Building Permit Fee	$75.00
5/20/2021	AP-93399	100.00	Residential Building Permit Fee	$75.00
5/20/2021	AP-93399	100.00	Board of Rules & Appeals Fee	$2.00
5/20/2021	AP-93399	100.00	Educational Fee	$0.03
5/20/2021	AP-93399	75.00	Government Fees FL DBPR Surcharge	$2.00
5/20/2021	AP-93399	75.00	Government Fees FL DCA Surcharge	$2.00
5/20/2021	AP-93399	6.18	Technology Convenience Fee	$6.18
	Total			**$212.21**

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
DEGEN,MICHAEL ERIC/ ANDRE' JETTE 138 W LAKE SHORE DR #257 PEMBROKE PARK, FL 33009	5614	03/16/2021

Property Owner:	Property Description:	Certified Mail #:
DEGEN,MICHAEL ERIC/ ANDRE' JETTE 138 W LAKE SHORE DR #257 PEMBROKE PARK, FL 33009	514229NN3050	

Legal Description:	AKA:
PARK LAKE INC CO-OP LOT 257	138 W LAKE SHORE DR, PEMBROKE PARK, FL 33009 257

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/16/2021 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. 5-87. - 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

Notes/Means of Correction:

1. Interior kitchen renovation done without permit. Obtain permit for work done.
2. Insulation removed from the living room area. Obtain permit for replacement of insulation for the siding.
3. A double permit fee has been assessed.

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

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

Teressa Malcolm
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

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

Name André Jette / Michel Degen Date 3/8/2021

Site Address 138 W Lakeshore Drive Case # _____

Pembroke Park, FL 33023 Sub/Park _____

Permit # _____

- ☑ **STOP ALL WORK**
- ☑ No Building Permit
- ☑ Violation of Florida Building Code # 5-105 5-(2A) (2B)
- ☑ Violation of Town Ordinance # 3
- ☐ NFPA # _____
- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)

Kitchen renovation done without permit.
Insulation removed from living room area.

Corrective Action(s)

obtain permit for kitchen renovation with permit and plans & inspections.

- ☑ Structural
- ☑ Code Enforcement
- ☐ Plumbing
- ☐ Zoning
- ☐ Mechanical
- ☐ Business Tax Receipt
- ☐ Electrical
- ☐ Other _____

☑ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

- ☑ Code Enforcement Ext.215
- ☐ Business Tax Receipt Ext. 214
- ☑ Building Dept. Ext. 211/227
- ☐ Public Works Ext. 238

T. Malcolm
Code Enforcement Officer

André Jette
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

Town of Pembroke Park
Notice of Violation Notice

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

Name: André Jette/Michel Degen
Date: 3/8/2021
Site Address: 138 W Lakeshore Drive
Pembroke Park, FL 33023
Case #
Sub/Park
Permit #

- ☑ *STOP ALL WORK
- ☑ No Building Permit
- ☑ Violation of Florida Building Code # 5-105 5-(2r) 128
- ☑ Violation of Town Ordinance #
- ☐ NFPA #
- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☑ Approved plan not on Job
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Violation (s)

Kitchen renovation done without permit.
Insulation removed from living room area.

Corrective Action(s)

Obtain permit for kitchen renovation with permit and plans + inspections.

- ☑ Structural
- ☑ Code Enforcement
- ☐ Plumbing
- ☐ Zoning
- ☐ Mechanical
- ☐ Business Tax Receipt
- ☐ Electrical
- ☐ Other

☑ DOUBLE PERMIT FEE

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- ☐ Public Works Ext. 238

Code Enforcement Officer

Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

03/08/2021 15:14

03/08/2021 15:13

03/08/2021 15:14

03/08/2021 15:14

Case Overview

Property/Incident Information

Owner	Address	Site Address
ROBERT & CONSUELO RUDAS REV TR RUDAS,R J & CONSUELO S TRSTEES	5104 TURKEY TRACK RD PLACERVILLE, CA 95667	5455 SW 41 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5623 **Date Next Inspection** 11/17/2021

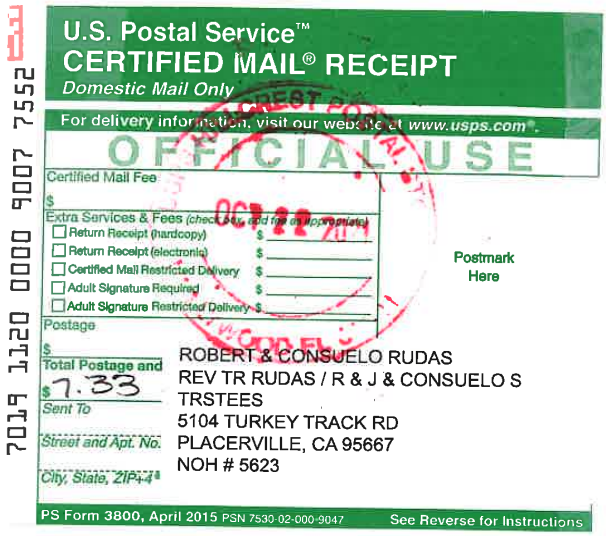
Notes
1. Fence installed without a permit. Obtain permit with plans and inspections.
2. Verify a/c if no permit was pulled for the current a/c then obtain permit with plans and inspection.
3. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/18/2021		Notice of Violation	Regular Mail
10/22/2021	11/17/2021	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: 11/17/2021
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: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 11/17/2021



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OFFICIAL USE

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

Postage
$

Total Postage and
$ 7.33

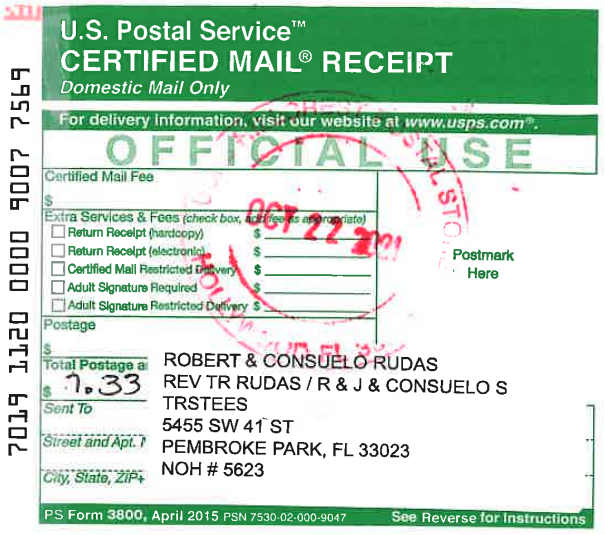
Sent To
ROBERT & CONSUELO RUDAS
REV TR RUDAS / R & J & CONSUELO S
TRSTEES

Street and Apt. No.
5104 TURKEY TRACK RD

City, State, ZIP+4
PLACERVILLE, CA 95667
NOH # 5623

Postmark Here

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



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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 a
$ 7.33

Sent To
ROBERT & CONSUELO RUDAS
REV TR RUDAS / R & J & CONSUELO S
TRSTEES

Street and Apt. N
5455 SW 41 ST

City, State, ZIP+
PEMBROKE PARK, FL 33023
NOH # 5623

Postmark Here

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

#5623
OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
03/18/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Current Tenant
5455 SW 41 St
Pembroke Park
FL 33023

#5623
OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
03/18/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Sent To:

ROBERT & CONSUELO RUDAS
REV TR RUDAS,R J & CONSUELO
S TRSTEES
5104 TURKEY TRACK RD

Case #:
5623

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5455 SW 41 STREET, PEMBROKE PARK FL 33023
Property Owner	ROBERT & CONSUELO RUDAS REV TR RUDAS, R J & CONSUELO S TRSTEES
Mailing Address	5104 TURKEY TRACK RD PLACERVILLE CA 95667-9749

ID #	5142 30 27 0200
Millage	0613
Use	01 *

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 104.67,E 35.51 TO POB, E 20.00,S 51.67,W 20.00, N 51.67 TO POB AKA: UNIT D-20 LA ESTANCIA

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

* 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	$9,300	$177,280	$186,580	$154,340	
2021	$9,300	$177,280	$186,580	$140,310	
2020	$9,300	$143,180	$152,480	$127,560	$2,915.09

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$186,580	$186,580	$186,580	$186,580
Portability	0	0	0	0
Assessed/SOH	$154,340	$186,580	$154,340	$154,340
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	$154,340	$186,580	$154,340	$154,340

Sales History

Date	Type	Price	Book/Page or CIN
11/11/2015	D		115652996
9/14/2006	SWD	$193,600	42929 / 109
4/8/2004	WD*	$600,000	37326 / 934

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	1,033	SF

Adj. Bldg. S.F. (Card, Sketch)	1322
Units	1
Eff./Act. Year Built: 2007/2006	

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.)

ROBERT & CONSUELO RUDAS REV TR RUDAS,R J &) CASE NO. 5677

CONSUELO S TRSTEES

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ROBERT & CONSUELO RUDAS REV TR RUDAS,R J & CONSUELO S TRSTEES

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5407 SW 41 ST, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: ROBERT & CONSUELO RUDAS REV TR RUDAS,R J & CONSUELO S TRSTEES

AT **12:59** A.M./**P.M.** ON THE **4** DAY OF **NOVEMBER** 2021.

(X) TYPE OF SERVICE

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.

IANT
AFFSTATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this _____day of _____, 2021, by _____as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/22/2021

Sent To:

ROBERT & CONSUELO RUDAS
REV TR RUDAS,R J & CONSUELO
S TRSTEES

5104 TURKEY TRACK RD
PLACERVILLE, CA 95667

Case #:

5623

Property Owner:

ROBERT & CONSUELO RUDAS
REV TR RUDAS,R J & CONSUELO
S TRSTEES

5104 TURKEY TRACK RD
PLACERVILLE, CA 95667

Certified Mail #:

Property Description:

514230270200

Legal Description:

11/04/2021 00:59

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

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Certified Mail #:

Property Description:

514230270200

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4
OF SW1/4 SEC 30) DESC AS: COMM SW
COR OF SW1/4 OF SE1/4 OF SW1/4 OF
SW1/4 OF SEC 30, N 104.67,E 35.51 TO
POB, E 20.00,S 51.67,W 20.00, N 51.67 TO
POB AKA: UNIT D-20 LA ESTANCIA

AKA:

5455 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/18/2021 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

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1. Fence installed without a permit. Obtain permit with plans and inspections.
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3. A double permit fee has been assessed.

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

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

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

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

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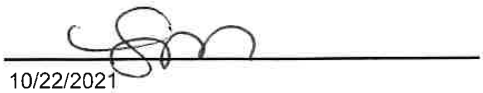
For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

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



10/22/2021

Job Address | 5455 | Find | Clear

SEARCH - [CLOSE]

	Permit #	Folio #	Company	Job Address	Status	Job
72076	091713-0	5142302703	ATLAS PLUMBING OF HOLLYWOO	5455 SW 41 Street	Permit Complet	Commercial Backflow
73064	103605-0	5142302703	ATLAS PLUMBING OF HOLLYWOO	5455 SW 41 Street Pembroke Park, FL	Permit Complet	Commercial Backflow
74793	124438-0	5142301802	A & D Air Conditioning & Refrig	5455 SW 34 St PEMBROKE PARK, FL	Permit Complet	Residential A.C. Changeouts
93151	2110970-0	5142302702	HAC COOLING CORP	5455 SW 41 ST	Permit Issued	Residential A.C. Changeouts
93213	2111106-0	5142302702	EVOLUTION CONTRACTC CORP	5455 SW 41 ST, UNIT 20D	Permit Issued	Residential Fences - STRUCTURAL
93215		5142302702	EVOLUTION CONTRACTC CORP	5455 SW 41 ST UNIT 20D	Plan Review	Residential Slab - Future Structure

From: CONSUELO RUDAS
Sent: Wednesday, April 21, 2021 10:56 AM
To: Teressa Malcolm
Cc: info@haccooling.com
Subject: Extension request for case 5623

Dear Miss Teressa Malcom,

Dear Miss Teresa Malcolm,
Robert and Consuelo Rudas, we are the owners of 5455 SW 41st Street and we are requesting and extension for case 5623.
the licensed contractor for the AC is trying diligently, to get the approval from the association and they are stopping the process. The contractor by law since he is an independent contractor and only one person in his company, he is exempt from carrying workman's compensation insurance. The association is requesting this. I read the condo documents and there is no mention of such a regulation on the condo document. We are dealing with this issue.
All the paperwork is in order we are just waiting for the approval letter for the AC.
For the fence and concreted patio, I did get the approval from the prior association.

Thank you so much for your time and please let us know of the extension by sending us an email to rudas@bellsouth.net

Consuelo S. Rudas

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.

Extension was granted for an additional 30 days - new date is May, 17. 2021 from - April 17. 2021
4.21.2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
ROBERT & CONSUELO RUDAS REV TR RUDAS,R J & CONSUELO S TRSTEES 5104 TURKEY TRACK RD PLACERVILLE, CA 95667	5623	03/18/2021

Property Owner:	Property Description:	Certified Mail #:
ROBERT & CONSUELO RUDAS REV TR RUDAS,R J & CONSUELO S TRSTEES 5104 TURKEY TRACK RD PLACERVILLE, CA 95667	514230270200	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 104.67,E 35.51 TO POB, E 20.00,S 51.67,W 20.00, N 51.67 TO POB AKA: UNIT D-20 LA ESTANCIA	5455 SW 41 ST, PEMBROKE PARK, FL 33023

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Notes/Means of Correction:

1. Fence installed without a permit. Obtain permit with plans and inspections.
2. Verify a/c if no permit was pulled for the current a/c then obtain permit with plans and inspection.
3. A double permit fee 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.

Teressa Malcolm
Code Enforcement Officer

5455
03/18/2021 12:27

03/18/2021 12:29

03/18/2021 12:29

Case Overview

Property/Incident Information

Owner	Address	Site Address
SIMON,MARION N	5453 SW 41 ST PEMBROKE PARK, FL 33023	5453 SW 41 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5629 **Date Next Inspection** 11/17/2021

Notes
1. Installation of a new a/c. No permit on file. Obtain a permit with plans and inspections. (Verified 4.7.2021 Serial: 18102080M)
2. Remove prohibited items (Bench) hidden in the hedges.
3. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/18/2021		Notice of Violation	Regular Mail
10/22/2021	11/17/2021	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: 11/17/2021
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: 11/17/2021
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HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 11/17/2021

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage a
$ 7.33

Postmark Here

Sent To
MARION SIMON

Street and Apt. N
5453 SW 41 ST,

City, State, ZIP+
PEMBROKE PARK, FL 33023
NOH # 5629

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

7019 1120 0000 9007 7439

#5629

I OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
03/19/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Sent To:

SIMON,MARION N

5453 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5629

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5453 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 27 0190
Property Owner	SIMON, MARION N	Millage	0613
Mailing Address	5453 SW 41 ST PEMBROKE PARK FL 33023	Use	01 *

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 104.67,E 15.18 TO POB, E 20.33,S 51.67,W 20.33, N 51.67 TO POB AKA: UNIT D-19 LA ESTANCIA

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

* 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	$9,450	$156,370	$165,820	$141,490	
2021	$9,450	$156,370	$165,820	$128,630	
2020	$9,450	$126,280	$135,730	$116,940	$2,646.01

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$165,820	$165,820	$165,820	$165,820
Portability	0	0	0	0
Assessed/SOH	$141,490	$165,820	$141,490	$141,490
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$141,490	$165,820	$141,490	$141,490

Sales History

Date	Type	Price	Book/Page or CIN
7/11/2006	SWD	$229,500	42409 / 1641
4/8/2004	WD*	$600,000	37326 / 934

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	1,050	SF
Adj. Bldg. S.F. (Card, Sketch)		1166
Units		1
Eff./Act. Year Built: 2007/2006		

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.)

MARION SIMON) CASE NO. 5629

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MARION SIMON

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING ADDRESS: 5453 SW 41 ST, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: MARION SIMON AT **12:55** A.M./**P.M.** ON THE 4 DAY OF **NOVEMBER** 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 8 day of 11, 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.

City of Pembroke Park
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Certified Mail #:

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Teressa Malcolm

Code Enforcement Officer

10/22/2021

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5340 FAX

Inkforce 93183

BUILDING PERMIT APPLICATION

2110915
PERMIT NO.
M-93183
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

10/22/21
permit issued
4/22/2021
no inspections
scheduled.

PERMIT TYPE: MECHANICAL					
JOB NAME: MARION GARVIS					
JOB ADDRESS: 5453 SW 41 ST					
OWNER NAME: SIMON,MARION N					
OWNER ADDRESS: 5453 SW 41 ST					
CITY: PEMBROKE PARK					
PHONE: 9545314214	FAX:				
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: DR COOL SERVICE LLC					
MAIL ADDRESS: 2645 EXECUTIVE PARK DR SUITE 334					
CITY STATE ZIP: WESTON FL 33331					
PHONE: 8888860969	**FAX:**	**EMAIL:** DRCOOLSERVICE1@GMAIL.COM			
CERT. COMPENTENCY: CAC1819072		**STATE REGISTRATION: N/A**			
LOT: 0	BLOCK: 0	PRESENT USE: TOWN HOME	PROPOSED USE: TOWN HOME		
FOLIO NUMBER: 514230270190		SUBDIVISION: LA ESTANCIA			
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 2	BATHS: 1	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 3000	SQ.FT. / L.F.: 0				
DESCRIBE WORK: A/C CHANGEOUT REPLACE 2.5TON A/C MODEL # M4AC4030D100AA					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

BUILDING DEPARTMENT

Town of Pembroke Park		Sold To	**Marion Garvis Simon**
3150 SW 52nd Ave			5453 SW 41 St
Pembroke Park FL, 33023			Pembroke Park, FL 33023
Phone (954) 966-4600 x211			Phone 9545314214
Fax (954) 966-5310			

Transaction #	Payment Method	Amount	Sale Date
22731	Money Order	$228.28	4/22/2021 3:01:12 PM

Date Applied	Application #	Qty	Item	Total
4/22/2021	AP-93183	9.00	Scanning Letter, Legal And Ledger Size Fee	$22.25
4/22/2021	AP-93183	100.00	Processing Fee	$50.00
4/22/2021	AP-93183	100.00	Residential Building Permit Fee	$75.00
4/22/2021	AP-93183	100.00	Board of Rules & Appeals Fee	$2.00
4/22/2021	AP-93183	100.00	Educational Fee	$0.03
4/22/2021	AP-93183	75.00	Government Fees FL DBPR Surcharge	$2.00
4/22/2021	AP-93183	75.00	Government Fees FL DCA Surcharge	$2.00
4/22/2021	AP-93183	100.00	Residential Building Permit Fee	$75.00
	Total			**$228.28**

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
SIMON,MARION N 5453 SW 41 ST PEMBROKE PARK, FL 33023	5629	03/18/2021

Property Owner:	Property Description:	Certified Mail #:
SIMON,MARION N 5453 SW 41 ST PEMBROKE PARK, FL 33023	514230270190	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 104.67,E 15.18 TO POB, E 20.33,S 51.67,W 20.33, N 51.67 TO POB AKA: UNIT D-19 LA ESTANCIA	5453 SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/18/2021 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. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30

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

Notes/Means of Correction:

1. Installation of a new a/c. No permit on file. Obtain a permit with plans and inspections.
2. Remove prohibited items (Bench) hidden in the hedges.
3. A double permit fee has been assessed.

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

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

Teresse Malcolm
Code Enforcement Officer

5453
03/18/2021 12:31

03/18/2021 12:30

#5629 5453 SW 41 St

04/07/2021 11:39

Case Overview

Property/Incident Information

Owner	Address	Site Address
THOMPSON,MARSHA	5443 SW 41 ST PEMBROKE PARK, FL 33023	5443 SW 41 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5635 **Date Next Inspection** 11/17/2021

Notes
1. Fence installed without a permit. Obtain permit, plans, and inspections.
2. Canopy installed without a permit. Obtain permit with plans and inspections.
3. A/c was installed in 2005 (verified 4.7.2021)
4. Slab was installed in 2005 with a/c unit.
5. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/18/2021		Notice of Violation	Regular Mail
10/22/2021	11/17/2021	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: 11/17/2021
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: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 11/17/2021

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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
$

Total Postage and
$ 7.33

Sent To

Street and Apt. No

City, State, ZIP+4

HILLCREST POSTAL STA
OCT 22 2021
HOLLYWOOD FL 33021

Postmark Here

MARSHA THOMPSON
5443 SW 41 ST
PEMBROKE PARK, FL 33023
NOH # 5635

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

7019 1120 0000 9007 7446

NOV #5635

TOWN OF PEMBROKE PARK

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

Hasler
03/22/2021
US POSTAGE $(

Sent To:

THOMPSON,MARSHA

5443 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5635

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5443 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 27 0140
Property Owner	THOMPSON, MARSHA	Millage	0613
Mailing Address	5443 SW 41 ST PEMBROKE PARK FL 33023	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 213.59 TO POB,N 20.00, E 52.28,S 20.00,W 52.21 TO POB AKA: UNIT C-14 LA ESTANCIA		

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

* 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	$9,410	$178,000	$187,410	$68,880	
2021	$9,410	$178,000	$187,410	$68,880	
2020	$9,410	$143,900	$153,310	$67,930	$656.20

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$187,410	$187,410	$187,410	$187,410
Portability	0	0	0	0
Assessed/SOH 12	$68,880	$68,880	$68,880	$68,880
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$18,880	0	$18,880	$18,880
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$25,000	$43,880	$25,000	$25,000

Sales History

Date	Type	Price	Book/Page or CIN
1/19/2012	DRR-T		48456 / 505
12/1/2011	WD-Q	$70,000	48368 / 1125
6/30/2006	SWD	$245,000	42395 / 1462
4/8/2004	WD*	$600,000	37326 / 934

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	1,045	SF
Adj. Bldg. S.F. (Card, Sketch)		1322
Units/Beds/Baths		1/3/2.5
Eff./Act. Year Built: 2007/2006		

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.)

MARSHA THOMPSON) CASE NO. 5635

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MARSHA THOMPSON

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING ADDRESS: 5443 SW 41 ST, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: MARSHA THOMPSON

AT **12:56** A.M./**P.M.** ON THE **4** DAY OF **NOVEMBER** 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.

XP **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

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

Signature

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/22/2021

Sent To:

THOMPSON,MARSHA

5443 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5635

Property Owner:

THOMPSON,MARSHA

5443 SW 41 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230270140

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 213.59 TO POB,N 20.00, E 52.28,S 20.00,W 52.21 TO POB AKA: UNIT C-14 LA ESTANCIA

11/04/2021 00:56

AKA:

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/22/2021

Sent To:

THOMPSON,MARSHA

5443 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5635

Property Owner:

THOMPSON,MARSHA

5443 SW 41 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230270140

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 213.59 TO POB,N 20.00, E 52.28,S 20.00,W 52.21 TO POB AKA: UNIT C-14 LA ESTANCIA

AKA:

5443 SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/18/2021 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. 5-87. - 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

1. Fence installed without a permit. Obtain permit, plans, and inspections.
2. Canopy installed without a permit. Obtain permit with plans and inspections.
3. A/c was installed in 2005 (verified 4.7.2021)
4. Slab was installed in 2005 with a/c unit.
5. A double permit fee has been assessed.

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

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

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

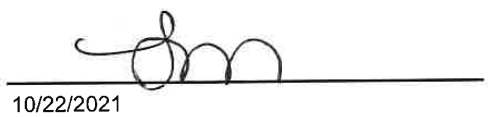
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Teressa Malcolm

Code Enforcement Officer



10/22/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
THOMPSON,MARSHA 5443 SW 41 ST PEMBROKE PARK, FL 33023	5635	03/18/2021

Property Owner:	Property Description:	Certified Mail #:
THOMPSON,MARSHA 5443 SW 41 ST PEMBROKE PARK, FL 33023	514230270140	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 213.59 TO POB,N 20.00, E 52.28,S 20.00,W 52.21 TO POB AKA: UNIT C-14 LA ESTANCIA	5443 SW 41 ST, PEMBROKE PARK, FL 33023

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Notes/Means of Correction:

1. Fence installed without a permit. Obtain permit, plans, and inspections.
2. Canopy installed without a permit. Obtain permit with plans and inspections.
3. New a/c installed without a permit. Obtain permit with plans and inspections.
4. New slab installed without a permit. Obtain permit with plans and inspections.
5. A double permit fee has been assessed.

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

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

Teressa Malcolm
Code Enforcement Officer

5443
03/18/2021 12:35

03/18/2021 12:39

03/18/2021 12:39

03/18/2021 12:36

03/18/2021 12:36

5443 SW 41St
5635

04/07/2021 11:46

XR 12
VOLTS 208/230
PH 1
HZ 60
CIRCUIT AMPACITY 18.0 AMPS
OVERCURRENT PROTECTIVE DEVICE
MIN FUSE / BREAKER (HACR) USA 30 CANADA 30
MAX FUSE / BREAKER (HACR) 30 30
HCFC – 22 4 LBS. 04 OZ. OR 1.93 kg(SI)
REQUIRED INDOORS FOR RATED PERFORMANCE
TRANE, A BUSINESS OF AMERICAN STANDARD
TYLER, TX 75707 ASSEMBLED IN USA
LISTED SECTION OF CENTRAL COOLING AIR CONDITIONER FOR OUTDOOR USE
COMPR. MOT. 13.5 RLA 208/230 V 73 LRA
O.D. MOT. 90 FLA 200/230 V 1/8 HP
M.E.A. NO. 208 – 02 – E F. ID. A02
DESIGN PSI – HIGH 300 LOW 300
ENERGY STAR
CERTIFICATION APPLIES ONLY WHEN THE COMPLETE SYSTEM IS LISTED WITH ARI
04/07/2021 11:47

04/07/2021 11:47

04/07/2021 11:47

04/07/2021 11:47

Case Overview

Property/Incident Information

Owner	Address	Site Address
MILLER,BARBARA	5439 SW 41 ST PEMBROKE PARK, FL 33023	5439 SW 41 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5641 **Date Next Inspection** 11/17/2021

Notes
1. Verify a/c installed was permitted, no record on file (a/c serial: 4519x17466 11/2019)
2. Must obtain a permit with plans and inspections.
3. New sliding glass door installed at patio area. Obtain a permit with plans and inspections for door changeout.
4. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/22/2021		Notice of Violation	Regular Mail
10/22/2021	11/17/2021	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: 11/17/2021
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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: 11/17/2021

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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 and Fees
$7.33
Sent To
Street and Apt. No.
City, State, ZIP+4
BARBARA MILLER
5439 SW 41 ST.
PEMBROKE PARK, FL 33023
NOH # 5641
Postmark Here
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7019 1120 0000 9007 7408

NOV #5641

TOWN OF PEMBROKE PARK

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

Hasler
03/22/2021
US POSTAGE

Sent To:

MILLER,BARBARA

5439 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5641

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5439 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 27 0120
Property Owner	MILLER, BARBARA	Millage	0613
Mailing Address	5439 SW 41 ST PEMBROKE PARK FL 33023	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,E 15.96 TO POB, E 20.33,S 51.73,W 20.33, N 51.73 TO POB AKA: UNIT B-12 LA ESTANCIA		

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

* 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	$9,470	$156,370	$165,840	$62,990	
2021	$9,470	$156,370	$165,840	$62,990	
2020	$9,470	$126,280	$135,750	$62,130	$618.47

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$165,840	$165,840	$165,840	$165,840
Portability	0	0	0	0
Assessed/SOH 07	$62,990	$62,990	$62,990	$62,990
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$12,990	0	$12,990	$12,990
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$25,000	$37,990	$25,000	$25,000

Sales History

Date	Type	Price	Book/Page or CIN
8/29/2006	SWD	$260,000	42703 / 273
7/17/2006	SWD	$221,100	42464 / 1377
4/8/2004	WD*	$600,000	37326 / 934

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	1,052	SF
Adj. Bldg. S.F. (Card, Sketch)		1166
Units		1
Eff./Act. Year Built: 2007/2006		

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.)

BARBARA MILLER) CASE NO. 5641

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: BARBARA MILLER

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5436 SW 41 ST, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: BARBARA MILLER

AT **12:57** A.M./**P.M.** ON THE **4** DAY OF **NOVEMBER** 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 8 day of 11, 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:

10/22/2021

Sent To:

MILLER,BARBARA

5439 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5641

Property Owner:

MILLER,BARBARA

5439 SW 41 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230270120

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,E 15.96 TO POB, E 20.33,S 51.73,W 20.33, N 51.73 TO POB AKA: UNIT B-12 LA ESTANCIA

11/04/2021 00:57

AKA:

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/22/2021

Sent To:

MILLER,BARBARA

5439 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5641

Property Owner:

MILLER,BARBARA

5439 SW 41 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230270120

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AKA:

5439 SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/22/2021 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.	30
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1. Verify a/c installed was permitted, no record on file (a/c serial: 4519x17466 11/2019)
2. Must obtain a permit with plans and inspections.
3. New sliding glass door installed at patio area. Obtain a permit with plans and inspections for door changeout.
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 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.

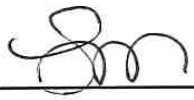
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Teressa Malcolm

Code Enforcement Officer



10/22/2021

Job Address | 5439 | Find | Clear

SEARCH - [CLOSE]

	Permit #	Folio #	Company	Job Address	Status	Job
91903	1910623-0	514230270	FHIA LLC	5439 SW 41 ST	Expired	Residential Doors

10/22/21
never completed
the inspections
so permit
expired.

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

Inkforce 91903

BUILDING PERMIT APPLICATION

1910623
PERMIT NO.

B-91903
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: MILLER,BARBARA					
JOB ADDRESS: 5439 SW 41 ST					
OWNER NAME: MILLER,BARBARA					
OWNER ADDRESS: 5439 SW 41 ST					
CITY: PEMBROKE PARK					
PHONE: 9548224184	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: FHIA LLC					
MAIL ADDRESS: 3044 SW 42 ST					
CITY STATE ZIP: HOLLYWOOD FL 33312					
PHONE: 9547924415	**FAX:**	**EMAIL: PERMITS@FHAPRODUCTS.COM**			
CERT. COMPENTENCY: cgc15109922	**STATE REGISTRATION: N/A**				
LOT: 000	BLOCK: 000	PRESENT USE: LA ESTANCIA	PROPOSED USE: TOWNHOMES		
FOLIO NUMBER: 514230270120	SUBDIVISION: LA ESTANCIA				
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 7500	SQ.FT. / L.F.: 0				
DESCRIBE WORK: REPLACEMENT : (1) DOOR WITH IMPACT RETROFIT					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

R202 Permit Messages For Permit (1910623-0)

Event ID	Date Created	Requested By	Assigned To	Status
Other				
86434	8/13/2020	Lucie Manzerolle	Lucie Manzerolle	Open
	Uploaded: APP-BL, Proposal, BC Wind Load Chart, Diagram Sheet, Fl-11103-R4, HOA			
87136	9/21/2020	Lucie Manzerolle	Lucie Manzerolle	Open
	Uploaded: recorded NOC			
Structural				
86435	8/13/2020	Miguel A Nunez	Miguel A Nunez	Approved
	B-91903 (New SGD <1>) *First Review - 08/13/2020* *Approved*			

Process # Find Clear

Options

5439 SW 41 ST

Status: Expired **Job Type:** Residential Doors **Master Process #** 91903 **Permit #** 1910623-0 **Property Warnings**

Applications
Requirements
Fees
Notes
Plan Reviews
Inspections
Print Inspections
Display Inspections

New Inspection | Delete Inspection | Save Inspection | Close Inspection | Configure Inspection | Export To Excel

		Event ID	Inspection Date	Inspection	Assigned To	Status
☐	View	87138	09/28/2020	(STRU) - Doors - Buck Attachments	Jorge Greenhauff	Pass

Linked Permits
Laserfiche
Permits

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
MILLER,BARBARA 5439 SW 41 ST PEMBROKE PARK, FL 33023	5641	03/22/2021

Property Owner:	Property Description:	Certified Mail #:
MILLER,BARBARA 5439 SW 41 ST PEMBROKE PARK, FL 33023	514230270120	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,E 15.96 TO POB, E 20.33,S 51.73,W 20.33, N 51.73 TO POB AKA: UNIT B-12 LA ESTANCIA	5439 SW 41 ST, PEMBROKE PARK, FL 33023

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Notes/Means of Correction:

1. Verify a/c installed was permitted, no record on file (a/c serial: 4519x17466 11/2019)
2. Must obtain a permit with plans and inspections.
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Teressa Malcolm
Code Enforcement Officer

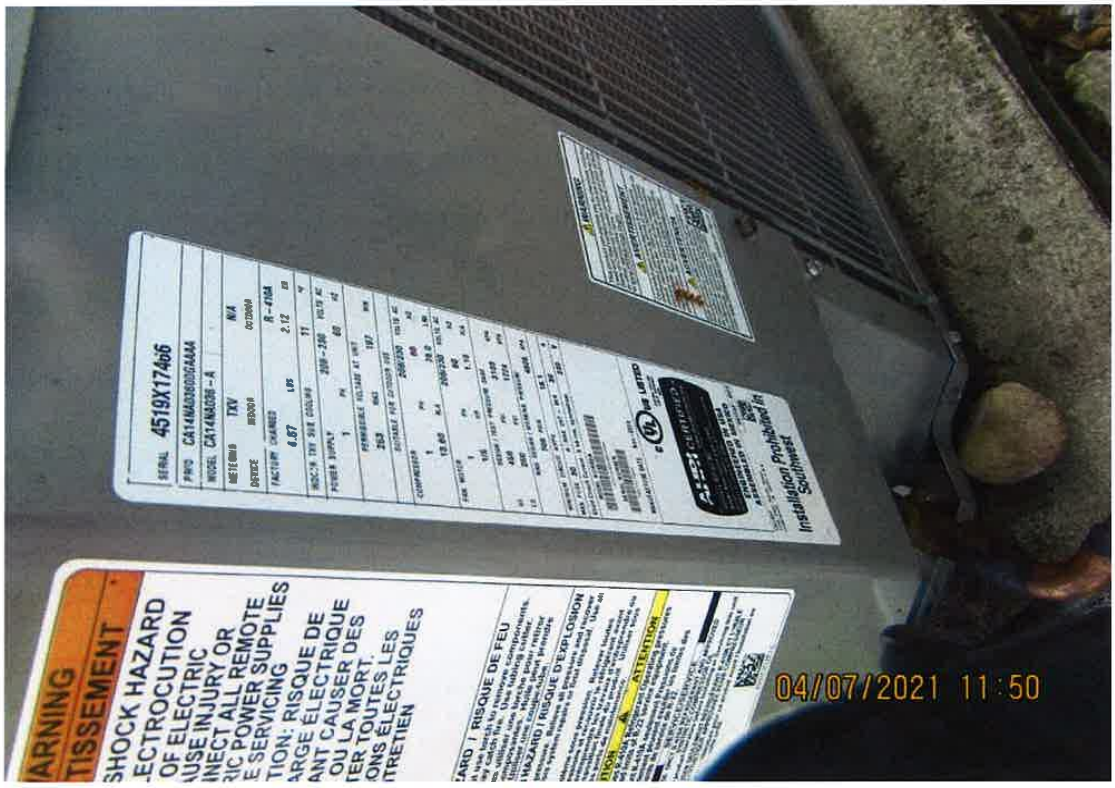
Carrier
04/07/2021 11:50

SERIAL: 4519X17466
MODEL: CA14NA036000AAAA
04/07/2021 11:49

04/07/2021 11:49

04/07/2021 11:48

04/07/2021 11:48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SHOCK HAZARD
ECTROCUTION
OF ELECTRIC
USE INJURY OR
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ARGE ÉLECTRIQUE
ANT CAUSER DES
OU LA MORT.
PER TOUTES LES
ONS ÉLECTRIQUES
NTRETIEN
SERIAL 4519X17466
MODEL CA14NA036G0AAAA
Installation Prohibited in Southwest
04/07/2021 11:50

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

Sent To:	**Case #:**	**Date:**
MILLER,BARBARA 5439 SW 41 ST PEMBROKE PARK, FL 33023	5641	3/22/2021 12:00:00 AM

Property Owner:	**Property Description:**
MILLER,BARBARA 5439 SW 41 ST PEMBROKE PARK, FL 33023	514230270120

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,E 15.96 TO POB, E 20.33,S 51.73,W 20.33, N 51.73 TO POB AKA: UNIT B-12 LA ESTANCIA	5439 SW 41 ST, PEMBROKE PARK, FL 33023

Mailing Purposes Only

NOV #5641 - UPDATED

TOWN OF PEMBROKE PARK

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

Hasler
04/08/2021
US POSTAGE $(

Sent To:

MILLER,BARBARA

5439 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5641

Amended

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
MILLER,BARBARA 5439 SW 41 ST PEMBROKE PARK, FL 33023	5641	03/22/2021

Property Owner:	Property Description:	Certified Mail #:
MILLER,BARBARA 5439 SW 41 ST PEMBROKE PARK, FL 33023	514230270120	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,E 15.96 TO POB, E 20.33,S 51.73,W 20.33, N 51.73 TO POB AKA: UNIT B-12 LA ESTANCIA	5439 SW 41 ST, PEMBROKE PARK, FL 33023

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Teresa Malcolm
Code Enforcement Officer

5439
03/18/2021 12:40

03/18/2021 12:47

Case Overview

Property/Incident Information

Owner	Address	Site Address
INVERSIONES SORRENTO INC	333 PALM ST #3 HOLLYWOOD, FL 33019	5433 SW 41 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5644 **Date Next Inspection** 11/17/2021

Notes
1.New a/c installed with no permit. Obtain permit with plans and inspections.
2. A/c slab appears old but no record on file. Obtain permit with plans and inspections.
3. Camera system installed, no permit on record. Obtain permit with plans and inspections.
4. Remove prohibited items from property (ie: broken chair and debris).
5. Patio slab needs repair.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/22/2021		Notice of Violation	Regular Mail
10/22/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 11/17/2021
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: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/17/2021
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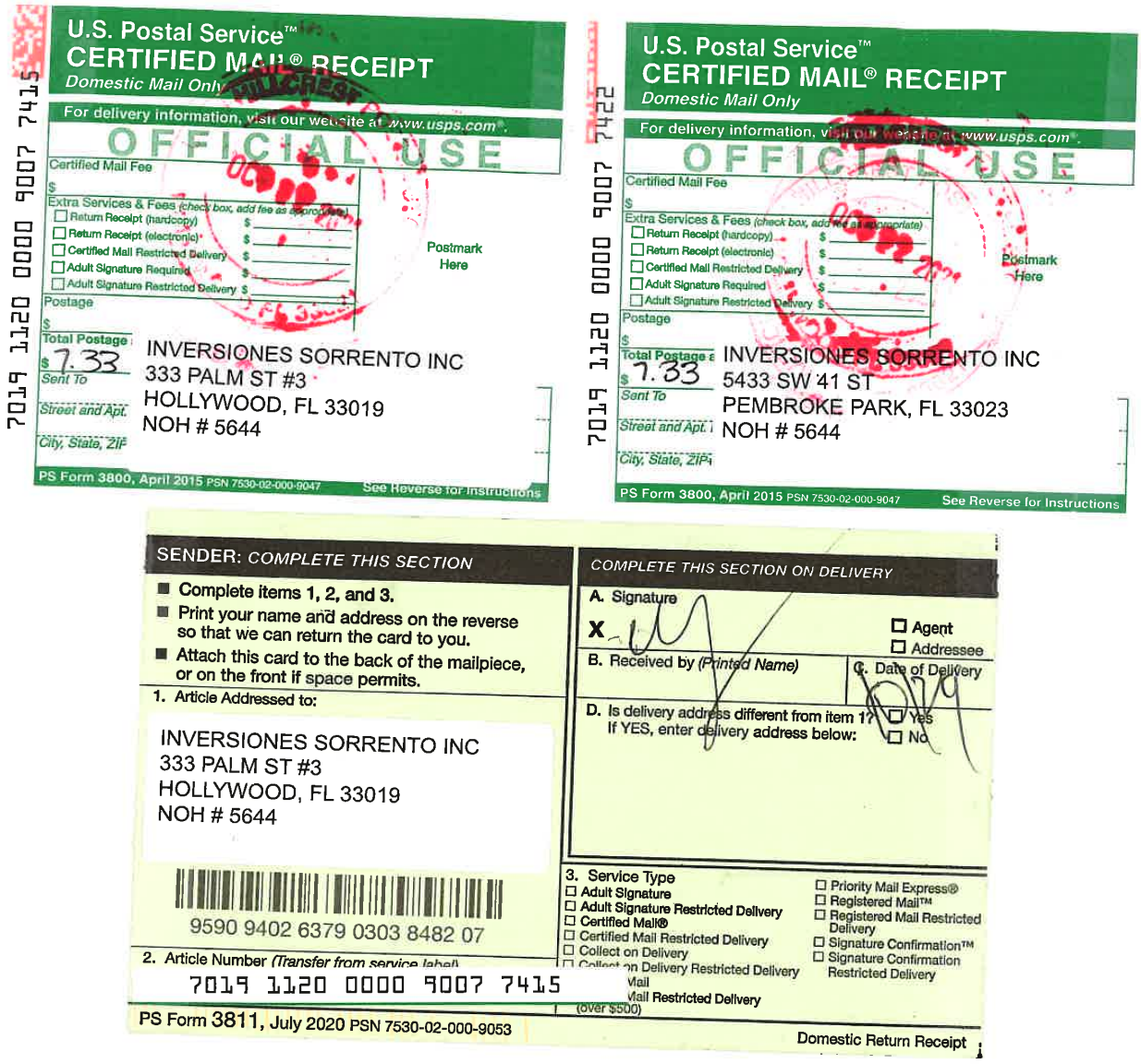


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Street and Apt.

City, State, ZIP

Postmark Here

INVERSIONES SORRENTO INC
333 PALM ST #3
HOLLYWOOD, FL 33019
NOH # 5644

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

7019 1120 0000 9007 7415

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage
$ 7.33

Sent To

Street and Apt.

City, State, ZIP

Postmark Here

INVERSIONES SORRENTO INC
5433 SW 41 ST
PEMBROKE PARK, FL 33023
NOH # 5644

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

7019 1120 0000 9007 7422

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:

INVERSIONES SORRENTO INC
333 PALM ST #3
HOLLYWOOD, FL 33019
NOH # 5644

9590 9402 6379 0303 8482 07

2. Article Number (Transfer from service label)
7019 1120 0000 9007 7415

PS Form 3811, July 2020 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
- ☐ Mail
- ☐ Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

NOV #5649

TOWN OF PEMBROKE PARK

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

Hasler F
03/22/2021
US POSTAGE $C

01

current tenant
5433 SW 41 St
Pembroke Park
FL 33023

NOV #5644

TOWN OF PEMBROKE PARK

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

Hasler FI
03/22/2021
US POSTAGE $C

01

Sent To:

INVERSIONES SORRENTO INC

333 PALM ST #3
HOLLYWOOD, FL 33019

Case #:

5644

Sunbiz.org Division of Corporations
an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
INVERSIONES SORRENTO, INC

Filing Information

Document Number	P16000001354
FEI/EIN Number	81-1030341
Date Filed	01/04/2016
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	05/14/2018
Event Effective Date	NONE

Principal Address

11263 W. Atlantic Blvd
202
Coral Springs, FL 33071

Changed: 02/13/2021

Mailing Address

POST OFFICE BOX 832554
MIAMI, FL 33283

Changed: 05/14/2018

Registered Agent Name & Address

GARCIA GARCIA, BETTY V
11263 W. Atlantic Blvd
202
Coral Springs, FL 33071

Name Changed: 05/14/2018

Address Changed: 02/13/2021

Officer/Director Detail

Name & Address

Title P

FERRUELO, LAURA R

DE LA RIBERA 560
NORDELTA
BUENOS AIRES AR

Title V

FARINA, ARMANDO E
DE LA RIBERA 560
NORDELTA
BUENOS AIRES AR

Title Officer

GARCIA GARCIA, BETTY V
11263 W. Atlantic Blvd
202
Coral Springs, FL 33071

Title DIRECTOR

FARINA, AARON NINO
DE LA RIBERA 560
NORDELTA
BUENOS AIRES AR

Title Director

FARINA, AXEL ARMANDO
DE LA RIBERA 560
NORDELTA
BUENOS AIRES AR

Annual Reports

Report Year	Filed Date
2019	03/29/2019
2020	03/23/2020
2021	02/13/2021

Document Images

02/13/2021 -- 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
05/14/2018 -- Amendment	View image in PDF format
05/01/2018 -- ANNUAL REPORT	View image in PDF format
04/23/2017 -- ANNUAL REPORT	View image in PDF format
01/04/2016 -- Domestic Profit	View image in PDF format

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5433 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 27 0090
Property Owner	INVERSIONES SORRENTO INC	Millage	0613
Mailing Address	333 PALM ST #3 HOLLYWOOD FL 33019	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30-51-42) DESC: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,E 76.11 TO POB,E 20, N 51.71,W 20,S 51.72 TO POB AKA:UNIT B-9 LA ESTANCIA		

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

* 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	$9,310	$177,280	$186,590	$184,500	
2021	$9,310	$177,280	$186,590	$167,730	
2020	$9,310	$143,180	$152,490	$152,490	$3,291.02

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$186,590	$186,590	$186,590	$186,590
Portability	0	0	0	0
Assessed/SOH	$184,500	$186,590	$184,500	$184,500
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	$184,500	$186,590	$184,500	$184,500

Sales History

Date	Type	Price	Book/Page or CIN
3/22/2016	SWD-Q	$123,000	113600983
12/9/2015	SWD-D	$97,500	113399700
10/2/2015	SWD-D	$93,000	113391844
12/18/2014	CET-D	$75,000	112752797
11/28/2012	CET-T	$100	49364 / 925

Land Calculations

Price	Factor	Type
$9.00	1,034	SF
Adj. Bldg. S.F. (Card, Sketch)		1322
Units		1
Eff./Act. Year Built: 2007/2006		

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.)

INVERSIONES SORRENTO INC)

Respondent) CASE NO. 5644

AFFIDAVIT OF SERVICE

TO BE SERVED: INVERSIONES SORRENTO INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5433 SW 41 ST, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: INVERSIONES SORRENTO INC AT **12:57** A.M./**P.M.** ON THE **4** DAY OF **NOVEMBER** 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 8 day of 11, 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:

10/22/2021

Sent To:

INVERSIONES SORRENTO INC

333 PALM ST #3
HOLLYWOOD, FL 33019

Case #:

5644

Property Owner:

INVERSIONES SORRENTO INC

333 PALM ST #3
HOLLYWOOD, FL 33019

Certified Mail #:

Property Description:

514230270090

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30-51-42) DESC: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,E 76.11 TO POB,E 20, N 51.71,W 20,S 51.72 TO POB AKA:UNIT B-9 LA ESTANCIA

11/04/2021 00:57

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/22/2021

Sent To:

INVERSIONES SORRENTO INC

333 PALM ST #3
HOLLYWOOD, FL 33019

Case #:

5644

Property Owner:

INVERSIONES SORRENTO INC

333 PALM ST #3
HOLLYWOOD, FL 33019

Certified Mail #:

Property Description:

514230270090

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30-51-42) DESC: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,E 76.11 TO POB,E 20, N 51.71,W 20,S 51.72 TO POB AKA:UNIT B-9 LA ESTANCIA

AKA:

5433 SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/22/2021 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 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (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

1.New a/c installed with no permit. Obtain permit with plans and inspections.
2. A/c slab appears old but no record on file. Obtain permit with plans and inspections.
3. Camera system installed, no permit on record. Obtain permit with plans and inspections.
4. Remove prohibited items from property (ie: broken chair and debris).
5. Patio slab needs repair.

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.

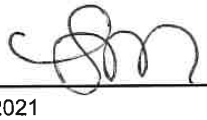
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Teressa Malcolm

Code Enforcement Officer



10/22/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
INVERSIONES SORRENTO INC 333 PALM ST #3 HOLLYWOOD, FL 33019	5644	03/22/2021

Property Owner:	Property Description:	Certified Mail #:
INVERSIONES SORRENTO INC 333 PALM ST #3 HOLLYWOOD, FL 33019	514230270090	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30-51-42) DESC: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,E 76.11 TO POB,E 20, N 51.71,W 20,S 51.72 TO POB AKA:UNIT B-9 LA ESTANCIA	5433 SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Means of Correction:

1.New a/c installed with no permit. Obtain permit with plans and inspections.
2. A/c slab appears old but no record on file. Obtain permit with plans and inspections.
3. Camera system installed, no permit on record. Obtain permit with plans and inspections.
4. Remove prohibited items from property (ie: broken chair and debris).
5. Patio slab needs repair.

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

03/18/2021 12:41

03/18/2021 12:46

03/18/2021 12:45

03/18/2021 12:45

03/18/2021 12:44

#5649 5433 SW 41 St

Case Overview

Property/Incident Information

Owner	Address	Site Address
MIGUEL PEREZ	1870 N CORP BLVD #268092 WESTON, FL 33326	5407 SW 41 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5677 **Date Next Inspection** 11/17/2021

Notes 1. A/c installed without a permit, no record found. Obtain permit with plans and inspections. A/c unit was installed in 2009 (Serial: 0903891).
2. A double permit fee has been assessed. permit. No record on file, obtain permit with plans and inspections.
3. Remove prohibited items from backyard (I.e: crates etc).

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/23/2021		Notice of Violation	Regular Mail
10/22/2021	11/17/2021	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: 11/17/2021
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: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 11/17/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 11/17/2021

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

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

OFFICIAL USE

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

Postage
$

Total Postage a
$ 7.33

Sent To

Street and Apt.

City, State, ZIP

MIGUEL PEREZ
1870 N CORP BLVD #268092
WESTON, FL 33326
NOH # 5677

Postmark Here

OCT 22 2021

7019 1120 0000 9007 7460

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 and Fee
$ 7.33

Sent To

Street and Apt. No., or

City, State, ZIP+4

MIGUEL PEREZ
5407 SW 41 ST
PEMBROKE PARK, FL 33023
NOH # 5677

Postmark Here

OCT 22 2021

7019 1120 0000 9007 7453

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

NOV #5677

TOWN OF PEMBROKE PARK

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

Hasler FI
04/08/2021
US POSTAGE $0

01

Sent To:

MIGUEL PEREZ

1870 N CORP BLVD #268092
WESTON, FL 33326

Case #:

5677

NOV #5677

TOWN OF PEMBROKE PARK

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

Hasler
03/23/2021
US POSTAGE $(

0

Current Tenant
5407 SW 41 St
Pembroke Park
FL 33023

NOV #5677

TOWN OF PEMBROKE PARK

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

Hasler
03/23/2021
US POSTAGE

Sent To:

PERSWAYSION LLC

3520 NW 213 ST
MIAMI GARDENS, FL 33056

Case #:

5677

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5407 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 27 0290
Property Owner	PEREZ, MIGUEL	Millage	0613
Mailing Address	5407 SW 41 ST PEMBROKE PARK FL 33023	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 162.09 TO POB,N 20.00, W 52.00,S 20.00,E 52.04 TO POB AKA: UNIT E-29 LA ESTANCIA		

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

* 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	$9,360	$156,370	$165,730	$165,730	
2021	$9,360	$156,370	$165,730	$149,200	
2020	$9,360	$126,280	$135,640	$135,640	$2,927.36

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$165,730	$165,730	$165,730	$165,730
Portability	0	0	0	0
Assessed/SOH	$165,730	$165,730	$165,730	$165,730
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	$165,730	$165,730	$165,730	$165,730

Sales History

Date	Type	Price	Book/Page or CIN
1/26/2021	WD-Q	$175,000	117032449
10/18/2019	QCD-T	$100	116150694
8/13/2015	WD-T	$100	113184717
4/23/2009	WD-D	$35,000	46217 / 1370
12/16/2008	SWD-O	$75,000	45961 / 476

Land Calculations

Price	Factor	Type
$9.00	1,040	SF
Adj. Bldg. S.F. (Card, Sketch)		1166
Units		1
Eff./Act. Year Built: 2007/2006		

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.)

MIGUEL PEREZ) CASE NO. 5677

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MIGUEL PEREZ

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING ADDRESS: 5407 SW 41 ST, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: MIGUEL PEREZ

AT **1:00** A.M./**P.M.** ON THE **4** DAY OF **NOVEMBER** 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 8 day of 11, 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:

10/22/2021

Sent To:

MIGUEL PEREZ

1870 N CORP BLVD #268092
WESTON, FL 33326

Case #:

5677

Property Owner:

MIGUEL PEREZ

1870 N CORP BLVD #268092
WESTON, FL 33326

Certified Mail #:

Property Description:

514230270290

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4
OF SW1/4 SEC 30) DESC AS: COMM SE
COR OF SW1/4 OF SE1/4 OF SW1/4 OF
SW1/4 OF SEC 30, N 182.09 TO POB,N
20.00, W 52.00,S 20.00,E 52.04 TO POB
AKA: UNIT E-29 LA ESTANCIA

AKA:

5407 SW 41 ST, PEMBROKE PARK, FL
33023

11/04/2021 01:00

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/23/2021 the following

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

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Sent To:

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AKA:

5407 SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/23/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

1. A/c installed without a permit, no record found. Obtain permit with plans and inspections. A/c unit was installed in 2009 (Serial: 0903891).
2. A double permit fee has been assessed. permit. No record on file, obtain permit with plans and inspections.
3. Remove prohibited items from backyard (I.e: crates 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 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.

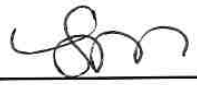
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Teressa Malcolm

Code Enforcement Officer



10/22/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
MIGUEL PEREZ 1870 N CORP BLVD #268092 WESTON, FL 33326	5677	03/23/2021
Property Owner:	**Property Description:**	**Certified Mail #:**
MIGUEL PEREZ 1870 N CORP BLVD #268092 WESTON, FL 33326	514230270290	
Legal Description:	**AKA:**	
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 162.09 TO POB,N 20.00, W 52.00,S 20.00,E 52.04 TO POB AKA: UNIT E-29 LA ESTANCIA	5407 SW 41 ST, PEMBROKE PARK, FL 33023	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/23/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Means of Correction:

1. A/c installed without a permit, no record found. Obtain permit with plans and inspections. A/c unit was installed in 2009 (Serial: 0903891).
2. A double permit fee has been assessed. permit. No record on file, obtain permit with plans and inspections.
3. Remove prohibited items from backyard (I.e: crates etc).

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

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

Teressa Malcolm
Code Enforcement Officer

GOODMAN COMPANY, L.P.
5151 SAN FELIPE, STE 500
HOUSTON, TX 77056
MODEL V8C130301AA
A.C. VOLTS 200/230
VOLTAGE RANGE
MAX. FUSE AMPS OR MAX. CIRCUIT BREAKER
(TIME DELAY FUSE OR HACR CIRCUIT BREAKER ACCURATE)
MIN. CIRCUIT AMPS
FAN MOTOR
COMPRESSOR
MAX. WORKING PRESSURE
FACTORY CHARGE OZ. R-22
FACTORY TEST PRESSURE PSIG
WARNING
ADVERTISSEMENT
ADVERTENCIA
04/07/2021 12:07

LAW OFFICE OF
RUDOLPH M. DI LASCIO, JR., P.A.

5798 JOHNSON STREET
HOLLYWOOD, FLORIDA 33021

TELEPHONE: (954) 966-7466
FACSIMILE: (954) 966-3410
Email: dilascio@bellsouth.net

April 2, 2021

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

Attention: Teressa Malcolm

Re: Perswaysion, LLC sale to Perez, Miguel
Property address: 5407 SW 41 Street, Pembroke Park, FL 33023
Case #5677

Dear Ms. Malcolm:

I represented Perswaysion, LLC in their sale of the above property to Miguel Perez. My client forwarded to me your Notice of Violation dated March 23, 2021, for the subject property.

Please note that my client sold this property on January 29, 2021. I have enclosed a copy of the recorded deed for your reference. Please delete my client's name from this file, and notify the current owner.

Thank you, and should you have any questions, please contact me.

Very truly yours,

Rudolph M. Di Lascio, Jr.

cc: Perswaysion, LLC

RMD/dw

Instr# 117032449 , Page 1 of 3, Recorded 02/03/2021 at 12:30 PM
Broward County Commission
Deed Doc Stamps: $1225.00

This instrument prepared by:
Rudolph M. Di Lascio, Jr. Esq.
5798 Johnson Street
Hollywood, Florida 33021

RETURN TO:
Gold Coast Settlement Services
10181 W. Sample Road, #208
Coral Springs, Florida 33065

Property Appraiser's Parcel
Identification Number: 514230-27-0290

WARRANTY DEED

THIS INDENTURE, made this 26 day of January 2021, BETWEEN

PERSWAYSION, LLC,
a Florida limited liability company

whose post office address is: 3520 NW 213 Street, Miami Gardens, Florida 33056

hereinafter referred to as grantor*, and

MIGUEL PEREZ, a married man

whose post office address is: 1870 N. Corporate Lakes Blvd., #268092, Weston, Florida 33326

hereinafter referred to as grantee*,

WITNESSETH:

that said grantor, for and in consideration of the sum of TEN AND NO/100TH DOLLARS ($10.00), and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in BROWARD COUNTY, FLORIDA, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO reservations, restrictions, limitations, conditions and easements of record along with applicable zoning ordinances and taxes for the year 2021 and subsequent years.

And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed sealed and delivered in our presence:

PERSWAYSION, LLC,
A Florida limited liability company

Sign: _____
Print: DOREE WINTHER

By: _____ (Seal)
DENISE SWASEY,
Sole Manager and Member

Sign: _____
Print: RUDOLPH M. DI LASCIO, JR.

STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY THAT the foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 26 day of January, 2021, an officer duly qualified to take acknowledgments, personally appeared **DENISE SWASEY,** who is [✓] personally known to me; or [ ] produced a driver's license or [ ] _____ as identification, and who acknowledged executing the foregoing instrument.

seal

RUDOLPH M. DI LASCIO, JR.
MY COMMISSION # GG 156942
EXPIRES: February 28, 2022
Bonded Thru Notary Public Underwriters

_____
NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: RUDOLPH M. DI LASCIO, JR.
My commission expires:

LEGAL DESCRIPTION

La Estancia Townhomes, Unit E-29

A portion of the SW 1/4 of the SE 1/4 of the SW 1/4 of the SW 1/4 of Section 30, Township 51 South, Range 42 East, Broward County, Florida, being more particularly described as follows:

Commencing at the SE corner of the SW 1/4 of the SE 1/4 of the SW 1/4 of the SW 1/4 of said Section 30, thence North 01°53'39" West on an assumed bearing along the East line of the SW 1/4 of the SE 1/4 of the SW 1/4 of the SW 1/4 of said Section 30 for a distance of 162.09 feet to the Point of Beginning; thence continue North 01°53'39" West along said East line for a distance of 20.00 feet; thence South 88°13'47" West for a distance of 52.00 feet; thence South 01°46'13" East for a distance of 20.00 feet; thence North 88°13'47" East for a distance of 52.04 feet to the Point of Beginning.

VOID Sent 2 Right Owner

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PERSWAYSION LLC 3520 NW 213 ST MIAMI GARDENS, FL 33056	5677	03/23/2021

Property Owner:	Property Description:	Certified Mail #:
PERSWAYSION LLC 3520 NW 213 ST MIAMI GARDENS, FL 33056	514230270290	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 162.09 TO POB,N 20.00, W 52.00,S 20.00,E 52.04 TO POB AKA: UNIT E-29 LA ESTANCIA	5407 SW 41 ST, PEMBROKE PARK, FL 33023

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Notes/Means of Correction:

1. A/c installed without a permit, no record found. Obtain permit with plans and inspections.
2. A double permit fee has been assessed. permit. No record on file, obtain permit with plans and inspections.
3. Remove prohibited items from backyard (I.e: crates etc).

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Teressa Malcolm
Code Enforcement Officer

5401
FDC

Case Overview

Property/Incident Information

Owner	Address	Site Address
HUGO SAUREZ	3300 PEMBROKE RD LOT 334 PEMBROKE PARK, FL 33009	3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3300 PEMBROKE RD LOT 334

Legal Description

Case Status Open **Case #** 5905 **Date Next Inspection** 11/17/2021

Notes

AMENDED NOV - 6/4/2021
1. (3) Mini split a/c units installed without a permit. Obtain a permit for each mini split unit with any plans and inspections.
2. Gazebo was installed without a permit. Obtain a permit for the gazebo with any plans and inspections.
3. Fence with trelis installed without a permit. Obtain a permit for the fence with any plans and inspections.
4. (2) Sheds with washer inside were installed without a permit. Obtain a permit for each shed including the combined roof from shed to shed with any plans and inspections.
5. Roof over with a florida room was added to the rv without permit. Obtain a permit for the roof over and florida room with any electrical with plans and inspections.
6. Windows were added to the addition and rv without permits. Obtain a permit for each window that was added with any plans and inspections.
7. Sliding glass doors were added without a permit to the rv and addition. Obtain a permit for each sliding glass door with any plans and inspections.
8. Stairs were added to the rv without a permit. Obtain a permit for the stairs with any plans and inspections.
9. Awning was installed without a permit. Obtain a permit for the awning any plans and inspections.
10. Slabs or a/c pads added under mini splits without a permit. Obtain a permit for each slab/pad with any plans and inspections.
11. Slab under shed was poured without a permit. Obtain a permit for the slab under the shed with any plans and inspections.
12. Prohibited use of outside storage. Remove all other items including the refrigerator and storage bin from the property leaving only patio furniture and bbq items.
13. Camera system installed without a permit. Obtain a permit for camera system with plans and inspections.
14. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/4/2021		Notice of Violation	Regular Mail
10/25/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	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: 11/17/2021

Case Overview

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 11/17/2021

7019 1120 0000 9007 7699

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Domestic Mail Only

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OFFICIAL USE

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

Postage
$

Total Postage and
$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

Postmark Here

OCT 25 2021

TRINITY BROADCASTING OF FL INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
NOH # 5905

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

7019 1120 0000 9007 7682

U.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®

Postmark Here

OCT 25 2021

HUGO SAUREZ
3300 PEMBROKE RD LOT 334
PEMBROKE PARK, FL 33009
NOH # 5905

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

OV # 5905
'N OF PEMBROKE PARK
52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
06/04/2021
US POSTAGE $000.51º
ZIP 33023
011D10656696

Trinity Broadcasting of FL Inc
1302 Hollywood Blvd
Hollywood, FL
33021

NOV # 5905
N OF PEMBROKE PARK
2ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
06/04/2021
US POSTAGE $000.51º
ZIP 33023
011D10656696

Sent To:
HUGO SAUREZ
3300 PEMBROKE RD LOT 334
PEMBROKE PARK, FL 33009

Case #:
5905

CV # 5905

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL

06/04/2021

US POSTAGE $000.51º

ZIP 33023
011D10656696

Michael Everett
4655 Vineland RD
Orlando, FL
32711

NOV # 5905

TOWN OF PEMBROKE PARK

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

Hasler
06/03/2021
US POSTAGE $0

01

Sent To:

HUGO SAUREZ

3300 PEMBROKE RD LOT 334
PEMBROKE PARK, FL 33009

Case #:

5905

Property Desc:

NOV # 5905

TOWN OF PEMBROKE PARK

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

Hasler
06/03/2021
US POSTAGE $0

01

Trinity Broadcasting of ~~FL Inc~~
4302 Hollywood Blvd
Hollywood FL 33021

NOV #5905

TOWN OF PEMBROKE PARK

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

Hasler
06/03/2021
US POSTAGE $

Michael Everett
4655 Vineland RD
Orlando, FL
32711

Detail by Entity Name

Foreign Limited Liability Company
PARKER LONE PINE WEST, LLC

Filing Information

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

Principal Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Mailing Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Registered Agent Name & Address

Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301-2525

Name Changed: 04/10/2015

Address Changed: 04/10/2015

Authorized Person(s) Detail

Name & Address

Title Manager

LONE PINE MANAGER, LLC

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Title SIGNATORY

BUELTMANN, TOM
8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/21/2020
2021	04/09/2021

Document Images

04/09/2021 -- ANNUAL REPORT	View image in PDF format
04/21/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/03/2018 -- ANNUAL REPORT	View image in PDF format
04/15/2017 -- ANNUAL REPORT	View image in PDF format
04/30/2016 -- ANNUAL REPORT	View image in PDF format
04/10/2015 -- REINSTATEMENT	View image in PDF format
03/12/2014 -- LC Amendment	View image in PDF format
03/20/2013 -- ANNUAL REPORT	View image in PDF format
03/20/2012 -- ANNUAL REPORT	View image in PDF format
03/17/2011 -- ANNUAL REPORT	View image in PDF format
02/19/2010 -- ANNUAL REPORT	View image in PDF format
03/11/2009 -- ANNUAL REPORT	View image in PDF format
02/18/2008 -- ANNUAL REPORT	View image in PDF format
03/27/2007 -- ANNUAL REPORT	View image in PDF format
05/12/2006 -- Foreign Limited	View image in PDF format

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
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

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).

* 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	$5,378,220	$312,980	$5,691,200	$5,519,850	
2021	$5,378,220	$312,980	$5,691,200	$5,018,050	$112,261.13
2020	$4,994,060	$312,980	$5,307,040	$4,561,870	$103,300.84

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,691,200	$5,691,200	$5,691,200	$5,691,200
Portability	0	0	0	0
Assessed/SOH	$5,519,850	$5,691,200	$5,519,850	$5,519,850
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,519,850	$5,691,200	$5,519,850	$5,519,850

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
$7.00	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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

HUGO SUAREZ) CASE NO. 5905

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HUGO SAUREZ

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3300 PEMBROKE RD LOT 334, PEMBROKE PARK, FL 33021

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: HUGO SAUREZ

AT **11:23** **A.M.**/P.M. ON THE **4** DAY OF **NOVEMBER** 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 8 day of 11, 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:

10/25/2021

Sent To:

HUGO SAUREZ

3300 PEMBROKE RD LOT 334
PEMBROKE PARK, FL 33009

Case #:

5905

Property Owner:

HUGO SAUREZ

3300 PEMBROKE RD LOT 334
PEMBROKE PARK, FL 33009

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

11/03/2021 23:23

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/25/2021

Sent To:

HUGO SAUREZ

3300 PEMBROKE RD LOT 334
PEMBROKE PARK, FL 33009

Case #:

5905

Property Owner:

HUGO SAUREZ

3300 PEMBROKE RD LOT 334
PEMBROKE PARK, FL 33009

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 #3300 PEMBROKE RD LOT 334

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/4/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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

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

AMENDED NOV - 6/4/2021

1. (3) Mini split a/c units installed without a permit. Obtain a permit for each mini split unit with any plans and inspections.
2. Gazebo was installed without a permit. Obtain a permit for the gazebo with any plans and inspections.
3. Fence with trelis installed without a permit. Obtain a permit for the fence with any plans and inspections.
4. (2) Sheds with washer inside were installed without a permit. Obtain a permit for each shed including the combined roof from shed to shed with any plans and inspections.
5. Roof over with a florida room was added to the rv without permit. Obtain a permit for the roof over and florida room with any electrical with plans and inspections.
6. Windows were added to the addition and rv without permits. Obtain a permit for each window that was added with any plans and inspections.
7. Sliding glass doors were added without a permit to the rv and addition. Obtain a permit for each sliding glass door with any plans and inspections.
8. Stairs were added to the rv without a permit. Obtain a permit for the stairs with any plans and inspections.
9. Awning was installed without a permit. Obtain a permit for the awning any plans and inspections.
10. Slabs or a/c pads added under mini splits without a permit. Obtain a permit for each slab/pad with any plans and inspections.
11. Slab under shed was poured without a permit. Obtain a permit for the slab under the shed with any plans and inspections.
12. Prohibited use of outside storage. Remove all other items including the refrigerator and storage bin from the property leaving only patio furniture and bbq items.
13. Camera system installed without a permit. Obtain a permit for camera system with plans and inspections.
14. 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 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.

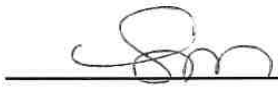
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Teressa Malcolm

Code Enforcement Officer



10/25/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
HUGO SAUREZ 3300 PEMBROKE RD LOT 334 PEMBROKE PARK, FL 33009	5905	06/04/2021

Property Owner:	Property Description:	Certified Mail #:
HUGO SAUREZ 3300 PEMBROKE RD LOT 334 PEMBROKE PARK, FL 33009	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 #3300 PEMBROKE RD LOT 334

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/4/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Notes/Means of Correction:

AMENDED NOV - 6/4/2021

1. (3) Mini split a/c units installed without a permit. Obtain a permit for each mini split unit with any plans and inspections.
2. Gazebo was installed without a permit. Obtain a permit for the gazebo with any plans and inspections.
3. Fence with trelis installed without a permit. Obtain a permit for the fence with any plans and inspections.
4. (2) Sheds with washer inside were installed without a permit. Obtain a permit for each shed including the combined roof from shed to shed with any plans and inspections.
5. Roof over with a florida room was added to the rv without permit. Obtain a permit for the roof over and florida room with any electrical with plans and inspections.
6. Windows were added to the addition and rv without permits. Obtain a permit for each window that was added with any plans and inspections.
7. Sliding glass doors were added without a permit to the rv and addition. Obtain a permit for each sliding glass door with any plans and inspections.
8. Stairs were added to the rv without a permit. Obtain a permit for the stairs with any plans and inspections.
9. Awning was installed without a permit. Obtain a permit for the awning any plans and inspections.
10. Slabs or a/c pads added under mini splits without a permit. Obtain a permit for each slab/pad with any plans and inspections.
11. Slab under shed was poured without a permit. Obtain a permit for the slab under the shed with any plans and inspections.
12. Prohibited use of outside storage. Remove all other items including the refrigerator and storage bin from the property leaving only patio furniture and bbq items.
13. Camera system installed without a permit. Obtain a permit for camera system with plans and inspections.
14. 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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

HUGO SAUREZ

3300 PEMBROKE RD LOT 334
PEMBROKE PARK, FL 33009

Case #:

5905

Date:

06/03/2021

Property Owner:

HUGO SAUREZ

3300 PEMBROKE RD LOT 334
PEMBROKE PARK, FL 33009

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 #3300 PEMBROKE RD LOT 334

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/3/2021 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
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Notes/Means of Correction:

1. (3) Mini split a/c units installed without a permit. Obtain a permit for each mini split unit with any plans and inspections.
2. A double permit fee has been assessed.
3. Prohibited use of outside storage. Remove all other items including the refrigerator and storage bin from the property leaving only patio furniture and bbq items.

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

04/23/2021 15:35

SPLIT TYPE AIR CONDITIONER
INDOOR MODEL PAC123354
OUTDOOR MODEL PAC123358
REFRIGERANT R410A/500g
COOLING CAPACITY 12500Btu/h
HEATING CAPACITY
MAXIMUM ALLOWABLE PRESSURE
EXCESSIVE OPERATING PRESSURE DISCHARGE
SUCTION
WEIGHT(INDOOR) 8.1Kg
WEIGHT(OUTDOOR) 25.6Kg
POWER SOURCE 115V~ 60Hz
STANDARD RATING CONDITIONS COOLING CURRENT INPUT
HEATING CURRENT INPUT
RATED CURRENT 12.5A
RATED INPUT 1450W
OUTDOOR UNIT RESISTANCE CLASS
PREMIUM
LEVEL
MODE/MODELO
04/23/2021 15:35

PREMIUM
LEVELLA
04/23/2021 15:35

334
04/23/2021 15:34

04/23/2021 15:34

04/23/2021 15:34

04/23/2021 15:34

04/23/2021 15:33

SPLIT TYPE AIR CONDITIONER
INDOOR MODEL
PAC12335A
OUTDOOR MODEL
PAC12335B
REFRIGERANT
R410A/500g
COOLING CAPACITY
12500Btu/h
HEATING CAPACITY
MAXIMUM ALLOWABLE PRESSURE
4.2MPa
EXCESSIVE OPERATING PRESSURE
DISCHARGE
4.2MPa
SUCTION
1.5MPa
WEIGHT(INDOOR)
8.1Kg
WEIGHT(OUTDOOR)
25.6Kg
POWER SOURCE
115V~ 60Hz, 1Ph
STANDARD RATING CONDITIONS
COOLING
CURRENT
10.8A
INPUT
1220W
HEATING
CURRENT
INPUT
RATED CURRENT
12.5A
RATED INPUT
1450W
OUTDOOR UNIT RESISTANCE CLASS
IP 24
INDOOR UPC:715688085514
OUTDOOR UPC:715688085521
PREMIUM
LEVELLA
MODE/MODELO:PAC12335B-0
04/23/2021 15:33

04/23/2021 15:32

04/23/2021 15:32

04/23/2021 15:32

04/23/2021 15:32

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04/23/2021 15:27

334
04/23/2021 15:26

04/23/2021 15:36

04/23/2021 15:35

04/23/2021 15:35

Case Overview

Property/Incident Information

Owner	Address	Site Address
MARCELINA SHUR	123 LONE PINE LANE PEMBROKE PARK, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #123 Lone Pine Lane

Legal Description

Case Status Open **Case #** 5927 **Date Next Inspection** 11/17/2021

Notes

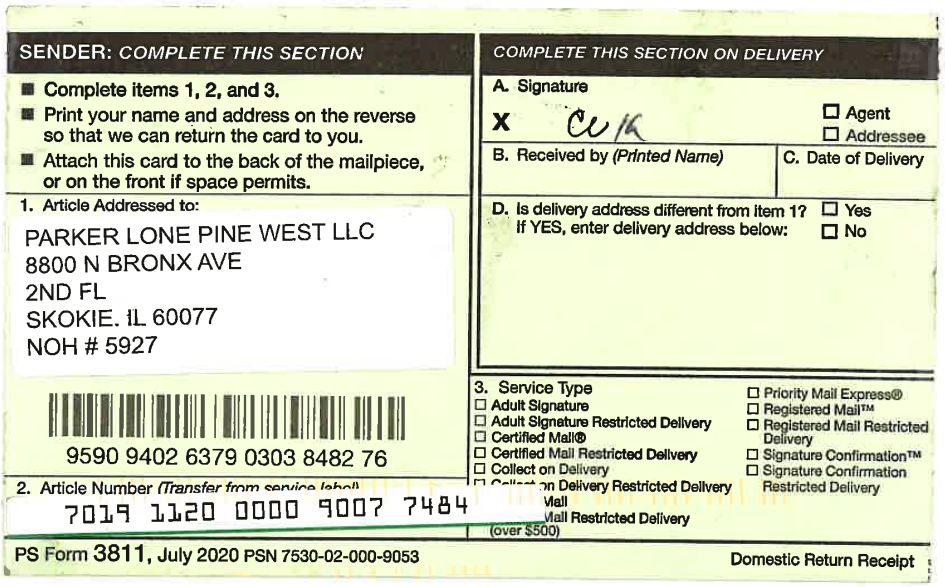
1. New walkway added to side of m/h without a permit. Obtain a permit for the walkway with railings with any plans and inspections.
2. New a/c installed without a permit. Obtain a permit for the a/c serial: ERC-36CWN1-V10 with any electrical and plans and inspections.
3. Verify the removal of carport area with the Building Dept if it was permitted, if not obtain a after the fact permit for demo with inspections and plans.
4. Florida room was enclosed without permits. Obtain a permit for the enclosed Florida Room with any plans and inspections.
5. Verify the (2) patios if they were permitted. If not obtain a permit for the patio areas including stairs and railings with any inspections and plans.
6. New windows added to the m/h without permits. Obtain a permit for the windows that were replaced with any plans and inspections.
7. New door added to m/h without a permit. Obtain a permit for the new door with any plans and inspections.
8. Verify shed was permitted. If not obtain a permit for the shed with any plans and inspections.
9. Confirm if the fence connecting the shed and m/h was permitted with trelis. If not, obtain a permit with plans and inspections.
10. Confirm the addition to the m/h. If unpermitted then obtain a after the fact permit with inspections and plans.
11. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/15/2021		Notice of Violation	Hand
10/22/2021	11/17/2021	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: 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:

PARKER LONE PINE WEST LLC
8800 N BRONX AVE
2ND FL
SKOKIE. IL 60077
NOH # 5927

9590 9402 6379 0303 8482 76

2. Article Number (Transfer from service label)
7019 1120 0000 9007 7484

COMPLETE THIS SECTION ON DELIVERY

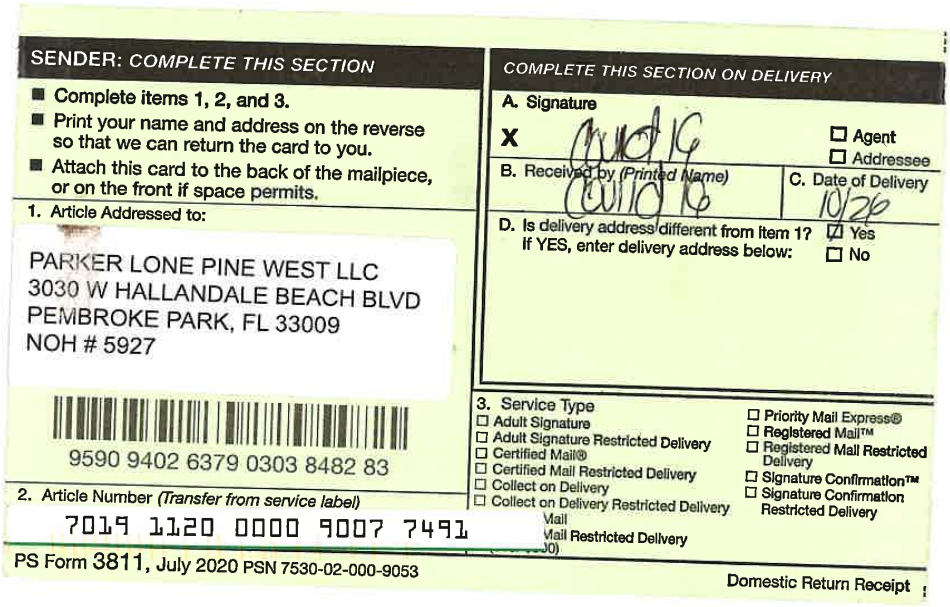
A. Signature
X
☐ Agent
☐ Addressee

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



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:

PARKER LONE PINE WEST LLC
3030 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
NOH # 5927

9590 9402 6379 0303 8482 83

2. Article Number (Transfer from service label)
7019 1120 0000 9007 7491

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery
10/26

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

7019 1120 0000 9007 7477

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

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

OFFICIAL USE

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

Postmark Here

OCT 22 2021

MARCELINA SHUR
123 LONE PINE LANE
PEMBROKE PARK, FL 33009
NOH # 5927

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

7019 1120 0000 9007 7484

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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage
$ 7.33
Sent To
Street and Apt.
City, State, ZIP

Postmark Here

OCT 22 2021

PARKER LONE PINE WEST LLC
8800 N BRONX AVE
2ND FL
SKOKIE. IL 60077
NOH # 5927

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

7019 1120 0000 9007 7491

U.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., c
City, State, ZIP+4®

Postmark Here

OCT 22 2021

PARKER LONE PINE WEST LLC
3030 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
NOH # 5927

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

7019 1120 0000 9007 7507

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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage an
$ 7.33
Sent To
Street and Apt. No
City, State, ZIP+4

Postmark Here

OCT 22 2021

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301
NOH # 5927, NOH # 6019,

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:

MARCELINA SHUR
123 LONE PINE LANE
PEMBROKE PARK, FL 33009
NOH # 5927

9590 9402 6379 0303 8482 69

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 7477

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] C-19
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
10/25/21

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

3. Service Type
☐ Adult Signature
☐ 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

NOV #5927

TOWN OF PEMBROKE PARK

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

Hasler FIR
06/15/2021
US POSTAGE $0
011

Parker Lone Pine West LLC
8800 N Bronx Ave
2nd Floor
Skokie, IL 60077

NOV #5927

TOWN OF PEMBROKE PARK

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

Hasler F
06/15/2021
US POSTAGE $C
01

Corporation Service Company
1201 Hays Street
Tallahassee, FL
32301

NOV#5927

TOWN OF PEMBROKE PARK

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

Hasler
06/15/2021
US POSTAGE $

Marcelina Shur
123 lone pine lane
Pembroke Park
FL 33009

Detail by Entity Name

Foreign Limited Liability Company
PARKER LONE PINE WEST, LLC

Filing Information

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

Principal Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Mailing Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Registered Agent Name & Address

Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301-2525

Name Changed: 04/10/2015

Address Changed: 04/10/2015

Authorized Person(s) Detail

Name & Address

Title Manager

LONE PINE MANAGER, LLC

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Title SIGNATORY

BUELTMANN, TOM
8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/21/2020
2021	04/09/2021

Document Images

04/09/2021 -- ANNUAL REPORT	View image in PDF format
04/21/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/03/2018 -- ANNUAL REPORT	View image in PDF format
04/15/2017 -- ANNUAL REPORT	View image in PDF format
04/30/2016 -- ANNUAL REPORT	View image in PDF format
04/10/2015 -- REINSTATEMENT	View image in PDF format
03/12/2014 -- LC Amendment	View image in PDF format
03/20/2013 -- ANNUAL REPORT	View image in PDF format
03/20/2012 -- ANNUAL REPORT	View image in PDF format
03/17/2011 -- ANNUAL REPORT	View image in PDF format
02/19/2010 -- ANNUAL REPORT	View image in PDF format
03/11/2009 -- ANNUAL REPORT	View image in PDF format
02/18/2008 -- ANNUAL REPORT	View image in PDF format
03/27/2007 -- ANNUAL REPORT	View image in PDF format
05/12/2006 -- Foreign Limited	View image in PDF format

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
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

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).

* 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	$5,378,220	$312,980	$5,691,200	$5,519,850	
2021	$5,378,220	$312,980	$5,691,200	$5,018,050	
2020	$4,994,060	$312,980	$5,307,040	$4,561,870	$103,300.84

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,691,200	$5,691,200	$5,691,200	$5,691,200
Portability	0	0	0	0
Assessed/SOH	$5,519,850	$5,691,200	$5,519,850	$5,519,850
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,519,850	$5,691,200	$5,519,850	$5,519,850

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
$7.00	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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

MARCELINA SHUR) CASE NO. 5927

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MARCELINA SHUR

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 123 LONE PINE LANE, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: MARCELINA SHUR

AT **11:40** A.M./**P.M.** ON THE **4** DAY OF **NOVEMBER** 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 8 day of 11, 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:

10/22/2021

Sent To:

MARCELINA SHUR

123 LONE PINE LANE
PEMBROKE PARK, FL 33009

Case #:

5927

Property Owner:

MARCELINA SHUR

123 LONE PINE LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000480

Legal Description:

29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS
SAL R/W AND LESS PT IN OR 3741/ 99

11/03/2021 23:40

AKA:

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #123 Lone

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/22/2021

Sent To:

MARCELINA SHUR

123 LONE PINE LANE
PEMBROKE PARK, FL 33009

Case #:

5927

Property Owner:

MARCELINA SHUR

123 LONE PINE LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000480

Legal Description:

29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

AKA:

3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #123 Lone Pine Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. New walkway added to side of m/h without a permit. Obtain a permit for the walkway with railings with any plans and inspections.
2. New a/c installed without a permit. Obtain a permit for the a/c serial: ERC-36CWN1-V10 with any electrical and plans and inspections.
3. Verify the removal of carport area with the Building Dept if it was permitted, if not obtain a after the fact permit for demo with inspections and plans.
4. Florida room was enclosed without permits. Obtain a permit for the enclosed Florida Room with any plans and inspections.
5. Verify the (2) patios if they were permitted. If not obtain a permit for the patio areas including stairs and railings with any inspections and plans.
6. New windows added to the m/h without permits. Obtain a permit for the windows that were replaced with any plans and inspections.
7. New door added to m/h without a permit. Obtain a permit for the new door with any plans and inspections.
8. Verify shed was permitted. If not obtain a permit for the shed with any plans and inspections.
9. Confirm if the fence connecting the shed and m/h was permitted with trelis. If not, obtain a permit with plans and inspections.
10. Confirm the addition to the m/h. If unpermitted then obtain a after the fact permit with inspections and plans.
11. 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 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.

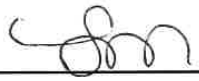
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Teressa Malcolm

Code Enforcement Officer



10/22/2021

Job Address | 123 LONE | Find | Clear

SEARCH - [CLOSE]

	Permit #	Folio #	Company	Job Address	Status	Job
75070	124579-0	514229000480	AMS INC	123 Lone Pine Lane	Permit Complet	Residential Mobile Home Re-Roof Metal
75798	134922-0	514229000480	OWNER/BUILDER	123 Lone Pine Lane	Permit Complet	Residential Mobile Home Vinyl Siding

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
MARCELINA SHUR 123 LONE PINE LANE PEMBROKE PARK, FL 33009	5927	06/15/2021

Property Owner:	Property Description:	Certified Mail #:
MARCELINA SHUR 123 LONE PINE LANE PEMBROKE PARK, FL 33009	514229000480	

Legal Description:	AKA:
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	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #123 Lone Pine Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Means of Correction:

1. New walkway added to side of m/h without a permit. Obtain a permit for the walkway with railings with any plans and inspections.
2. New a/c installed without a permit. Obtain a permit for the a/c serial: ERC-36CWN1-V10 with any electrical and plans and inspections.
3. Verify the removal of carport area with the Building Dept if it was permitted, if not obtain a after the fact permit for demo with inspections and plans.
4. Florida room was enclosed without permits. Obtain a permit for the enclosed Florida Room with any plans and inspections.
5. Verify the (2) patios if they were permitted. If not obtain a permit for the patio areas including stairs and railings with any inspections and plans.
6. New windows added to the m/h without permits. Obtain a permit for the windows that were replaced with any plans and inspections.
7. New door added to m/h without a permit. Obtain a permit for the new door with any plans and inspections.
8. Verify shed was permitted. If not obtain a permit for the shed with any plans and inspections.
9. Confirm if the fence connecting the shed and m/h was permitted with trelis. If not, obtain a permit with plans and inspections.
10. Confirm the addition to the m/h. If unpermitted then obtain a after the fact permit with inspections and plans.
11. A double permit fee has been assessed.

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

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

Teressa Malcolm
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

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

Name Marcelina Shur

Date 5.26.2021

Site Address 123 lone pine lane
Pembroke Park FL 33009

Case #

Sub/Park Lone Pine MHP

Permit #

☐ ***STOP ALL WORK**

☑ No Building Permit

☐ Violation of Florida Building Code #

☑ Violation of Town Ordinance # S-105

☐ NFPA #

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)
New walkway w/ railings added, verify (2) patio areas, verify removal of carport & florida room enclosed, new windows, new A/C, permit for fence trells, new door, added without a permit.

Corrective Action(s)
obtain a permit for walkway w/ railings, verify carport removal + conversion of enclosed florida room, new windows, door, new A/C with plans and inspection w/ any electrical.

☑ Structural ☐ Plumbing ☑ Mechanical ☑ Electrical
☑ Code Enforcement ☑ Zoning ☐ Business Tax Receipt ☐ Other

☑ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30 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 ☑ Building Dept. Ext. 211/227
☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

T. Malcolm
Code Enforcement Officer

mailed to owner due to having to
Received by research the property. 6/15/21

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

Town of Pembroke Park
Notice of Violation Notice

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

Name Marcelina Shur

Date 5.26.2021

Site Address 123 lone pine lane
Pembroke Park FL 33009

Case # _____

Sub/Park lone pine MHP

Permit # _____

☐ ***STOP ALL WORK**

☑ No Building Permit

☐ Violation of Florida Building Code # _____

☑ Violation of Town Ordinance # 5-105

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

New walkway w/ railings [illegible], [illegible] (2) patio areas, [illegible] removal of [illegible], [illegible] Florida Room enclosed, New windows, New A/C, [illegible] fence trees, new door, [illegible]

Corrective Action(s)

[illegible] walkway w/ railing, [illegible] removal [illegible] Florida Room, new windows, door, new A/C with plans and inspection w/ an electrical.

☐ Structural ☐ Plumbing ☑ Mechanical ☑ Electrical
☐ Code Enforcement ☑ Zoning ☐ Business Tax Receipt ☐ Other _____

☑ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30 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 ☑ Building Dept. Ext. 211/227
☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

T. Malcolm
Code Enforcement Officer

Received by

mailed to owner due to having to research the property. [illegible] 6/15/21

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

05/25/2021 11:50

05/25/2021 11:50

05/25/2021 11:50

05/25/2021 11:49

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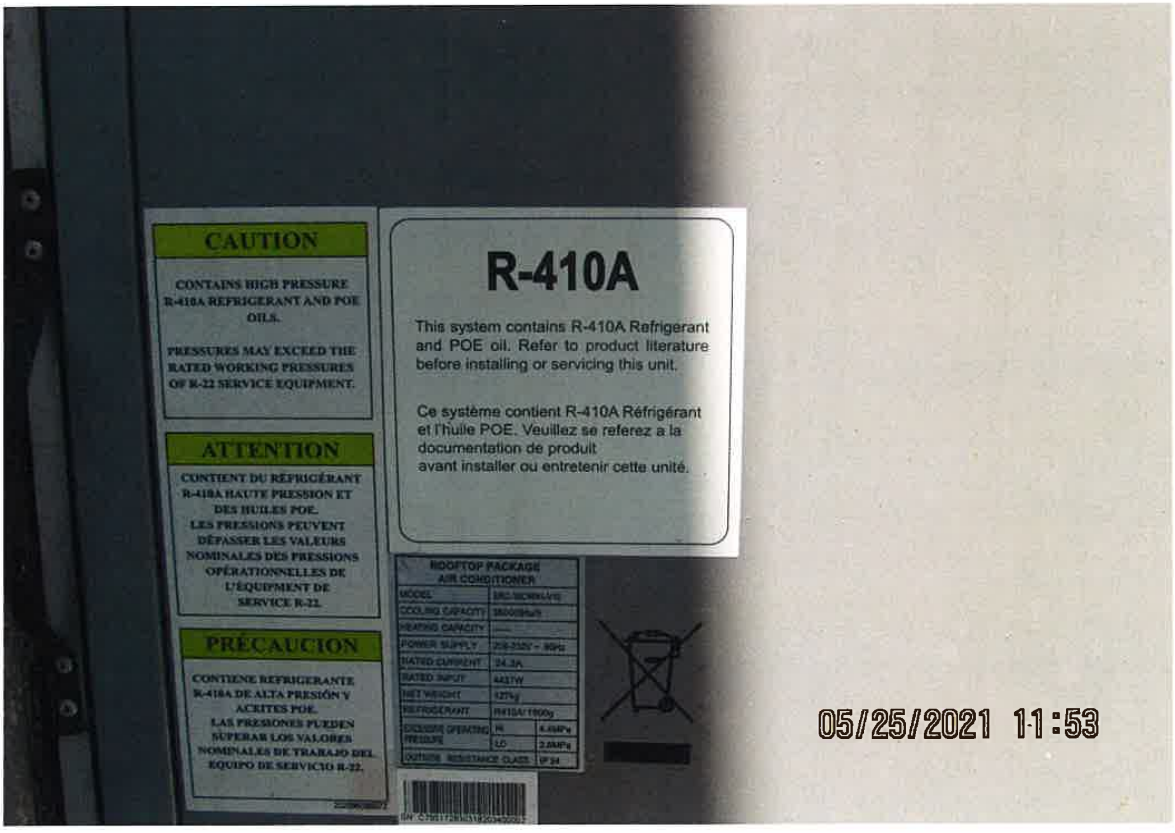
05/25/2021 11:54

05/25/2021 11:53
2X6X10'
#2PRM
64
PCS


CAUTION
CONTAINS HIGH PRESSURE R-410A REFRIGERANT AND POE OILS.
PRESSURES MAY EXCEED THE RATED WORKING PRESSURES OF R-22 SERVICE EQUIPMENT.
ATTENTION
CONTIENT DU RÉFRIGÉRANT R-410A HAUTE PRESSION ET DES HUILES POE.
LES PRESSIONS PEUVENT DÉPASSER LES VALEURS NOMINALES DES PRESSIONS OPÉRATIONNELLES DE L'ÉQUIPMENT DE SERVICE R-22.
PRECAUCION
CONTIENE REFRIGERANTE R-410A DE ALTA PRESIÓN Y ACEITES POE.
LAS PRESIONES PUEDEN SUPERAR LOS VALORES NOMINALES DE TRABAJO DEL EQUIPO DE SERVICIO R-22.
R-410A
This system contains R-410A Refrigerant and POE oil. Refer to product literature before installing or servicing this unit.
Ce système contient R-410A Réfrigérant et l'huile POE. Veuillez se referez a la documentation de produit avant installer ou entretenir cette unité.
ROOFTOP PACKAGE AIR CONDITIONER
MODEL
COOLING CAPACITY
HEATING CAPACITY
POWER SUPPLY
RATED CURRENT
RATED INPUT
NET WEIGHT
REFRIGERANT
EXCESSIVE OPERATING PRESSURE
OUTDOOR RESISTANCE CLASS
05/25/2021 11:53

05/25/2021 11:53

05/25/2021 11:53

05/25/2021 11:50

05/25/2021 11:50

05/25/2021 11:51

GLACIER BAY
05/25/2021 11:51

05/25/2021 11:51

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05/25/2021 11:53

05/25/2021 11:53

05/25/2021 11:52

05/25/2021 11:52

Case Overview

Property/Incident Information

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

Legal Description

Case Status Open **Case #** 6164 **Date Next Inspection** 11/17/2021

Notes

1. Graffiti on ice cooler. Remove graffiti from the cooler.
2. Exterior of walls have dirt buildup, rust, vines and damage and building has dirt build up. Pressure wash the entire building and all interior and exterior walls.
3. Facades needs repairs. Obtain a permit for the facades with plans and inspections.
4. Trim overgrown vegetation including the trees along the property line.
5. Parking lot lines are faded, unleveled, rusted with multiple cracks and broken parking stomps and parking curbs. Obtain a permit for parking lot striping and paving with plans and inspections.
6. Remove excess trash and debris from property and maintain it.
7. Property has multiple missing and damaged parking signs including the ADA signs which are rusted, damaged, or twisted. Replace the signs as needed to be included in the parking lot striping and restoration permit with plans and inspections.
8. Remove all window signs from all windows including window tinting. Leaving only business name, address, hours of operation, and a phone number.
9. In between the adjourning neighbor remove all trash and debris inside the chain linked area including removal of the weeds and overgrown vegetation and keep it maintained.
10. Building and walls need to be painted and maintained.
11. Vinyl siding at the sides of the property has damages and need replacements. Obtain a permit for the vinyl siding replacement with plans and inspections.
12. A double permit fee has been assessed for all work done work without permit.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/24/2021		Notice of Violation	Regular Mail
10/25/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 11/17/2021

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: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(n). - Exterior maintenance of structures and premises	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(o). - Exterior maintenance of structures and premises	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	Not in Compliance - Reinspection Date: 11/17/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 11/17/2021
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: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 11/17/2021
SIGNS AND ADVERTISING	Sec. 21-21 (1) - 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. (1) Real estate signs: Real estate signs are permitted without a permit. a. One (1) freestanding sign shall be allowed to be placed along each street property line. Golf course lots and waterfront lots are allowed one (1) additional sign in the rear yard. b. For-lease or for-rent or for-sale signs shall be permitted to be displayed on signs not exceeding four (4) square feet in area and no closer than six (6) feet from a property line. c. Sign copy may include situation (sale, rent, lease, zoning, size of property, etc.), name of the...	Not in Compliance - Reinspection Date: 11/17/2021

7019 1120 0000 9007 7767

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

Postage
$

Total Postage and Fee
$ 9.00

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

COLE FD PORTFOLIO III LLC C/O
FAMILY DOLLAR STORE 26608
500 VOLVO PKWY
CHESAPEAKE, VA 23320
NOH # 6164

USPS HILLCREST POSTAL STORE HOLLYWOOD FL
OCT 26 2021
Postmark Here

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

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

Postage
$

Total Postage and Fee
$ 9.00

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

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301
NOH # 6164 & NOH # 6313

USPS HILLCREST POSTAL STORE HOLLYWOOD FL
OCT 26 2021
Postmark Here

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

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

Postage
$

Total Postage and Fee
$ 9.00

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

COLE FD PORTFOLIO III LLC C/O
FAMILY DOLLAR STORE 26608
4100 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
NOH # 6164

USPS HILLCREST POSTAL STORE HOLLYWOOD FL
OCT 26 2021
Postmark Here

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

COLE FD PORTFOLIO III LLC C/O
FAMILY DOLLAR STORE 26608
4100 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
NOH # 6164

9590 9402 6379 0303 8492 73

2. Article Number (Transfer from service label)
7019 1120 0000 9007 7750

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

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

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

Hasler
08/24/2021
US POSTAGE $

Sent To:

COLE FD PORTFOLIO III LLC
%FAMILY DOLLAR STORE 26608

500 VOLVO PKWY
CHESAPEAKE VA 23320

Case #:

6164

NOV #6164

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

Hasler
08/24/2021
US POSTAGE $

Corporation Service Company
1201 Hays St
Tallahassee, FL
32301

Detail by Entity Name

Foreign Limited Liability Company
FAMILY DOLLAR STORES OF FLORIDA, LLC

Filing Information

Document Number	M16000000824
FEI/EIN Number	62-1147034
Date Filed	01/29/2016
State	VA
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	06/06/2017
Event Effective Date	NONE

Principal Address

500 VOLVO PKWY
CHESAPEAKE, VA 23320

Mailing Address

500 VOLVO PKWY
CHESAPEAKE, VA 23320

Changed: 06/19/2017

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS ST
TALLAHASSEE, FL 32301

Name Changed: 06/06/2017

Address Changed: 06/06/2017

Authorized Person(s) Detail

Name & Address

Title VICE PRESIDENT, ASSISTANT SECRETARY

MITCHELL, JR, JOHN S.
500 VOLVO PKWY
CHESAPEAKE, VA 23320

Title SENIOR VICE PRESIDENT

WILLIÀMS, CHRISTOPHER
500 VOLVO PKWY
CHESAPEAKE, VA 23320

Title ASSISTANT SECRETARY

HAY, DANA
500 VOLVO PKWY
CHESAPEAKE, VA 23320

Title VICE PRESIDENT

MILLER, DEBORAH
500 VOLVO PKWY
CHESAPEAKE, VA 23320

Title VICE PRESIDENT

ELDER, JONATHAN
500 VOLVO PKWY
CHESAPEAKE, VA 23320

Title PRESIDENT

BARNETT, PETER
500 VOLVO PKWY
CHESAPEAKE, VA 23320

Title VICE PRESIDENT, TREASURER

DEAN, ROGER
500 VOLVO PKWY
CHESAPEAKE, VA 23320

Title ASSISTANT SECRETARY

BOSCIA, SANDRA L.
500 VOLVO PKWY
CHESAPEAKE, VA 23320

Title ASSISTANT SECRETARY

SPENCER, HARRY R.
500 VOLVO PKWY
CHESAPEAKE, VA 23320

Title SENIOR VICE PRESIDENT

LITTLER, TODD
500 VOLVO PKWY
CHESAPEAKE, VA 23320

Title SENIOR VICE PRESIDENT, CHIEF LEGAL OFFICER, GENERAL COUNSEL, SECRETARY

OLD JR., WILLIAM A.
500 VOLVO PKWY
CHESAPEAKE, VA 23320

Annual Reports

Report Year	Filed Date
2020	04/17/2020
2021	04/21/2021
2021	08/06/2021

Document Images

08/06/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
04/21/2021 -- ANNUAL REPORT	View image in PDF format
11/30/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
04/17/2020 -- ANNUAL REPORT	View image in PDF format
11/12/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
02/16/2018 -- ANNUAL REPORT	View image in PDF format
08/10/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
06/19/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
06/06/2017 -- CORLCRACHG	View image in PDF format
05/09/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
05/02/2017 -- ANNUAL REPORT	View image in PDF format
01/29/2016 -- Foreign Limited	View image in PDF format

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

ID #	5142 30 09 0561
Millage	0613
Use	11

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

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

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

Property Assessment Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$467,500	$1,649,970	$2,117,470	$1,921,050	
2020	$467,500	$1,278,910	$1,746,410	$1,746,410	$37,690.67
2019	$467,500	$1,533,430	$2,000,930	$2,000,930	$43,688.32

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,117,470	$2,117,470	$2,117,470	$2,117,470
Portability	0	0	0	0
Assessed/SOH	$1,921,050	$2,117,470	$1,921,050	$1,921,050
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,921,050	$2,117,470	$1,921,050	$1,921,050

Sales History

Date	Type	Price	Book/Page or CIN
4/28/2012	SWD-D	$1,901,800	48727 / 1414
10/7/2004	WD*	$465,000	38352 / 225
6/24/2004	WD*	$340,000	37812 / 757
2/7/2000	QC*	$100	30275 / 185
4/1/1986	TXD	$10,000	18157 / 601

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.00	42,500	SF
Adj. Bldg. S.F. (Card, Sketch)		9220
Eff./Act. Year Built: 2007/2006		

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.)

FAMILY DOLLAR / COLE FD PORTFOLIO) CASE NO. 6164

III LLC C/O FAMILY DOLLAR STORE 26608

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: FAMILY DOLLAR / COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORE 26608

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: FAMILY DOLLAR / COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORE 26608

AT **12:39** A.M./**P.M.** ON THE **4** DAY OF **NOVEMBER** 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.

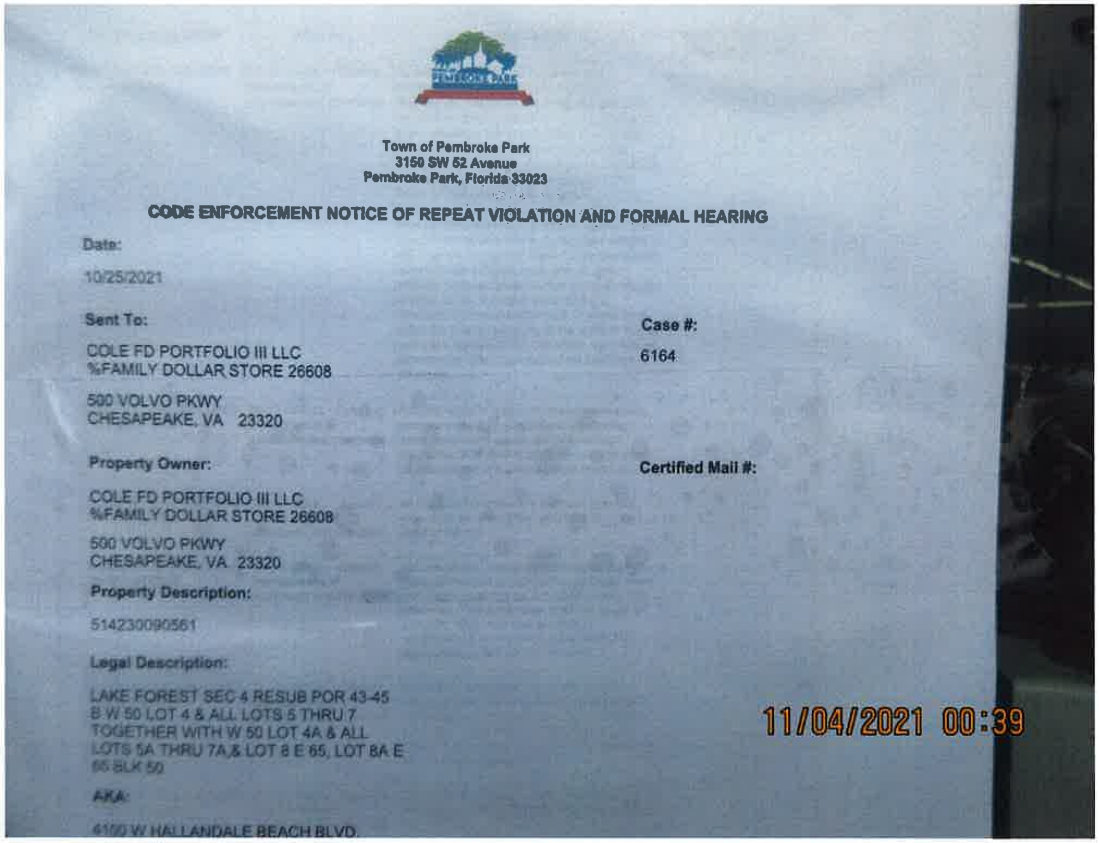
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2021, by Teressa malcam 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 REPEAT VIOLATION AND FORMAL HEARING

Date:

10/25/2021

Sent To:

COLE FD PORTFOLIO III LLC
%FAMILY DOLLAR STORE 26608

500 VOLVO PKWY
CHESAPEAKE, VA 23320

Case #:

6164

Property Owner:

COLE FD PORTFOLIO III LLC
%FAMILY DOLLAR STORE 26608

500 VOLVO PKWY
CHESAPEAKE, VA 23320

Certified Mail #:

Property Description:

514230090561

Legal Description:

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

AKA:

4100 W HALLANDALE BEACH BLVD,

11/04/2021 00:39

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

10/25/2021

Sent To:

COLE FD PORTFOLIO III LLC
%FAMILY DOLLAR STORE 26608

500 VOLVO PKWY
CHESAPEAKE, VA 23320

Case #:

6164

Property Owner:

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%FAMILY DOLLAR STORE 26608

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CHESAPEAKE, VA 23320

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4100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

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 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(n). - Exterior maintenance of structures and premises	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(o). - Exterior maintenance of structures and premises	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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. 5-104. - 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
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

SIGNS AND ADVERTISING	Sec. 21-21 (1) - 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. (1) Real estate signs: Real estate signs are permitted without a permit. a. One (1) freestanding sign shall be allowed to be placed along each street property line. Golf course lots and waterfront lots are allowed one (1) additional sign in the rear yard. b. For-lease or for-rent or for-sale signs shall be permitted to be displayed on signs not exceeding four (4) square feet in area and no closer than six (6) feet from a property line. c. Sign copy may include situation (sale, rent, lease, zoning, size of property, etc.), name of the...	30

1. Graffiti on ice cooler. Remove graffiti from the cooler.
2. Exterior of walls have dirt buildup, rust, vines and damage and building has dirt build up. Pressure wash the entire building and all interior and exterior walls.
3. Facades needs repairs. Obtain a permit for the facades with plans and inspections.
4. Trim overgrown vegetation including the trees along the property line.
5. Parking lot lines are faded, unleveled, rusted with multiple cracks and broken parking stomps and parking curbs. Obtain a permit for parking lot striping and paving with plans and inspections.
6. Remove excess trash and debris from property and maintain it.
7. Property has multiple missing and damaged parking signs including the ADA signs which are rusted, damaged, or twisted. Replace the signs as needed to be included in the parking lot striping and restoration permit with plans and inspections.
8. Remove all window signs from all windows including window tinting. Leaving only business name, address, hours of operation, and a phone number.
9. In between the adjourning neighbor remove all trash and debris inside the chain linked area including removal of the weeds and overgrown vegetation and keep it maintained.
10. Building and walls need to be painted and maintained.
11. Vinyl siding at the sides of the property has damages and need replacements. Obtain a permit for the vinyl siding replacement with plans and inspections.
12. A double permit fee has been assessed for all work done work without 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 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.

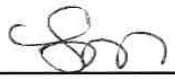
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Teressa Malcolm

Code Enforcement Officer



10/25/2021

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
COLE FD PORTFOLIO III LLC %FAMILY DOLLAR STORE 26608 500 VOLVO PKWY CHESAPEAKE, VA 23320	6164	08/24/2021

Property Owner:	Property Description:	Certified Mail #:
COLE FD PORTFOLIO III LLC %FAMILY DOLLAR STORE 26608 500 VOLVO PKWY CHESAPEAKE, VA 23320	514230090561	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B W 50 LOT 4 & ALL LOTS 5 THRU 7 TOGETHER WITH W 50 LOT 4A & ALL LOTS 5A THRU 7A,& LOT 8 E 65, LOT 8A E 65 BLK 50	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

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Notes/Means of Correction:

1. Graffiti on ice cooler. Remove graffiti from the cooler.
2. Exterior of walls have dirt buildup, rust, vines and damage and building has dirt build up. Pressure wash the entire building and all interior and exterior walls.
3. Facades needs repairs. Obtain a permit for the facades with plans and inspections.
4. Trim overgrown vegetation including the trees along the property line.
5. Parking lot lines are faded, unleveled, rusted with multiple cracks and broken parking stomps and parking curbs. Obtain a permit for parking lot striping and paving with plans and inspections.
6. Remove excess trash and debris from property and maintain it.
7. Property has multiple missing and damaged parking signs including the ADA signs which are rusted, damaged, or twisted. Replace the signs as needed to be included in the parking lot striping and restoration permit with plans and inspections.
8. Remove all window signs from all windows including window tinting. Leaving only business name, address, hours of operation, and a phone number.
9. In between the adjourning neighbor remove all trash and debris inside the chain linked area including removal of the weeds and overgrown vegetation and keep it maintained.
10. Building and walls need to be painted and maintained.
11. Vinyl siding at the sides of the property has damages and need replacements. Obtain a permit for the vinyl siding replacement with plans and inspections.
12. A double permit fee has been assessed for all work done work without 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

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HEY'S
COLATE
SCAN ME
TOBACCO
CANDY
SALTY SNACKS
& MUCH MORE!
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WOW
EVERY DAY
LOW
PRICES
08/04/2021 20:23

08/04/2021 20:23

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08/04/2021 20:23

Case Overview

Property/Incident Information

Owner	Address	Site Address
HANLEX PROPERTIES LLC	1000 COLOUR PL APOPKA, FL 32703	4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6288 **Date Next Inspection** 11/17/2021

Notes

1. Property walls need to be pressure washed and painted. Pressure the concrete walls alongside the property line including the walls at the back of the store by the dumpsters and the walls front and back on SW 31 st Drive to also remove the graffiti tags on that back wall.
2. Racking shelves are loose and scattered alongside the back of the store with cardboard boxes and excess debris. Those racking needs a designated area to be stored due to us being currently in Hurricane Season, See the Building Department for options on storage for the racking shelves.
3. Missing hedges in the gap in front of the concrete wall on SW 31st Drive. Replace the hedges in between that gap. Refer back to the landscaping plans for original build out. (See building Department or contact the Town's Planner ext 401).
4. Concrete columns on the concrete walls are damaged with the mesh exposed and requires a permit for concrete restoration. Obtain a permit with plans and inspections for concrete restoration.
5. The dumpster provided by waste management is damaged and needs a replacement dumpster ASAP. Property has a trash nuisance that's ongoing. Contact waste management at (305) 471-4444 or (954) 974-7500 and schedule a change out for a new dumpster or consider obtaining a larger dumpster for trash control. Remove all the crates from inside of the dumpster enclosure since they are loose and not tied down to anything, (Hurricane Season is current at this time). Dumpsters and enclosure area needs to be maintained on a regular.
6. Property has a trash nuisance which needs to be maintained including trash and debris in the landscaping throughout the property lines, Town's swales (which is prohibited to illegally dumping), trash in the shut off valve at the front of the property's entrance door, parking lot area etc, remove all trash and debris from the property and keep it maintained.
7. Parking lot area has oil stains and dirt build up with cracks in the concrete curbs, damaged parking lot boulders which needs repairs or replacement. Obtain a permit for parking lot striping and paving including the parking curbs concrete restoration and parking boulders with plans and inspections.
8. Remove the illegal donation box completely from the property. (contact the Building Dept for more information).
9. Property has damaged and fallen sign (right turn only) which needs to be fixed and re-installed belonging to the entrance/exit path on SW 48 Ave.
10. Concrete blocks by the field drain needs to be pressure wash from all the dirt build up (Blight to the corridor on SW 48 Ave).
11. Remove the weeds growing in the black screens on side of the building.
12. Partial damaged panel needs repairs on the top trim of the building.
13. Damaged mansard needs a permit for repairs and replacement. Obtain a permit for mansard repairs with plans and inspections.
14. Cut and trim hedges, trees, and remove the weeds on the black chain link fence alongside the property line at the back on the property and keep it maintained.
15. Entrance door and sidewalk(pathway to store) needs to be pressure washed or use a treatment to remove the rust from that area.
16. Front of the property has electrical outlets which are currently damaged and/or missing. Obtain a permit for a safety check with the Electrical inspector with plans and inspections.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/16/2021		Notice of Violation	Regular Mail

Case Overview

10/22/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 11/17/2021
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: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 11/17/2021

Case Overview

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: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(n). - Exterior maintenance of structures and premises	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(o). - Exterior maintenance of structures and premises	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	Not in Compliance - Reinspection Date: 11/17/2021
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: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 11/17/2021
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 11/17/2021

Case Overview

HEALTH AND SANITATION	Sec. 12-43. - Notice to remove accumulations—To be sent to property owner.	Whenever any owner or owners of any lot, tract or parcel of land within the Town shall permit the accumulation thereon of garbage, trash, rubbish or other debris, including but not limited to, untended piles of sand, dirt, and rocks, as provided in section 12-41, it shall be the duty of the Code Inspector to notify the owner or owners of such lot, tract or parcel of land as hereinafter provided to remove such garbage, trash, rubbish or other debris from such lot, tract or parcel of land. (Ord. No. 83-8-1, § 3, 8-17-83; Ord. No. 18-10-02, § 2, 9-12-18)	Not in Compliance - Reinspection Date: 11/17/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 11/17/2021
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 11/17/2021
ZONING	Sec. 28-330 - Minimum standards for fences, walls and hedges	The installation of any fence or wall shall require the application and receipt of a permit from the Town authorizing said installation prior to its installation. No permit is required for a hedge, but the placement and height of a hedge must comply with the criteria stated herein. These regulations are in addition to any requirements within individual zoning districts, or as related to screening, incompatible land uses or parking lots set forth in section 28-286. The more stringent requirements shall apply in the case of any conflict between the requirements. The design, height and location of any fence, wall or hedge shall comply, at a minimum, with the standards set forth in this division. (Ord. No. 11-12-01, § 3, 12-7-11)	Not in Compliance - Reinspection Date: 11/17/2021

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HANLEX PROPERTIES LLC
1000 COLOUR PL
APOPKA, FL 32703
NOH # 6288
OCT 22 2021
Postmark Here
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

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City, State, ZIP+4
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PEMBROKE PARK, FL 33023
NOH # 6288
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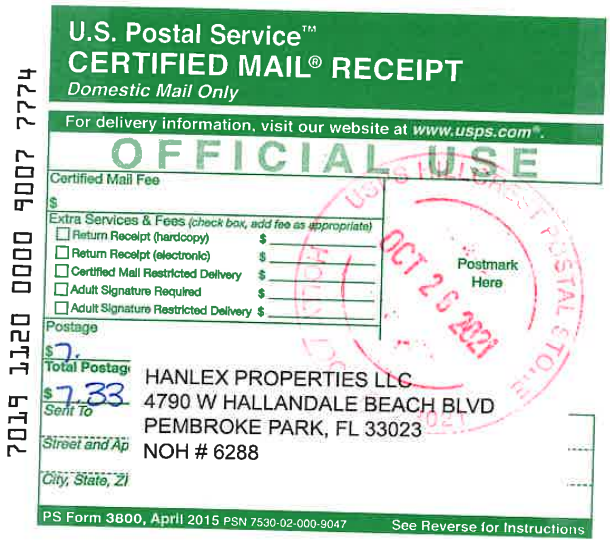
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions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Return Receipt (electronic) $
Certified Mail Restricted Delivery $
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Adult Signature Restricted Delivery $
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$7.
Total Postage
$7.33
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Street and Ap
City, State, ZI
HANLEX PROPERTIES LLC
4790 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
NOH # 6288
OCT 25 2021
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See Reverse for Instructions

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

Hasler
09/16/2021
US POSTAG

Hanlex Properties LLC/
Dollar General Store
4790 N Hallandale Beach
Blvd
Pembroke Park
FL
33023

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

Hasler
09/16/2021
US POSTAG

Sent To:

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

Case #:

6288

Detail by Entity Name

Florida Limited Liability Company
HANLEX PROPERTIES, LLC

Filing Information

Document Number	L13000052197
FEI/EIN Number	46-2494319
Date Filed	04/09/2013
State	FL
Status	ACTIVE

Principal Address

1000 COLOR PLACE
APOPKA, FL 32703

Changed: 10/07/2015

Mailing Address

1000 COLOR PLACE
APOPKA, FL 32703

Changed: 10/29/2015

Registered Agent Name & Address

PISTOR, HANS B
1000 COLOR PLACE
APOPKA, FL 32703

Address Changed: 04/13/2016

Authorized Person(s) Detail

Name & Address

Title MANAGER

Pistor, Hans
1000 COLOR PLACE
APOPKA, FL 32703

Annual Reports

Report Year	Filed Date
2019	04/29/2019
2020	04/21/2020

2021	04/15/2021

Document Images

04/15/2021 -- ANNUAL REPORT	View image in PDF format
04/21/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
04/25/2018 -- ANNUAL REPORT	View image in PDF format
04/24/2017 -- ANNUAL REPORT	View image in PDF format
04/13/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
01/13/2014 -- ANNUAL REPORT	View image in PDF format

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4790 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	HANLEX PROPERTIES LLC
Mailing Address	1000 COLOUR PL APOPKA FL 32703-7753

ID #	5142 30 09 0493
Millage	0613
Use	11

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690

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	$769,700	$1,634,840	$2,404,540	$2,404,540	
2021	$769,700	$1,634,840	$2,404,540	$2,404,540	
2020	$769,700	$1,637,190	$2,406,890	$2,406,890	$51,945.02

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,404,540	$2,404,540	$2,404,540	$2,404,540
Portability	0	0	0	0
Assessed/SOH	$2,404,540	$2,404,540	$2,404,540	$2,404,540
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	$2,404,540	$2,404,540	$2,404,540	$2,404,540

Sales History

Date	Type	Price	Book/Page or CIN
2/8/2014	AF*-T		112099165
1/27/2014	WD*-E	$500,000	112072788

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.25	68,418	SF
Adj. Bldg. S.F. (Card, Sketch)		9785
Eff./Act. Year Built: 2015/2014		

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.)

HANLEX PROPERTIES LLC) CASE NO. 6288

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HANLEX PROPERTIES LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: HANLEX PROPERTIES LLC

AT **12:45** A.M./**P.M.** ON THE **4** DAY OF **NOVEMBER** 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

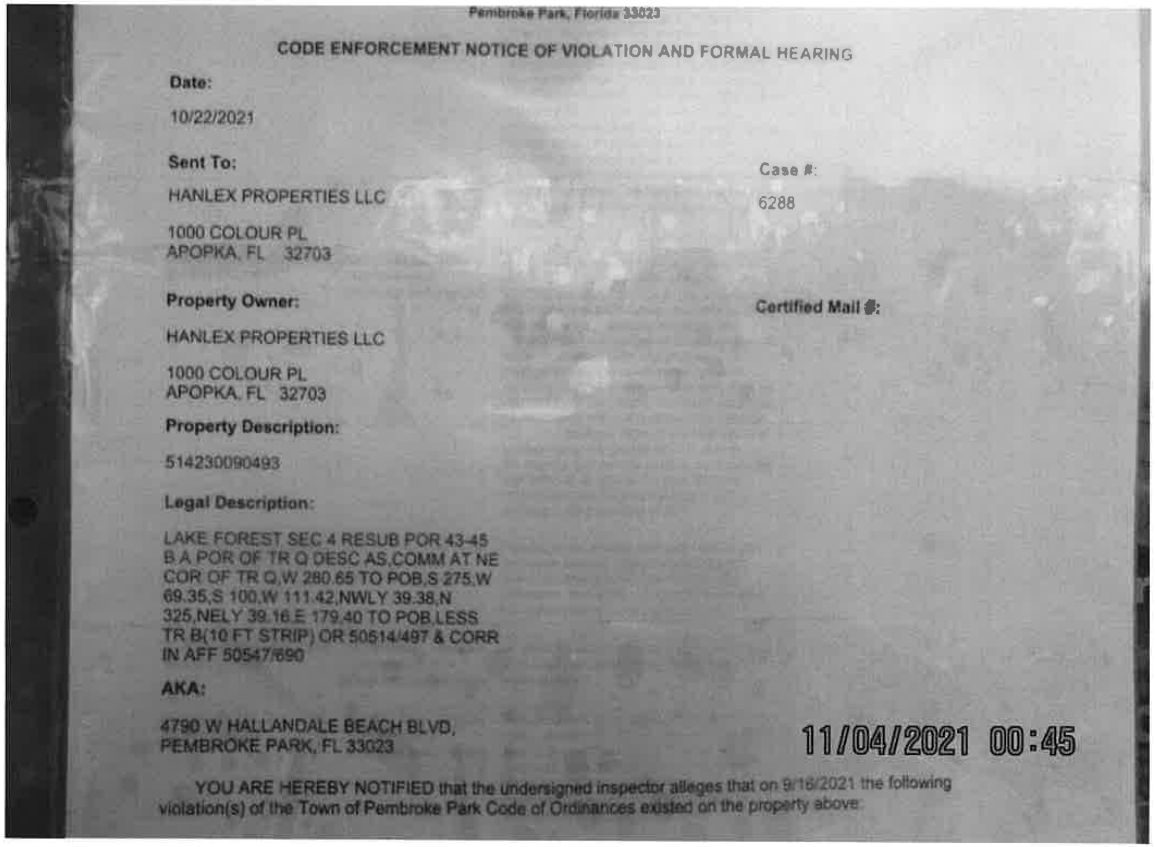
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

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 _____



Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/22/2021

Sent To:

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

Case #:

6288

Property Owner:

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

Certified Mail #:

Property Description:

514230090493

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16 E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690

AKA:

4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

11/04/2021 00:45

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/22/2021

Sent To:

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

Case #:

6288

Property Owner:

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

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AKA:

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PEMBROKE PARK, FL 33023

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30
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BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	30
HEALTH AND SANITATION	Sec. 12-43. - Notice to remove accumulations—To be sent to property owner.	Whenever any owner or owners of any lot, tract or parcel of land within the Town shall permit the accumulation thereon of garbage, trash, rubbish or other debris, including but not limited to, untended piles of sand, dirt, and rocks, as provided in section 12-41, it shall be the duty of the Code Inspector to notify the owner or owners of such lot, tract or parcel of land as hereinafter provided to remove such garbage, trash, rubbish or other debris from such lot, tract or parcel of land. (Ord. No. 83-8-1, § 3, 8-17-83; Ord. No. 18-10-02, § 2, 9-12-18)	30

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	30
ZONING	Sec. 28-330 - Minimum standards for fences, walls and hedges	The installation of any fence or wall shall require the application and receipt of a permit from the Town authorizing said installation prior to its installation. No permit is required for a hedge, but the placement and height of a hedge must comply with the criteria stated herein. These regulations are in addition to any requirements within individual zoning districts, or as related to screening, incompatible land uses or parking lots set forth in section 28-286. The more stringent requirements shall apply in the case of any conflict between the requirements. The design, height and location of any fence, wall or hedge shall comply, at a minimum, with the standards set forth in this division. (Ord. No. 11-12-01, § 3, 12-7-11)	30

1. Property walls need to be pressure washed and painted. Pressure the concrete walls alongside the property line including the walls at the back of the store by the dumpsters and the walls front and back on SW 31 st Drive to also remove the graffiti tags on that back wall.
2. Racking shelves are loose and scattered alongside the back of the store with cardboard boxes and excess debris. Those racking needs a designated area to be stored due to us being currently in Hurricane Season, See the Building Department for options on storage for the racking shelves.
3. Missing hedges in the gap in front of the concrete wall on SW 31st Drive. Replace the hedges in between that gap. Refer back to the landscaping plans for original build out. (See building Department or contact the Town's Planner ext 401).
4. Concrete columns on the concrete walls are damaged with the mesh exposed and requires a permit for concrete restoration. Obtain a permit with plans and inspections for concrete restoration.
5. The dumpster provided by waste management is damaged and needs a replacement dumpster ASAP. Property has a trash nuisance that's ongoing. Contact waste management at (305) 471-4444 or (954) 974-7500 and schedule a change out for a new dumpster or consider obtaining a larger dumpster for trash control. Remove all the crates from inside of the dumpster enclosure since they are loose and not tied down to anything, (Hurricane Season is current at this time). Dumpsters and enclosure area needs to be maintained on a regular.
6. Property has a trash nuisance which needs to be maintained including trash and debris in the landscaping throughout the property lines, Town's swales (which is prohibited to illegally dumping), trash in the shut off valve at the front of the property's entrance door, parking lot area etc, remove all trash and debris from the property and keep it maintained.
7. Parking lot area has oil stains and dirt build up with cracks in the concrete curbs, damaged parking lot boulders which needs repairs or replacement. Obtain a permit for parking lot striping and paving including the parking curbs concrete restoration and parking boulders with plans and inspections.
8. Remove the illegal donation box completely from the property. (contact the Building Dept for more information).
9. Property has damaged and fallen sign (right turn only) which needs to be fixed and re-installed belonging to the entrance/exit path on SW 48 Ave.
10. Concrete blocks by the field drain needs to be pressure wash from all the dirt build up (Blight to the corridor on SW 48 Ave).
11. Remove the weeds growing in the black screens on side of the building.
12. Partial damaged panel needs repairs on the top trim of the building.
13. Damaged mansard needs a permit for repairs and replacement. Obtain a permit for mansard repairs with plans and inspections.
14. Cut and trim hedges, trees, and remove the weeds on the black chain link fence alongside the property line at the back on the property and keep it maintained.
15. Entrance door and sidewalk(pathway to store) needs to be pressure washed or use a treatment to remove the rust from that area.
16. Front of the property has electrical outlets which are currently damaged and/or missing. Obtain a permit for a safety check with the Electrical inspector with 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 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.

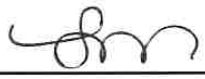
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Teressa Malcolm

Code Enforcement Officer



10/22/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
HANLEX PROPERTIES LLC 1000 COLOUR PL APOPKA, FL 32703	6288	09/16/2021

Property Owner:	Property Description:	Certified Mail #:
HANLEX PROPERTIES LLC 1000 COLOUR PL APOPKA, FL 32703	514230090493	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690	4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(n). - Exterior maintenance of structures and premises	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(o). - Exterior maintenance of structures and premises	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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
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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.

Teressa Malcolm
Code Enforcement Officer

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FACE COVERING
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COPY KEYS HERE
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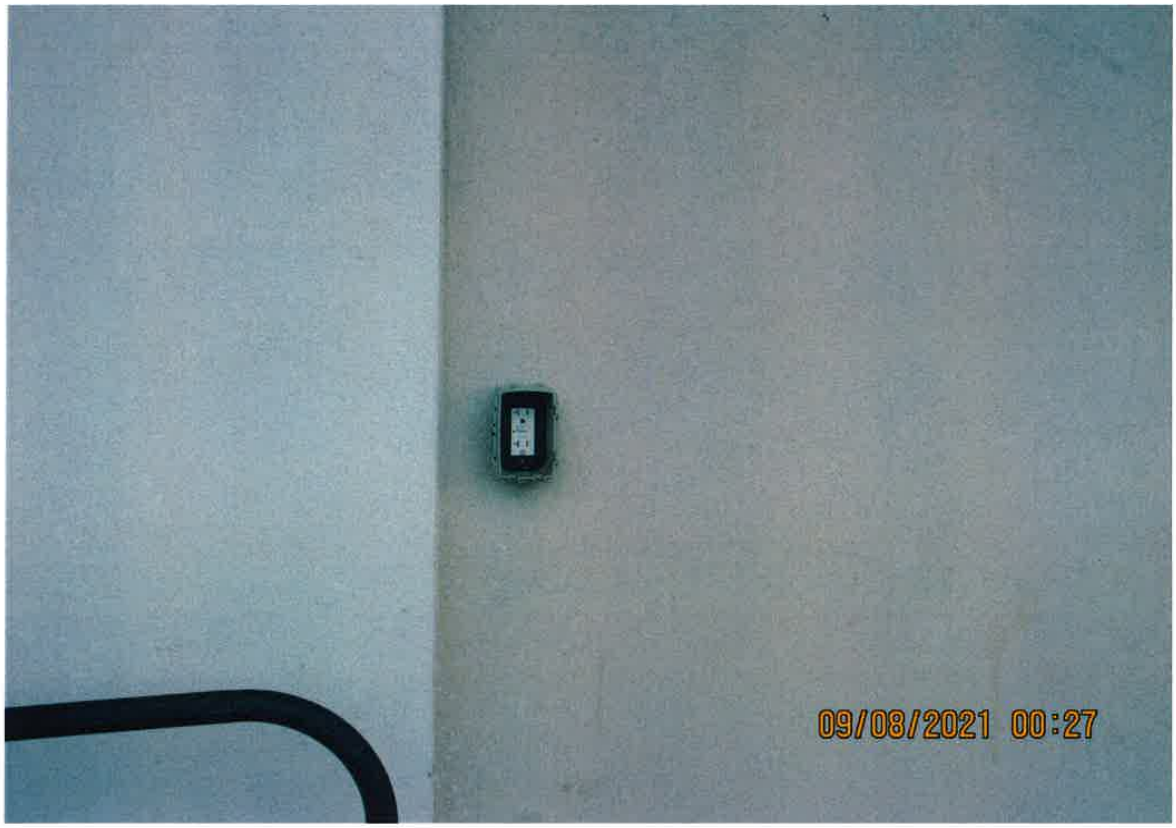
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DOLLAR GENERAL
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CLOTHING & SHOE RECYCLING
ITEMS NEEDED:
WOMEN, MEN, AND CHILDREN'S CLOTHING, SHOES, LINEN, SMALL HOUSEHOLD ITEMS
ALL ITEMS MUST FIT IN BOX!
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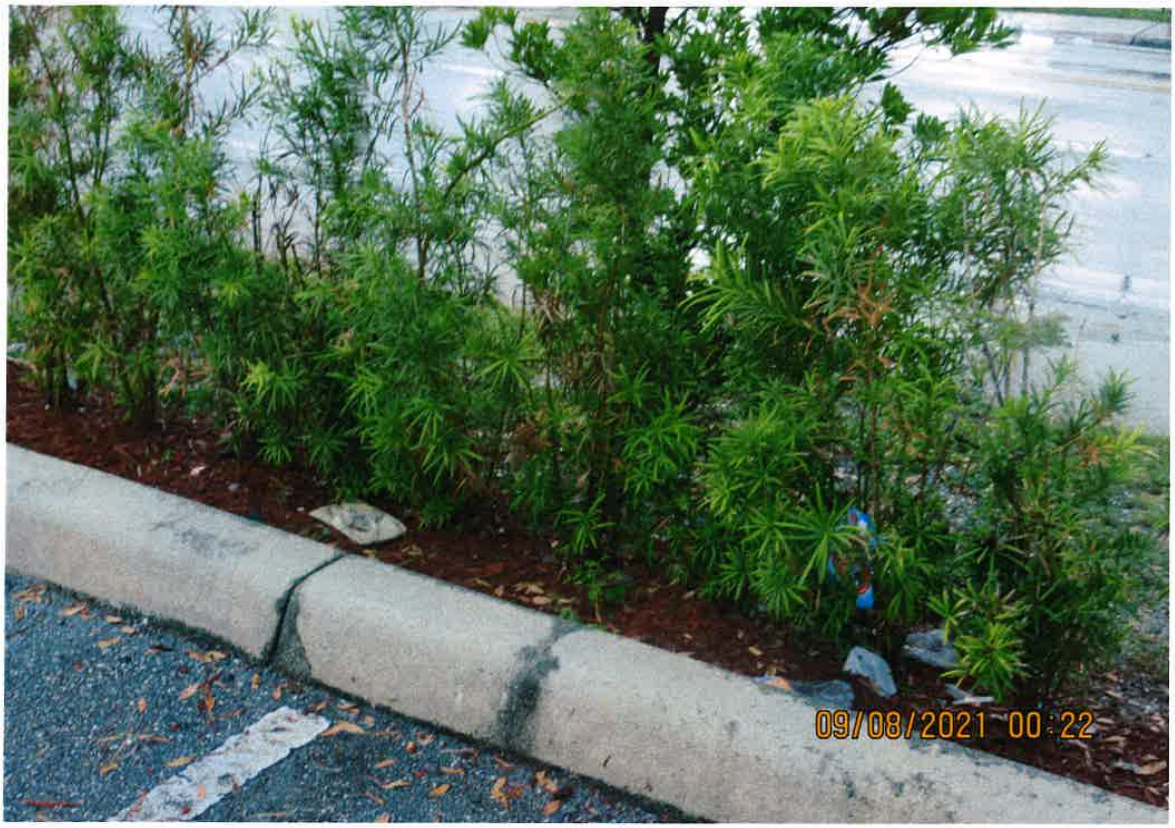
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MILO'S
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S is for Steven
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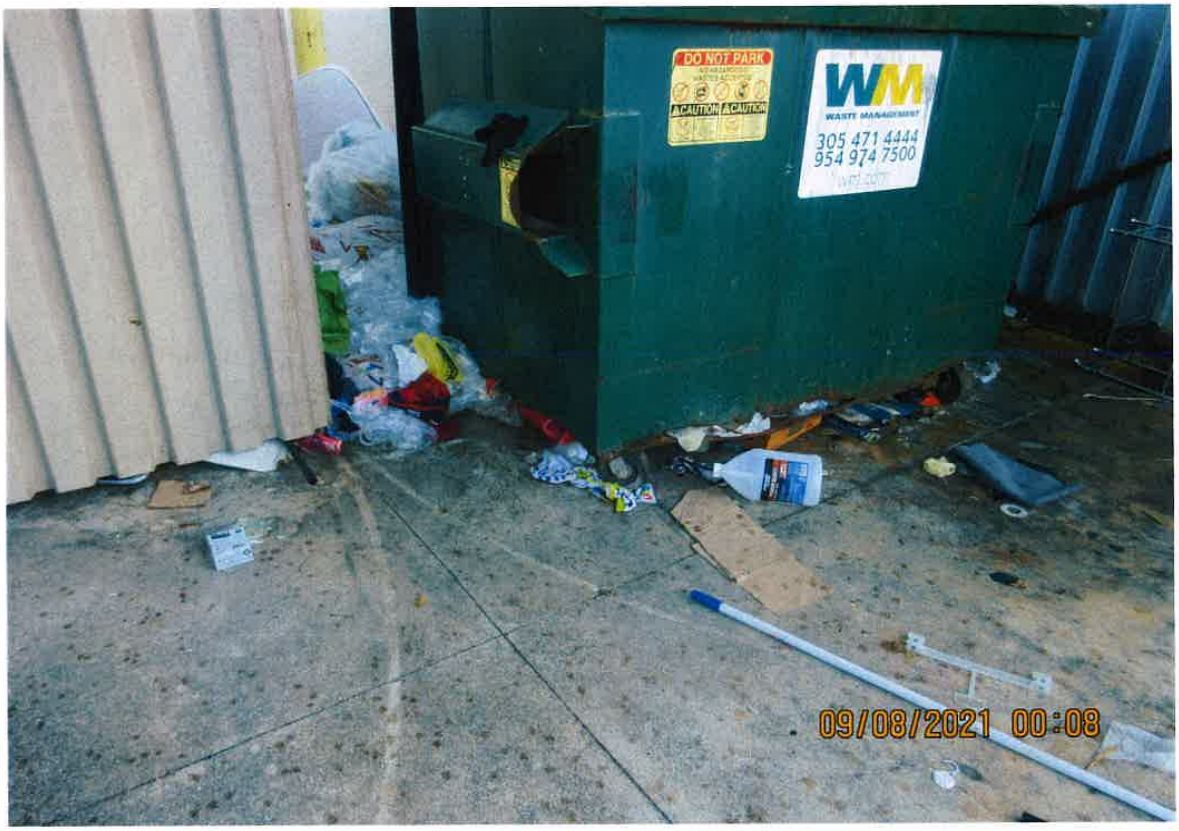
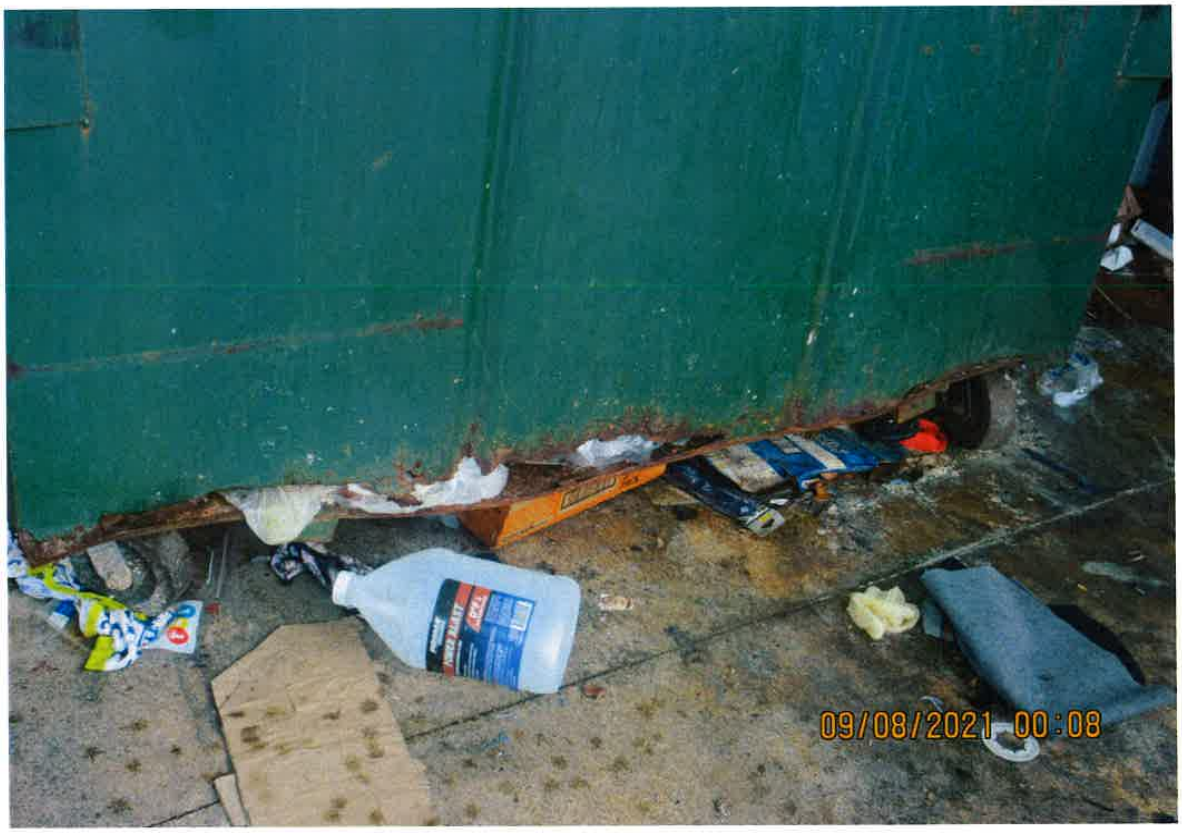
09/08/2021 00:09


DO NOT PARK
CAUTION
WM
WASTE MANAGEMENT
305 471 4444
954 974 7500
09/08/2021 00:08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09/08/2021 00:07

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09/08/2021 00:07

09/08/2021 00:06

09/08/2021 00:06

09/08/2021 00:06

09/08/2021 00:06

09/08/2021 00:37

09/08/2021 00:06

09/08/2021 00:37

09/08/2021 00:37

09/08/2021 00:37

09/08/2021 00:37

09/08/2021 00:32

09/08/2021 00:32

09/08/2021 00:32

09/08/2021 00:37

09/08/2021 00:37

Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT	590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #84

Legal Description

Case Status Open **Case #** 6313 **Date Next Inspection** 11/17/2021

Notes STOP WORK ORDER:
1. Demolition of interior in unit #84 started without a permit. Obtain a permit for the Demo started including drywall, framing, with plans and inspections.
2. Interior renovation started without a permit including drywall replacement, new framing, electrical, plumbing work.
3. A double permit fee has been assessed for all work done without permits.
Officer observation: Sept. 2,2021, I was patrolling the area when i noticed that there were (2) men bringing in 2 brand new sheets of drywall inside the unit 84. I stopped and knocked to inquire what kind of work was being done and if they would give me permission to enter for verification since there were no permits in the system for that address. The maintenance worker went to ask permission from the Property manager to allow me to enter for documentation purposes, i was then able to gain access to took pictures and document. Michelle Francis refused to sign the notice due to not agreeing with the electrical portion.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/27/2021		Notice of Violation	Regular Mail
10/25/2021	11/17/2021	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: 11/17/2021
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: 11/17/2021

7019 1120 0000 9007 7736

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage a
$ 7.33

Sent To
HOLLY RIDGE APARTMENTS LLC
C/O ELON PROERTY MGMT

Street and Apt. N
590 W KENNEDY BLVD 2 FLR

City, State, ZIP+
LAKEWOOD, NJ 08071
NOH # 6313

Postmark Here
USPS HILLCREST POSTAL STATION
OCT 25 2021

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

7019 1120 0000 9007 7743

U.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
HOLLY RIDGE APARTMENTS LLC
C/O ELON PROERTY MGMT

Street and Apt. No.
3215 SW 52 AVE #1

City, State, ZIP+4
PEMBROKE PARK, FL 33023
NOH # 6313

Postmark Here
USPS HILLCREST POSTAL STATION
OCT 25 2021

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

HOLLY RIDGE APARTMENTS LLC
C/O ELON PROERTY MGMT
590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08071
NOH # 6313

9590 9402 6379 0303 8492 80

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 7736

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X C-51 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* 10/19
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:

HOLLY RIDGE APARTMENTS LLC
C/O ELON PROERTY MGMT
3215 SW 52 AVE #1
PEMBROKE PARK, FL 33023
NOH # 6313

9590 9402 6379 0303 8490 75

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 7743

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X C-1973 ☐ 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

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
09/27/2021
US POSTAGE $000.53º
ZIP 33023
011D10656696

Sent To:

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT

590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701

Case #:

6313

SOV # 6313

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
09/27/2021
US POSTAGE $000.53º
ZIP 33023
011D10656696

corporation service company
1201 Hays Street
Tallahassee, FL
32301

Detail by Entity Name

Florida Limited Liability Company
HOLLY RIDGE APARTMENTS, LLC

Filing Information

Document Number	L13000110054
FEI/EIN Number	59-2628408
Date Filed	08/02/2013
Effective Date	02/11/1985
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	12/30/2013
Event Effective Date	NONE

Principal Address

590 W. KENNEDY BLVD., 2ND FLOOR
LAKEWOOD, NJ 08701

Mailing Address

590 W. KENNEDY BLVD., 2ND FLOOR
LAKEWOOD, NJ 08701

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

INTERSTATE REALTY HOLDINGS III, LLC
333 EARLE OVINGTON BLVD., SUITE 900
UNIONDALE, NY 11553

Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	06/05/2020
2021	02/03/2021

Document Images

02/03/2021 -- ANNUAL REPORT	View image in PDF format
06/05/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
02/14/2017 -- ANNUAL REPORT	View image in PDF format
03/29/2016 -- ANNUAL REPORT	View image in PDF format
04/15/2015 -- ANNUAL REPORT	View image in PDF format
04/09/2014 -- ANNUAL REPORT	View image in PDF format
12/30/2013 -- LC Amendment	View image in PDF format
08/02/2013 -- Florida Limited Liability	View image in PDF format

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3215 SW 52 AVENUE, PEMBROKE PARK FL 33023
Property Owner	HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT
Mailing Address	590 W KENNEDY BLVD 2 FLR LAKEWOOD NJ 08701

ID #	5142 30 13 0460
Millage	0613
Use	03

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 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	$534,980	$6,096,940	$6,631,920	$6,631,920	
2021	$534,980	$6,096,940	$6,631,920	$6,630,360	$142,593.32
2020	$534,980	$5,492,620	$6,027,600	$6,027,600	$130,086.45

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,631,920	$6,631,920	$6,631,920	$6,631,920
Portability	0	0	0	0
Assessed/SOH	$6,631,920	$6,631,920	$6,631,920	$6,631,920
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	$6,631,920	$6,631,920	$6,631,920	$6,631,920

Sales History

Date	Type	Price	Book/Page or CIN
2/1/1985	WD	$273,000	
12/1/1970	WD	$55,000	

Land Calculations

Price	Factor	Type
$2.00	267,492	SF
Adj. Bldg. S.F. (Card, Sketch)		58332
Units		98
Eff./Act. Year Built: 1988/1987		

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.)

HOLLY RIDGE APARTMENTS LLC) CASE NO. 6313

C/O ELON PROPERTY MGMT

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HOLLY RIDGE APARTMENTS LLC C/O ELON PROPERTY MGMT

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3215 SW 52 AVE #84, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: HOLLY RIDGE APARTMENTS LLC C/O ELON PROPERTY MGMT

AT **1:09** A.M./**P.M.** ON THE **4** DAY OF **NOVEMBER** 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 8 day of 11, 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:

10/25/2021

Sent To:

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT

590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701

Case #:

6313

Property Owner:

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT

590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701

Certified Mail #:

Property Description:

514230130460

11/04/2021 01:09

Legal Description:

HOLLYWOOD RIDGE FARMS 2 16 MISC

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/25/2021

Sent To:

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT

590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701

Case #:

6313

Property Owner:

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT

590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701

Certified Mail #:

Property Description:

514230130460

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
COMM AT SW COR OF SE1/4 OF NW1/4
OF SEC 30,E 15 TO POB,NLY 280, ELY
577.80,SLY 280,WLY 260.7 M/L SLY
333.84,WLY 316.04,NLY 334 TO POB

AKA:

3215 SW 52 AVE, PEMBROKE PARK, FL
33023 #84

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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

STOP WORK ORDER:
1. Demolition of interior in unit #84 started without a permit. Obtain a permit for the Demo started including drywall, framing, with plans and inspections.
2. Interior renovation started without a permit including drywall replacement, new framing, electrical, plumbing work.
3. A double permit fee has been assessed for all work done without permits.
Officer observation: Sept. 2,2021, I was patrolling the area when i noticed that there were (2) men bringing in 2 brand new sheets of drywall inside the unit 84. I stopped and knocked to inquire what kind of work was being done and if they would give me permission to enter for verification since there were no permits in the system for that address. The maintenance worker went to ask permission from the Property manager to allow me to enter for documentation purposes, i was then able to gain access to took pictures and document. Michelle Francis refused to sign the notice due to not agreeing with the electrical portion.

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.

Teressa Malcolm

Code Enforcement Officer

10/25/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	6313	09/27/2021

Property Owner:	Property Description:	Certified Mail #:
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	514230130460	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB	3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #84

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

STOP WORK ORDER:
1. Demolition of interior in unit #84 started without a permit. Obtain a permit for the Demo started including drywall, framing, with plans and inspections.
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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.

Teressa Malcolm
Code Enforcement Officer

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3215 SW 52 AVENUE, PEMBROKE PARK FL 33023
Property Owner	HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT
Mailing Address	590 W KENNEDY BLVD 2 FLR LAKEWOOD NJ 08701

ID #	5142 30 13 0460
Millage	0613
Use	03

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 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*	$534,980	$6,096,940	$6,631,920	$6,630,360	
2020	$534,980	$5,492,620	$6,027,600	$6,027,600	$130,086.45
2019	$534,980	$5,492,620	$6,027,600	$6,027,600	$131,606.61

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,631,920	$6,631,920	$6,631,920	$6,631,920
Portability	0	0	0	0
Assessed/SOH	$6,630,360	$6,631,920	$6,630,360	$6,630,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$6,630,360	$6,631,920	$6,630,360	$6,630,360

Sales History

Date	Type	Price	Book/Page or CIN
2/1/1985	WD	$273,000	
12/1/1970	WD	$55,000	

Land Calculations

Price	Factor	Type
$2.00	267,492	SF
Adj. Bldg. S.F. (Card, Sketch)		58332
Units		98
Eff./Act. Year Built: 1988/1987		

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
HOLLY RIDGE APARTMENTS, LLC

Filing Information

Document Number	L13000110054
FEI/EIN Number	59-2628408
Date Filed	08/02/2013
Effective Date	02/11/1985
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	12/30/2013
Event Effective Date	NONE

Principal Address

590 W. KENNEDY BLVD., 2ND FLOOR
LAKEWOOD, NJ 08701

Mailing Address

590 W. KENNEDY BLVD., 2ND FLOOR
LAKEWOOD, NJ 08701

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

INTERSTATE REALTY HOLDINGS III, LLC
333 EARLE OVINGTON BLVD., SUITE 900
UNIONDALE, NY 11553

Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	06/05/2020
2021	02/03/2021

Document Images

02/03/2021 -- ANNUAL REPORT	View image in PDF format
06/05/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
02/14/2017 -- ANNUAL REPORT	View image in PDF format
03/29/2016 -- ANNUAL REPORT	View image in PDF format
04/15/2015 -- ANNUAL REPORT	View image in PDF format
04/09/2014 -- ANNUAL REPORT	View image in PDF format
12/30/2013 -- LC Amendment	View image in PDF format
08/02/2013 -- Florida Limited Liability	View image in PDF format

Town of Pembroke Park
Notice of Violation Notice

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

Name Holly Ridge Apartments LLC Date Sept. 2. 2021

Site Address 3215 SW 52 Ave #84 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; 5-17

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)
verification needed for the Drywall Remodeling Been done in the unit (84) no permit on file for any Renovation. Owners refused for me to verify by entering to confirm.

Corrective Action(s)
Schedule an appointment with a code officer to verify the work being done. 12 sheets of Drywall was brought into the unit. NO licensed Contractor vehicle on the premises.

☐ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical
☑ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other _____

☐ DOUBLE PERMIT FEE CORRECT VIOLATION BY (Days): 5

*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

_____
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

Town of Pembroke Park Violation Notice

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

Name Holly Ridge Apartments LLC
Site Address 3215 SW 52 Ave # B4
Permit # _____

Date 9.2.2021
Case # _____
Sub/Park _____

- [x] *STOP ALL WORK
- [x] No Building Permit
- [x] Violation of Florida Building Code # 105.1
- [x] 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
- [x] Repeat Violation (Double fine)

Violation (s)
STOP ALL WORK: NO permit pulled prior or starting to demo the drywall, framing, including electrical, and plumbing work.

Corrective Action(s)
obtain the permits for the complete demo including electrical and plumbing & a permit to legalize the renovation started.

- [x] Structural
- [x] Code Enf.
- [x] Plumbing
- [ ] Zoning
- [ ] Mechanical
- [ ] Business Tax Receipt
- [x] Electrical
- [ ] Other_____

- [x] DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30 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:
- [x] Code Enforcement Ext.215
- [ ] Business Tax Receipt Ext. 214
- [x] Building Dept. Ext. 211/227
- [ ] Public Works Ext. 238

T. Malcolm
Code Enforcement Officer

Refused to Sign.
Received by
Spoke with Michelle Francis at the office.

White: Original Copy Yellow: Officer's Copy Pink: Violator

09/02/2021 10:47

SILVERADO
09/02/2021 10:30

SILVERADO
09/02/2021 10:30

09/02/2021 10:30

ULTIMATE MX II
09/02/2021 10:30

09/02/2021 10:30

84
09/02/2021 10:31

09/02/2021 10:45

09/02/2021 10:45

09/02/2021 10:45

09/02/2021 10:46

09/02/2021 10:46

09/02/2021 10:46

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09/02/2021 10:46

09/02/2021 10:47

Case Overview

Property/Incident Information

Owner	Address	Site Address
MICHEL DONAIS	65 W. LAKE DRIVE PEMBROKE PARK, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #65

Legal Description

Case Status Open **Case #** 4447 **Date Next Inspection** 11/17/2021

Notes Installation of (2) new mini split a/c on side of mobile home. 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
3/21/2019		Notice of Violation	Posted to Property
6/29/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/21/2021	7/20/2021	Final Order	Certified Mail
10/25/2021	11/17/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/17/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$1,100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$1,200.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$1,200.00**

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Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 7.33
Sent To
Street and Apt. No.
City, State, ZIP+4®

Postmark Here
OCT 29 2021

PEMBROKE PARK LAKES INC
1701 W HILLSBORO BLVD
DEERFIELD BEACH, FL 33442
NOH # 4447 & HAF # 5186

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

7019 1120 0000 9007 7651

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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 7.33
Sent To
Street and Apt. No.
City, State, ZIP+4®

Postmark Here
OCT 29 2021

MICHEL DONAIS
65 W LAKE DRIVE
PEMBROKE PARK, FL 33009
HCF # 4447

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

7019 1120 0000 9007 7644

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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Total Postage
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Sent To
Street and Ap
City, State, Zi

WEST HOLLYWOOD HILLS
JUL 21 2021
HOLLYWOOD FL 33023
Postmark Here

MICHEL DONAIS
65 W LAKE DRIVE
PEMBROKE PARK, FL 33009
FO # 4447

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

7021 0350 0001 0298 0761

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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Total Postage
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Sent To
Street and Api
City, State, Zi

WEST HOLLYWOOD HILLS
JUL 21 2021
HOLLYWOOD FL 33023
Postmark Here

PEMBROKE PARK LAKES INC
43-A W LAKE DRIVE
PEMBROKE PARK, FL 33009
FO # 4447

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

7021 0350 0001 0298 0778

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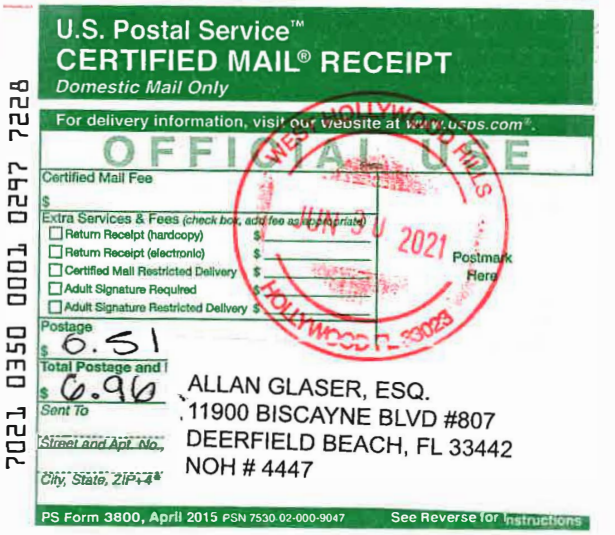
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 0.51
Total Postage
$ 6.96
Sent To
Street and Ap
City, State, Z

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

MICHEL DONAIS
65 W LAKE DRIVE
PEMBROKE PARK, FL 33009
NOH # 4447

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

7021 0350 0001 0297 7242



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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
$ 6.51
Total Postage and
$ 6.96
Sent To
Street and Apt. No.,
City, State, ZIP+4®

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

ALLAN GLASER, ESQ.
11900 BISCAYNE BLVD #807
DEERFIELD BEACH, FL 33442
NOH # 4447

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

7021 0350 0001 0297 7228

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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
$ 0.51

Total Postage and
$ 6.96

Sent To
PEMBROKE PARK LAKES INC

Street and Apt. No.,
43-A W LAKE DRIVE

City, State, ZIP+4®
PEMBROKE PARK, FL 33009
NOH # 4447

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

WEST HOLLYWOOD HILLS
JUN 3 U 2021
HOLLYWOOD FL 33023
Postmark Here

7021 0350 0001 0297 7235

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

7021 0350 0001 0297 7242

Hasler
06/30/2021
US POSTAGE $006.96⁰

ZIP 33023
011D10656696

MICHEL DONAIS
65 W LAKE DRIVE
PEMBROKE PARK, FL 33009
NOH # 4447

RECEIVED AUG 17 2021

NIXIE 331 FE 1 0008/13/21
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33023541350 *0506-04067-30-42

CERTIFIED MAIL

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

7021 0350 0001 0297 7228

Hasler
06/30/2021
US POSTAGE $006.96⁰

ZIP 33023
011D10656696

ALLAN GLASER, ESQ.
11900 BISCAYNE BLVD #807
DEERFIELD BEACH, FL 33442
NOH # 4447

RECEIVED JUL 14 2021

NSS

NIXIE 331 DE 1 0007/11/21
RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD
BC: 33023541350 *0506-04065-30-42

DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

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

Principal Address

1701 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442

Changed: 03/31/2008

Mailing Address

1701 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442

Changed: 03/31/2008

Registered Agent Name & Address

GLASER, ALLAN M., ESQ.
11900 BISCAYNE BLVD.
#807
MIAMI, FL 33181

Name Changed: 01/27/2015

Address Changed: 04/04/1995

Officer/Director Detail

Name & Address

Title PSTD

CASTELLANO, MARK
1701 W HILLSBORO BLVD, # 201
DEERFIELD BEACH, FL 33442

Title PSD

CASTELLANO, WILLIAM
1701 W HILLSBORO BLVD. #201
DEERFIELD BEACH, FL 33442

Annual Reports

Report Year	Filed Date
2019	02/21/2019
2020	01/22/2020
2021	02/11/2021

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04/04/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145
Property Owner	PEMBROKE PARK LAKES INC
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026

ID #	5142 29 00 0223
Millage	0613
Use	28

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

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*	$6,800,510	$74,990	$6,875,500	$4,395,000	
2020	$6,800,510		$6,800,510	$3,927,290	$103,448.85
2019	$3,570,270		$3,570,270	$3,570,270	$77,953.29

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,875,500	$6,875,500	$6,875,500	$6,875,500
Portability	0	0	0	0
Assessed/SOH	$4,395,000	$6,875,500	$4,395,000	$4,395,000
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	$4,395,000	$6,875,500	$4,395,000	$4,395,000

Sales History

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

Land Calculations

Price	Factor	Type
$10.00	680,051	SF
Adj. Bldg. S.F. (Card, Sketch)		303
Eff./Act. Year Built: 2021/2020		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MICHEL DONAIS

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #65

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
MICHEL DONAIS	4447	10/25/2021
65 W. LAKE DRIVE PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
MICHEL DONAIS	514229000223	
65 W. LAKE DRIVE PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #65

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of November, 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

INVOICE

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

Bill To:

Michel Donais
65 W Lake Drive
Pembroke Park, FL 33009

DATE: November 17, 2021
INVOICE # 4447
FOR:

Case # 4447
Michel Donais

65 W Lake Drive,
Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105		
	Final Order issued 07/20/2021		
1	Admin Fee	$ 100.00	$ 100.00
30	Day(s) of Per Diem from (10/18/2021-11/17/2021)	$ 50.00	$ 1,500.00
		Balance	$1,600.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 213

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

MICHEL DONIAS) CASE NO. 4447

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MICHEL DONIAS

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 65 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: MICHEL DONIAS

AT **12:20** A.M./**P.M.** ON THE **4** DAY OF **NOVEMBER** 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.

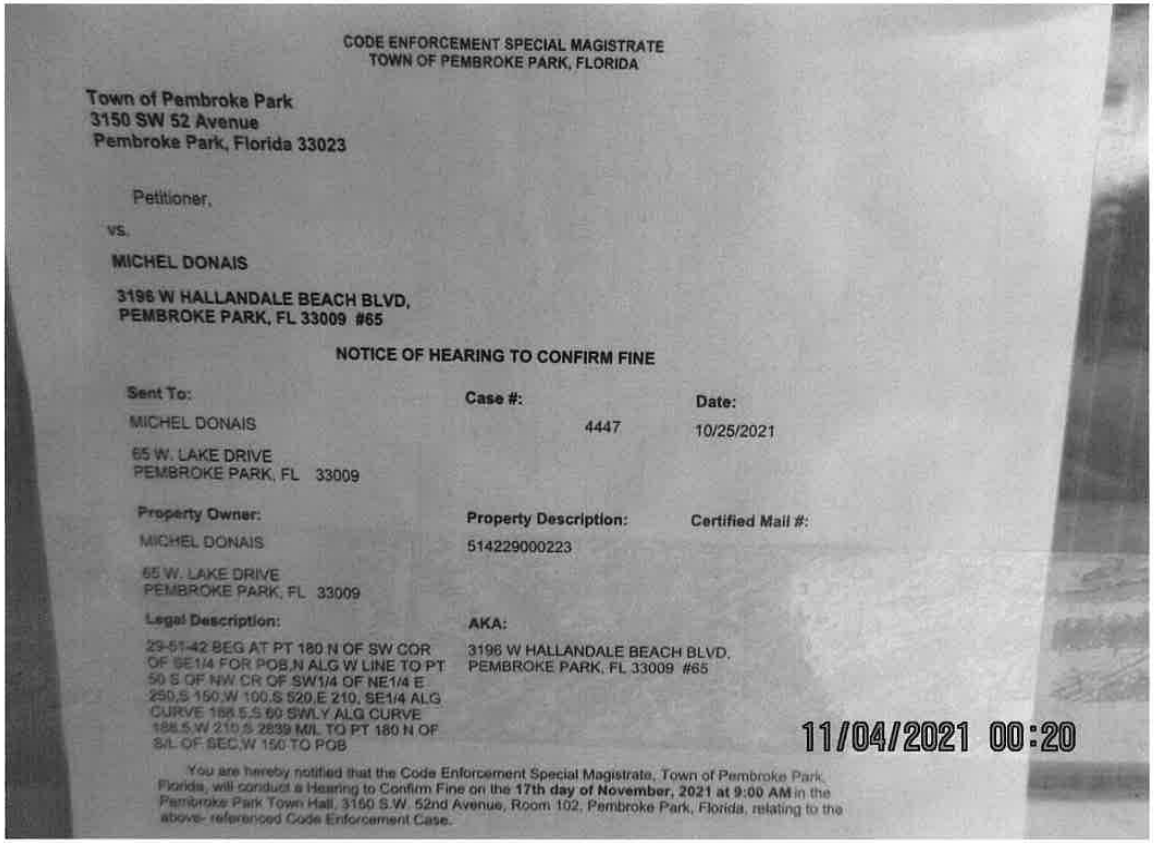
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 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.



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MICHEL DONAIS

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #65

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
MICHEL DONAIS 65 W. LAKE DRIVE PEMBROKE PARK, FL 33009	4447	10/25/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
MICHEL DONAIS 65 W. LAKE DRIVE PEMBROKE PARK, FL 33009	514229000223	

Legal Description:	**AKA:**
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #65

11/04/2021 00:20

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of November, 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 SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
MICHEL DONIAS	)	CASE NO. 4447
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: MICHEL DONIAS

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 65 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: MICHEL DONIAS
12:43 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 July, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X 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.

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/29/2021

Sent To:

MICHEL DONAIS

65 W. LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

4447

Property Owner:

MICHEL DONAIS

65 W. LAKE DRIVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000223

Legal Description:

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

07/06/2021 12:43

AKA:

SPLIT TYPE AIR CONDITIONER
MODEL PIAW12170B
POWER SOURCE 115V~ 60Hz,1Ph
CAPACITY COOLING 12000Btu/h
HEATING 12000Btu/h
DESIGN PRESSURE Hi 550 PSIG Lo 340 PSIG
REFRIGERANT R410A/33.9ozs
OUTDOOR FAN MOTOR LOAD 0.6A
COMPRESSOR LOAD 10.5A
COMPRESSOR LOCKED ROTOR AMPS ——
MINIMUM CIRCUIT AMPACITY 15.0A
MAX.FUSE 20.0A
OUTDOOR UPC: 715688077793
CONFORMS TO UL STD.1995 CERTIFIED TO CSA STD. C22.2 No.236
Intertek 3070293
SEE THE BAR CODE FOR THE PRODUCED DATE
Premium
07/06/2021 12:45

SPLIT TYPE AIR CONDITIONER
MODEL PIAW12170B
POWER SOURCE 115V~ 60Hz,1Ph
CAPACITY COOLING 12000Btu/h
HEATING 12000Btu/h
DESIGN PRESSURE Hi 550 PSIG Lo 340 PSIG
REFRIGERANT R410A/33.9ozs
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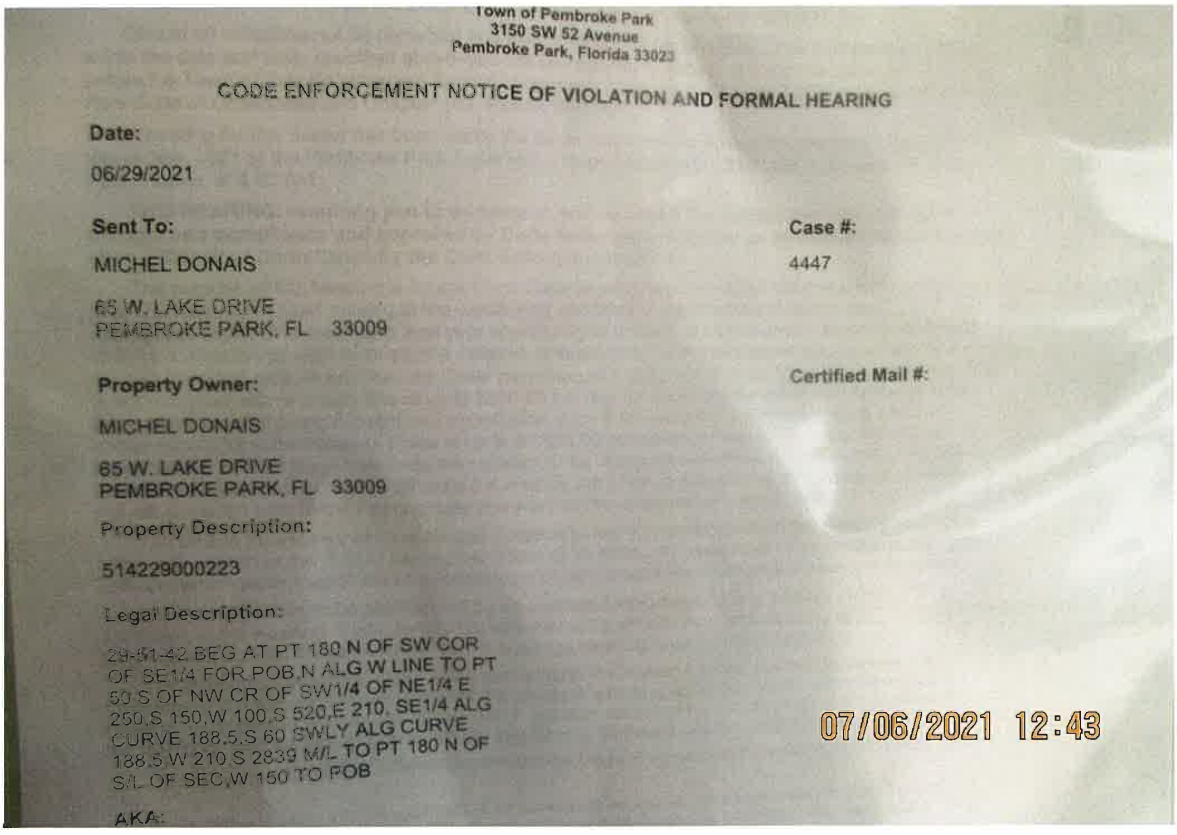
SEE THE BAR CODE FOR THE PRODUCED DATE
Premium
07/06/2021 12:45



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/29/2021

Sent To:

MICHEL DONAIS

65 W. LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

4447

Property Owner:

MICHEL DONAIS

65 W. LAKE DRIVE
PEMBROKE PARK, FL 33009

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Property Description:

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

AKA:

07/06/2021 12:43

65
07/06/2021 12:43

Premium
inverter
07/06/2021 12:43

07/06/2021 12:43

9497

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Michel DONAIS DATE 3/21 2019

SITE ADDRESS 65 W. Lake Drive

PERMIT # _____ SUB/PARK Pembroke Park Lake

- ☐ STOP ALL WORK
- ☒ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☒ VIOLATION OF TOWN ORDINANCE # 5-105
- ☐ NFPA # _____
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS Installation of 2 mini Split A/c on side of home. Owner will need mechanical permits for A/c from Town's Building Department

☒ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 30

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

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

- ☐ STRUCTURAL
- ☐ CODE ENF.
- ☐ PLUMBING
- ☐ SEWER
- ☒ MECHANICAL
- ☒ ZONING
- ☒ ELECTRICAL
- ☐ ENGINEERING

TOWN HALL
966-4600

Jeffrey Louis
INSPECTOR

EXT. # 213

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. MICHEL DONAIS Respondent(s)	)	Case No.: 4447

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: 65 W LAKE DRIVE, PEMBROKE PARK FL 33009

PROPERTY OWNER: PEMBROKE PARK LAKES INC, PO BOX 260490, PEMBROKE PINES FL 33026

FOLIO NO.: 514229000223

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105. 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) 5-105 **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 $50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Code Enforcement Officer, 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 20 day of July, 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
ROLLINS CONTINENTAL INC	2170 PIEDMONT ROAD NE ATLANTA, GA 30324	1820 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5699 **Date Next Inspection** 11/17/2021

Notes

1. Maintain the sidewalks and parking lot area seems to have rust in different areas. Obtain permit to re-pave the parking lot and pressure wash the sidewalks.
2. Broken chain-link fence alongside the property line. Repair chain-link fence, verify with the Building Department on how to proceed if a permit is needed with plans and inspections. Verify also the original fence permit, no record found.
3. Prohibited use of the parking lot area for the extra storage. Remove prohibited items from the parking lot area such as black garbage bags, etc.
4. Verify if a permit was obtained for the generator in the parking lot area. If no permit was obtain then a after the fact permit shall be applied for with plans and inspections.
5. Prohibited use of a storage pod in the parking lot area. Obtain a permit with plans and inspections to keep the pod; verify with the Building Department if it can be permitted or remove the pod from the property.
6. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/24/2021		Notice of Violation	Regular Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/26/2021	5/18/2021	Final Order	
7/6/2021	7/20/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Posted to Property
7/21/2021	7/20/2021	Amended Final Order	Certified Mail
10/25/2021	11/17/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/17/2021
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: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 11/17/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 11/17/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$2,600.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$2,800.00**

Payments

Case Overview

Date	Payment Type Name	Amount
6/24/2021	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$2,700.00**

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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 7.33

Sent To
ROLLINS CONTINENTAL INC
1820 SW 30 AVE
PEMBROKE PARK, FL 33009
HCF # 5699

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

Postmark Here
OCT 26 2021

7019 1120 0000 9007 7620

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Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 7.33

Sent To
ROLLINS CONTINENTAL INC
2170 PIEDMONT ROAD NE
ATLANTA, GA 30324
HCF # 5699

Street and Apt. No.

City, State, ZIP+4®

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

Postmark Here
OCT 26 2021

7019 1120 0000 9007 7637

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
$ 0.51

Total Postage and Fees
$ 6.96

Sent To
ORKIN
1820 SW 30 AVE
PEMBROKE PARK, FL 33009
FO # 5699

Street and Apt. No.

City, State, ZIP+4®

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

Postmark Here
JUL 21 2021
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

7021 0350 0001 0297 6528

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and Fees
$ 6.96

Sent To
ROLINS CONTINENTAL INC
2170 PIEDMONT ROAD NE
ATLANTA, GA 30324
FO # 5699

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here
JUL 21 2021
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

7021 0350 0001 0297 6535

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
$ 0.51

Total Postage and Fees
$ 6.97

Sent To
THE PRENTICE-HALL CORPORATION SYSTEM INC.
1201 HAYS STREET SUITE 105
TALLAHASSEE, FL 32301
FO # 5699

Street and Apt.

City, State, ZIP+4®

PS Form 3800

Postmark Here
JUN 2021

7021 0350 0001 0298 0396

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and Fees
$ 6.97

Sent To
ROLLINS CONTINENTAL INC /
ORKIN
1820 SW 30 AVE
PEMBROKE PARK, FL 33009
FO # 5699

Street and Apt.

City, State, ZIP+4®

PS Form 3800

Postmark Here
2021
HOLLYWOOD FL 3302

7021 0350 0001 0298 0389

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and
$ 6.96

Sent To
Street and Apt. No.
City, State, ZIP+4

ROLLINS CONTINENTAL INC
1820 SW 30 AVE
PEMBROKE PARK, FL 33009
NOH / HET # 5699

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7488

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage and F
$ 6.96

Sent To
Street and Apt. No.,
City, State, ZIP+4

ROLLINS CONTINENTAL INC
2170 PIEDMOINT ROAD NE
ATLANTA, GA 30324
NOH/ HET # 5699

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 6795

U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy)
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage an
$ 6.96

Sent To
Street and Apt. No.
City, State, ZIP+4

THE PRENTICE-HALL
CORPORATION SYSTEM INC
1201 HAYS STREET #105
TALLAHASSEE, FL 32301
NOH/ HET #5699

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7495

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

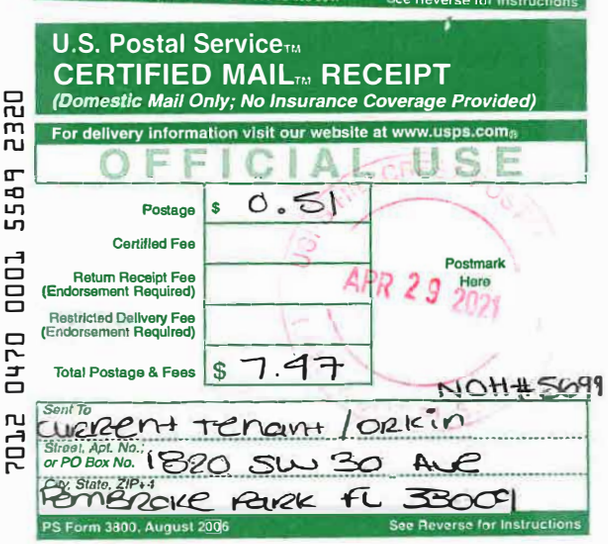
Postage	$ 0.51
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 7.47

Sent To: Rollins Continental Inc
Street, Apt. No.; or PO Box No.: 2170 Piedmont RD NE
City, State, ZIP+4: Atlanta GA 30324 #NOH5699

Postmark Here APR 29 2021

PS Form 3800, August 2006 See Reverse for Instructions

7012 0470 0001 5589 2337



U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ 0.51
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 7.97

Sent To: Current Tenant / Orkin
Street, Apt. No.; or PO Box No.: 1820 SW 30 Ave
City, State, ZIP+4: Pembroke Park FL 33009

NOH#5699

Postmark Here APR 29 2021

PS Form 3800, August 2006 See Reverse for Instructions

7012 0470 0001 5589 2320

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ 0.51
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 7.47

Sent To: The Prentice-Hall Corporation System Inc
Street, Apt. No.; or PO Box No.: 1201 Hays St # 105
City, State, ZIP+4: Tallahassee, FL 32301

NOH#5699

Postmark Here

PS Form 3800, August 2006 See Reverse for Instructions

7012 0470 0001 5589 2344

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:

ROLLINS CONTINENTAL INC
1820 SW 30 AVE
PEMBROKE PARK, FL 33009
HCF # 5699

9590 9402 6379 0303 8490 68

2. Article Number *(Transfer from service label)*

7019 1120 0000 9007 7620

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
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

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 Rd
Tallahassee FL
32301

9590 9402 6610 1028 7095 25

2. Article Number *(Transfer from service label)*

7021 0350 0001 0297 5088

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ 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
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

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:

THE PRENTICE - Hall
Corporation System Inc.
1201 Hays Street #105
Tallahassee, FL 32301
NOH #5699

9590 9402 4839 9032 7040 92

2. Article Number *(Transfer from service label)*

7012 0470 0001 5589 2344

COMPLETE THIS SECTION ON DELIVERY

A. Signature

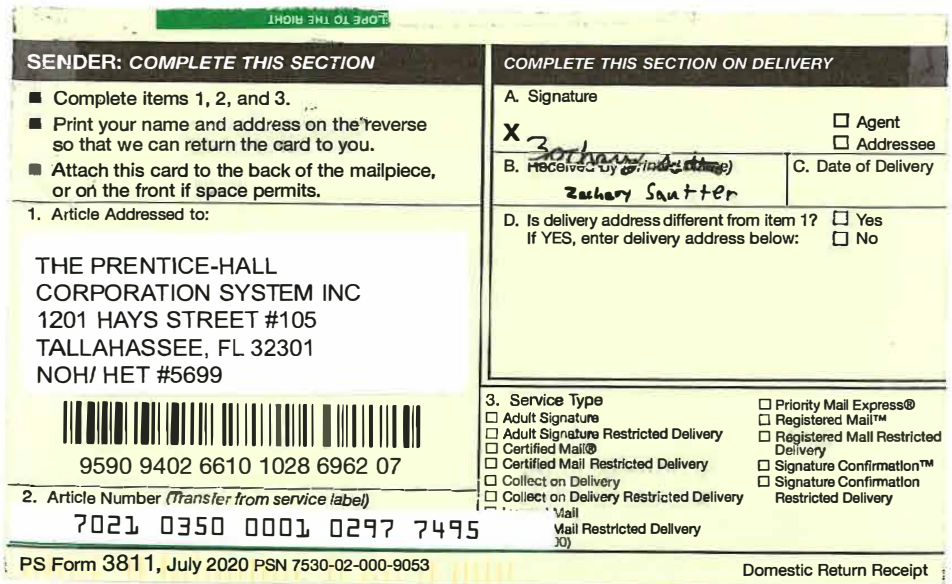
X ☐ Agent ☐ Addressee

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
Mail
Mail Restricted Delivery
(over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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:

THE PRENTICE-HALL
CORPORATION SYSTEM INC
1201 HAYS STREET #105
TALLAHASSEE, FL 32301
NOH/ HET #5699

9590 9402 6610 1028 6962 07

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 7495

COMPLETE THIS SECTION ON DELIVERY

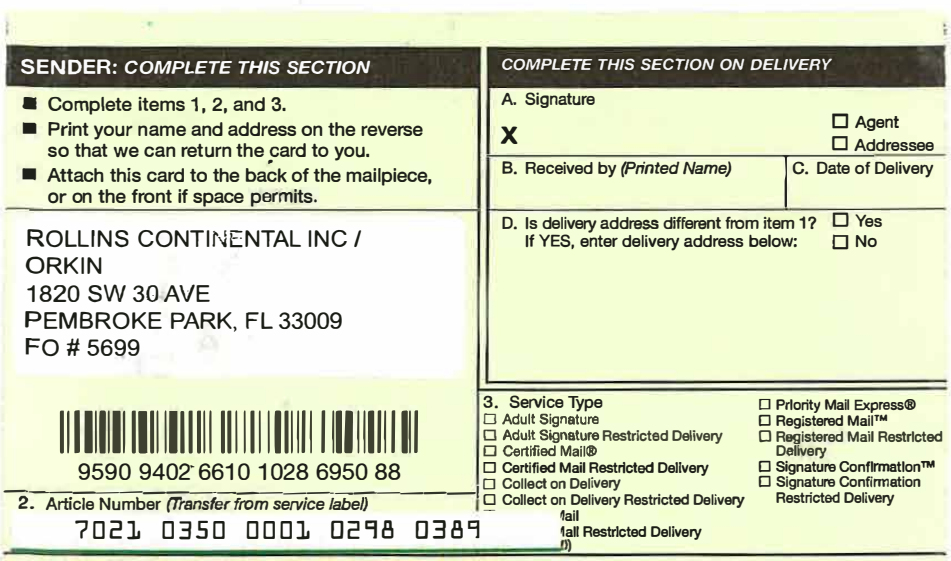
A. Signature
X [illegible] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Zachary Sautter
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.

ROLLINS CONTINENTAL INC /
ORKIN
1820 SW 30 AVE
PEMBROKE PARK, FL 33009
FO # 5699

9590 9402 6610 1028 6950 88

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 0389

COMPLETE THIS SECTION ON DELIVERY

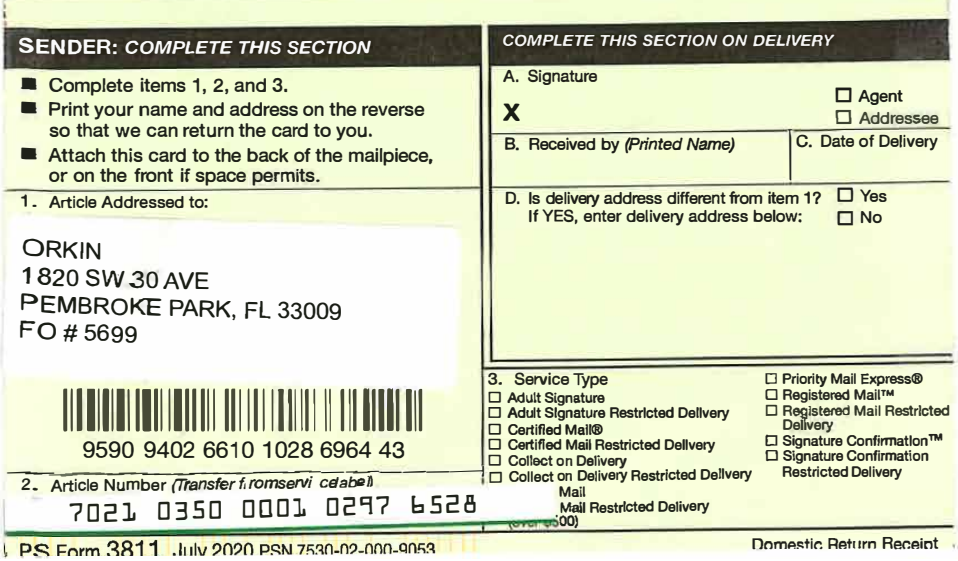
A. Signature
X ☐ Agent ☐ Addressee

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:

ORKIN
1820 SW 30 AVE
PEMBROKE PARK, FL 33009
FO # 5699

9590 9402 6610 1028 6964 43

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 6528

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

NOV #5699

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/25/2021
US POSTAGE $C

01

ORKIN
1820 SW 30 AVE
PEMBROKE PARK
FL 33009

NOV #5699

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/25/2021
US POSTAGE $C

01

Sent To:

ROLINS CONTINENTAL INC

2170 PIEDMONT ROAD NE
ATLANTA, GA 30324

Case #:

5699

Detail by Entity Name

Foreign Profit Corporation
ROLLINS CONTINENTAL, INC.

Filing Information

Document Number	812738
FEI/EIN Number	47-3102508
Date Filed	04/26/1958
State	NY
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	05/02/1986
Event Effective Date	NONE

Principal Address

2170 PIEDMONT ROAD, NE
ATLANTA, GA 30324-4135

Changed: 04/16/2010

Mailing Address

2170 PIEDMOND ROAD, N.E.
CORPORATE TAX DEPT
ATLANTA, GA 30324-4135

Changed: 01/12/2012

Registered Agent Name & Address

THE PRENTICE-HALL CORPORATION SYSTEM INC.
1201 HAYS STREET
SUITE 105
TALLAHASSEE, FL 32301

Name Changed: 03/09/1994

Address Changed: 03/09/1994

Officer/Director Detail

Name & Address

Title Secretary

CHANDLER, ELIZABETH
2170 PIEDMONT RD NE
ATLANTA, GA 30324-4135

Title President

WILSON, JOHN
2170 PIEDMONT ROAD, NE
ATLANTA, GA 30324-4135

Title President

Campbell, Jeffrey B.
2170 PIEDMONT ROAD, NE
ATLANTA, GA 30324-4135

Title Director, Treasurer

Northern, Edward P.
2170 PIEDMONT ROAD, NE
ATLANTA, GA 30324-4135

Title Director, VP

Leavitt, Steve
2170 PIEDMONT ROAD, NE
ATLANTA, GA 30324-4135

Annual Reports

Report Year	Filed Date
2019	01/14/2019
2020	04/20/2020
2021	04/13/2021

Document Images

04/13/2021 -- ANNUAL REPORT	View image in PDF format
04/20/2020 -- ANNUAL REPORT	View image in PDF format
01/14/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
03/10/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
04/16/2014 -- ANNUAL REPORT	View image in PDF format
01/22/2013 -- ANNUAL REPORT	View image in PDF format
01/12/2012 -- ANNUAL REPORT	View image in PDF format
01/31/2011 -- ANNUAL REPORT	View image in PDF format
04/16/2010 -- ANNUAL REPORT	View image in PDF format
03/11/2009 -- ANNUAL REPORT	View image in PDF format
04/21/2008 -- ANNUAL REPORT	View image in PDF format
03/22/2007 -- ANNUAL REPORT	View image in PDF format

04/10/2006 – ANNUAL REPORT	View image in PDF format
03/10/2005 -- ANNUAL REPORT	View image in PDF format
03/25/2004 – ANNUAL REPORT	View image in PDF format
01/31/2003 – ANNUAL REPORT	View image in PDF format
05/01/2002 -- ANNUAL REPORT	View image in PDF format
03/01/2001 -- ANNUAL REPORT	View image in PDF format
04/12/2000 -- ANNUAL REPORT	View image in PDF format
04/15/1999 -- ANNUAL REPORT	View image in PDF format
04/22/1998 -- ANNUAL REPORT	View image in PDF format
04/16/1997 -- ANNUAL REPORT	View image in PDF format
03/11/1996 -- ANNUAL REPORT	View image in PDF format
04/27/1995 – ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1820 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0025
Property Owner	ROLINS CONTINENTAL INC	Millage	0613
Mailing Address	2170 PIEDMONT ROAD NE ATLANTA GA 30324	Use	18
Abbr Legal Description	MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30		

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*	$300,520	$1,337,750	$1,638,270	$1,638,270	
2020	$300,520	$1,338,010	$1,638,530	$1,638,530	$35,362.42
2019	$300,520	$1,270,030	$1,570,550	$1,570,550	$34,291.39

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,638,270	$1,638,270	$1,638,270	$1,638,270
Portability	0	0	0	0
Assessed/SOH	$1,638,270	$1,638,270	$1,638,270	$1,638,270
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,638,270	$1,638,270	$1,638,270	$1,638,270

Sales History

Date	Type	Price	Book/Page or CIN
6/14/2005	SWD	$650,000	39960 / 1220
3/1/1971	WD	$36,520	4466 / 86
3/1/1966	WD	$30,000	

Land Calculations

Price	Factor	Type
$9.00	33,391	SF
Adj. Bldg. S.F. (Card, Sketch)		9508
Eff./Act. Year Built: 2008/2007		

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.)

ORKIN INC/ ROLLINS) CASE NO. 5699

CONTINENTAL INC

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ORKIN INC / ROLLINS CONTINENTAL INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1820 SW 30 AVE, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: ORKIN INC / ROLLINS CONTINENTAL INC AT **11:31 A.M.**/P.M. ON THE **4** DAY OF **NOVEMBER** 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 8 day of 11, 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.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

ROLLINS CONTINENTAL INC

1820 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
ROLLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	5699	10/25/2021
Property Owner:	**Property Description:**	**Certified Mail #:**
ROLLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	514221280025	11/03/2021 23:31
Legal Description:	**AKA:**	

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

ROLLINS CONTINENTAL INC

1820 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
ROLLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	5699	10/25/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
ROLLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	514221280025	

Legal Description:	**AKA:**
MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30	1820 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 **17th day of November, 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

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

Bill To:

Rollins Continental Inc
2170 Piedmont Road NE
Atlanta, GA 30324

DATE: November 17, 2021
INVOICE # 5699
FOR:

Case # 5699
Rollins Continental Inc

1820 SW 30 AVE,
Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-103(a)(c)(j)(n);5-105;5-17;12-48		
	Final Order issued 07/20/2021		
1	Admin Fee	$ 100.00	$ 100.00
60	Day(s) of Per Diem from (9/18/2021-11/17/2021)	$ 50.00	$ 3,000.00
		Balance	$3,100.00

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. 213

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
ROLLINS CONTINENTAL INC	)	CASE NO. 5699
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: ROLLINS CONTINENTAL INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1820 SW 30 AVE, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: ROLLINS CONTINENTAL INC
AT 2:31 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.

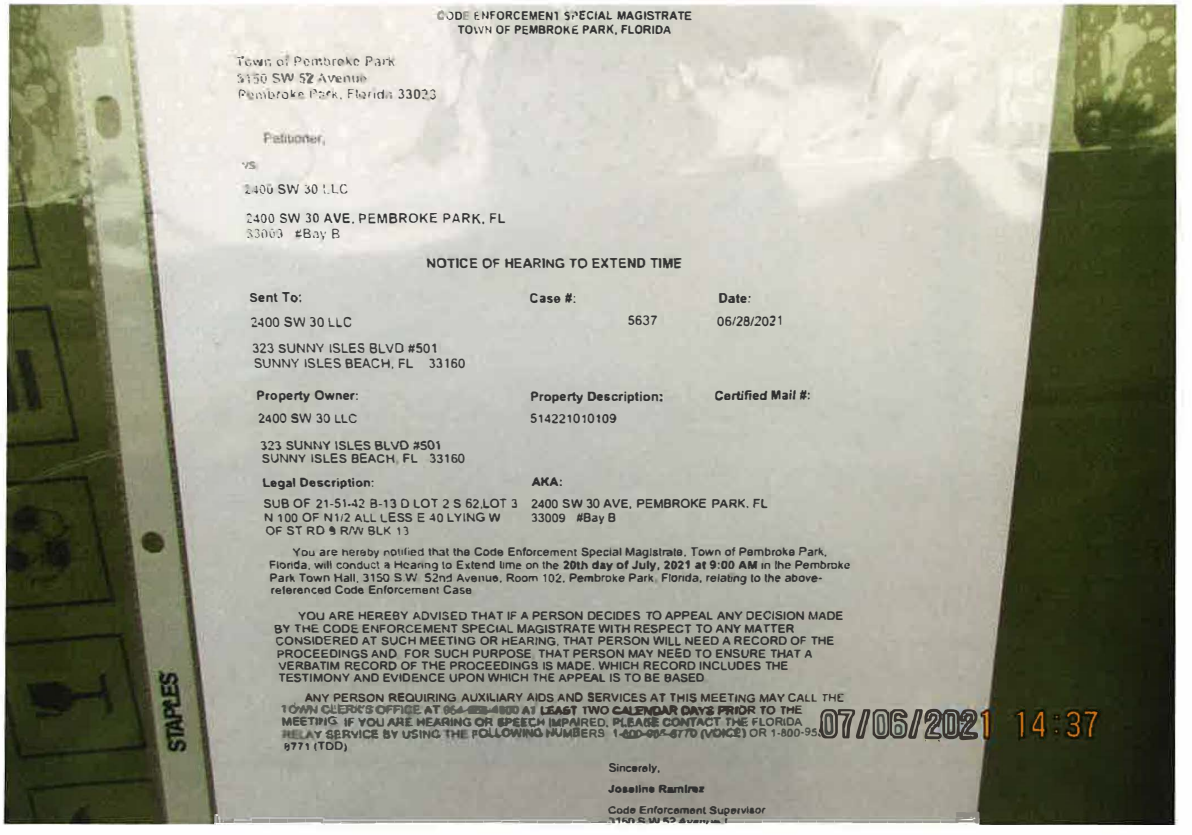
AFFIANT

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 7, 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.



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

2400 SW 30 LLC

2400 SW 30 AVE, PEMBROKE PARK, FL
33009 #Bay B

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
2400 SW 30 LLC	5637	06/28/2021
323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160		

Property Owner:	Property Description:	Certified Mail #:
2400 SW 30 LLC	514221010109	
323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160		

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 62.LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13	2400 SW 30 AVE, PEMBROKE PARK, FL 33009 #Bay B

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, 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-[illegible]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).

07/06/2021 14:37

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W. 52 Avenue

STAPLES

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.

CASE NO. 5699

ORKIN
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: ORKIN
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1820 SW 30 AVE. PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that
I SERVED: ORKIN
AT 9:51 A.M./P.M. ON THE 11 DAY OF 5 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

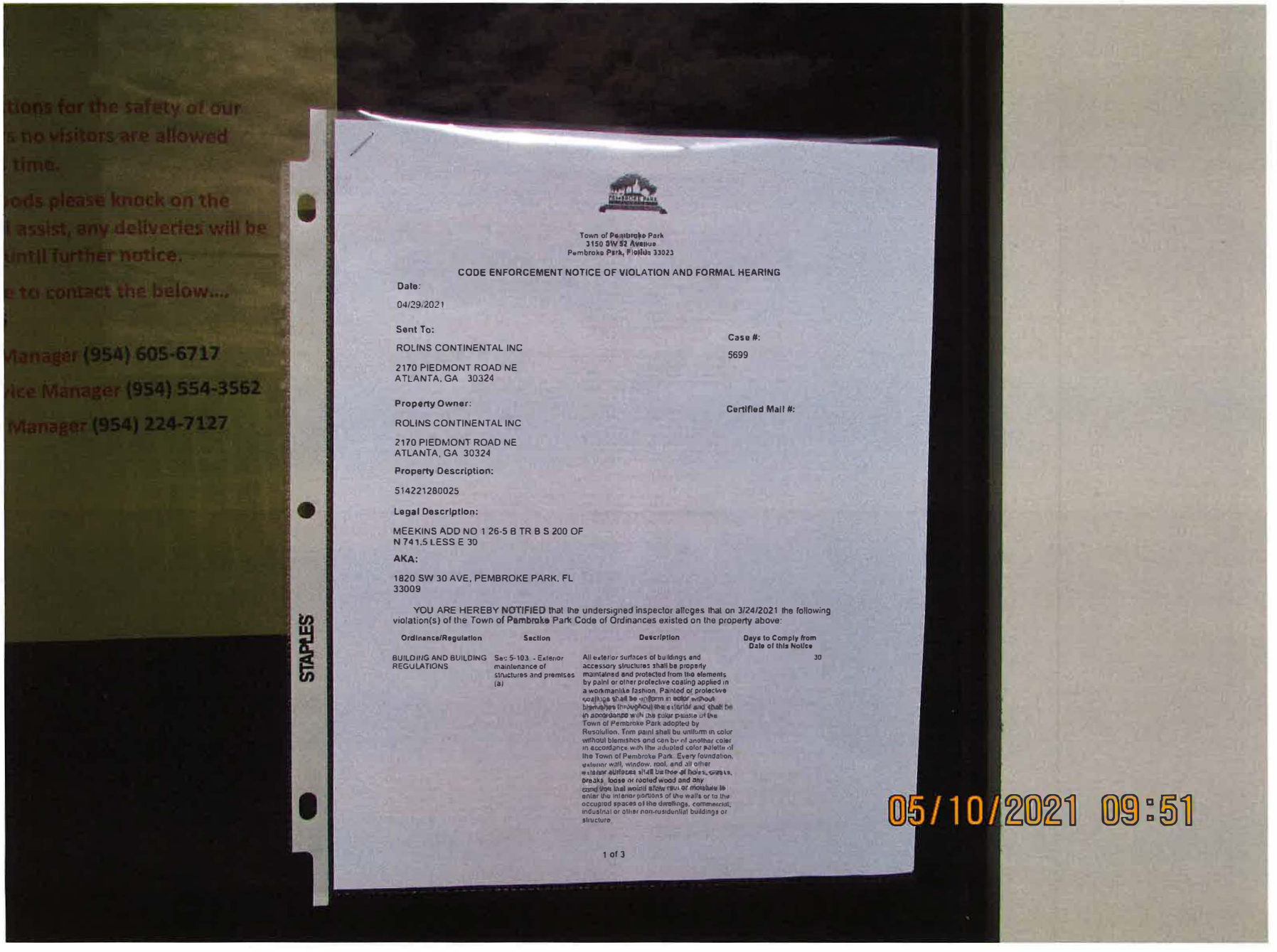
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of MAY, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/29/2021

Sent To:

ROLINS CONTINENTAL INC

2170 PIEDMONT ROAD NE
ATLANTA, GA 30324

Case #:

5699

Property Owner:

ROLINS CONTINENTAL INC

2170 PIEDMONT ROAD NE
ATLANTA, GA 30324

Certified Mail #:

Property Description:

514221280025

Legal Description:

MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30

AKA:

1820 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/24/2021 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. - 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 rotted 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 3

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

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Date:

04/29/2021

Sent To:

ROLINS CONTINENTAL INC

2170 PIEDMONT ROAD NE
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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 (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty - five (25) percent or more of any exposed surface becomes discolored or is peeling.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

1. Maintain the sidewalks and parking lot area seems to have rust in different areas. Obtain permit to re-pave the parking lot and pressure wash the sidewalks.
2. Broken chain-link fence alongside the property line. Repair chain-link fence, verify with the Building Department on how to proceed if a permit is needed with plans and inspections. Verify also the original fence permit, no record found.
3. Prohibited use of the parking lot area for the extra storage. Remove prohibited items from the parking lot area such as black garbage bags, etc.
4. Verify if a permit was obtained for the generator in the parking lot area. If no permit was obtain then a after the fact permit shall be applied for with plans and inspections.
5. Prohibited use of a storage pod in the parking lot area. Obtain a permit with plans and inspections to keep the pod; verify with the Building Department if it can be permitted or remove the pod from the property.
6. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

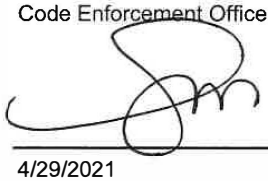
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes 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.

Teressa Malcolm

Code Enforcement Officer



4/29/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	**Case #:**	**Date:**
ROLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	5699	4/29/2021 12:00:00 AM

Property Owner:	**Property Description:**
ROLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	514221280025

Legal Description:	**AKA:**
MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30	1820 SW 30 AVE, PEMBROKE PARK, FL 33009

Mailing Purposes Only

05/10/2021 09:55

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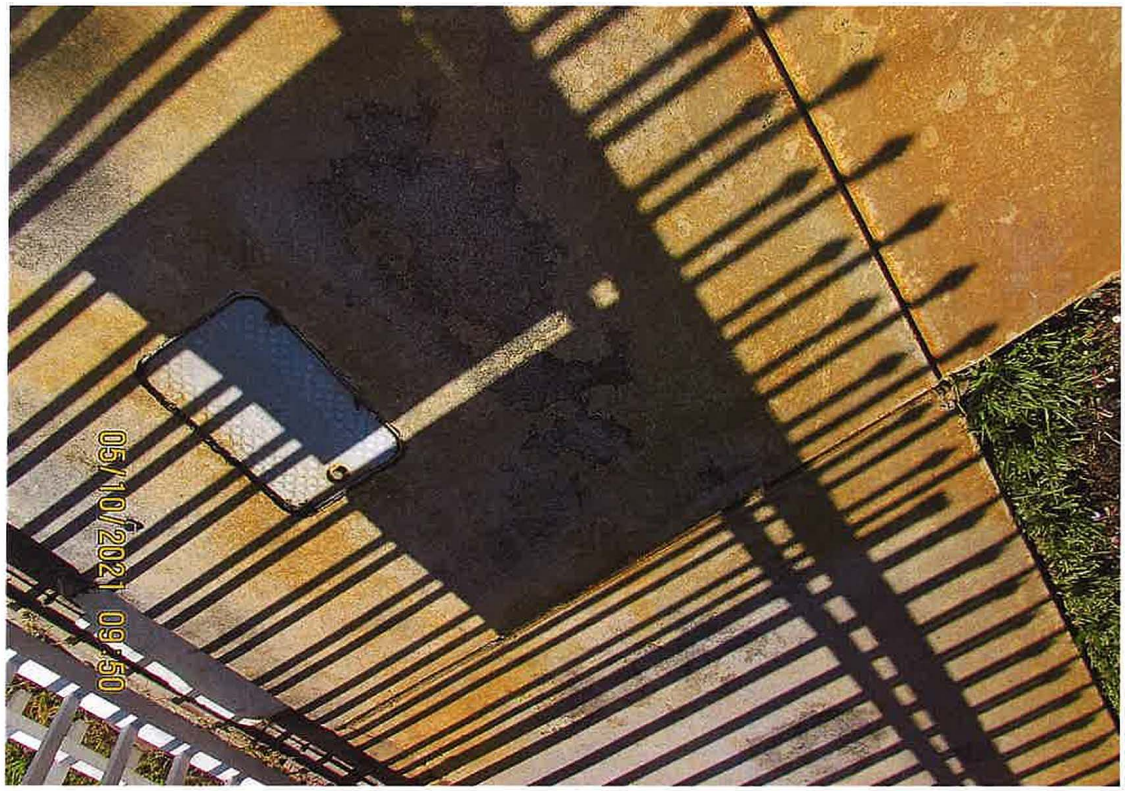
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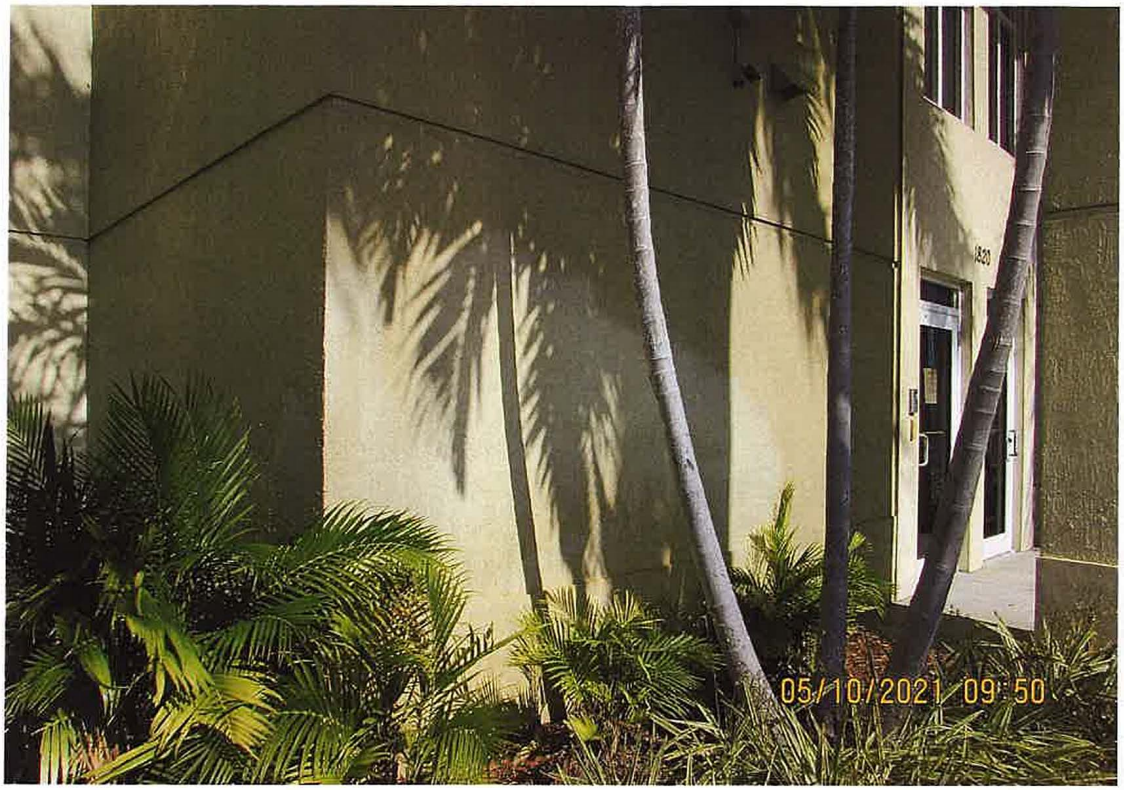
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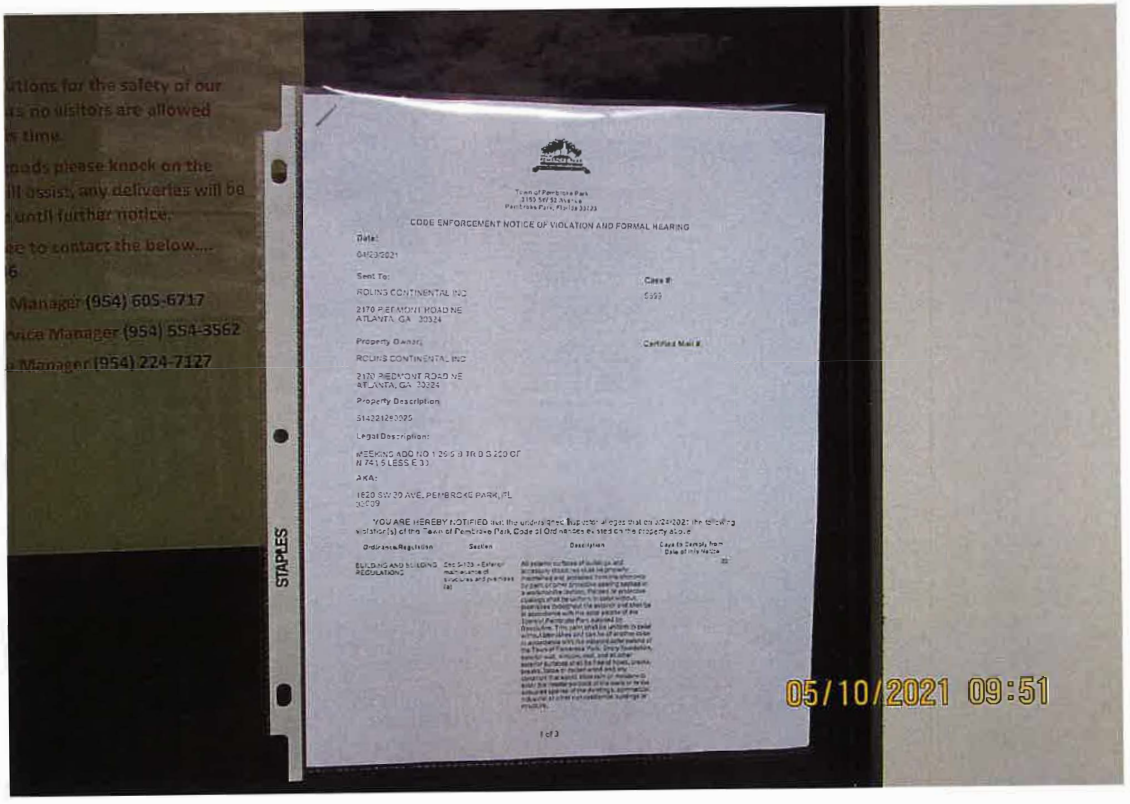
tions for the safety of our
s no visitors are allowed
time.
oads please knock on the
ll assist, any deliveries will be
until further notice.
e to contact the below....
6
Manager (954) 605-6717
vice Manager (954) 554-3562
Manager (954) 224-7127
STAPLES
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
04/23/2021
Sent To:
ROLINS CONTINENTAL INC
2170 PIEDMONT ROAD NE
ATLANTA GA 30324
Case #:
5993
Property Owner:
ROLINS CONTINENTAL INC
2170 PIEDMONT ROAD NE
ATLANTA GA 30324
Certified Mail #:
Property Description
514231240095
Legal Description:
MEEKINS ADD NO 1 29 G 3 TR D G 220 OF
N 741.5 LESS E 33
AKA:
1620 SW 39 AVE, PEMBROKE PARK, FL
33009
YOU ARE HEREBY NOTIFIED that the undersigned Supervisor alleges that on 3/24/2021 the following
violation(s) of the Town of Pembroke Park Code of Ordinances exist(s) 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 agents applied in a workmanlike fashion. Portions of protective coatings shall be uniform in color without peeling, blistering, rot, excessive soil and shall be in accordance with the color palette of the Town of Pembroke Park, adopted by Resolution. This item shall be applicable to metal surfaces and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Entry foundation, exterior wall, soffit, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rotten wood and any condition that would allow rain or moisture to enter the inside portion of the walls or to the adjacent spaces of the dwelling, commercial, industrial or other non-residential buildings or structure.
1 of 3
05/10/2021 09:51

1820
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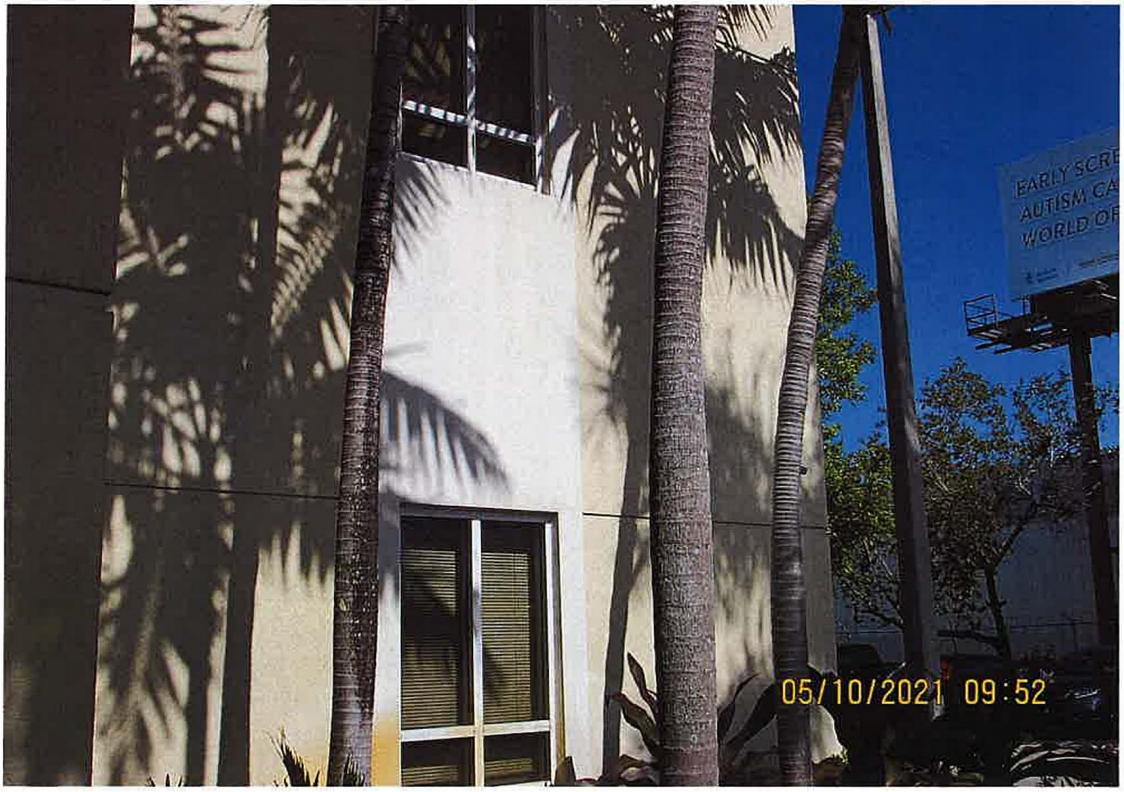
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oup.com
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The Kelsey Group.com
954.981.8073
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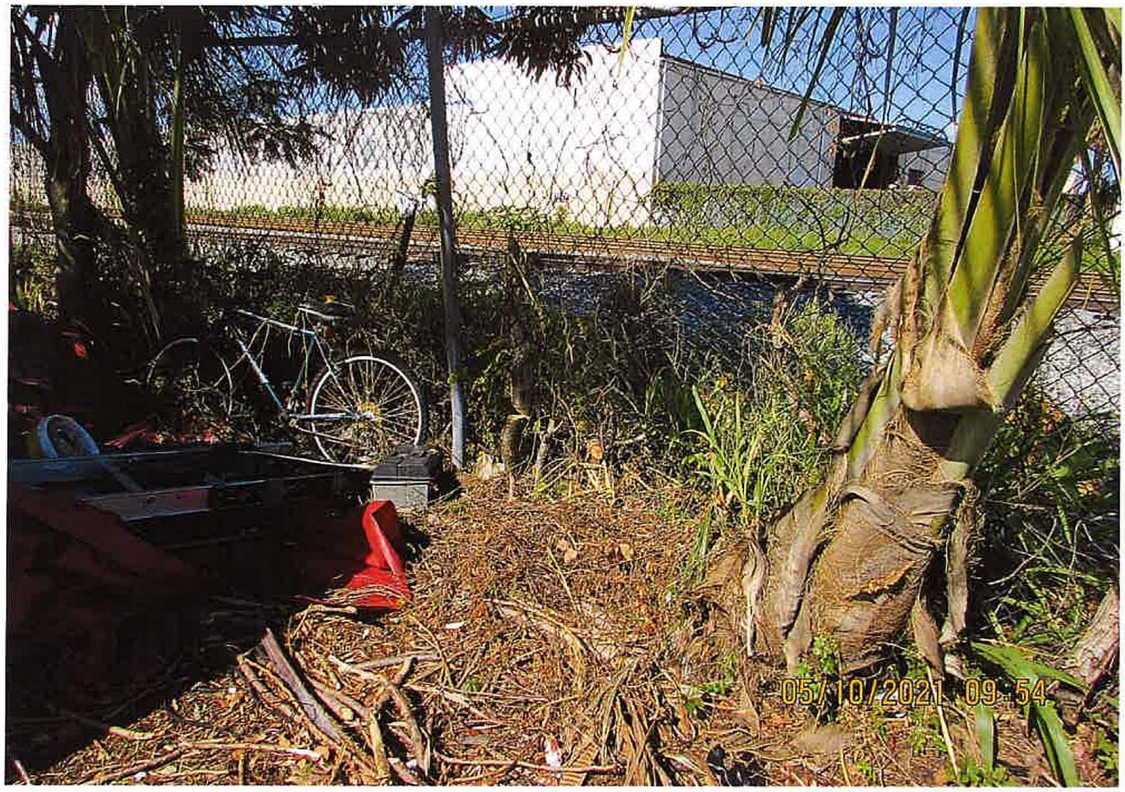
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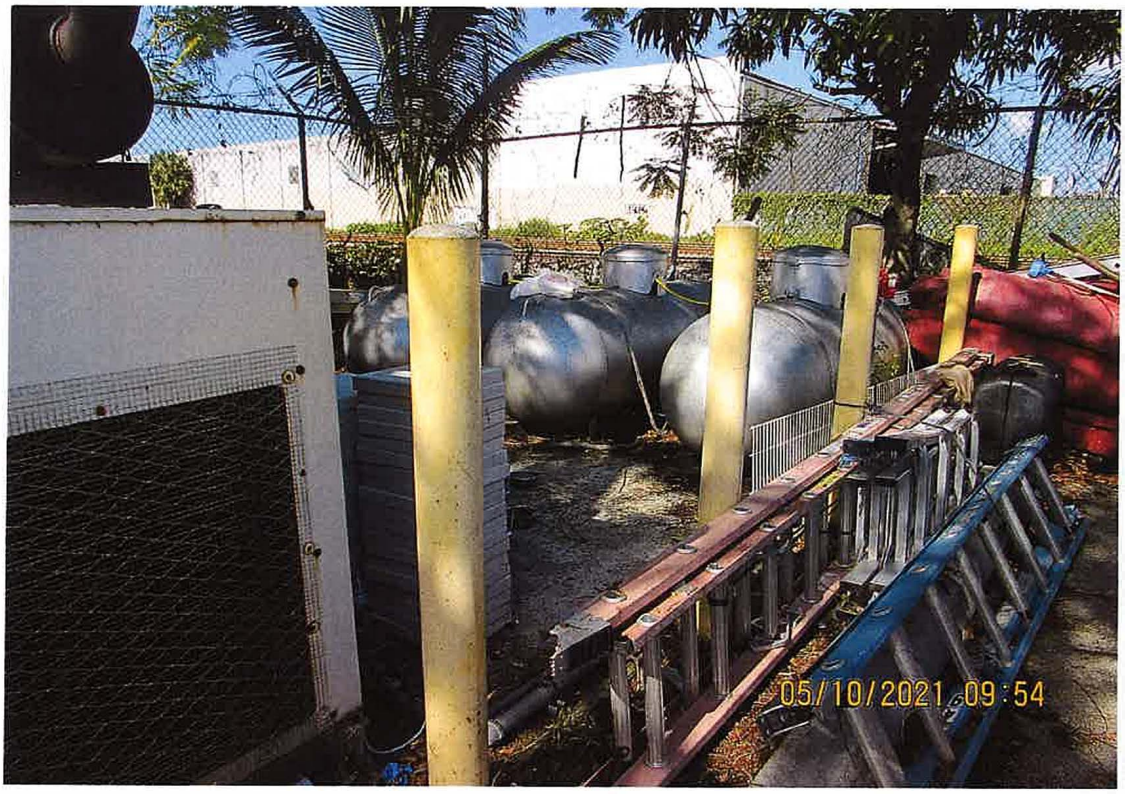
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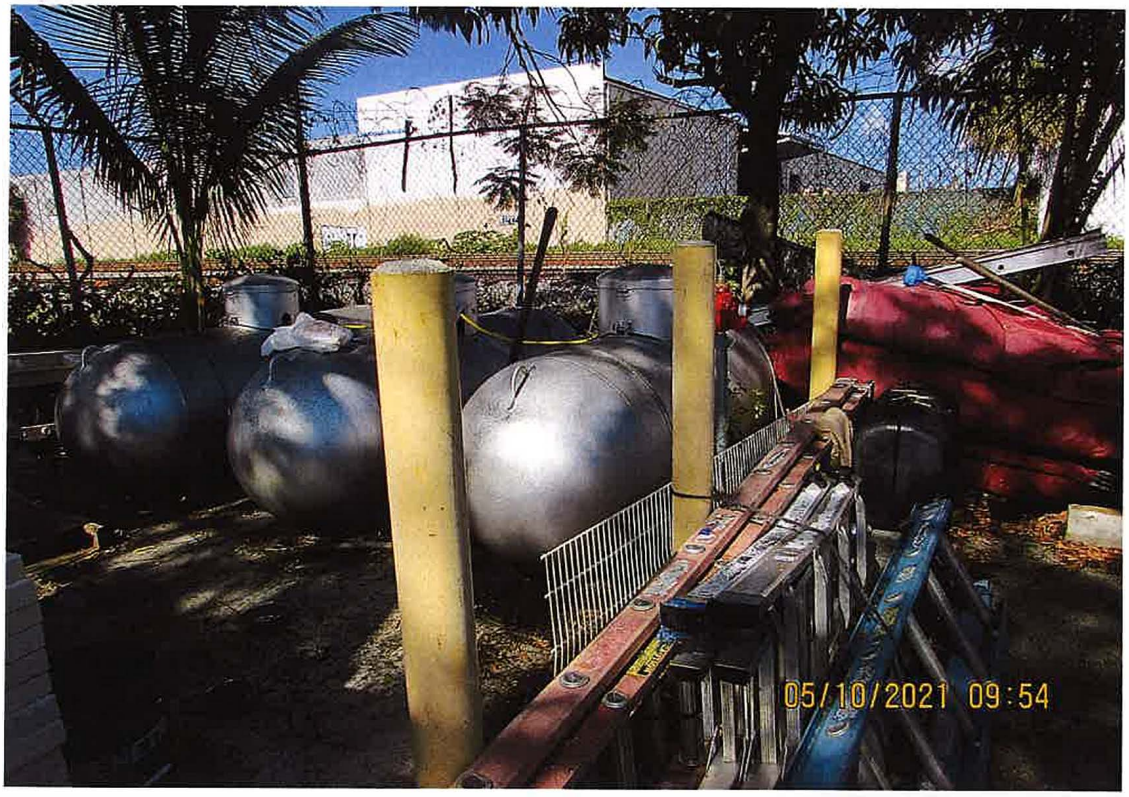
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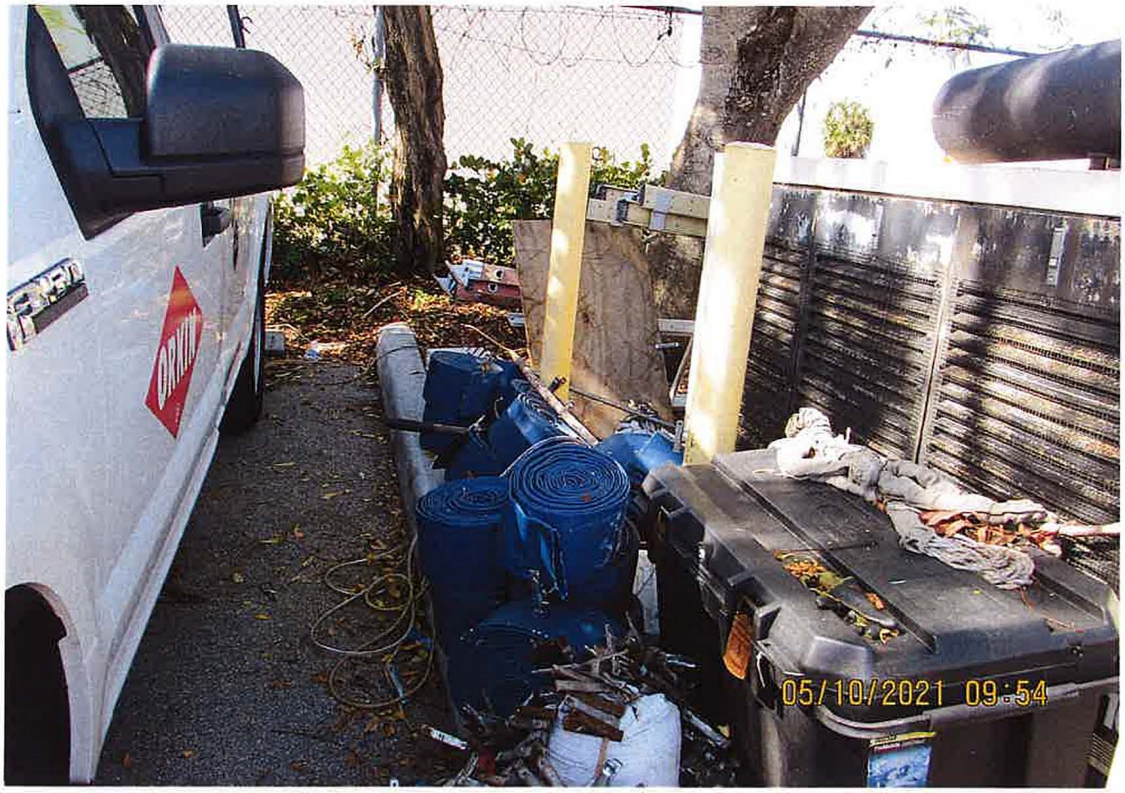
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PEST CONTROL DOWN TO A SCIENCE.
ORKIN
05/10/2021 09:55

STOP
ORKIN
05/10/2021 09:55

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	**Case #:**	**Date:**
ROLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	5699	03/24/2021
Property Owner:	**Property Description:**	**Certified Mail #:**
ROLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	514221280025	
Legal Description:	**AKA:**	
MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30	1820 SW 30 AVE, PEMBROKE PARK, FL 33009	

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Notes/Means of Correction:

1. Maintain the sidewalks and parking lot area seems to have rust in different areas. Obtain permit to re-pave the parking lot and pressure wash the sidewalks.
2. Broken chain-link fence alongside the property line. Repair chain-link fence, verify with the Building Department on how to proceed if a permit is needed with plans and inspections. Verify also the original fence permit, no record found.
3. Unprohibited use of the parking lot area for the extra storage. Remove prohibited items from the parking lot area such as black garbage bags, etc.
4. Verify if a permit was obtained for the generator in the parking lot area. If no permit was obtain then a after the fact permit shall be applied for with plans and inspections.
5. Unprohibited use of a storage pod in the parking lot area. Obtain a permit with plans and inspections to keep the pod; verify with the Building Department if it can be permitted or remove the pod from the property.
6. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

Teressa Malcolm

From: Mark Grimes <mgrimes@wallenkelley.com>
Sent: Monday, May 17, 2021 3:59 PM
To: Teressa Malcolm
Cc: Joseline Ramirez; Barbosa, Leandro
Subject: RE: Case #: 5699; 5/14/21--Pembroke Code Violations f/u 5-14-21; f/u 5-17-21
Attachments: 20210517152234326.pdf; 20210517152200461.pdf; 20210517152124021.pdf

Teresa—thought I would provide an update re: the disposition of the items detailed in your email Friday afternoon in advance of tomorrow morning's hearing at 9:00 a.m.

Please see our comments inserted in "red" to your email below.

Thanks,

Mark

Mark E. Grimes
Partner

WALLEN KELLEY
1600 Ponce de Leon Blvd.
Penthouse 1
Coral Gables, Florida 33134
Telephone: (305) 723-1100
mgrimes@wallenkelley.com
www.wallenkelley.com

From: Teressa Malcolm <tmalcolm@tppfl.gov>
Sent: Friday, May 14, 2021 2:36 PM
To: Mark Grimes <mgrimes@wallenkelley.com>
Cc: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: Case #: 5699; 5/14/21--Pembroke Code Violations f/u 5-14-21

Mr. Grimes:

Good afternoon,

I tried calling you back earlier with no response. However, I was able to re-inspect the property and found a few things that haven't been addressed:

- the sidewalks have not been pressured wash as of today. The sidewalks are being pressure cleaned on Wed, 5/19 (at an estimated cost of $225).
- The chain link fence has been repaired. Check. The original fence permit is not available (fence there since building was built).

- The black bags have been removed from the property but in that same area of the parking lot the other items are considered prohibited items and will need to be removed from the property. Other prohibited items in the area of the parking lot have been removed.
- I noticed the pod was removed from the parking lot, can you please provide me with the permit number for the removal of the pod? So I can assure all the inspections were passed and the permit was closed. The POD was removed per the attached Relocation/Move Agreement dated 5/12/21 with Pac-Van, the POD supplier (see attached pdf 4326). No permit was opened for removal of the POD.
- I've also noticed a lot of dead vegetation on the palm trees and ground area per my inspection this afternoon. Dead vegetation / debris has been picked up/removed.

The building hasn't been pressured washed as of yet. A formal estimate to pressure clean the building (and paint where necessary) is being procured.

Additionally, attached please see:

- a copy of the previously referenced Agreement with DMI Paving and Sealcoating (attached as pdf 4021; DMI to obtain permit); and

-a copy of the building permit for the generator (attached as pdf 0461).

Per my inspection of the property this afternoon, my recommendation is that you or your representative show up at the hearing next Tuesday (5/18/2021) at 9 am for the case to be heard by the judge and we can determine how to proceed. We will see you there.

Please feel free to contact me with anything further,

Teressa Malcolm

Get Outlook for iOS

From: Mark Grimes <mgrimes@wallenkelley.com>
Sent: Friday, May 14, 2021 10:21 AM
To: Teressa Malcolm
Cc: Joseline Ramirez
Subject: Re: Case #: 5699; 5/14/21--Pembroke Code Violations f/u 5-14-21

Teressa—this follows up the voice mail I just left re: next Tuesday's hearing.

The following corrective actions (1 thru 5) have been taken by Rollins within the 30-day period from the date of the Code Enforcement Notice for the purpose of addressing the specific requirements set forth in your notice of 4/29/21:

1. Sidewalks will be pressured cleaned 5/12/21. Rust from fence cleaned on 5/3/21. Signed Agreement with DMI Paving and Sealcoating (project # M21-5174) on 5/12/21 confirming parking lot repairs to be started within 2-3 weeks.
2. Chain-Link fence repaired 5/12/21.

3. Items(black garbage bags) removed from parking lot area.
4. Original generator permit obtained.
5. POD Removed from premises 5/12/21.

1. Maintain the sidewalks and parking lot area seems to have rust in different areas. Obtain permit to re-pave the parking lot and pressure wash the sidewalks.
2. Broken chain-link fence alongside the property line. Repair chain-link fence, verify with the Building Department on how to proceed if a permit is needed with plans and inspections. Verify also the original fence permit, no record found.
3. Prohibited use of the parking lot area for the extra storage. Remove prohibited items from the parking lot area such as black garbage bags, etc.
4. Verify if a permit was obtained for the generator in the parking lot area. If no permit was obtain then a after the fact permit shall be applied for with plans and inspections.
5. Prohibited use of a storage pod in the parking lot area. Obtain a permit with plans and inspections to keep the pod; verify with the Building Department if it can be permitted or remove the pod from the property.
6. A double permit fee has been assessed.

Please let me know what else you require in order to confirm Rollins' compliance and possibly avoid the hearing on same next Tuesday.

Thanks,

Mark

Mark E. Grimes
Partner

WALLEN KELLEY
1600 Ponce de Leon Blvd.
Penthouse 1
Coral Gables, Florida 33134
Telephone: (305) 723-1100
mgrimes@wallenkelley.com
www.wallenkelley.com

From: Mark Grimes
Sent: Wednesday, May 12, 2021 11:07 AM
To: jramirez@tppfl.gov
Cc: tmalcolm@tppfl.gov
Subject: Re: Case #: 5699; 5/12/21--Pembroke

Jocelyn—thank you for taking my call earlier this morning re: my attendance as counsel for Rollins at the hearing noticed for next **Tuesday, 5/18 @ 9:00 a.m.**

Look forward to meeting you and Teressa.

Regards,

Mark

Mark E. Grimes

Partner

1600 Ponce de Leon Blvd.
Penthouse 1
Coral Gables, Florida 33134
Telephone: (305) 723-1100
mgrimes@wallenkelley.com
www.wallenkelley.com

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

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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.

Pac-Van

Miami
3100 NW 131st Street
Opa-locka, FL 33054
PH: (305) 509-6065
FAX: (305) 509-6066

Purchase Agreement No: SFQ-708821
Purchase Agreement Date: 05-12-2021
Purchase Agreement Expires: 7 days
Sales Consultant: Joey Gonzalez
Email: jgonzalez@pacvan.com

Billing Information
ORKPC7
Orkin Pest Control
Leandro (Leo) Barbosa
1820 SW 30th Ave
Hallandale, FL 33009
Ph:(954) 628-5046

Shipping Information
Orkin Pest Control
1820 SW 30th Ave
South Broward #197
Hallandale, FL 33009
Leo Barbosa
Ph:(954) 628-5046

Charges	Quantity	Unit Price	Unit Tax	Total Sale Price
First 2 hrs of job	2.00	$130.00	$9.10	$278.20
Extra hrs TBD	1.00	$0.00	$0.00	$0.00
Loaded Container Fee	1.00	$100.00	$7.00	$107.00

Total: $360.00

w/Tax*: $385.20

Notes:
* Tax Amount is an estimate only.
***Relocation to 1040 SW 12th Ave, Pompano Beach, FL 33069

SPECIAL OFFER:
Need Storage?
Please ask us about our special pricing on all Storage Containers with your order.

Included With Your Pac-Van Agreement:
Superior Customer Service
Nationwide Service From a Local Company
Your One Stop for Mobile & Ground-Level Offices, Modular Buildings, and Storage Equipment

This agreement is made between Pac-Van, Inc., herein called the Seller, and Orkin Pest Control herein called the Purchaser, and is subject to the Equipment and/or Services Purchase Agreement Terms and Conditions attached hereto.

The purchaser is responsible for securing any and all applicable building permits, licenses, or approvals necessary for the purchased equipment. This Purchase Agreement is based on a level, compact, and accessible site. Unless specified, this Purchase Agreement excludes taxes and other services. Seller does not warrant in any way that the equipment meets any local, state, federal or other code unless specified. This Purchase Agreement is contingent on final acceptance by Seller and credit approval by Seller.

Sign Here

Signature:	[signature]	Signature:	
Printed:	LEO BARBOSA	Printed:	Joey Gonzalez
Title:	BRANCH MANAGER	Title:	Sales Representative
Date:	5/12/21	Date:	

Pac-Van, Equipment and/or Services Purchase Agreement Terms and Conditions

1. **Sale.** Pac-Van, Inc. ("Seller") hereby sells, and the party identified on the reverse hereof ("Purchaser") hereby purchases from Seller, all of Seller's right, title and interest in the equipment identified on the reverse hereof (the "Equipment") pursuant to the terms of this Equipment and/or Services Purchase Agreement (this "Agreement").

2. **Scope of Work.** Seller shall be responsible for delivering to Purchaser only the Equipment and/or rendering the services (the "Services") specified in the attached quote ("Quote") or scope of work document ("Work Document"). Seller is not obligated to sell any Equipment or render any Service unless specified on the attached Quote, Work Document or an approved change order signed by Purchaser and Seller. In the case of a building ("Building") which is newly manufactured, Seller may request Purchaser to approve floor plans, specifications, finish selections, and other documentation required by the manufacturer prior to commencing building process. Any changes to these Building specifications must be approved in writing by both Purchaser and Seller.

3. **Regulatory Requirements:** The Purchaser shall promptly execute and comply with all federal, state, and local statutes, ordinances, and all other regulatory requirements (including any state or local building codes) applicable to the Equipment. Unless the Quote states that Seller is responsible for obtaining permits for the Equipment, Purchaser shall be solely responsible for obtaining all permits necessary to set and occupy the Equipment. Purchaser shall be solely responsible for all taxes (including sales and property tax), permit fees and other costs related to the sale of the Equipment. After receipt of payment in full for the Equipment, Seller shall deliver to Purchaser a bill of sale or a statement of origin for the Equipment.

4. **Site Conditions:** Unless otherwise specified on the Quote, Purchaser shall be solely responsible for providing a safe, level, and compact site with appropriate accessibility for delivery of the Equipment and any Services or set up of the Equipment. Purchaser shall be responsible for additional costs related to site conditions deemed unacceptable or inadequate by Seller.

5. **Utilities:** Purchaser shall be solely responsible for arranging for utility service, running necessary utility lines and connecting utilities to the Equipment, unless specified otherwise on the Quote.

6. **Insurance:** Purchaser, at its own expense, shall insure for risks of loss or damage to the Equipment or injury to any person commencing upon arrival of the Equipment at the delivery location (when Equipment is unhooked from transportation equipment).

7. **Acceptance:** Upon completion of the Services, Seller will request acceptance of the Equipment ("Acceptance") by Purchaser. The Purchaser shall have the right to inspect all Equipment ("Inspection") prior to Acceptance. Inspection and Acceptance will not be unreasonably delayed or refused. Purchaser may submit a written list to the Seller for elements of the Equipment which are not accepted by Purchaser (the "Punch List"). Seller will use reasonable commercial efforts to resolve all Punch List items in a reasonable and timely manner. Upon receipt of Acceptance and full payment for the Equipment, Seller will authorize Purchaser to use the Equipment (including the transfer of keys if applicable). In the absence of a written Acceptance delivered to Seller from Purchaser, Purchaser's use by of the Equipment or payment in full acknowledges Purchaser's full Acceptance of the Equipment and satisfactory completion of Seller's responsibilities under this Agreement.

8. **Delays:** In the case of new manufactured Buildings, Purchaser may not delay delivery of a Building for more than 10 business days after the Equipment is made available to Seller by the Building manufacturer. In the event such a delay lasts 10 business days, Purchaser agrees to accept the Equipment on the tenth business day following delivery (the "Outside Delivery Date") "as is, where is" and responsibility for the Building including liability and risk of loss shall transfer to Purchaser on the Outside Delivery Date. In addition, Purchaser agrees to make immediate payment in full for the Equipment no later than the Outside Delivery Date. In the event of such delay, Seller reserves the right to change its pricing for any Services. If Purchaser fails to conduct the Inspection and provide Acceptance in a reasonable and timely manner (not to occur later than the Outside Delivery Date), Purchaser shall be deemed to have delivered Acceptance to Seller and shall pay Purchaser in full for the Equipment.

9. **Warranties:** Seller extends and assigns any and all manufacturer's warranties related to the Equipment. There are no additional warranties.

   Warranty Disclaimer – EXCEPT FOR THE MANUFACTURER'S WARRANTIES, WHICH ARE HEREBY ASSIGNED TO PURCHASER, PURCHASER AGREES THAT THE EQUIPMENT, THE SERVICES RENDERED BY SELLER AND OTHER ITEMS DELIVERED TO PURCHASER ARE DELIVERED "AS IS, WHERE IS" WITH ALL FAULTS AND DEFECTS. SELLER HEREBY DISCLAIMS, AND PURCHASER HEREBY WAIVES AND RELEASES, ALL LIABILITIES AND OBLIGATIONS OF SELLER, AND PURCHASER AGREES THAT SELLER MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, REGARDING THE EQUIPMENT PURCHASED BY PURCHASER OR THE SERVICES RENDERED BY SELLER, WITHOUT LIMITATION, ANY IMPLIED WARRANTY OF MERCHANTABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR PURPOSE, PERFORMANCE, QUALITY, DESIGN, WORKMANSHIP, CONDITION, STORAGE CAPACITY OR COMPLIANCE WITH LAW.

10. **Payment Terms:** Unless otherwise stated in the Quote or Work Document, Purchaser shall pay Seller the price for the Equipment and the fees for the Services (collectively, the "Charges") for the Equipment and Services as follows: (a) 25% of the Charges are due upon signing and delivery of this Agreement to Purchaser, (b) 65% of the Charges are due upon delivery of the Equipment and /or Services and (c) 10% of the Charges are due upon Acceptance of the Equipment and/or Services.

11. **Assignment:** Purchaser shall neither assign its rights nor delegate performance of its duties under this Agreement unless specifically approved in writing by Seller.

12. **Termination of Agreement:** This Agreement may be terminated by Seller upon the occurrence of any of the following: (1) Purchaser fails to obtain credit approval from Seller, (2) Seller's business closes, (3) manufacturer's business closes and Seller is unable to obtain the same or similar Equipment from another manufacturer without additional cost; (4) Purchaser requests cancellation and receives Seller's written approval prior to Seller placing purchase order for the new manufactured Building or (5) Purchaser's default. Otherwise, Purchaser's breach of this Agreement shall not constitute a termination of this Agreement, and Purchaser shall remain liable for the full performance of all obligations on the part of the Purchaser under this Agreement.

13. **Indemnification:** Purchaser shall indemnify, hold harmless, defend and reimburse Seller and its directors, officers, shareholders, employees, agents, affiliates and assigns (collectively, the "Seller Related Parties") from and against all losses, damages, death, claims, injuries, costs and attorney's fees, whether or not caused by the concurrent negligence of the Seller Related Parties, arising from (a) the loss of, damage to or destruction of Equipment or its contents (the "Contents") due to collision, forces of nature, fire or other casualty, (b) damage to Purchaser's goods or property caused during storage in or transport of the Equipment or the Contents, (c) any levy, attachment or repossession of the Equipment, (d) any fine, liens, tax, penalty, towing, impound or other charges arising from Purchaser's use of the Equipment, (e) Purchaser's breach of this Agreement, (f) the use, maintenance, operation, ownership, transport or rental of the Equipment by Purchaser or Purchaser's agents, (g) any pollution, contamination, environmental impairment and/or similar condition directly or indirectly caused by or resulting in whole or in part from Purchaser's rental of the Equipment pursuant to this Agreement or (h) any environmental statutory or regulatory compliance requirements applicable to any Equipment (or any use thereof) and required under any and all foreign or domestic federal, state or local laws, treaties, ordinances, regulations, codes, rules, orders, guidelines, policies or requirements of any governmental authorities which regulate or impose standards of liability or conduct concerning air, water, soils, wetlands and watercourses, solid waste, hazardous waste and/or materials, worker and community right-to-know, noise, resource protection, health protection and similar environmental, health, safety, and land use concerns as may now or at any time hereafter be in effect. The indemnification obligations of Purchaser hereunder shall survive the termination of this Agreement.

14. **Seller's Remedies:** In the event of any default by the Purchaser under this Agreement, Seller may: (a) declare the entire amount under this Agreement immediately due and payable, without notice or demand to the Purchaser, (b) sue for recovery of all payments, and other payments, then accrued or thereafter accruing, (c) take possession of the purchased equipment and any parts thereof, without demand or notice, wherever the same shall be located, without any court order or process of law and (d) sue for damages for loss of business profits, loss of revenue, labor costs, all expenses associated with the pick-up of the purchased equipment, attorney fees or any other consequential damage.

15. **Attorney Fees and Forum Selection:** In the event of any dispute arising under or in connection with this Agreement or any action to enforce this Agreement or to remedy a default or breach hereunder, the prevailing party therein shall be entitled to recover from the non-prevailing party all costs and expenses related to such proceeding or claim, including, without limitation, reasonable attorneys' fees and expert witness fees. All claims brought by Seller against Purchaser or Purchaser against Seller shall be subject to and governed by the laws of the State of Indiana, venue for such claims shall be solely in and subject to the jurisdiction of Marion County, Indiana and no other jurisdiction.

16. **Sending of Notices:** For purposes of any notice required, Seller represents that its principal place of business is located at 9155 Harrison Park Court, Indianapolis, IN 46216. Purchaser represents that its principal place of business is located at the address set forth in the Quote. Notice mailed to the office of Purchaser or Seller shall constitute sufficient notice to comply with the terms of this Agreement. Notices emailed to Seller at notices@pacvan.com shall constitute sufficient notice to Seller.

17. **Entire Agreement:** The terms of this Agreement are intended by the Purchaser and Seller as a final expression of their agreement with respect to such terms and also as a complete and exclusive statement of such terms. This Agreement may not be modified or rescinded in any manner except by the written agreement of both Seller and Purchaser. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

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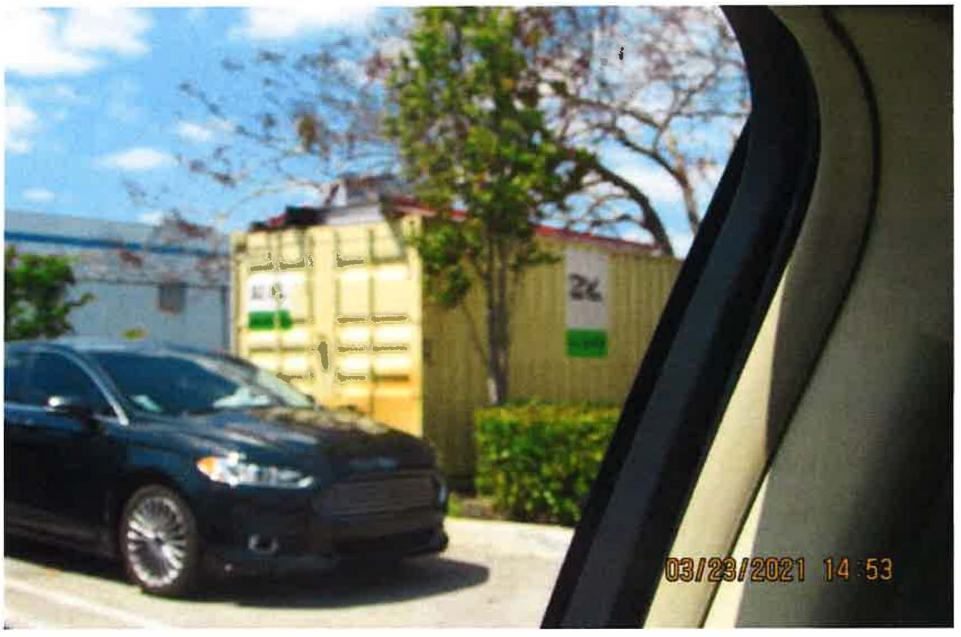
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Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	**Case #:**	**Date:**
ROLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	5699	3/24/2021 12:00:00 AM

Property Owner:	**Property Description:**
ROLINS CONTINENTAL INC 2170 PIEDMONT ROAD NE ATLANTA, GA 30324	514221280025

Legal Description:	**AKA:**
MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30	1820 SW 30 AVE, PEMBROKE PARK, FL 33009

Mailing Purposes Only

Pac-Van

Relocation / Move Agreement

Company Name: ORKIN LLC

Contact Name: LEO BARBOSA

Office: (___) _____ Email: LBARBOSA@ORKIN.COM

Cell: (954) 605 6717 Fax: (___) _____

Date Requested: 5/12/21 PO #: _____

Container Size: 20' Serial # / ID #: _____

Pick up Address: 1820 SW 30TH AV Delivery Address: 1040 SW 12 AV

HALLANDALE FL 33009 POMPANO, FL, 33069

Additional Notes: _____

Contact Person – Billing and Account Information:

Name: LEANDRO BARBOSA Email: LBARBOSA@ORKIN.COM

Phone: (954) 605 6717 Fax: (___) _____

Indemnification: I indemnify, hold harmless, and defend Pac-Van from all liability, claims, injuries, demands, actions or causes of action (without limitation) (including attorney's fees and all costs) that are hereby others arising out the this authorization to move the Container, including claims for Pac-Van Inc. passive or active negligence.

All Containers must be empty and unlocked to be moved

All moves are $130.00 per /hour from port to port; A 10% fuel charge will apply

Loaded Containers

If the container to be moved is loaded, Pac-Van Inc. reserves the right whether or not to move the loaded container. If moved, Pac-Van is not responsible for any of the contents and an additional charge of $100.00_____ will apply.

LEANDRO BARBOSA — Printed Name

BRANCH MGR — Title

Signature

5/12/21 — Date

Miami FL Office

3100 NW 131st Street - Opa-Locka, FL 33054 | phone: 305.769.2468 | toll free: 800.546.1050 | info@pacvan.com

www.pacvan.com

TOWN OF PEMBROKE PARK
BUILDING PERMIT

PERMIT No. 091654-0 **DATE** 8/13/2010 3:39:39 PM

OWNER ROLINS CONTINENTAL INC

CONTRACTOR SUBURBAN PROPANE **STATE CERTIFIED** FL

ADDRESS 1820 SW 30 Ave

SUBDIVISION N/A

LOT 26 **BLOCK** 5

PURPOSE
Generator

For inspections call 954-966-4600 x226
NOTICE: In addition to the requirements of this permit their may be additional restrictions applicable to this property that may be found in the public records of this county and their may be additional permits required from other governmental entities such as zoning, water management dist
federal agencies. CERTIFICATE OF OCCUPANCY MUST BE
BUILDING CAN BE USED FOR ANY PURPOSE. DO NOT R
BEFORE COMPLETION UNDER SECTION 104.1 OF THE FI

.e agencies or
ED BEFORE THIS
THIS CARD
UILDING CODE.

WARNING TO OWNER: YOUR FAILURE TO RE
COMMENCEMENT MAY RESULT IN YOUR P
IMPROVEMENTS TO YOUR PROPERTY. IF YO
FINANCING, CONSULT WITH YOUR LENDER OR
RECORDING YOUR NOTICE OF COMM

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EMENT

TOWN OF PEMBROKE PARK
BUILDING PERMIT

PERMIT No. 091654 **DATE** 3/30/2010 8:39:29 AM

OWNER ROLINS CONTINENTAL INC

CONTRACTOR Reliable Indsutries Inc. **STATE CERTIFIED** FL

ADDRESS 1820 SW 30 Ave

SUBDIVISION N/A

LOT 26 **BLOCK** 5

PURPOSE
Generator

For Inspections call 954-966-4600 x226
NOTICE: In addition to the requirements of this permit their may be additional restrictions applicable to this property that may be found in the public records of this county and their may be additional permits required from other governmental entities such as zoning, water management districts, state agencies or federal agencies. CERTIFICATE OF OCCUPANCY MUST BE OBTAINED BEFORE THIS BUILDING CAN BE USED FOR ANY PURPOSE. DO NOT REMOVE THIS CARD BEFORE COMPLETION UNDER SECTION 104.1 OF THE FLORIDA BUILDING CODE.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT

SUB-PERMITS

[redacted] JL

[redacted] JL

[redacted] JL

71901 (P) Reliable Indsutries Inc. [25300]

72635 (B) Preston Construction Inc. [CGC003467]

72636 (E) V-ELECTRIC INC. [ER-0013869]

STRUCTURAL INSPECTIONS	ELECTRICAL INSPECTIONS	PLUMBING INSPECTIONS
Final Building	Electrical Rough ARIC 8/20/10	Final Gas
Reinf steel	Final Electrical ARIC 12/1/10	Gas Appliances
Slab-structural		Gas Pressure Test
		Gas Tanks (LP)
		Tank Installation

ZONING INSPECTIONS	MECHANICAL INSPECTIONS	FIRE INSPECTIONS
Final Zoning 12/3/10		Final Fire
Location Verification 12/3/10		

ENGINEERING INSPECTIONS
Final Zoning 12/3/10
Location Verification 12/3/10

General Notes

New Optional Stand-By Generator:

ROLLINS/ORKIN CO

1820 S. 30th AVENUE
PEMBROKE PARK, FLORIDA 33009

REVISIONS	B
1 07/07/09 B.D.Q.	J.C
2 06/24/11 AS-BUILT	D.I

DAVID PUGA
LICENSE
No 41163
STATE OF
FLORIDA
PROFESSIONAL ENG
6/27/11

NOT VALID FOR CONSTRUCTI
UNLESS SIGNED & SEAL IN THIS

ELECTRICAL APPROVED
JUL 19 2011
TOWN OF PEMBROKE PARK

Puga and Associates, Inc.
Engineers/Consultants
EB 0005813
7326 S.W. 48th Street
Miami, Florida 33155
(305) 661-7700

Date	12-05-07
Scale	
Drawn	
Job	06-056A
Sheet	E-3
Of	4 Sheets

TOWN OF PEMBROKE PARK
BUILDING PERMIT APPLICATION
STRUCTURAL

MASTER PROCESS # [redacted]
MASTER PERMIT #

APPLICATION DATE _____ TAX FOLIO No. 11221-28-00250

JOB NAME Rollins/Orkin Generator PHONE # 954-921-9330

JOB ADDRESS 1820 SW 30th Ave. PEMBROKE PARK, BROWARD COUNTY, FL. ZIP 33009

OWNER NAME Rollins Continental

Owners Address 270 Piedmont Rd. NE, Atlanta GA 30324

WORK DESCRIPTION Install emergency generator

FEE SIMPLE TITLE HOLDER (NAME/ADDRESS) Rollins Continental, 270 Piedmont Rd. NE, Atlanta GA 30324

USE/OCCUPANCY office SQ. FT. 9530 Value of Proposed Work: $ _____

CONTRACTOR'S NAME _____ PHONE #: _____ Fax #: _____

CONTRACTOR'S ADDRESS: _____ CITY _____ STATE FL ZIP _____

CONTRACTOR'S BROWARD COUNTY OR STATE CERTIFICATION OR REGISTRATION NUMBER: _____

LEGAL DESCRIPTION: The South 200 feet of the north 715 feet of Tract B, less the East 30 feet thereof, Meeks Addition No. 1, plat book 26, page 5, Broward County

BONDING COMPANY & ADDRESS: none

ARCHITECT/ENGINEER'S NAME Rodriguez Pereira Architects PHONE # 305-592-8045 FAX # 305-592-5756

ARCHITECT/ENGINEER'S ADDRESS 2601 NW 84th Ct. CITY Miami STATE FL ZIP 33172

MORTGAGE LENDER NAME/ADDRESS: none

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the Town of Pembroke Park, Florida. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBATIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature _____ Date: 3-4-10 Signature _____ Date: _____
Owner or Agent ** Prime Contractor

Signature Y. Takahashi Signature _____
NOTARY as to Owner NOTARY as to Contractor

Y. C. TAKAHASHI
NOTARY PUBLIC - GEORGIA
COBB COUNTY
COMMISSION EXPIRES 08/18/2012

✓ Personally Known, ___ Identification Provided: GADL (Type of I.D.) ___ Personally Known, ___ Identification Provided: _____ (Type of I.D.)

**The owner's authorization must be obtained if you are signing this document as their agent.

Application Approved by _____ Permit Officer Effective Code: 20 ___ Florida Building Code

DMI
PAVING & SEALCOATING

Date: Wednesday, April 21, 2021 Project # M21-5174

Submitted To:	**Site Description:** # S133717	**Prepared By:**
Ms. Arianne De La Torre Orkin, Llc Corporate Tax 2170 Piedmont Road Northeast Atlanta, GA 30324 **Contact Information:** Phone: (786) 637-0461 Mobile: ade@orkin.com	Orkin #197 1820 Southwest 30th Avenue Hallandale, FL 33009 Site Contact: Site Phone:	Daniel Phillips **Contact Information:** Mobile: 954-873-2735 Office: (305) 836-8678 E-mail: dphillips@driveway.net **Project Manager:** Mobile: Email:

Qty	Proposed Service(s) & Description(s)	Depth
16410 Sq. Ft.	**Sealcoat – Staycoat JC7**	

1. Thoroughly clean the entire asphalt area with high powered blowers.
2. Pre-treat heavy oil spots with Bond Seal to assist in adhesion.
3. Apply first coat of Staycoat JC-7 sealer with 3% FSA Co-Polymer added to sealer strictly to manufacturer's specifications with 2-3 lbs of grade #2 silica sand added per gallon. Mechanically agitate sealer mix and apply at a spread rate of 1/6 of a gallon per square yard using our exclusive sand flow process.
4. Apply a second coat of Staycoat JC-7 with sand in the same quantity and proportion as the first coat.

**OPTION: TO SUBSTITUTE THE ABOVE SCOPE OF WORK WITH TWO COATS OF PREMIUM POLYTAR 7% POLYMER FORTIFIED HEAVY DUTY COAL TAR EMULSION IN LIEU OF STANDARD SEALER ADD $XXXX TO THIS PROPOSAL TOTAL.*
...PLEASE CIRCLE...(YES / NO)

**POLYTAR IS MANUFACTURED WITH HEAVY DUTY POLYMERS THAT INCREASE THE DURABILITY, WEAR RESISTANCE, AND ADHESION OF ASPHALT PAVEMENT SEALER. THIS MARKET LEADING SEALER AND ITS PROPRIETARY FORMULATION PROVIDES INCREASED DURABILITY AND WEAR RESISTANCE OVER CONVENTIONAL PAVEMENT SEALERS.*

***SEALCOATING TO BE COMPLETED IN ( ) MOBILIZATIONS.*
***BARRICADES WILL BE PROVIDED TO CLOSE OFF AREAS BEING SEALCOATED. THIS CONTRACTOR WILL NOT BE RESPONSIBLE FOR THE TRACKING OF SEALER OR PAINT, DAMAGE TO PROPERTY, OR INJURY DUE TO PERSONS OR VEHICLES ENTERING THE BARRICADED AREA.*
***SEALER MAY NOT ADHERE IN AREAS WHERE THE ASPHALT HAS POLISHED AGGREGATE AND/OR AREAS WHERE THE ASPHALT IS RAVELING.*
***SEALER WILL NOT HIDE EXISTING CRACKS.*
***ADDITIONAL MOBILIZATIONS WILL BE PERFORMED AT A COST OF $1050.00 EACH*
***PERMIT FEES, PROCUREMENT FEES AND ANY ADDITIONAL WORK REQUIRED BY THE PERMIT WILL BE AN EXTRA COST TO THE CUSTOMER.*

DMI
PAVING & SEALCOATING

Project# M21-5174

Parking Lot Striping - Restripe

1. *Clear away loose dirt and debris*
2. *Restripe the existing painted surfaces as existing using DOT approved latex traffic paints to include:*

**Due to variable surface conditions, this work is not warranted against peeling or flaking on concrete surfaces*

DOUBLE LINES - RESTRIPE
Stop Bar w/ Crushed Glass with Yellow Tail - Restripe
HANDICAP STALL - Restripe
LINEAL - PAINT 4" LF (WHITE OR YELLOW)
SAME DAY STRIPING OR NIGHT WORK

PAYMENT TERMS 0 Down Down, Balance Net Upon Completion

Project Total **$2,575.00**

SERVICE TERMS Customer will be notified when work is proposed to be performed. It is the responsibility of the customer to ensure all irrigation systems are shut off ahead of scheduled work commencing. DMI will not be responsible for damage to existing irrigation systems in areas of construction or repair. DMI will not be responsible for damage to any underground utilities in areas of construction. Landscape restoration is not included in the scope of services unless expressly noted within proposal document.

This proposal may be withdrawn at our option if not accepted within 30 days of Apr 21, 2021

Certified Pavement Professional Daniel Phillips

Accepted Authorized Signature

Arianne De La Torre
Print Name

Signature

Project # 2021-5174

TERMS, CONDITIONS & GUARANTEE

Driveway Maintenance Inc.. hereafter referred to as "DMI"

Terms: Terms are as stated above. If payment is not made in accordance with the above terms, the customer agrees to pay any collection, legal fees and interest for any unpaid balances. Interest will accrue at a rate of .66% per month from the date of completion. Terms of guarantee are contingent upon receipt of final payment.

PRICE is based on specifications and estimates as shown on the "Proposal & Agreement". Field measurements may be made when the job is completed and any changes of specifications, areas, tonnage, or gallonages will correspondingly change the completed price. One mobilization charge is included in price, unless stated on the "Proposal & Agreement". Additional mobilization charges will be at the rate set forth in agreed upon change order which is made part and parcel of these conditions and "Proposal & Agreement".

UNLESS EXPRESSLY NOTED WITHIN THE AGRREEMEMT, DMI makes no claim to the local, state, or federal compliance of any or all ADA elements present within the property boundary.

ADDITIONAL CHARGES may become necessary if extra materials or extra labor would become necessary to perform or complete this job, if subgrade is not up to acceptable specifications or if extra services and/or materials are requested in writing by the owner or general contractor of their respective authorized supervisory employees. "DMI" shall not be held liable for damage to surrounding areas of driveway or parking lot due to poor subgrade, moisture, or other unforeseen circumstance. Additional charges would be in accordance with the agreed upon change order which is made part and parcel of these conditions and "Proposal & Agreement". "DMI" reserves the right to refuse additional equipment time, extra materials or extra labor if it would interfere with advanced scheduling with other customers with whom previous commitments had already been extended.

Conditions: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are contracted to do the work as specified and the stated payment terms are acceptable. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner in accordance to standard construction practices. Any deviation from this proposal or extra work will be executed only upon owner or owners agent orders and may become an extra charge over and above this agreement. All agreements are contingent upon delays beyond our control. Property owner to carry fire, tornado and any other necessary insurance. We do not guarantee against pavement cracking from weather cycles and water ponding or retention due to pre-existing grade conditions. We cannot guarantee drainage or against water ponding on new asphalt without adequate slope. In flat areas water will not drain unless there is more than 1-1/2" of fall per 10 feet. "DMI" shall not be liable for damage to adjoining concrete flat work by asphalt installation equipment during standard construction procedures. Proposal excludes the following unless otherwise stated in the proposal: Permits, Excavation, Staking, Material Testing, Sod Restoration & Landscaping, Manhole/Catch Basin/Gate Valve Adjustments or Repairs, Vegetation Removal, SAC/WAC Charges, Dewatering. You authorize DMI to perform a credit investigation and /or obtain credit reports from credit reporting agencies.

Notice Of Lien: Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.

Customer Initial ADLT Date 05/12/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. ROLINS CONTINENTAL INC/ ORKIN Respondent(s)	)	Case No.: 5699

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 1820 SW 30 AVE, Pembroke Park, FL 33009

PROPERTY OWNER: Rolins Continental Inc, 2170 Piedmont Road NE, Atlanta, GA 30324

FOLIO NO.: 514221280025

LEGAL DESCRIPTION: MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30

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)(j)(n); 5-105; 5-17; 12-48. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and 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)(j)(n); 5-105; 5-17; 12-48 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay **$50.00** PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

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 18 day of May, 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. ORKIN / ROLINS CONTINENTAL INC Respondent(s)	)	Case No.: 5699

AMENDED 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: 1820 SW 30 AVE, PEMBROKE PARK FL 33009

PROPERTY OWNER: ROLINS CONTINENTAL INC, 2170 PIEDMONT ROAD NE, ATLANTA, GA 30324

FOLIO NO.: 514221280025

LEGAL DESCRIPTION: MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 741.5 LESS E 30

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105;5-17;12-48;103(a)(c)(j)(n). 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) 5-105;5-17;12-48;103(a)(c)(j)(n). **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of July 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay **$50.00** PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20TH day of July 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, 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 20th day of July, 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
PIERRE-LOUIS,ALEX	20533 BISCAYNE BLVD STE 4-523 AVENTURA, FL 33180	5500 SW 32 ST, PEMBROKE PARK, FL 33023 1-2 #1

Legal Description

Case Status Open **Case #** 5717 **Date Next Inspection** 11/17/2021

Notes

1. Unit #1 - Unpermitted drywall installation. Obtain permit with plans and inspections for the drywall that was removed and replaced.
2. Water heater removed from closet pending the new installation of the new water heater. Obtain a plumbing permit with plans and inspection for the water heater replacement.
3. Kitchen area fully renovated including sinks and cabinets. Obtain a permit for full kitchen renovation with plans and inspections.
4. Bathroom fully renovated including new bathtub, sink, toilet. Obtain a permit with plans and inspections for bathroom renovation.
5. Electrical outlets possibly relocated with exposed wires. Obtain a permit for all electrical with plans and inspections.
6. 2 doors replaced without a permit. Obtain a permit for doors with plans and inspections.
7. Chainlink fence (remove ingrown vines) & maintain the wooden fence.
8. Remove excess debris and tires from the property.
9. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/7/2021		Notice of Violation	Regular Mail
6/29/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/21/2021	7/20/2021	Final Order	Certified Mail
10/26/2021	11/17/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 11/17/2021

Case Overview

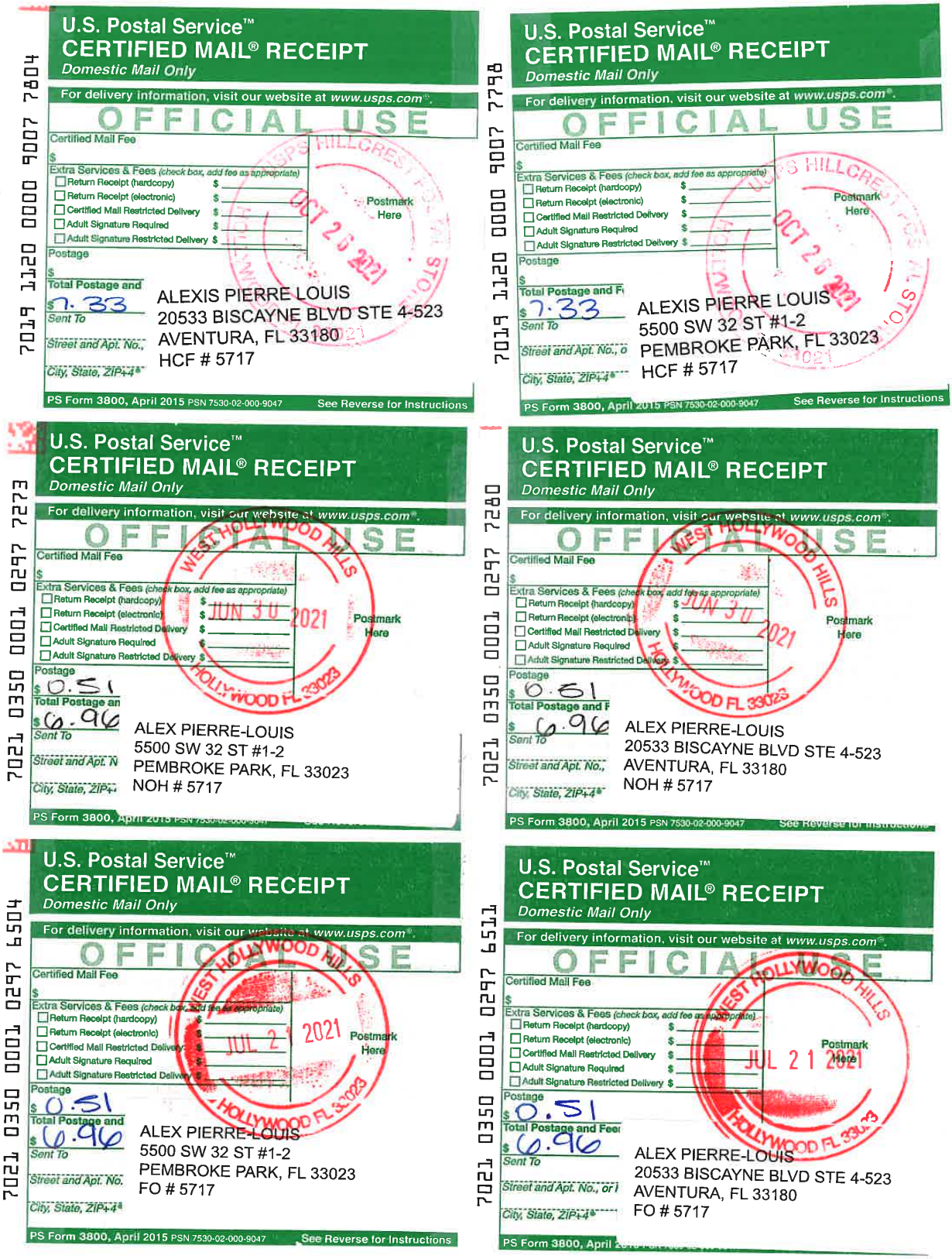
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/17/2021
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: 11/17/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$12,300.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$12,400.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$12,400.00**



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☐ Adult Signature Restricted Delivery $
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Total Postage and
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City, State, ZIP+4®

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ALEXIS PIERRE LOUIS
20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180
HCF # 5717

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 7798

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USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33023 OCT 26 2021

ALEXIS PIERRE LOUIS
5500 SW 32 ST #1-2
PEMBROKE PARK, FL 33023
HCF # 5717

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7273

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☐ Certified Mail Restricted Delivery $
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City, State, ZIP+

Postmark Here

WEST HOLLYWOOD HILLS HOLLYWOOD FL 33023 JUN 30 2021

ALEX PIERRE-LOUIS
5500 SW 32 ST #1-2
PEMBROKE PARK, FL 33023
NOH # 5717

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7280

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Sent To
Street and Apt. No.,
City, State, ZIP+4®

Postmark Here

WEST HOLLYWOOD HILLS HOLLYWOOD FL 33023 JUN 30 2021

ALEX PIERRE-LOUIS
20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180
NOH # 5717

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 6504

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
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Street and Apt. No.
City, State, ZIP+4®

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WEST HOLLYWOOD HILLS HOLLYWOOD FL 33023 JUL 21 2021

ALEX PIERRE-LOUIS
5500 SW 32 ST #1-2
PEMBROKE PARK, FL 33023
FO # 5717

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 6511

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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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Total Postage and Fee
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Sent To
Street and Apt. No., or
City, State, ZIP+4®

Postmark Here

WEST HOLLYWOOD HILLS HOLLYWOOD FL 33023 JUL 21 2021

ALEX PIERRE-LOUIS
20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180
FO # 5717

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:

ALEXIS PIERRE LOUIS
20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180
HCF # 5717

9590 9402 6379 0303 8483 68

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 7804

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X C19 Boy ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* F. Desk Y.B. C. Date of Delivery 10-23-21

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
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

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:

ALEX PIERRE-LOUIS
20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180
NOH # 5717

9590 9402 6610 1028 6972 28

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 7280

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Kenny Kenny ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 4/12/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

COVID-19

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

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:

ALEX PIERRE-LOUIS
20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180
FO # 5717

9590 9402 6610 1028 6964 36

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 6511

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
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

CERTIFIED MAIL

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

7021 0350 0001 0297 6504

Hasler
07/21/2021
US POSTAGE $006.96⁰

ZIP 33023
011D10656696

ALEX PIERRE-LOUIS
5500 SW 32 ST #1-2
PEMBROKE PARK, FL 33023
FO # 5717

RECEIVED AUG 0 2 2021

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ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *0506-04426-21-47

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#5717

)F PEMBROKE PARK

VENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
04/07/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Current tenant
5500 SW 32 St
#1
Pembroke Park
FL 33023

#5717

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
04/07/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Sent To:

PIERRE-LOUIS,ALEX

20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180

Case #:

5717

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5500 SW 32 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0040
Property Owner	PIERRE-LOUIS, ALEX	Millage	0613
Mailing Address	20533 BISCAYNE BLVD STE 4-523 AVENTURA FL 33180	Use	08
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 4 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 Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$11,730	$192,090	$203,820	$175,760	
2020	$11,730	$162,360	$174,090	$159,790	$3,541.58
2019	$11,730	$139,760	$151,490	$145,270	$3,213.74

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$203,820	$203,820	$203,820	$203,820
Portability	0	0	0	0
Assessed/SOH	$175,760	$203,820	$175,760	$175,760
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$175,760	$203,820	$175,760	$175,760

Sales History

Date	Type	Price	Book/Page or CIN
5/20/2015	WD-Q	$146,800	113002879
9/14/2009	SWD-Q	$70,000	46578 / 1578
6/15/2009	CET-T	$100	46324 / 1875
2/2/2005	QCD	$60,500	39140 / 1075
9/18/1998	WD	$74,000	28908 / 1157

Land Calculations

Price	Factor	Type
$2.00	5,867	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units/Beds/Baths		2/4/2
Eff./Act. Year Built: 1962/1961		

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.)

ALEX PIERRE LOUIS) CASE NO. 5717

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ALEX PIERRE LOUIS

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5500 SW 32 ST #1-2 PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: ALEX PIERRE LOUIS

AT **1:06** A.M./**P.M.** ON THE **4** DAY OF **NOVEMBER** 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 8 day of 11, 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.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PIERRE-LOUIS,ALEX

5500 SW 32 ST, PEMBROKE PARK, FL
33023 1-2 #1

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PIERRE-LOUIS,ALEX 20533 BISCAYNE BLVD STE 4-523 AVENTURA, FL 33180	5717	10/26/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
PIERRE-LOUIS,ALEX *20533 BISCAYNE BLVD STE 4-523* *AVENTURA, FL 33180*	514230120040	

Legal Description:	**AKA:**
LEE-MILL SUB 50-25 B LOT 4 BLK 1	5500 SW 32 ST, PEMBROKE PARK, FL 33023 1-2 #1

11/04/2021 01:06

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of November, 2021 at 9:00 AM** in the [illegible] Pembroke Park, Florida, relating to the

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PIERRE-LOUIS,ALEX

5500 SW 32 ST, PEMBROKE PARK, FL 33023 1-2 #1

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PIERRE-LOUIS,ALEX	5717	10/26/2021
20533 BISCAYNE BLVD STE 4-523 AVENTURA, FL 33180		

Property Owner:	**Property Description:**	**Certified Mail #:**
PIERRE-LOUIS,ALEX	514230120040	
20533 BISCAYNE BLVD STE 4-523 AVENTURA, FL 33180		

Legal Description:	**AKA:**
LEE-MILL SUB 50-25 B LOT 4 BLK 1	5500 SW 32 ST, PEMBROKE PARK, FL 33023 1-2 #1

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of November, 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

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

Bill To:

Alex Pierre Louis
20533 Biscayne Blvd Ste 4-523
Aventura, FL 33180

DATE: November 17, 2021
INVOICE # 5717
FOR:

Case # 5717
Alex Pierre Louis

5500 SW 32 St #1,
Pembroke Park, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-103(c)(i)(j)(h); 5-105; 5-17		
	Final Order issued 07/20/2021		
1	Admin Fee	$ 100.00	$ 100.00
90	Day(s) of Per Diem from (8/19/2021-11/17/2021)	$ 150.00	$ 13,500.00
		Balance	**$13,600.00**

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 213

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
ALEX PIERRE-LOUIS	)	CASE NO. 5717
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: ALEX PIERRE-LOUIS

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5500 SW 32 ST #1-2, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: ALEX PIERRE-LOUIS
AT 12:14 A.M./(P.M.) ON THE 16 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.

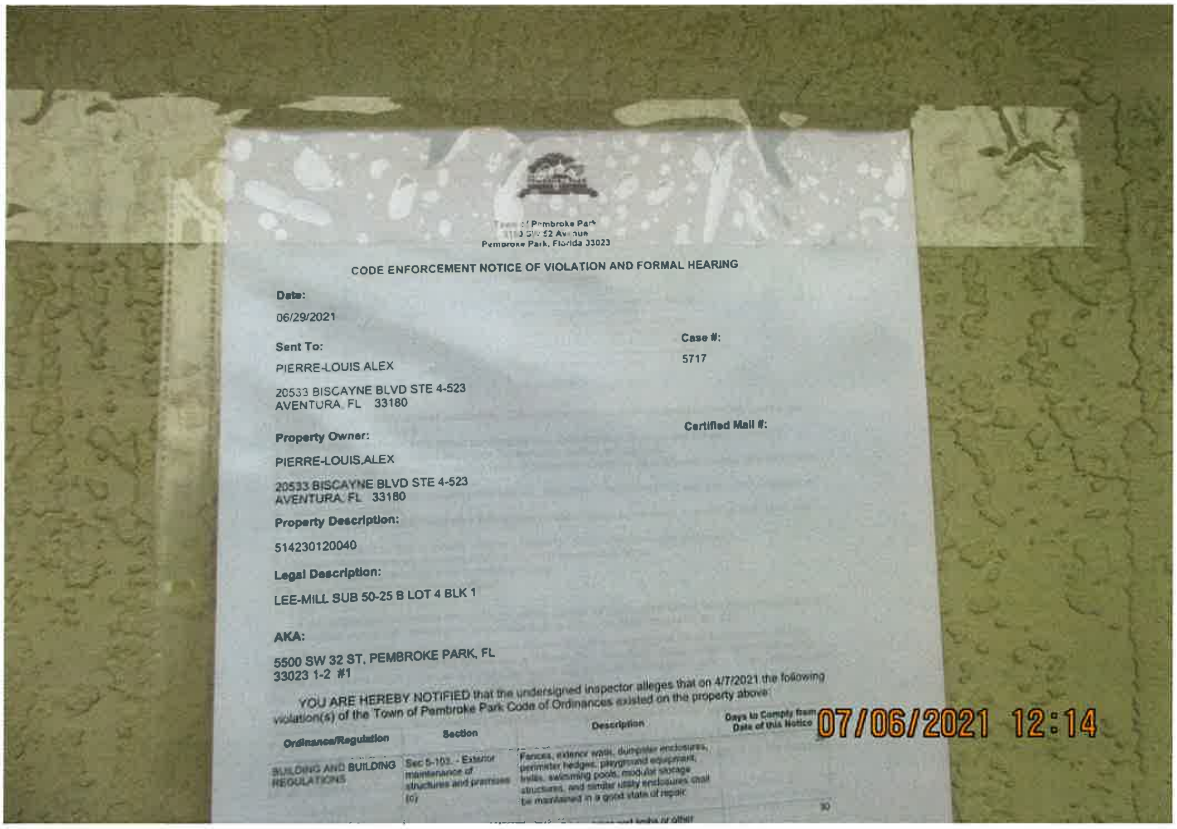
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 16 day of July, 2021, by Teressa Malcolm 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.



Town of Pembroke Park
[illegible] SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
06/29/2021

Sent To:
PIERRE-LOUIS ALEX

20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180

Case #:
5717

Certified Mail #:

Property Owner:
PIERRE-LOUIS,ALEX

20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180

Property Description:
514230120040

Legal Description:
LEE-MILL SUB 50-25 B LOT 4 BLK 1

AKA:
5500 SW 32 ST, PEMBROKE PARK, FL
33023 1-2 #1

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/7/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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

07/06/2021 12:14

5 00

07/06/2021 12:14

07/06/2021 12:15

07/06/2021 12:15

07/06/2021 12:15

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5351 Fax

BUILDING PERMIT APPLICATION

PERMIT NO.
P-93601
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: PLUMBING					
JOB NAME: PIERRE-LOUIS,ALEX					
JOB ADDRESS: 5500 SW 32 ST, unit 1-2					
OWNER NAME: PIERRE-LOUIS,ALEX					
OWNER ADDRESS: 20533 BISCAYNE BLVD STE 4-523					
CITY: AVENTURA					
PHONE: 3056329360	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: JOSEPH PLUMBING LLC					
MAIL ADDRESS: 2483 NW 177 TER					
CITY STATE ZIP: MIAMI GARDENS FL 33056					
PHONE: 7866671745	**FAX: 3059142618**	**EMAIL: SERVICE@JOSEPHPLUMBING.NET**			
CERT. COMPENTENCY: CFC1430162		**STATE REGISTRATION: N/A**			
LOT: 000	BLOCK: 000	PRESENT USE: duplex	PROPOSED USE: duplex		
FOLIO NUMBER: 514230120040		SUBDIVISION: n/a			
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 350	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION: INSTALL TANKLESS WATER HEATER					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/29/2021

Sent To:

PIERRE-LOUIS,ALEX

20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180

Case #:

5717

Property Owner:

PIERRE-LOUIS,ALEX

20533 BISCAYNE BLVD STE 4-523
AVENTURA, FL 33180

Certified Mail #:

Property Description:

514230120040

Legal Description:

LEE-MILL SUB 50-25 B LOT 4 BLK 1

AKA:

5500 SW 32 ST, PEMBROKE PARK, FL
33023 1-2 #1

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/7/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (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

1. Unit #1 - Unpermitted drywall installation. Obtain permit with plans and inspections for the drywall that was removed and replaced.
2. Water heater removed from closet pending the new installation of the new water heater. Obtain a plumbing permit with plans and inspection for the water heater replacement.
3. Kitchen area fully renovated including sinks and cabinets. Obtain a permit for full kitchen renovation with plans and inspections.
4. Bathroom fully renovated including new bathtub, sink, toilet. Obtain a permit with plans and inspections for bathroom renovation.
5. Electrical outlets possibly relocated with exposed wires. Obtain a permit for all electrical with plans and inspections.
6. 2 doors replaced without a permit. Obtain a permit for doors with plans and inspections.
7. Chainlink fence (remove ingrown vines) & maintain the wooden fence.
8. Remove excess debris and tires from the property.
9. 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 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.

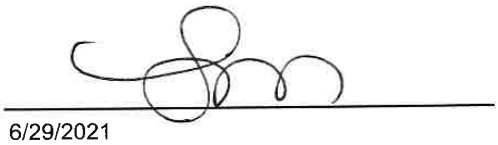
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes 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



6/29/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PIERRE-LOUIS,ALEX 20533 BISCAYNE BLVD STE 4-523 AVENTURA, FL 33180	5717	04/07/2021

Property Owner:	Property Description:	Certified Mail #:
PIERRE-LOUIS,ALEX 20533 BISCAYNE BLVD STE 4-523 AVENTURA, FL 33180	514230120040	

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 4 BLK 1	5500 SW 32 ST, PEMBROKE PARK, FL 33023 1-2 #1

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/7/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (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

Notes/Means of Correction:

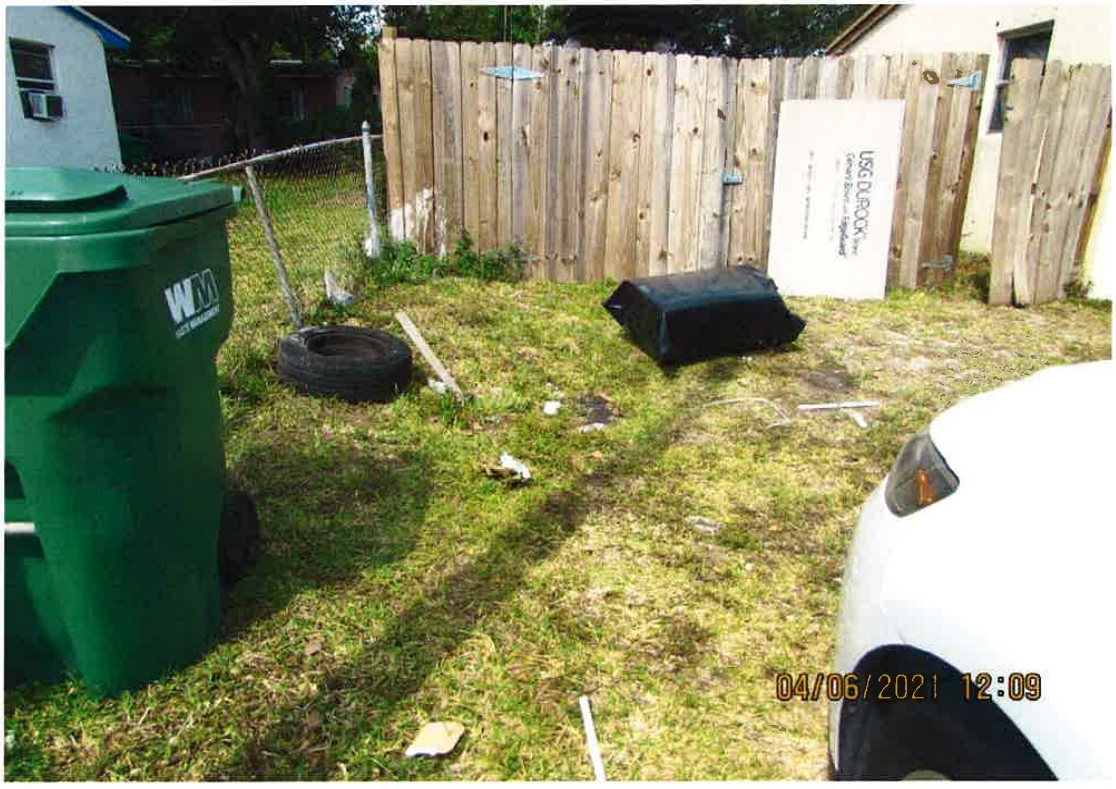
1. Unit #1 - Unpermitted drywall installation. Obtain permit with plans and inspections for the drywall that was removed and replaced.
2. Water heater removed from closet pending the new installation of the new water heater. Obtain a plumbing permit with plans and inspection for the water heater replacement.
3. Kitchen area fully renovated including sinks and cabinets. Obtain a permit for full kitchen renovation with plans and inspections.
4. Bathroom fully renovated including new bathtub, sink, toilet. Obtain a permit with plans and inspections for bathroom renovation.
5. Electrical outlets possibly relocated with exposed wires. Obtain a permit for all electrical with plans and inspections.
6. 2 doors replaced without a permit. Obtain a permit for doors with plans and inspections.
7. Chainlink fence (remove ingrown vines) & maintain the wooden fence.
8. Remove excess debris and tires from the property.
9. 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

1
04/06/2021 12:15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04/06/2021 12:09

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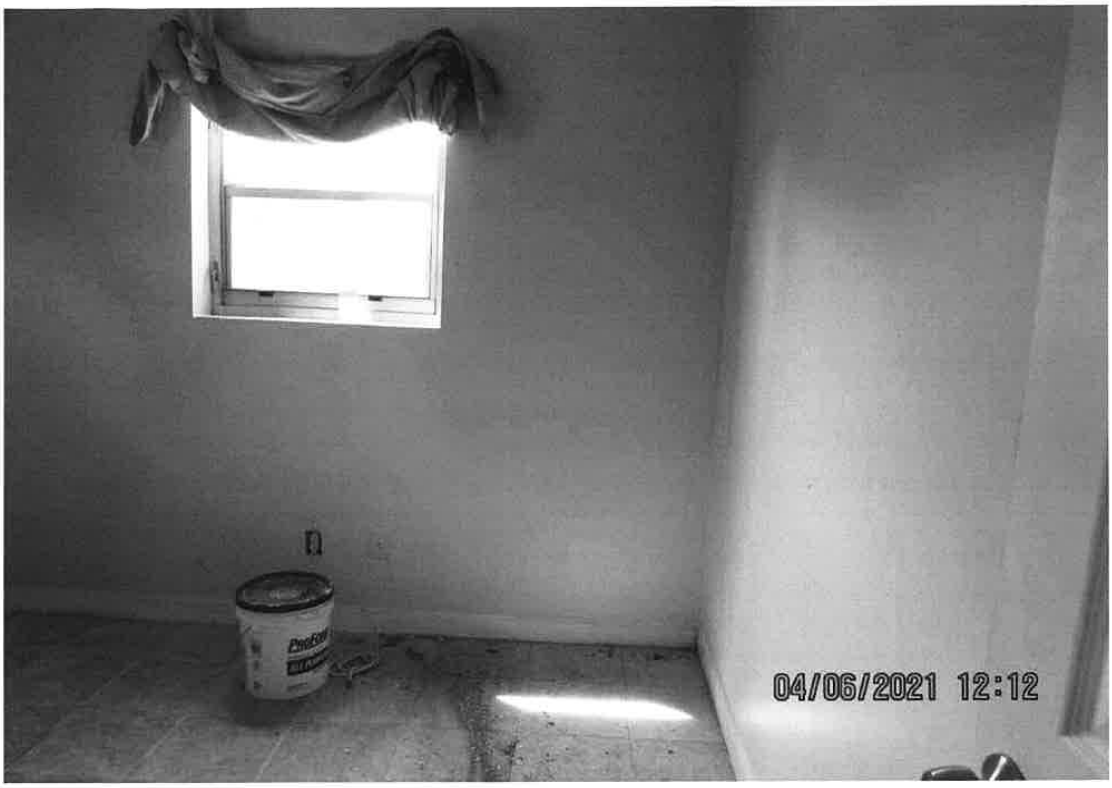
04/06/2021 12:12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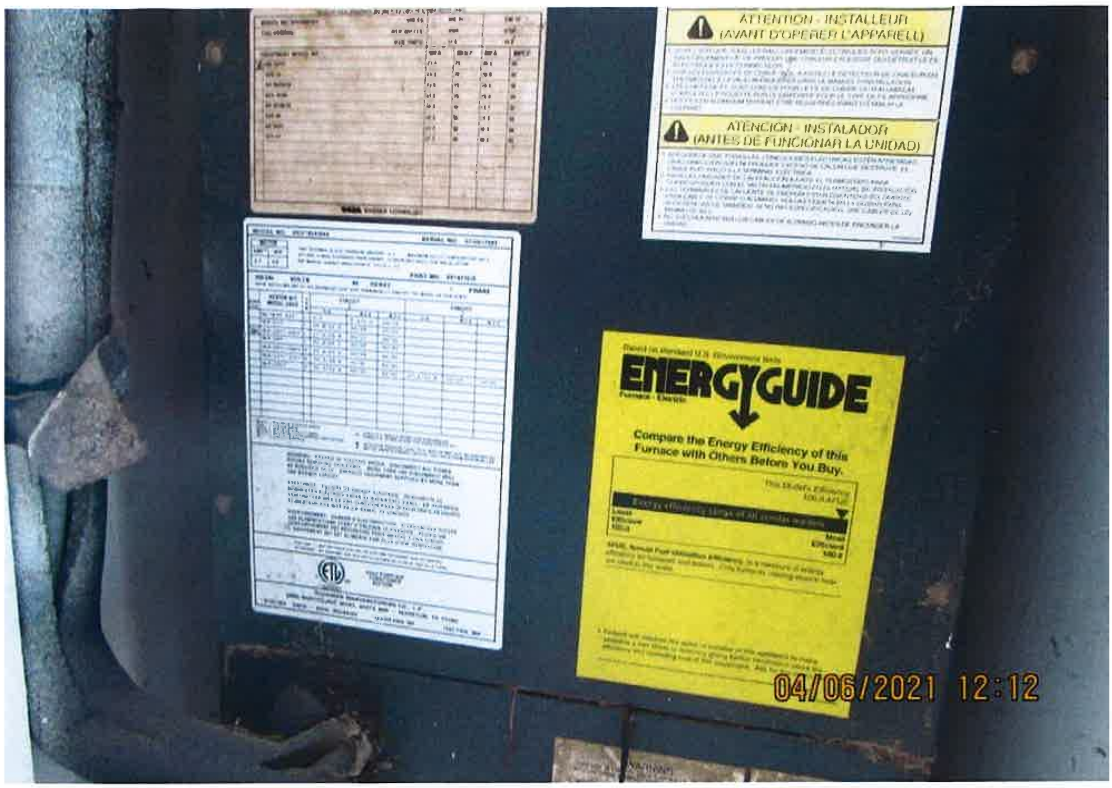
ATTENTION - INSTALLEUR
(AVANT D'OPERER L'APPAREIL)
ATENCION - INSTALADOR
(ANTES DE FUNCIONAR LA UNIDAD)
ENERGY GUIDE
Compare the Energy Efficiency of this Furnace with Others Before You Buy.
04/06/2021 12:12

04/06/2021 12:12

04/06/2021 12:13

04/06/2021 12:13

04/06/2021 12:13

04/06/2021 12:13

04/06/2021 12:14

04/06/2021 12:14

04/06/2021 12:15

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. ALEX PIERRE-LOUIS Respondent(s)	)	Case No.: 5717

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: 5500 SW 32 ST #1-2, PEMBROKE PARK FL 33023

PROPERTY OWNER: ALEX PIERRE-LOUIS, 20533 BISCAYNE BLVD STE 4-523, AVENTURA, FL 33180

FOLIO NO.: 514230120040

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 4 BLK

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;5-103 (c)(h)(i)(j).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) 5-105;5-17;5-103 (c)(h)(i)(j).**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 #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 July 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, 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 20th day of July, 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
PARADIGMA CORP	2600 ISLAND BLVD #2002 AVENTURA, FL 33160	5100 SW 41 ST, PEMBROKE PARK, FL 33023 219

Legal Description

Case Status Open **Case #** 5840 **Date Next Inspection** 11/17/2021

Notes

1. Kitchen renovation including electrical done without a permit. Obtain a permit for the full kitchen renovation including electrical with any plans and inspections.
2. Multiple areas in the walls have open holes (damaged drywall) and need repair.
3. Electrical outlets require the coverings on every outlet (Ref: under the kitchen sink outlet).
4. Water heater was replaced without a permit (Serial: A191712782). Obtain a permit for the water heater with any plans and inspections.
5. Bathroom renovation done without a permit. Obtain a permit for the complete bathroom renovation with plans and inspections.
6. A/c was changed out without a permit and needs to be re-inspected due to the openings left at installation (Serial: V202867840). Obtain a permit for the a/c change out with plans and inspections.
7. Unit has miscellaneous maintenance repairs needed: Windows should be operable to open & close and sliding glass door lock isn't working correctly).
8. Unit has a rodent nuisance, owner must provide rodent control.
9. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/19/2021		Notice of Violation	Hand
6/29/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/21/2021	7/20/2021	Final Order	Certified Mail
10/25/2021	11/17/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/17/2021
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: 11/17/2021
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 11/17/2021

Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$1,100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$1,200.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$1,200.00**

7021 0350 0001 0297 7396

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postmark Here

WEST HOLLYWOOD HILLS JUN 30 2021 HOLLYWOOD FL 33023

Postage
$ 0.51

Total Postage and
$ 6.96

Sent To
Street and Apt. No.
City, State, ZIP+4

PARADIGMA CORP / CURRENT TENANT
5100 SW 41 ST #219
PEMBROKE PARK, FL 33023
NOH # 5840

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 7402

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postmark Here

WEST HOLLYWOOD HILLS JUN 30 2021 HOLLYWOOD FL 33023

Postage
$ 0.51

Total Postage and
$ 6.96

Sent To
Street and Apt. No.
City, State, ZIP+4

PARADIGMA CORP
2600 ISLAND BLVD # 2002
AVENTURA, FL 33160
NOH # 5840

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 6467

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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 $

Postmark Here

WEST HOLLYWOOD HILLS JUL 21 2021 HOLLYWOOD FL 33023

Postage
$ 0.51

Total Postage and
$ 6.96

Sent To
Street and Apt. No.
City, State, ZIP+4®

PARADIGMA CORP / CURRENT TENANT
5100 SW 41 ST #219
PEMBROKE PARK, FL 33023
FO # 5840

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 6450

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postmark Here

WEST HOLLYWOOD HILLS JUL 21 2021 HOLLYWOOD FL 33023

Postage
$ 0.51

Total Postage and
$ 6.96

Sent To
Street and Apt. No.,
City, State, ZIP+4®

PARADIGMA CORP
2600 ISLAND BLVD # 2002
AVENTURA, FL 33160
FO # 5840

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:

PARADIGMA CORP
2600 ISLAND BLVD # 2002
AVENTURA, FL 33160
NOH # 5840

9590 9402 6610 1028 6973 34

2. Article Number (Transfer from service label)
7021 0350 0001 0297 7402

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X CV19/BM 78 ☐ Agent ☐ Addressee

B. Received by (Printed Name) Delivered Mail Box
C. Date of Delivery 7/2/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
(over $500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CERTIFIED MAIL®

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

7021 0350 0001 0297 7396

Hasler
06/30/2021
US POSTAGE $006.96⁰

ZIP 33023
011D10656696

PARADIGMA CORP / CURRENT TENANT
5100 SW 41 ST #219
PEMBROKE PARK, FL 33023
NOH # 5840

RECEIVED JUL 12 2021

NIXIE 331 DE 1 0007/10/21
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
BC: 33023541350 *0506-04072-30-42

33023>5413

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:

PARADIGMA CORP / CURRENT TENANT
5100 SW 41 ST #219
PEMBROKE PARK, FL 33023
FO # 5840

9590 9402 6610 1028 6963 82

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 6467

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
(over $500)

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:

PARADIGMA CORP
2600 ISLAND BLVD # 2002
AVENTURA, FL 33160
FO # 5840

9590 9402 6610 1028 6963 75

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 6450

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X CV19 / BM78 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Delivered Mail Box | C. Date of Delivery 7/22/21

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

NOV # 5840

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
06/02/2021
US POSTAGE $C

01

Sent To:

PARADIGMA CORP

2600 ISLAND BLVD #2002
AVENTURA, FL 33160

Case #:

5840

NOV #5840

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
06/02/2021
US POSTAGE $

Current Tenant
5100 SW 41St
#219
Pembroke Park
FL 33023

NOV #5841U

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
05/19/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Sent To:

PARADIGMA CORP

2600 ISLAND BLVD #2002
AVENTURA, FL 33160

Case #:

5840

NOV #5840

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
05/19/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Current Tenant
5100 SW 41 St
#219
Pembroke Park
FL. 33023

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5100 SW 41 STREET #219, PEMBROKE PARK FL 33023	ID #	5142 30 AA 0340
Property Owner	PARADIGMA CORP	Millage	0613
Mailing Address	2600 ISLAND BLVD #2002 AVENTURA FL 33160	Use	04
Abbr Legal Description	CONDADO REAL CONDO UNIT 219 PER CDO BK/PG: 32763/1084		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$8,610	$77,490	$86,100	$85,610	
2021	$8,610	$77,490	$86,100	$77,830	$1,727.15
2020	$7,900	$71,130	$79,030	$70,760	$1,580.91

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$86,100	$86,100	$86,100	$86,100
Portability	0	0	0	0
Assessed/SOH	$85,610	$86,100	$85,610	$85,610
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	$85,610	$86,100	$85,610	$85,610

Sales History

Date	Type	Price	Book/Page or CIN
3/8/2017	SWD-D	$57,000	114263050
12/10/2012	SWD		114010796
12/5/2012	CET-D	$12,600	49348 / 924
6/17/2011	CET-T	$100	48031 / 1177
2/11/2004	WD	$82,000	37142 / 1660

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		1030
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1974/1973		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PARADIGMA CORP) CASE NO. 5840

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PARADIGMA CORP

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5100 SW 41 ST #219, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: PARADIGMA CORP

AT **12:51** A.M./**P.M.** ON THE **4** DAY OF **NOVEMBER** 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 4 day of 11, 2021, by Teressa malcom 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

Petitioner,

vs.

PARADIGMA CORP

5100 SW 41 ST, PEMBROKE PARK, FL 33023 219

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PARADIGMA CORP	5840	10/25/2021
2600 ISLAND BLVD #2002 AVENTURA, FL 33160		
Property Owner:	**Property Description:**	**Certified Mail #:**
PARADIGMA CORP	514230AA0340	
2600 ISLAND BLVD #2002 AVENTURA, FL 33160		
Legal Description:	**AKA:**	
CONDADO REAL CONDO UNIT 219 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 219	11/04/2021 00:51

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of November, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PARADIGMA CORP

5100 SW 41 ST, PEMBROKE PARK, FL 33023 219

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PARADIGMA CORP 2600 ISLAND BLVD #2002 AVENTURA, FL 33160	5840	10/25/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
PARADIGMA CORP 2600 ISLAND BLVD #2002 AVENTURA, FL 33160	514230AA0340	

Legal Description:	**AKA:**
CONDADO REAL CONDO UNIT 219 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 219

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of November, 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

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

Bill To:

Paradigma Corp.
2600 Island Blvd # 2002
Aventura, FL 33160

DATE: November 17, 2021
INVOICE # 5840
FOR:

Case # 5840
Paradigma Corp

5100 SW 41 ST,
Pembroke Park, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-105		
	Final Order issued 07/20/2021		
1	Admin Fee	$ 100.00	$ 100.00
30	Day(s) of Per Diem from (10/18/2021-11/17/2021)	$ 50.00	$ 1,500.00
		Balance	**$1,600.00**

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 213

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
PARADIGMA CORP	)	CASE NO. 5840
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: PARADIGMA CORP

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5100 SW 41 ST #219, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: PARADIGMA CORP
AT 11:21 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.

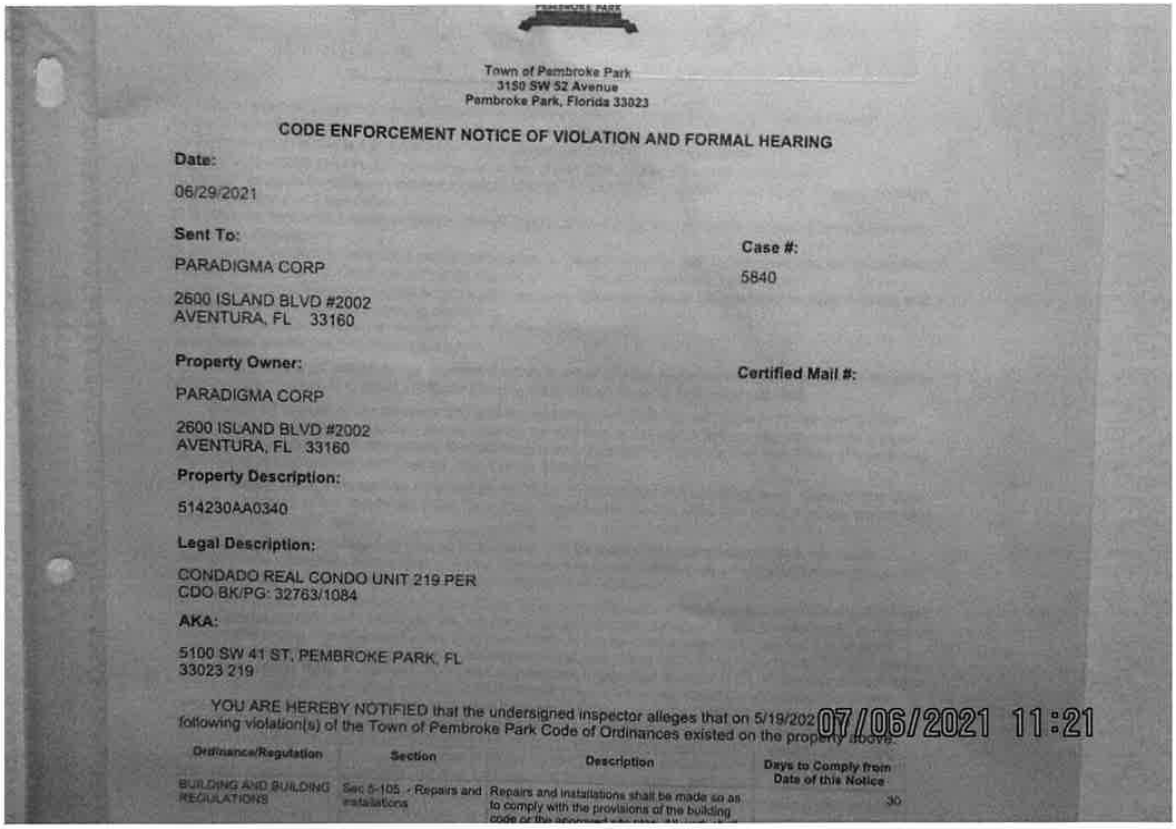
AFFIANT

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 July, 2021, by Teressa Malcolm 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.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/29/2021

Sent To:

PARADIGMA CORP

2600 ISLAND BLVD #2002
AVENTURA, FL 33160

Case #:

5840

Property Owner:

PARADIGMA CORP

2600 ISLAND BLVD #2002
AVENTURA, FL 33160

Certified Mail #:

Property Description:

514230AA0340

Legal Description:

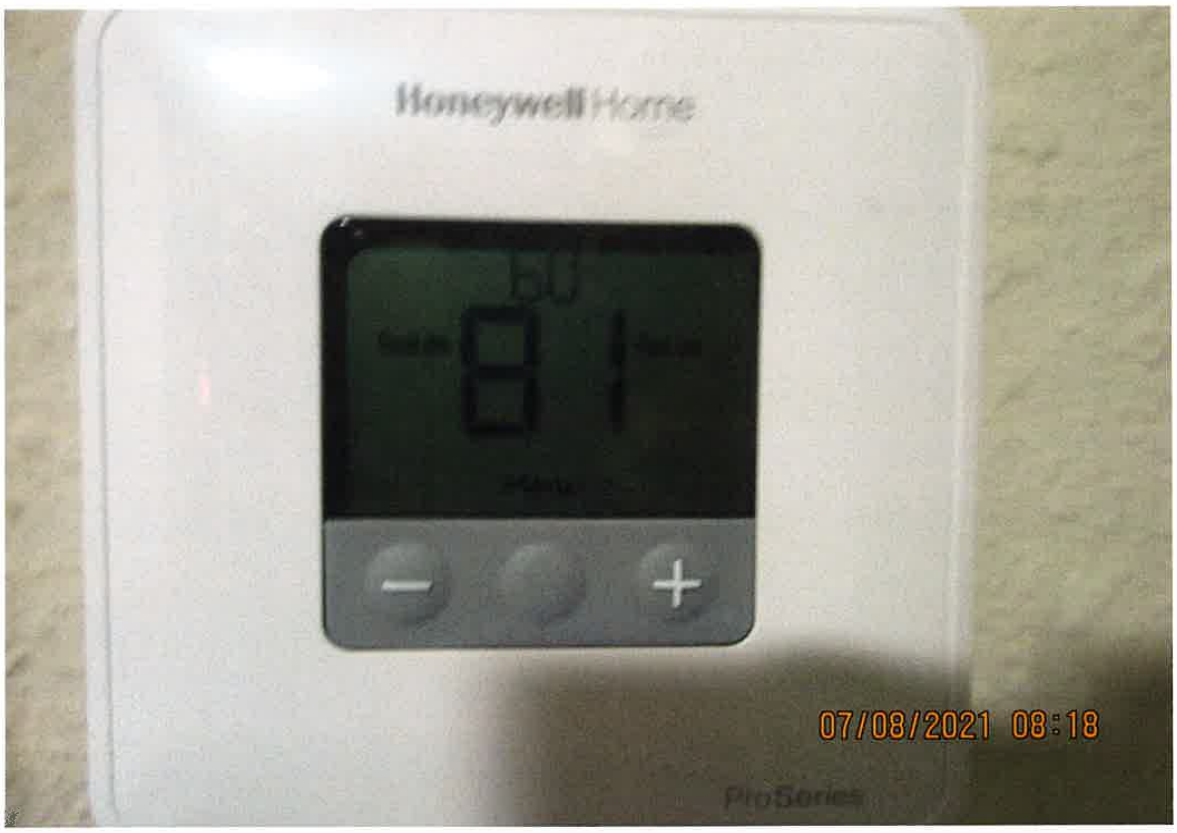
CONDADO REAL CONDO UNIT 219 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 219

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/19/202 07/06/2021 11:21
following violation(s) of the 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 of the	30


Honeywell Home
81
07/08/2021 08:18
ProSeries

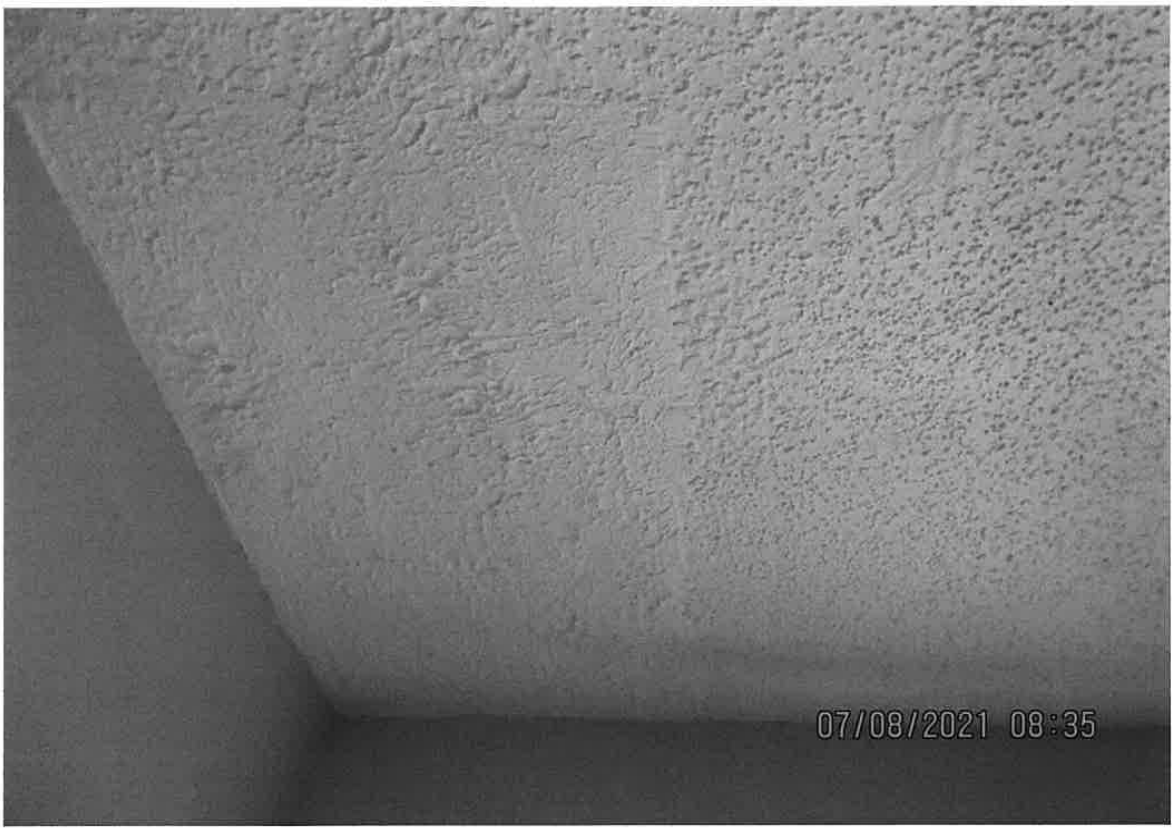
SIZE:(16"X20"X1")
INSTALLATION NOTE
07/08/2021 08:18

07/08/2021 08:32

07/08/2021 08:33

07/08/2021 08:33

07/08/2021 08:35


07/08/2021 08:35

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FILTER
07/08/2021 08:18

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/29/2021

Sent To:

PARADIGMA CORP

2600 ISLAND BLVD #2002
AVENTURA, FL 33160

Case #:

5840

Property Owner:

PARADIGMA CORP

2600 ISLAND BLVD #2002
AVENTURA, FL 33160

Certified Mail #:

Property Description:

514230AA0340

Legal Description:

CONDADO REAL CONDO UNIT 219 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 219

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/19/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	30

1. Kitchen renovation including electrical done without a permit. Obtain a permit for the full kitchen renovation including electrical with any plans and inspections.
2. Multiple areas in the walls have open holes (damaged drywall) and need repair.
3. Electrical outlets require the coverings on every outlet (Ref: under the kitchen sink outlet).
4. Water heater was replaced without a permit (Serial: A191712782). Obtain a permit for the water heater with any plans and inspections.
5. Bathroom renovation done without a permit. Obtain a permit for the complete bathroom renovation with plans and inspections.
6. A/c was changed out without a permit and needs to be re-inspected due to the openings left at installation (Serial: V202867840). Obtain a permit for the a/c change out with plans and inspections.
7. Unit has miscellaneous maintenance repairs needed: Windows should be operable to open & close and sliding glass door lock isn't working correctly).
8. Unit has a rodent nuisance, owner must provide rodent control.
9. 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 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.

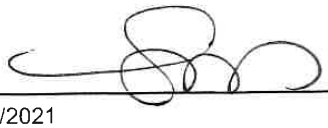
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes 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



6/29/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PARADIGMA CORP 2600 ISLAND BLVD #2002 AVENTURA, FL 33160	5840	05/19/2021

Property Owner:	Property Description:	Certified Mail #:
PARADIGMA CORP 2600 ISLAND BLVD #2002 AVENTURA, FL 33160	514230AA0340	

Legal Description:	AKA:
CONDADO REAL CONDO UNIT 219 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 219

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/19/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1. Kitchen renovation including electrical done without a permit. Obtain a permit for the full kitchen renovation including electrical with any plans and inspections.
2. Multiple areas in the walls have open holes (damaged drywall) and need repair.
3. Electrical outlets require the coverings on every outlet (Ref: under the kitchen sink outlet).
4. Water heater was replaced without a permit (Serial: A191712782). Obtain a permit for the water heater with any plans and inspections.
5. Bathroom renovation done without a permit. Obtain a permit for the complete bathroom renovation with plans and inspections.
6. A/c was changed out without a permit and needs to be re-inspected due to the openings left at installation (Serial: V202867840). Obtain a permit for the a/c change out with plans and inspections.
7. Unit has miscellaneous maintenance repairs needed: Windows should be operable to open & close and sliding glass door lock isn't working correctly).
8. 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.

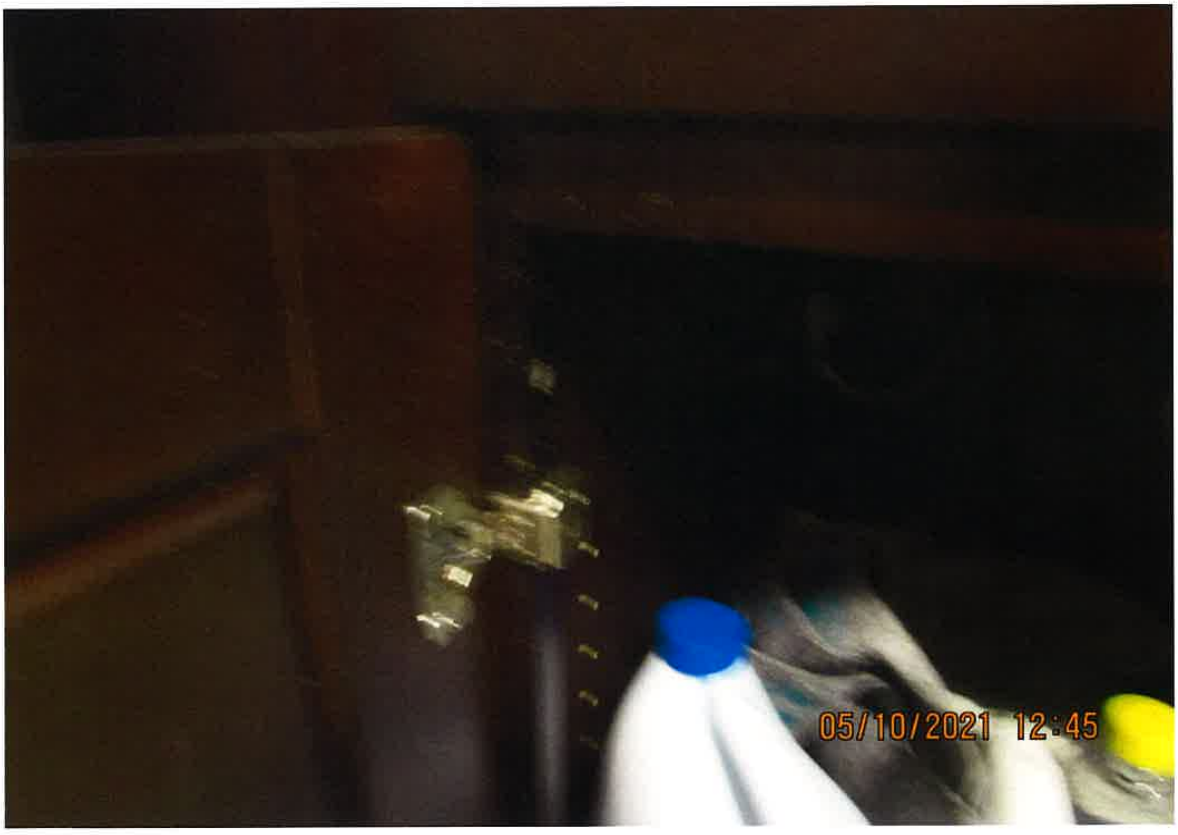
Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer

05/10/2021 12:49

05/10/2021 12:49

+50%
05/10/2021 12:45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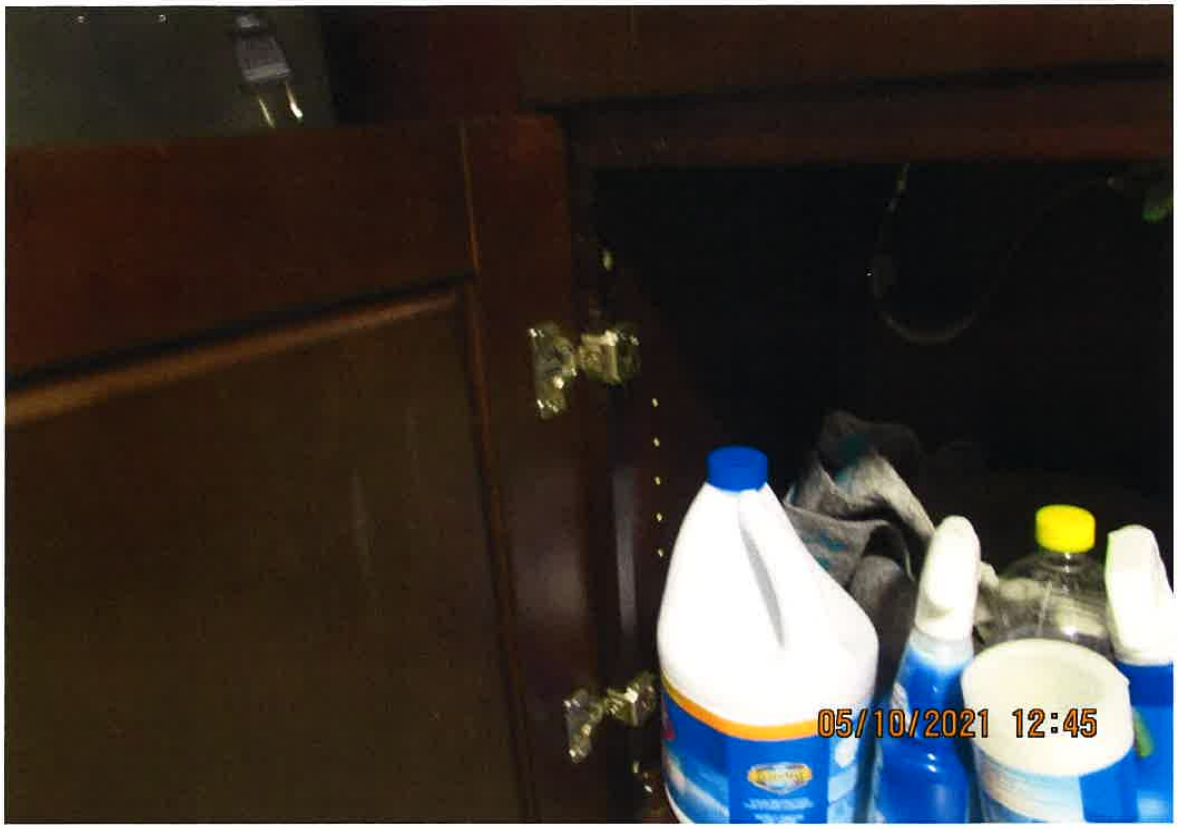
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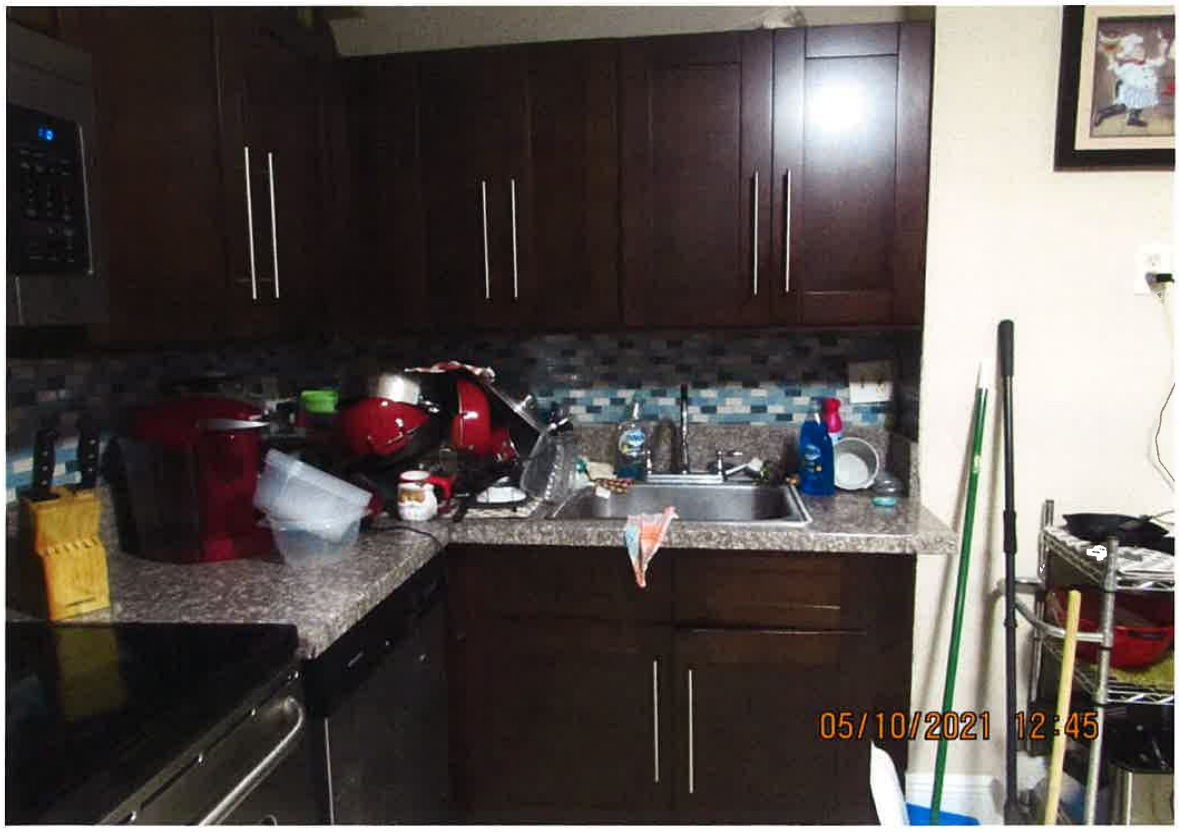
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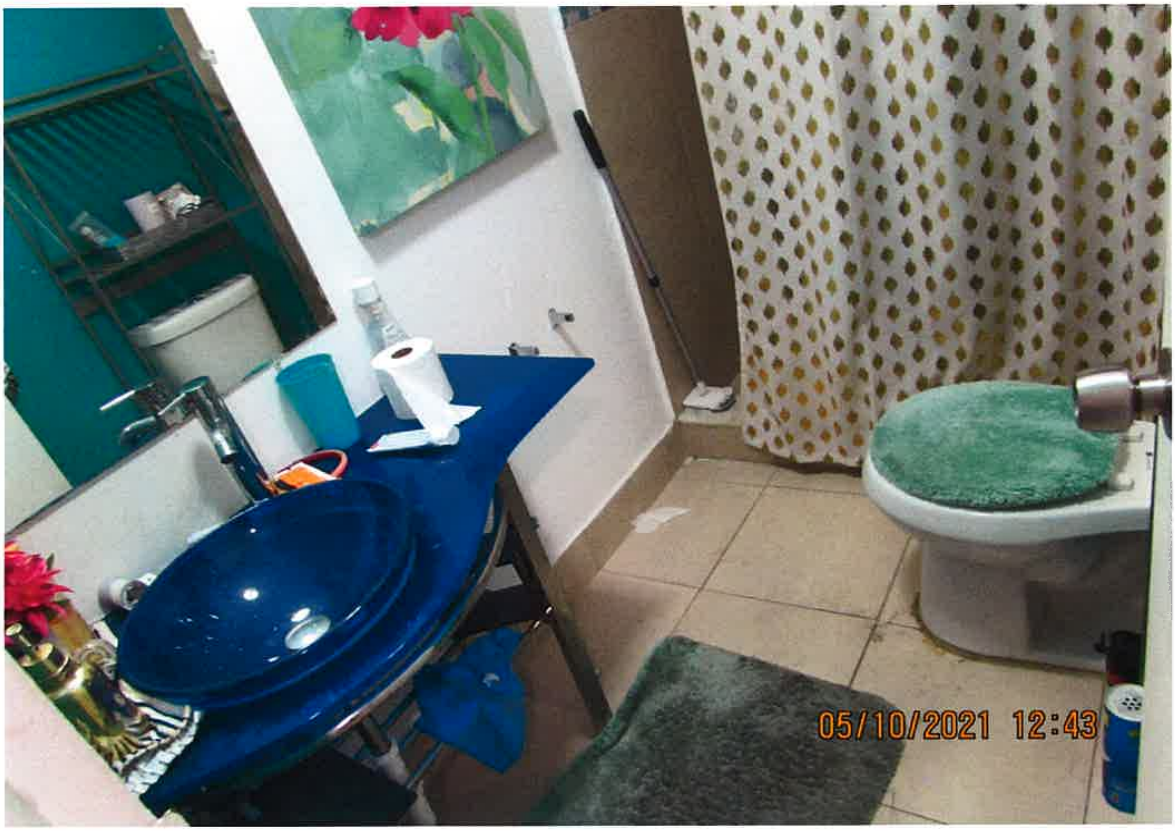
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05/10/2021 12:42

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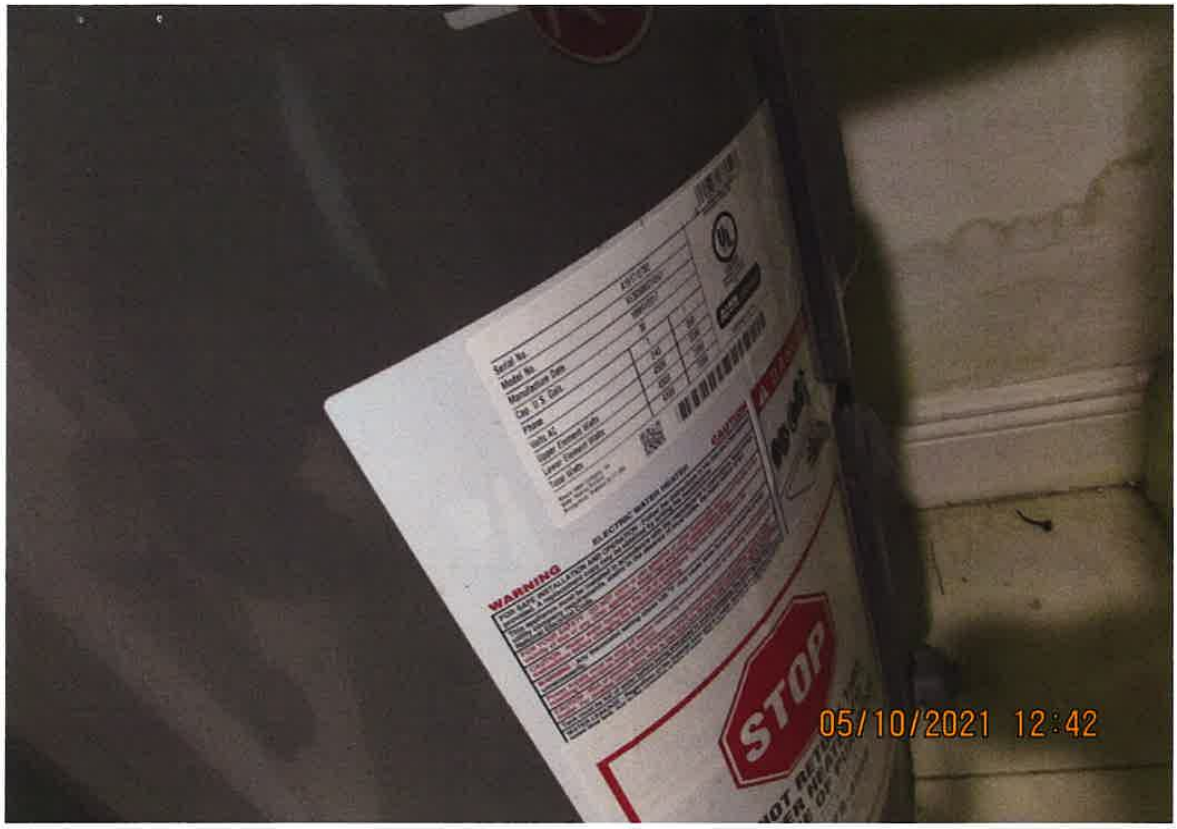
05/10/2021 12:42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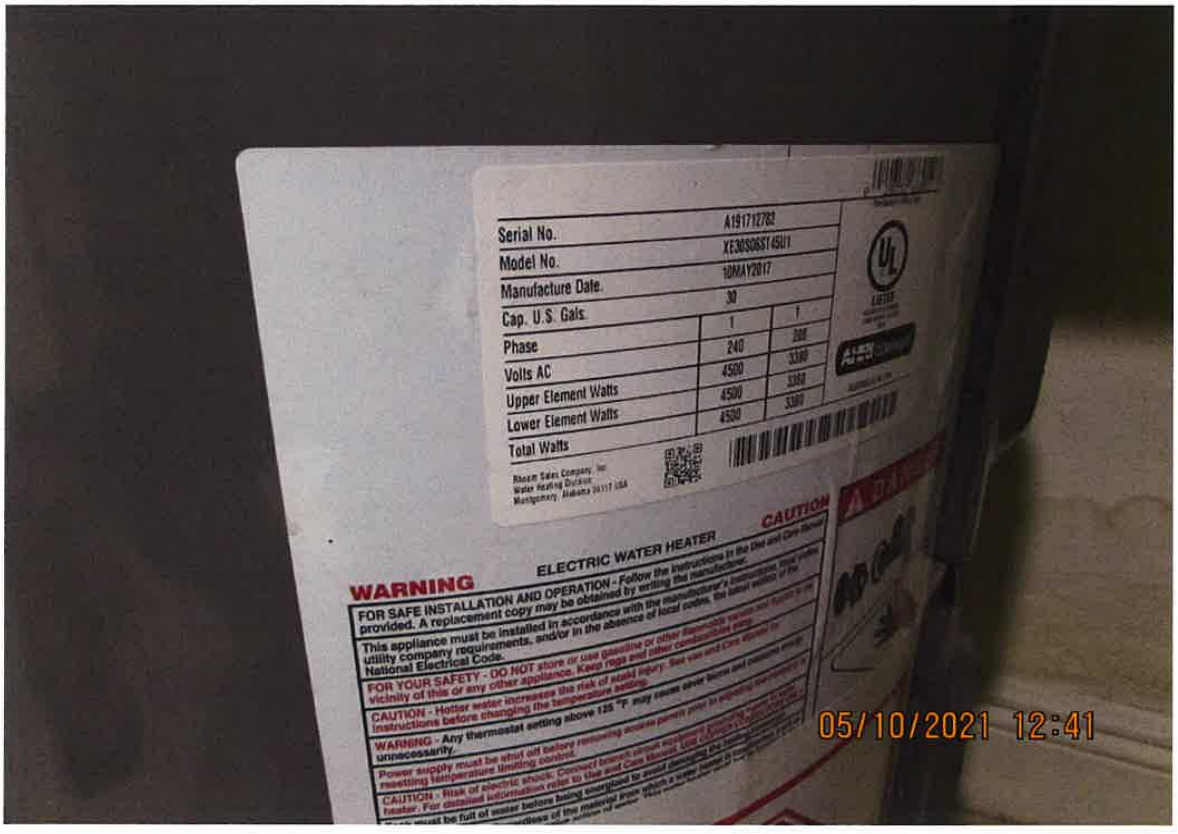
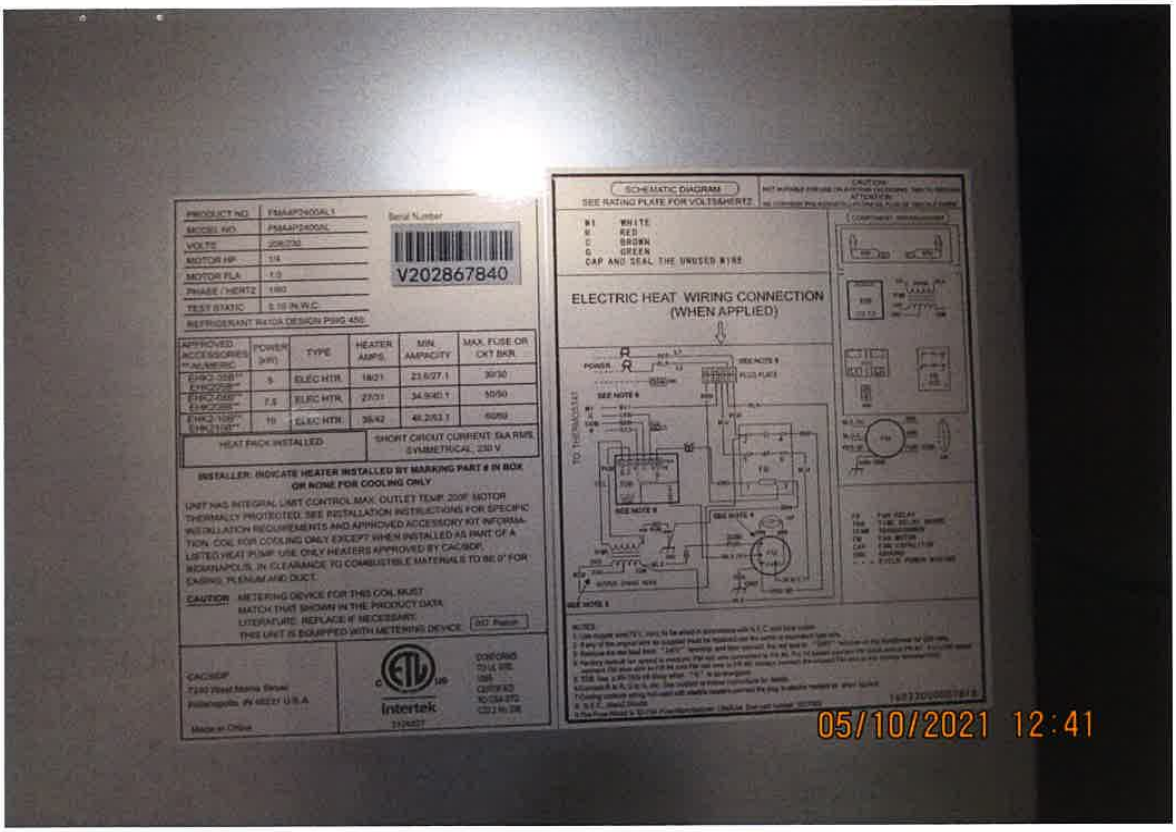
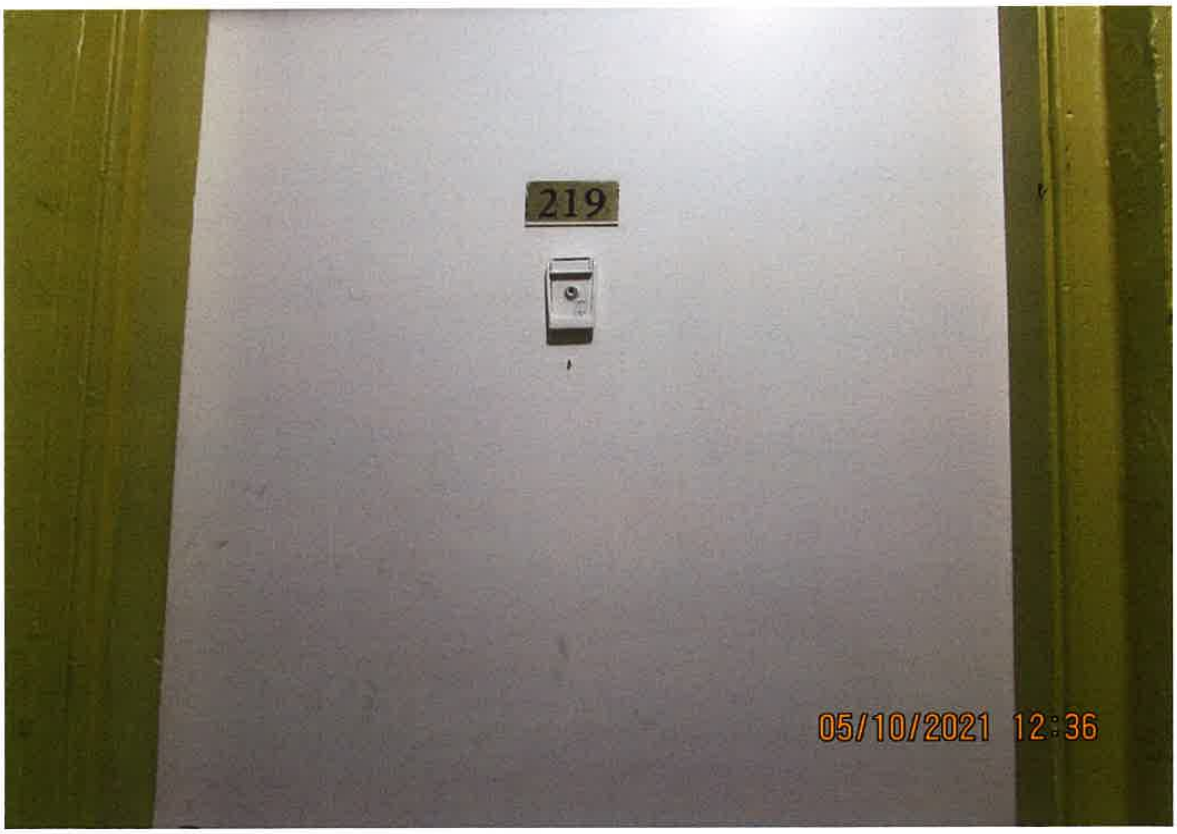

Serial No. A191712783
Model No. XE30S06ST45U1
Manufacture Date. 10MAY2017
Cap. U.S. Gals. 30
Phase 240
Volts AC 4500
Upper Element Watts 4500
Lower Element Watts 4500
Total Watts
Rheem Sales Company, Inc.
Water Heating Division
Montgomery, Alabama 36117 USA
ELECTRIC WATER HEATER
WARNING
CAUTION
05/10/2021 12:41

05/10/2021 12:41

AIR SOLUTION
FILTER
05/10/2021 12:41


PRODUCT NO. PMAAP2400AL1
MODEL NO. PMAAP2400AL
VOLTS 208/230
MOTOR HP 1/4
MOTOR FLA 1.9
PHASE / HERTZ 1/60
TEST STATIC 0.10 IN W.C.
REFRIGERANT R410A DESIGN PSIG 450
Serial Number
V202867840
APPROVED ACCESSORIES ** ALNUMERIC
POWER (kW)
TYPE
HEATER AMPS
MIN AMPACITY
MAX. FUSE OR CKT BKR
ELEC HTR
18/21
23.6/27.1
30/30
ELEC HTR
27/31
34.9/40.1
50/50
ELEC HTR
36/42
46.2/53.1
60/60
HEAT PACK INSTALLED
SHORT CIRCUIT CURRENT 5kA RMS SYMMETRICAL, 230 V
INSTALLER: INDICATE HEATER INSTALLED BY MARKING PART # IN BOX OR NONE FOR COOLING ONLY
UNIT HAS INTEGRAL LIMIT CONTROL MAX. OUTLET TEMP. 200F. MOTOR THERMALLY PROTECTED. SEE INSTALLATION INSTRUCTIONS FOR SPECIFIC INSTALLATION REQUIREMENTS AND APPROVED ACCESSORY KIT INFORMATION. COIL FOR COOLING ONLY EXCEPT WHEN INSTALLED AS PART OF A LISTED HEAT PUMP. USE ONLY HEATERS APPROVED BY CAC/BDP, INDIANAPOLIS, IN. CLEARANCE TO COMBUSTIBLE MATERIALS TO BE 0" FOR CASING, PLENUM AND DUCT.
CAUTION: METERING DEVICE FOR THIS COIL MUST MATCH THAT SHOWN IN THE PRODUCT DATA LITERATURE. REPLACE IF NECESSARY.
THIS UNIT IS EQUIPPED WITH METERING DEVICE
(AD Piston)
CAC/BDP
7120 West Morris Street
Indianapolis, IN 46231 U.S.A.
Made in China
Intertek
3124027
CONFORMS TO UL STD 1995
CERTIFIED TO CSA STD C22.2 No.236
SCHEMATIC DIAGRAM
SEE RATING PLATE FOR VOLTS&HERTZ
W1 WHITE
R RED
B BROWN
G GREEN
CAP AND SEAL THE UNUSED WIRE
ELECTRIC HEAT WIRING CONNECTION (WHEN APPLIED)
TO THERMOSTAT
05/10/2021 12:41


219
05/10/2021 12:36

05/10/2021 12:49

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:	**Case #:**	**Date:**
PARADIGMA CORP 2600 ISLAND BLVD #2002 AVENTURA, FL 33160	5840	5/19/2021 12:00:00 AM

Property Owner:	**Property Description:**
PARADIGMA CORP 2600 ISLAND BLVD #2002 AVENTURA, FL 33160	514230AA0340

Legal Description:	**AKA:**
CONDADO REAL CONDO UNIT 219 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 219

Mailing Purposes Only

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PARADIGMA CORP 2600 ISLAND BLVD #2002 AVENTURA, FL 33160	5840	05/19/2021
Property Owner:	**Property Description:**	**Certified Mail #:**
PARADIGMA CORP 2600 ISLAND BLVD #2002 AVENTURA, FL 33160	514230AA0340	
Legal Description:	**AKA:**	
CONDADO REAL CONDO UNIT 219 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 219	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/19/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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Teressa Malcolm
Code Enforcement Officer

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 5840
vs.	)	
PARADIGMA CORP 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: 5100 SW 41 ST #219, PEMBROKE PARK FL 33023

PROPERTY OWNER: PARADIGMA CORP, 2600 ISLAND BLVD #2002, AVENTURA, FL 33160

FOLIO NO.: 514230AA0340

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 219 PER CDO BK/PG: 32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105;5-17;12-76(a). 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) 5-105;5-17;12-76(a). **WITHIN** 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of July 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay #50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20TH day of July 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, 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 20th day of July, 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
RENE,CLAIRE A	5451 SW 41 ST PEMBROKE PARK, FL 33023	5451 SW 41 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5630 **Date Next Inspection** 11/17/2021

Notes

1. Installation of fence prior of obtaining a permit. Obtain a permit with plans and inspections.
2. Concrete deck built without permit. Obtain permit with plans and inspections.
3. A double permit fee has been assessed.

Camera system installed without a permit. Obtain a permit with specs, plans, and inspections. Owner provided the HOA approval for wireless cameras on 05/07/2021 via email.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/18/2021		Notice of Violation	Regular Mail
7/29/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/25/2021	8/19/2021	Final Order	
10/25/2021	11/17/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/17/2021
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: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 11/17/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$1,100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$1,200.00**

Case Overview

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$1,200.00

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
AUG 23 2021
CLAIRE RENE
5451 SW 41 ST
PEMBROKE PARK, FL 33023
FO # 5630
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7021 0350 0001 0297 8829

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
0.51
Total Postage and
0.96
Sent To
Street and Apt. No
City, State, ZIP+4
Postmark Here
AUG 2 2021
CLAIRE RENE
5451 SW 41 ST
PEMBROKE PARK, FL 33023
NOH # 5630
PS Form 3800, April 2015 PSN 7530-02-000-9047
7021 0350 0001 0297 8577

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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
7.33
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here
CLAIRE RENE
5451 SW 41 ST
PEMBROKE PARK, FL 33023
HET # 5630
PS Form 3800, April 2015 PSN 7530-02-000-9047
7019 1120 0000 9007 7668

#5630

N OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
03/19/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Sent To:

RENE,CLAIRE A

5451 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5630

IOV. #5630

N OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
05/07/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Sent To:

RENE,CLAIRE A

5451 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5630

NOV. #5630

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FI
05/07/2021
US POSTAGE $0
01

Sent To:

RENE,CLAIRE A

5451 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5630

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5451 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 27 0180
Property Owner	RENE, CLAIRE A	Millage	0613
Mailing Address	5451 SW 41 ST PEMBROKE PARK FL 33023	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 136.26 TO POB,N 20.33, E 52.01,S 20.33,W 51.94 TO POB AKA: UNIT C-18 LA ESTANCIA		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$9,510	$156,370	$165,880	$108,770	
2020	$9,510	$126,280	$135,790	$107,270	$1,398.63
2019	$9,510	$126,980	$136,490	$104,860	$1,366.31

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$165,880	$165,880	$165,880	$165,880
Portability	0	0	0	0
Assessed/SOH 17	$108,770	$108,770	$108,770	$108,770
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$25,000	0	$25,000	$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$58,770	$83,770	$58,770	$58,770

Sales History

Date	Type	Price	Book/Page or CIN
5/15/2018	DRR-T	$100	115076752
4/4/2018	DRR-T		115023957
4/4/2018	QCD-T	$100	114993694
6/30/2006	SWD	$100	42940 / 941
6/27/2006	SWD	$234,500	42352 / 331

Land Calculations

Price	Factor	Type
$9.00	1,057	SF
Adj. Bldg. S.F. (Card, Sketch)		1166
Units/Beds/Baths		1/3/2.5
Eff./Act. Year Built: 2008/2007		

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.)

CLAIRE RENE) CASE NO. 5630

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: CLAIRE RENE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5451 SW 41 ST, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: CLAIRE RENE

AT **12:54** A.M./**P.M.** ON THE **4** DAY OF **NOVEMBER** 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 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

Petitioner,

vs.

RENE,CLAIRE A

5451 SW 41 ST, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
RENE,CLAIRE A 5451 SW 41 ST PEMBROKE PARK, FL 33023	5630	10/25/2021

Property Owner:	Property Description:	Certified Mail #:
RENE,CLAIRE A 5451 SW 41 ST PEMBROKE PARK, FL 33023	514230270180	

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 136.26 TO POB,N 20.33, E 52.01,S 20.33,W 51.94 TO POB AKA: UNIT C-18 LA ESTANCIA

AKA:

5451 SW 41 ST, PEMBROKE PARK, FL 33023

11/04/2021 00:54

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **17th day of November, 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 SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

RENE,CLAIRE A

5451 SW 41 ST, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
RENE,CLAIRE A	5630	10/25/2021
5451 SW 41 ST PEMBROKE PARK, FL 33023		

Property Owner:	**Property Description:**	**Certified Mail #:**
RENE,CLAIRE A	514230270180	
5451 SW 41 ST PEMBROKE PARK, FL 33023		

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 136.26 TO POB,N 20.33, E 52.01,S 20.33,W 51.94 TO POB AKA: UNIT C-18 LA ESTANCIA	5451 SW 41 ST, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **17th day of November, 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. Installation of fence prior of obtaining a permit. Obtain a permit with plans and inspections.
2. Concrete deck built without permit. Obtain permit with plans and inspections.
3. A double permit fee has been assessed.

Camera system installed without a permit. Obtain a permit with specs, plans, and inspections. Owner provided the HOA approval for wireless cameras on 05/07/2021 via email.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
CLAIRE RENE	)	CASE NO. 5630
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: CLAIRE RENE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5451 SW 41 ST, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: CLAIRE RENE AT **8:38** **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

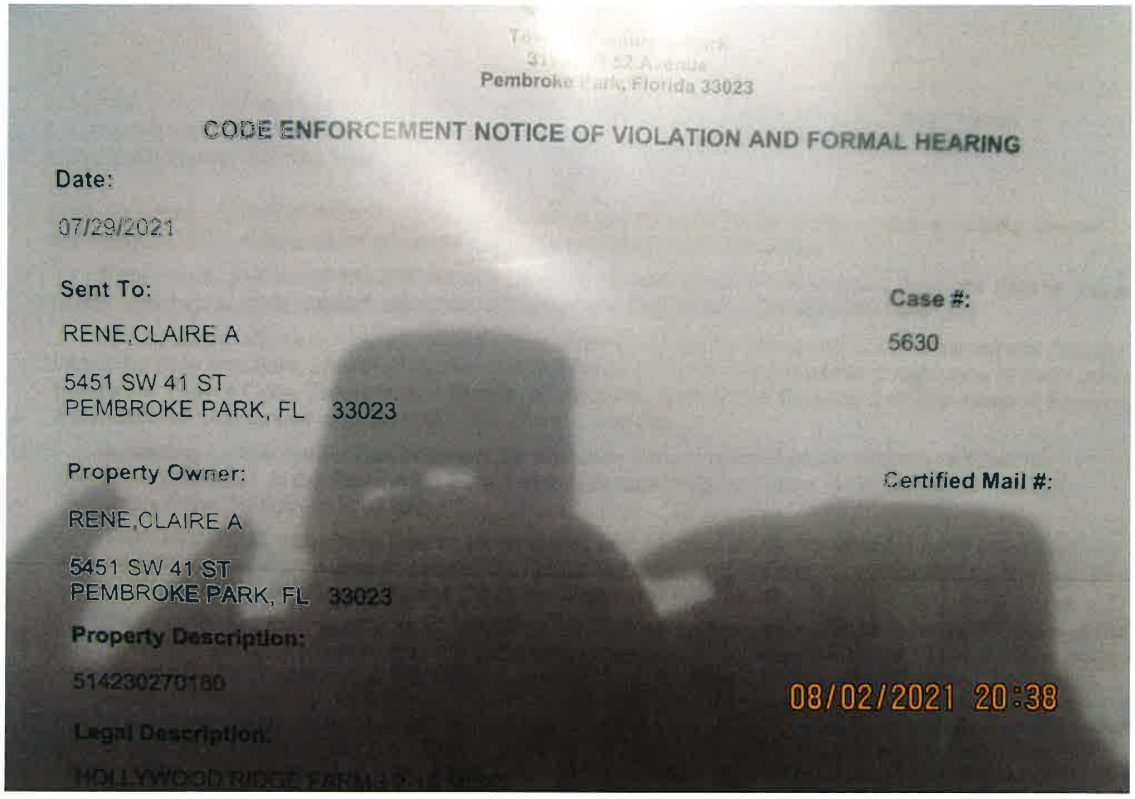
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of 8, 2021, by Teress Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

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.

08/02/2021 20:38


Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
07/29/2021
Sent To:
RENE,CLAIRE A
5451 SW 41 ST
PEMBROKE PARK, FL 33023
Case #:
5630
Property Owner:
RENE,CLAIRE A
5451 SW 41 ST
PEMBROKE PARK, FL 33023
Certified Mail #:
Property Description:
514230270180
Legal Description:
08/02/2021 20:38

5451
08/02/2021 20:38

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/29/2021

Sent To:

RENE,CLAIRE A

5451 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5630

Property Owner:

RENE,CLAIRE A

5451 SW 41 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230270180

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 136.26 TO POB,N 20.33, E 52.01,S 20.33,W 51.94 TO POB AKA: UNIT C-18 LA ESTANCIA

AKA:

5451 SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/18/2021 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. 5-87. - 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)	60

1. Installation of fence prior of obtaining a permit. Obtain a permit with plans and inspections.
2. Concrete deck built without permit. Obtain permit with plans and inspections.
3. A double permit fee has been assessed.

Camera system installed without a permit. Obtain a permit with specs, plans, and inspections. Owner provided the HOA approval for wireless cameras on 05/07/2021 via email.

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.

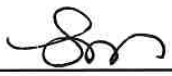
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes 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



7/29/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
RENE,CLAIRE A 5451 SW 41 ST PEMBROKE PARK, FL 33023	5630	03/18/2021

Property Owner:	Property Description:	Certified Mail #:
RENE,CLAIRE A 5451 SW 41 ST PEMBROKE PARK, FL 33023	514230270180	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 136.26 TO POB,N 20.33, E 52.01,S 20.33,W 51.94 TO POB AKA: UNIT C-18 LA ESTANCIA	5451 SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/18/2021 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. 5-87. - 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)	60

Notes/Means of Correction:

1. Installation of fence prior of obtaining a permit. Obtain a permit with plans and inspections.
2. Camera system installed without a permit. Obtain a permit with specs, plans, and inspections.
3. Concrete deck built without permit. Obtain permit 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

5451
03/18/2021 12:31

03/18/2021 12:33

03/18/2021 12:32

03/18/2021 12:32

Teressa Malcolm

From: claire rene <clairerene10@gmail.com>
Sent: Wednesday, May 5, 2021 12:36 PM
To: Teressa Malcolm
Subject: Extension Request: 5451 SW 41st Street Pembroke Park FL 33023

Good afternoon Inspector Malcolm,

I am requesting a deadline extension as I am attempting to remedy all the violations on my property.
Please consider my request.

Claire Rene

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.

Teressa Malcolm

From: Teressa Malcolm
Sent: Friday, May 7, 2021 3:41 PM
To: claire rene
Subject: RE: 5451 SW 41ST HOA Approval: WIRELESS CAMERA INSTALLATION

Claire:

Good afternoon,

Your extension has been granted for an additional 30 days from your previous date as per the Original Notice of Violation.
New date of expiration is May 17, 2021.

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: claire rene <clairerene10@gmail.com>
Sent: Thursday, May 6, 2021 9:00 AM
To: Teressa Malcolm <tmalcolm@tppfl.gov>
Subject: 5451 SW 41ST HOA Approval: WIRELESS CAMERA INSTALLATION

Good morning,
Please see attached HOA approval for the wireless cameras.
Thanks!

---------- Forwarded message ---------
From: **LaEstancia** <LaEstancia@rmsaccounting.com>
Date: Thu, May 6, 2021, 8:31 AM
Subject: Permit Application Approval

ROYALE MANAGEMENT
SERVICES

May 5th, 2021

The City of Pembroke Park
C/o City of Pembroke Park Building Department

Re: La Estancia HOA, Inc.
5451 SW 41st ST Pembroke Park, FL 33023

To whom this may concern:

We have received the plans to install a wireless camera for the outside of your unit.

Unit owner for unit 5451 is approved to self-install an outside wireless camera.

If you have any questions please feel free to contact our office.

Best Regards,

Roger D. Banks, LCAM
Field Services Manager

2319 N Andrews Avenue ♦ Fort Lauderdale Florida 33311
Local Phone 954-563-1269 ♦ Toll Free 800-382-1040
www.royalemanagement.com

ATRIUM
SHUTTERS, INC.

WINDSTORM PROTECTIVE DEVICE CERTIFICATION

Applicant(s): CLAIRE RENE Policy #: _____

Property Address: 5151 SW 41st Street Pembroke Pak FL 33023 Installation Date: March 2006

Builder: Guardian American Community: La Estancia Lot: 18 Block: C

Specify Type of Devices Installed:

[x] **Class A Windstorm Protective Devices**- certified to withstand external pressure from a windstorm that conforms to all local wind-borne debris standards ***and*** withstands impact from wind-borne debris in accordance with the standards set by the municipality in which the dwelling is located. If the municipality does not have a wind-borne debris standard, the current Dade County standard for wind-borne debris must be met.

[n/a] **Class B Windstorm Protection Devices**- certified to withstand external pressure from a windstorm with sustained wind speed of at least 110 mph, but ***not*** certified for wind-borne debris impact.

A PREMIUM CREDIT is available to qualifying policyholders if they meet all of the following criteria:

- The policy listed above includes the peril of "Windstorm or Hail".
- All applicable exterior glazed openings * if the dwelling and any other building on or at the location of the residence premises, including garage doors, windows, skylights and vents (excluding roof-ridge and soffit vents) are protected by storm shutters or other approved windstorm protective devices.
- The storm shutters or other devices must be approved by Dade County Product Control or be certified by a Florida Registered Professional Engineer to conform to the current Florida Building Code applicable to windstorm structural products.

To qualify for this premium credit, you must complete the applicable section below and return this form to your agent for processing. Please check the appropriate section(s) that applies to you and complete "Certification by Applicant" below:

[n/a] 1. Property is located in Dade or Broward County and was built in 1996 or later.

[n/a] 2. If you do not qualify under "1" above, please attach a copy of the Manufacturer's literature or Installer's certification indicating the product is "Dade County Product Control Approved".

[X] 3. If you do not Qualify under either "1" or "2", you must have the following statement signed by the install or Florida Professional Engineer.

CERTIFICATION OF INSTALLER OR FLORIDA PROFESSIONAL ENGINEER

I hereby certify that all applicable glazed * openings at the "Property Address" listed above are fully protected by windstorm protective devices, which comply with **Class "A"** standards indicated and described above.

* All applicable glazed openings refer to only those openings that were contracted to be protected by the original purchaser of the storm shutter system.

Name of Company: Atrium Shutters, Inc. providing Expert Installation Services, Inc. License #: CRC-1326985

Signature: Jim Rolin V.P. Date: March 2006 Telephone No.: 954-689-7545

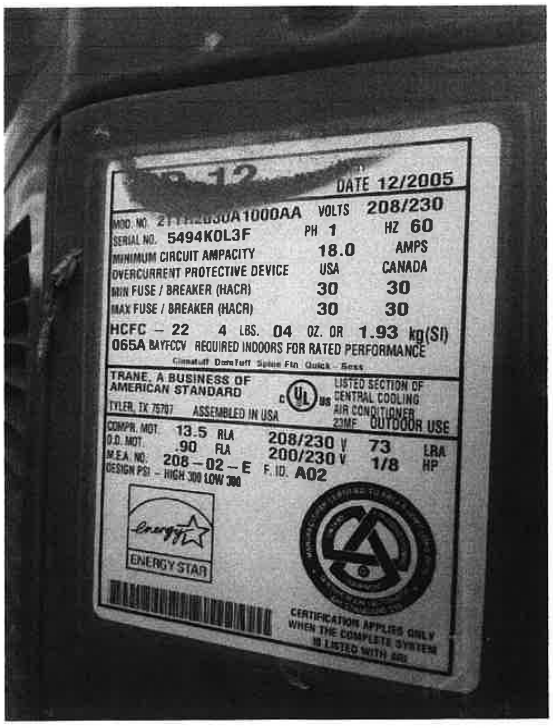
ALL APPLICANTS: *To receive the premium credit being applied for, please read and sign the following section:*

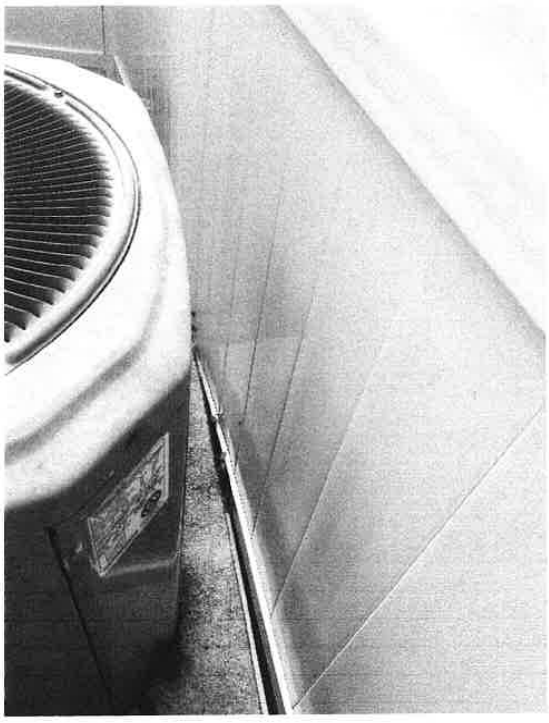
CERTIFICATION BY APPLICANT

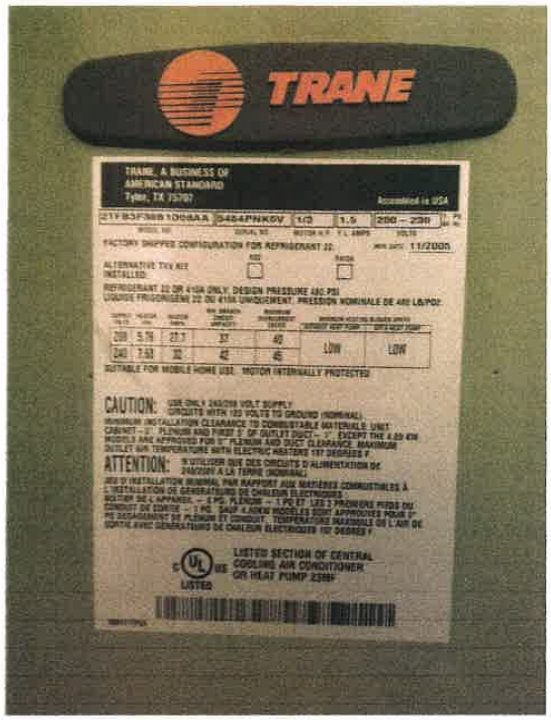
I hereby certify and agree to the following: (1) The property described above has been fitted with Windstorm Protection Devices, which protect all windows, doors and other applicable openings. (2) I agree to review and follow all the safety, maintenance, and implementation recommendations and procedures that I received in the homeowner package provided by the shutter contractor. (3) I agree to close and secure the devices in the event of a tropical storm or hurricane warning. (4) In the event that I cannot install or secure such devices myself, I have or will make arrangements for someone else to assume that duty.

I have attached any necessary documentation.

Applicant(s) Signature: _____ Date: June 20 2006


DATE 12/2005
MOD. NO. 2TTA060A1000AA
SERIAL NO. 5494K0L3F
VOLTS 208/230
PH 1
HZ 60
MINIMUM CIRCUIT AMPACITY 18.0 AMPS
OVERCURRENT PROTECTIVE DEVICE USA CANADA
MIN FUSE / BREAKER (HACR) 30 30
MAX FUSE / BREAKER (HACR) 30 30
HCFC – 22 4 LBS. 04 OZ. OR 1.93 kg(SI)
065A BAYFCCV REQUIRED INDOORS FOR RATED PERFORMANCE
TRANE, A BUSINESS OF AMERICAN STANDARD
TYLER, TX 75707 ASSEMBLED IN USA
LISTED SECTION OF CENTRAL COOLING AIR CONDITIONER
23MF OUTDOOR USE
COMPR. MOT. 13.5 RLA
O.D. MOT. 90 FLA
M.E.A. NO. 208 – 02 – E
DESIGN PSI – HIGH 300 LOW 200
208/230 V 73 LRA
200/230 V 1/8 HP
F. ID. A02
ENERGY STAR
CERTIFICATION APPLIES ONLY WHEN THE COMPLETE SYSTEM IS LISTED WITH ARI




TRANE
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AMERICAN STANDARD
Tyler, TX 75707
Assembled in USA
1/2
1.5
11/2005
LOW
LOW
CAUTION:
ATTENTION:
LISTED SECTION OF CENTRAL
COOLING AIR CONDITIONER
OR HEAT PUMP
LISTED

TRANE

After Picture:
Replacement
Solar Powered
Camera
Location: Front

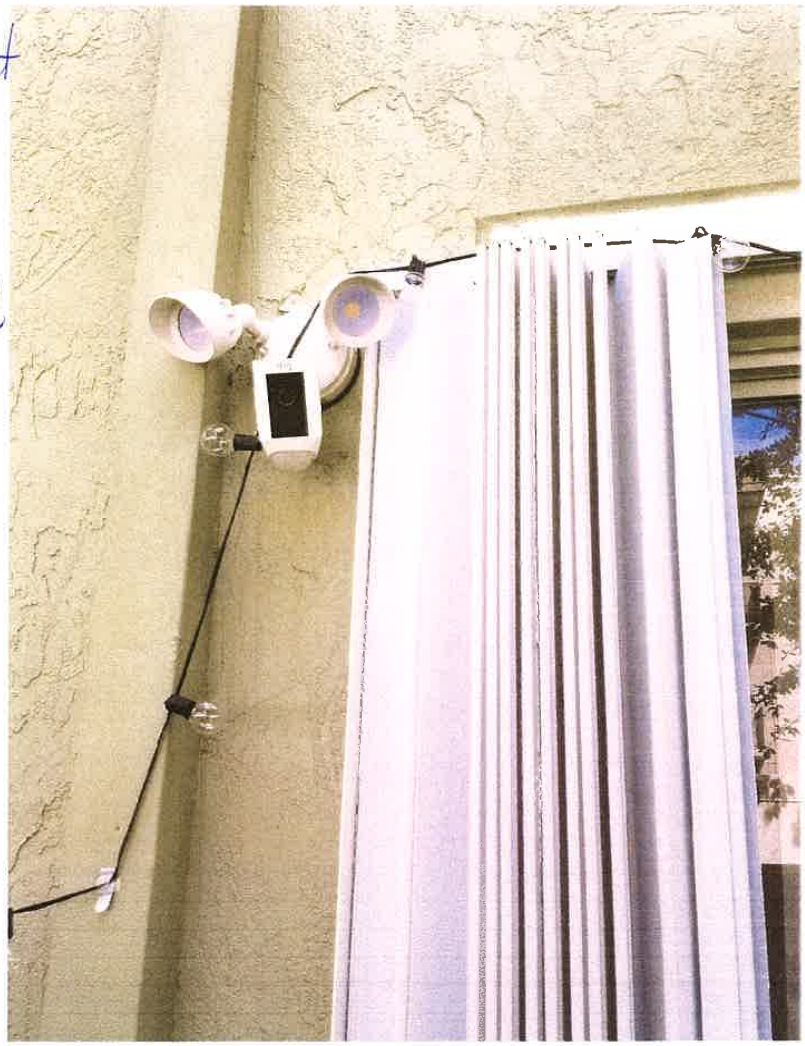
claireRene1D@gmail.com

5451 SW 41st Treet
Pembroke Park, FL
33023

Before Picture of Installed Camera
Location: front

3451 SW 4th Street
Pembroke Park, FL
33023

Before Picture:
Location: Backyard



5451 SW 41st Street
Pembroke Park, FL
33023

After picture
of Camera Removal
Location: Backyard

After picture
of Camera Removal
Location: Backyard
Replaced by Solar Powered
Camera

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK LAKES INC	PO BOX 260490 PEMBROKE PINES, FL 33026	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Pembroke Park Lakes

Legal Description

Case Status Open **Case #** 5186 **Date Next Inspection** 11/17/2021

Notes 1. Damaged fence along Hallandale Beach Blvd. Property owner will need to repair fence with proper permits from Building Department.
2. Damaged sign removed without Building Permit. Property owner will need to obtain building permit for damaged sign.

Double permit fee has been assessed to violation.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/25/2020		Notice of Violation	Regular Mail
5/25/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/24/2021	6/16/2021	Final Order	
8/30/2021	9/15/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
8/30/2021		Affidavit of Non-Compliance	Certified Mail
9/17/2021	9/15/2021	Supplemental Order/Claim of Lien	Certified Mail
10/25/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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: 11/17/2021

Case Overview

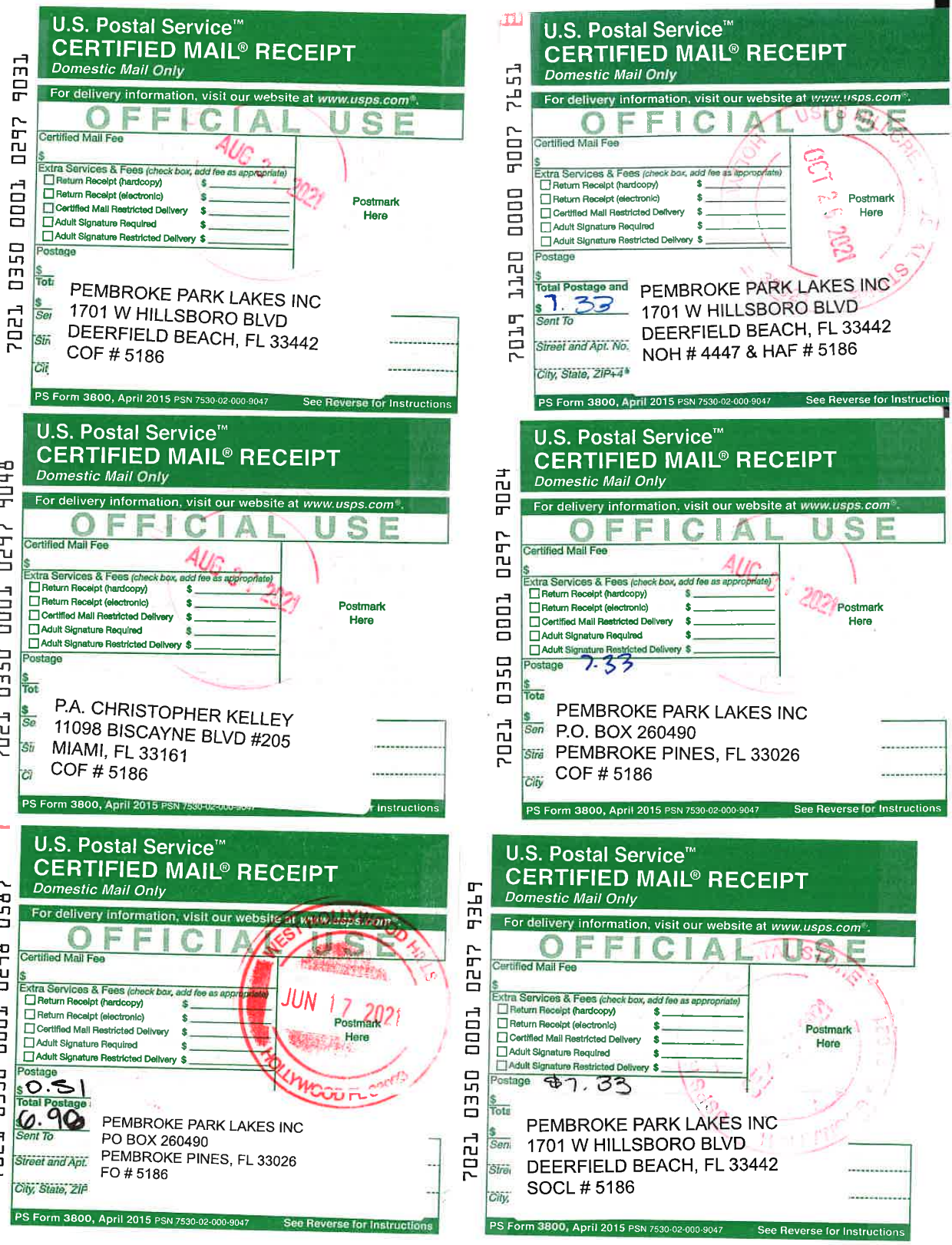
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 11/17/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$5,800.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$5,900.00**

Payments

Date	Payment Type Name	Amount
11/3/2021	Credit	$103.00
	Total Payments	**$103.00**
	Fees Outstanding	**$5,797.00**



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PEMBROKE PARK LAKES INC
1701 W HILLSBORO BLVD
DEERFIELD BEACH, FL 33442
SOCL # 5186

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK LAKES INC	PO BOX 260490 PEMBROKE PINES, FL 33026	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Pembroke Park Lakes

Legal Description

Case Status Open **Case #** 5186 **Date Next Inspection** 11/17/2021

Notes 1. Damaged fence along Hallandale Beach Blvd. Property owner will need to repair fence with proper permits from Building Department.
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Violations

Ordinance/Regulation	Section	Description	Date Complied
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Date	Payment Type Name	Amount
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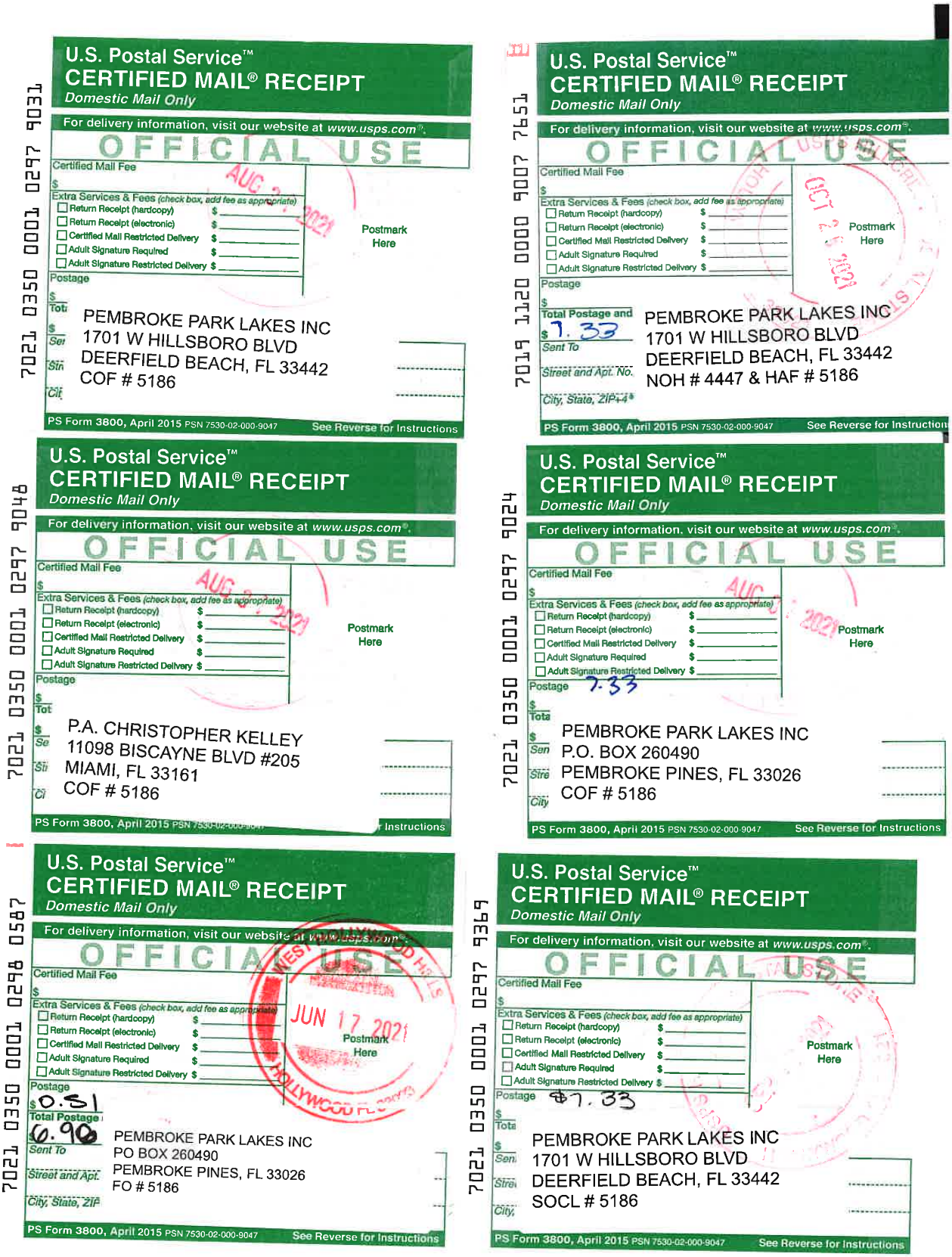

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PEMBROKE PARK LAKES INC
1701 W HILLSBORO BLVD
DEERFIELD BEACH, FL 33442
SOCL # 5186

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK LAKES INC	PO BOX 260490 PEMBROKE PINES, FL 33026	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Pembroke Park Lakes

Legal Description

Case Status Open **Case #** 5186 **Date Next Inspection** 11/17/2021

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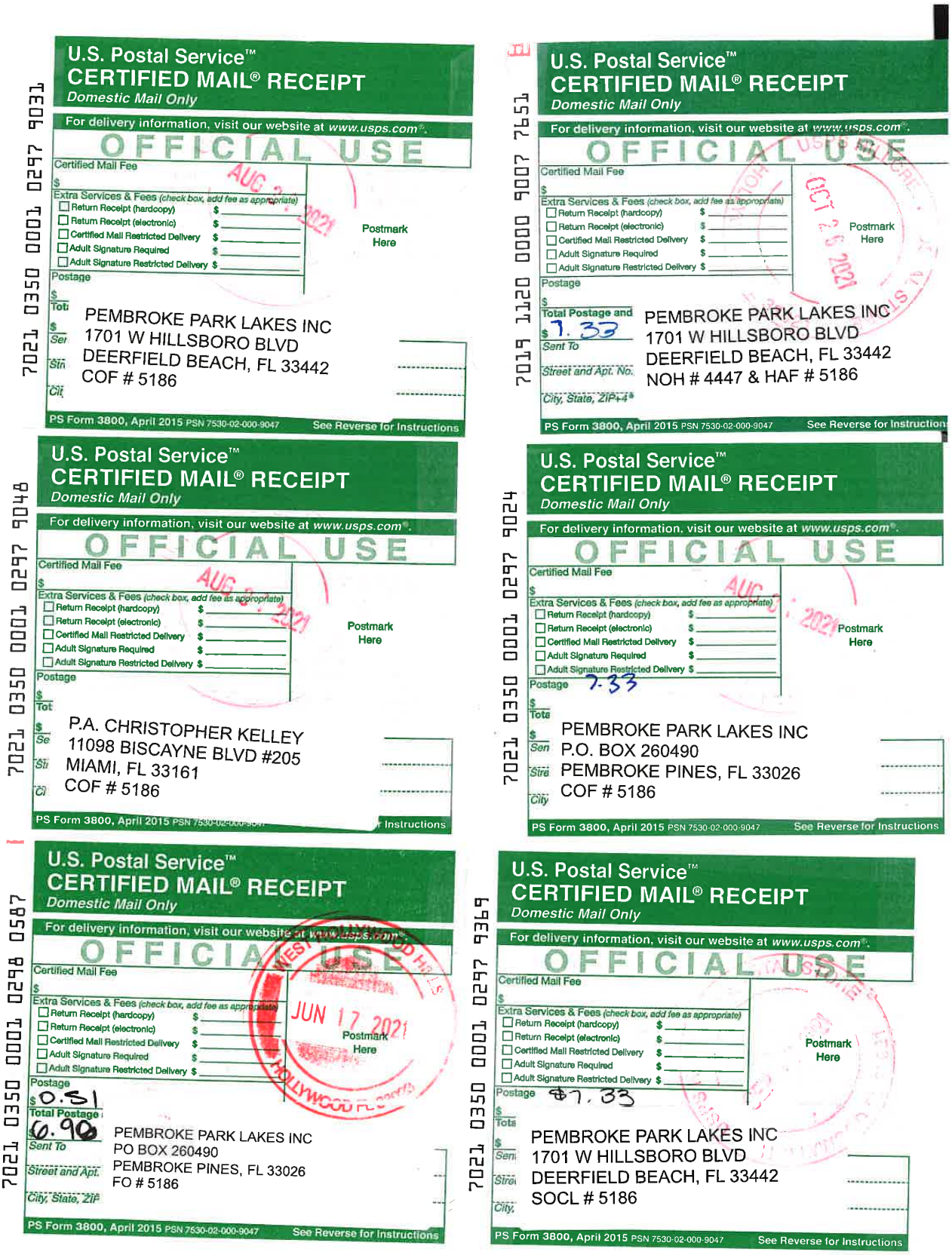

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Sent To
Street and Apt. No.
City, State, ZIP+4®

PEMBROKE PARK LAKES INC
P.O. BOX 260490
PEMBROKE PINES, FL 33026
COF # 5186

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 9024

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$ 0.51
Extra Services & Fees (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
$ 6.90
Sent To
Street and Apt. No.
City, State, ZIP+4®

PEMBROKE PARK LAKES INC
PO BOX 260490
PEMBROKE PINES, FL 33026
FO # 5186

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0298 0587

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

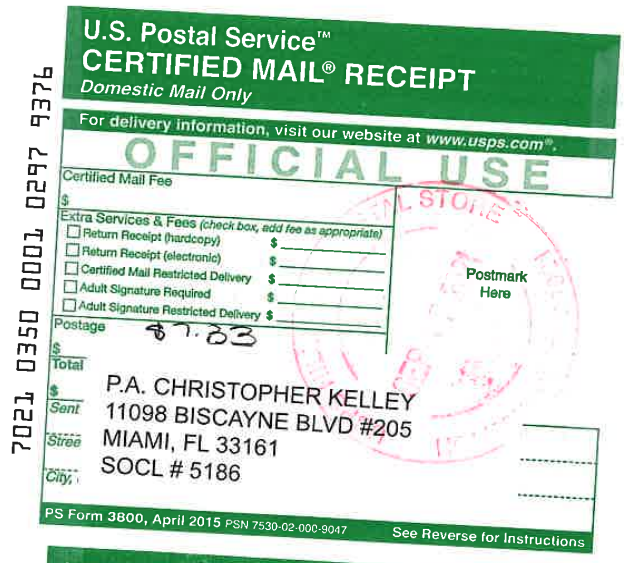
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $7.33
Total Postage and Fees
$
Sent To
Street and Apt. No.
City, State, ZIP+4®

PEMBROKE PARK LAKES INC
1701 W HILLSBORO BLVD
DEERFIELD BEACH, FL 33442
SOCL # 5186

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 9369

U.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
Postmark Here
PEMBROKE PARK LAKES INC
P.O. BOX 260490
PEMBROKE PINES, FL 33026
SOCL # 5186
PS Form 3800, April 2015 PSN 7530-02-000-9047
7021 0350 0001 0297 9352


U.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
Postmark Here
P.A. CHRISTOPHER KELLEY
11098 BISCAYNE BLVD #205
MIAMI, FL 33161
SOCL # 5186
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7021 0350 0001 0297 9376

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage $0.51
Total Postage and $7.18
Postmark Here
PEMBROKE PARK LAKES INC
PO BOX 260490
PEMBROKE PINES, FL 33026
NOH #5186
PS Form 3800, April 2015 PSN 7530-02-000-9047
7021 0350 0001 0298 0112

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage $0.71
Total Postage and Fe $7.18
WEST HOLLYWOOD HILLS
Postmark Here
MAY 23 2021
PEMBROKE PARK LAKES INC
96 W LAKE DRIVE
PEMBROKE PARK, FL 33009
NOH # 5186
7021 0350 0001 0297 6399

U.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 $ MAY 26 2021
Postage $0.71
Total Postage a $7.18
WEST HOLLYWOOD HILLS
Postmark Here
ALAN GLASER
11900 BISCAYNE BLVD # 807
MIAMI, FL 33181
NOH # 5186
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7019 2280 0002 0486 2379

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage $0.71
Total Postage and F $7.18
WEST HOLLYWOOD HILLS
Postmark Here
MAY 26 2021
PEMBROKE PARK LAKES INC
PO BOX 260490
PEMBROKE PINES, FL 33026
NOH #5186
7021 0350 0001 0297 6382

7021 0350 0001 0298 0129

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
$ 0.51

Total Postage a
$ 7.18

Sent To
Street and Apt. N
City, State, ZIP+

PEMBROKE PARK LAKES INC
96 W LAKE DRIVE
PEMBROKE PARK, FL 33009
NOH # 5186

Postmark Here
MAY 29 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0298 0136

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage a
$ 7.18

Sent To
Street and Apt. I
City, State, ZIP+

ALAN GLASER
11900 BISCAYNE BLVD # 807
MIAMI, FL 33181
NOH # 5186

Postmark Here
MAY 29 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0298 0594

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.51

Total Postage a
$ 6.90

Sent To
Street and Apt.
City, State, ZIP+

PEMBROKE PARK LAKES INC
3196 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
FO # 5186

WEST HOLLYWOOD HILLS
Postmark Here
JUN 17 2021
HOLLYWOOD FL 33023

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:

P.A. CHRISTOPHER KELLEY
11098 BISCAYNE BLVD #205
MIAMI, FL 33161
COF # 5186

9590 9402 6610 1028 6998 02

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 9048

PS Form 3811, July 2020 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
- ☐ 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:

PEMBROKE PARK LAKES INC
PO BOX 260490
PEMBROKE PINES, FL 33026
NOH # 5186

9590 9402 6610 1028 7093 96

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 6382 60

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☑ Addressee

B. Received by *(Printed Name)* [signature] C. Date of Delivery 6/2/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ 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:

PEMBROKE PARK LAKES INC
96 W LAKE DRIVE
PEMBROKE PARK, FL 33009
NOH # 5186

9590 9402 6610 1028 6955 90

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 0129

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* [signature] C. Date of Delivery 6-1-201

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

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:

ALAN GLASER
11900 BISCAYNE BLVD # 807
MIAMI, FL 33181
NOH # 5186

9590 9402 6610 1028 7093 72

2. Article Number *(Transfer from service label)*
7019 2280 0002 0486 2379

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X COVID 19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* KW 8/6 C. Date of Delivery 5/26

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:

ALAN GLASER
11900 BISCAYNE BLVD # 807
MIAMI, FL 33181
NOH # 5186

9590 9402 6610 1028 6955 83

2. Article Number *(Transfer from service label)*

7021 0350 0001 0298 0136

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
- 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

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 LAKES INC
PO BOX 260490
PEMBROKE PINES, FL 33026
NOH # 3186

9590 9402 6610 1028 6956 06

2. Article Number *(Transfer from service label)*

7021 0350 0001 0298 0112

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 6/8/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

JUN 8 2021

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

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 LAKES INC
P.O. BOX 260490
PEMBROKE PINES, FL 33026
COF # 5186

9590 9402 6610 1028 6997 89

2. Article Number *(Transfer from service label)*

7021 0350 0001 0297 9024

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 9/16/21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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 LAKES INC
P.O. BOX 260490
PEMBROKE PINES, FL 33026
SOCL # 5186

9590 9402 6610 1028 6977 09

2. Article Number *(Transfer from service label)*

7021 0350 0001 0297 9369

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Andrea Hazle

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

FLAGLER BRANCH P.O. SEP 24 2021 PEMBROKE PINES, FLORIDA 33026

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:

P.A. CHRISTOPHER KELLEY
11098 BISCAYNE BLVD #205
MIAMI, FL 33161
SOCL # 5186

9590 9402 6610 1028 6976 86

2. Article Number *(Transfer from service label)*

7021 0350 0001 0297 9376

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

CERTIFIED MAIL®

TOWN OF PEMBROKE PA
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA

7021 0350 0001 0297 9031

Hasler
08/31/2021
US POSTAGE $007.33⁰

ZIP 33023
011D10656696

1A

RECEIVED SEP 0 9 2021

PEMBROKE PARK LAKES INC
1701 W HILLSBORO BLVD
DEERFIELD BEACH, FL 33442
COF # 5186

NIXIE 331 CE 1 2209/05/21
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
BC: 33023541350 *0806-01491-31-45

IA
33442$1564 CO
33023>5413

CERTIFIED MAIL®

TOWN OF PEMBROKE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FI

7021 0350 0001 0297 9369

Hasler
09/17/2021
US POSTAGE $007.33⁰

ZIP 33023
011D10656696

RECEIVED OCT 0 6 2021

PEMBROKE PARK LAKES INC
1701 W HILLSBORO BLVD
DEERFIELD BEACH, FL 33442
SOCL # 5186

IA
33442$1564 C026

TOWN OF PEMBROKE PARI
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 330

CERTIFIED MAIL®

7021 0350 0001 0297 6399

Hasler
05/26/2021
US POSTAGE $007.18º
ZIP 33023
011D10656696

PEMBROKE PARK LAKES INC
96 W LAKE DRIVE
PEMBROKE PARK, FL 33009
NOH # 5186

RECEIVED JUL 0 6 2021

NIXIE 331 CE 1 2207/03/21
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
BC: 33023541350 *2906-05413-26-45

9333500095293647 IAF WD

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

CERTIFIED MAIL

7021 0350 0001 0298 0594

Hasler
06/17/2021
US POSTAGE $006.98º
ZIP 33023
011D10656696

PEMBROKE PARK LAKES INC
3196 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
FO # 5186

RECEIVED JUL 0 6 2021

NIXIE 331 FE 1 0007/03/21
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *0706-02766-17-43

NSNK1: 9333110031 ANK

PROPERTY SUMMARY

Tax Year: 2021
Property Id: 514229000223
Property Owner/s:PEMBROKE PARK LAKES INC
Mailing Address:PO BOX 260490 PEMBROKE PINES, FL 33026
Physical Address:3196 W HALLANDALE BEACH BOULEVARD PEMBROKE PARK, 33009-5145

Property Use: 28 - Parking lots (commercial or patron), mobile home parks
Millage Code: 0613
Adj. Bldg. S.F: 303
Bldg Under Air S.F:
Effective Year: 2021
Year Built: 2020
Units/Beds/Baths: 0 / /

Deputy Appraiser: Commercial Department
Contact Number: 954-357-6835
Email: commercialtrim@bcpa.net
Zoning : T-1 - TRAILER PARK DISTRICT
Abbr. Legal Des.: 29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	$6,800,510	$74,990	0	$6,875,500	$4,395,000	
2020	$6,800,510	0	0	$6,800,510	$3,927,290	$103,448.85
2019	$3,570,270	0	0	$3,570,270	$3,570,270	$77,953.29

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$6,875,500	$6,875,500	$6,875,500	$6,875,500
Portability	0	0	0	0
Assessed / SOH	$4,395,000	$4,395,000	$4,395,000	$4,395,000
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	$4,395,000	$6,875,500	$4,395,000	$4,395,000

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/01/1965	Warranty Deed	$270,000	

LAND CALCULATIONS

Unit Price	Units	Type
$10.00	680,051 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514229000280	12/03/2019	Warranty Deed	Qualified Sale	$675,000	116225744	3250 S 31 WAY PEMBROKE PARK, FL 33009
514229000101	11/01/2019	Warranty Deed	Qualified Sale	$3,350,000	116152085	2801 S PARK RD PEMBROKE PARK, FL 33009
514229000056	10/09/2019	Warranty Deed	Qualified Sale	$675,000	116105788	2589 S PARK LN PEMBROKE PARK, FL 33009
514229000058	05/10/2019	Warranty Deed	Disqualified Sale	$1,800,000	115807445	2533 S PARK RD PEMBROKE PARK, FL 33009
514229000310	03/02/2018	Multi Special Warranty Deed	Excluded Sale	$2,200,000	114933541	COUNTRY CLUB LN PEMBROKE PARK, FL 33009

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

SCHOOL

Lake Forest Elementary: C
Mcnicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Barbara Sharief	24	Frederica Wilson

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Marie Woodson	35	Shevrin Jones	Ann Murray

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

Document Number	267214
FEI/EIN Number	59-1038941
Date Filed	02/15/1963
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/27/2015

Principal Address

1701 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442

Changed: 03/31/2008

Mailing Address

1701 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442

Changed: 03/31/2008

Registered Agent Name & Address

GLASER, ALLAN M., ESQ.
11900 BISCAYNE BLVD.
#807
MIAMI, FL 33181

Name Changed: 01/27/2015

Address Changed: 04/04/1995

Officer/Director Detail

Name & Address

Title PSTD

CASTELLANO, MARK
1701 W HILLSBORO BLVD, # 201
DEERFIELD BEACH, FL 33442

Title PSD

CASTELLANO, WILLIAM
1701 W HILLSBORO BLVD. #201
DEERFIELD BEACH, FL 33442

Annual Reports

Report Year	Filed Date
2019	02/21/2019
2020	01/22/2020
2021	02/11/2021

Document Images

02/11/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
01/20/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
01/27/2015 -- REINSTATEMENT	View image in PDF format
03/28/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
04/14/2011 -- ANNUAL REPORT	View image in PDF format
03/29/2010 -- ANNUAL REPORT	View image in PDF format
03/16/2009 -- ANNUAL REPORT	View image in PDF format
03/31/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
03/03/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
04/02/2004 -- ANNUAL REPORT	View image in PDF format
04/11/2003 -- ANNUAL REPORT	View image in PDF format
05/06/2002 -- ANNUAL REPORT	View image in PDF format
04/19/2001 -- ANNUAL REPORT	View image in PDF format
02/26/2000 -- ANNUAL REPORT	View image in PDF format
03/29/1999 -- ANNUAL REPORT	View image in PDF format
02/02/1998 -- ANNUAL REPORT	View image in PDF format
05/09/1997 -- ANNUAL REPORT	View image in PDF format
04/05/1996 -- ANNUAL REPORT	View image in PDF format
04/04/1995 -- ANNUAL REPORT	View image in PDF format

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 LAKES INC) CASE NO. 5186

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK LAKES INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009
I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: PEMBROKE PARK LAKES INC

AT **12:16** A.M./**P.M.** ON THE **4** DAY OF **NOVEMBER** 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

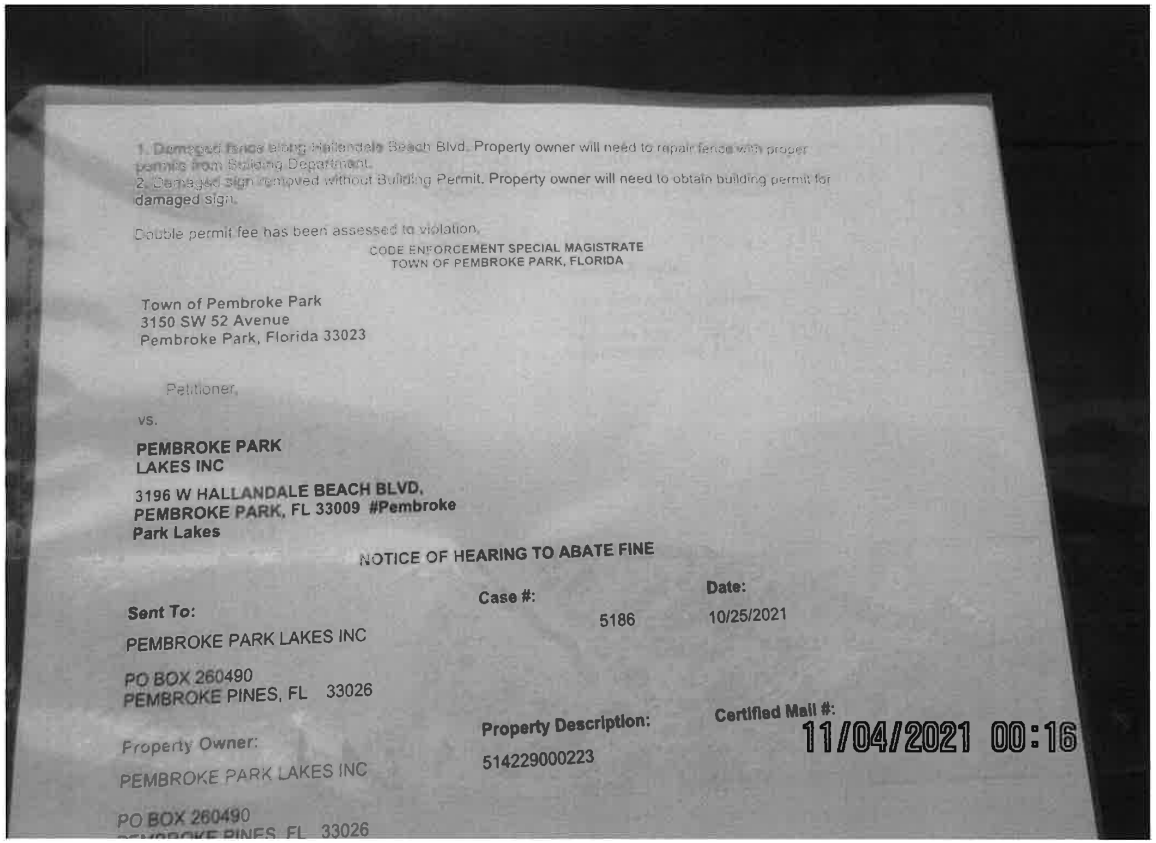
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 4 day of 11, 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.



1. Damaged fence along Hallandale Beach Blvd. Property owner will need to repair fence with proper permits from Building Department.
2. Damaged sign removed without Building Permit. Property owner will need to obtain building permit for damaged sign.

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.

PEMBROKE PARK LAKES INC

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Pembroke Park Lakes

NOTICE OF HEARING TO ABATE FINE

Sent To:

PEMBROKE PARK LAKES INC

PO BOX 260490
PEMBROKE PINES, FL 33026

Case #: 5186

Date: 10/25/2021

Property Owner:

PEMBROKE PARK LAKES INC

PO BOX 260490
PEMBROKE PINES, FL 33026

Property Description: 514229000223

Certified Mail #: 11/04/2021 00:16

1. Damaged fence along Hallandale Beach Blvd. Property owner will need to repair fence with proper permits from Building Department.
2. Damaged sign removed without Building Permit. Property owner will need to obtain building permit for damaged sign.

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.

PEMBROKE PARK LAKES INC

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Pembroke Park Lakes

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	5186	10/25/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	514229000223	

Legal Description:	**AKA:**
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Pembroke Park Lakes

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **17th day of November, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

Bill To:

Pembroke Park Lakes Inc
PO Box 260490
Pembroke Pines, FL 33026

INVOICE

DATE: September 15, 2021
INVOICE # 5186
FOR:

Case # 5186
Pembroke Park Lakes Inc

3196 W Hallandale Beach Blvd,
Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-105; 21-23(a)		
	Final Order issued 06/16/2021		
1	Admin Fee	$ 100.00	$ 100.00
124	Day(s) of Per Diem from (08/16/2021-11/17/2021)	$ 50.00	$ 6,200.00
	Town's Motion to Abate the Fine: Rec. Reduce by 90%		$620.00
		Balance	**$620.00**

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. 213

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
PEMBROKE PARK LAKES INC	)	CASE NO. 5186
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK LAKES INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: PEMBROKE PARK LAKES INC AT **12:27** 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

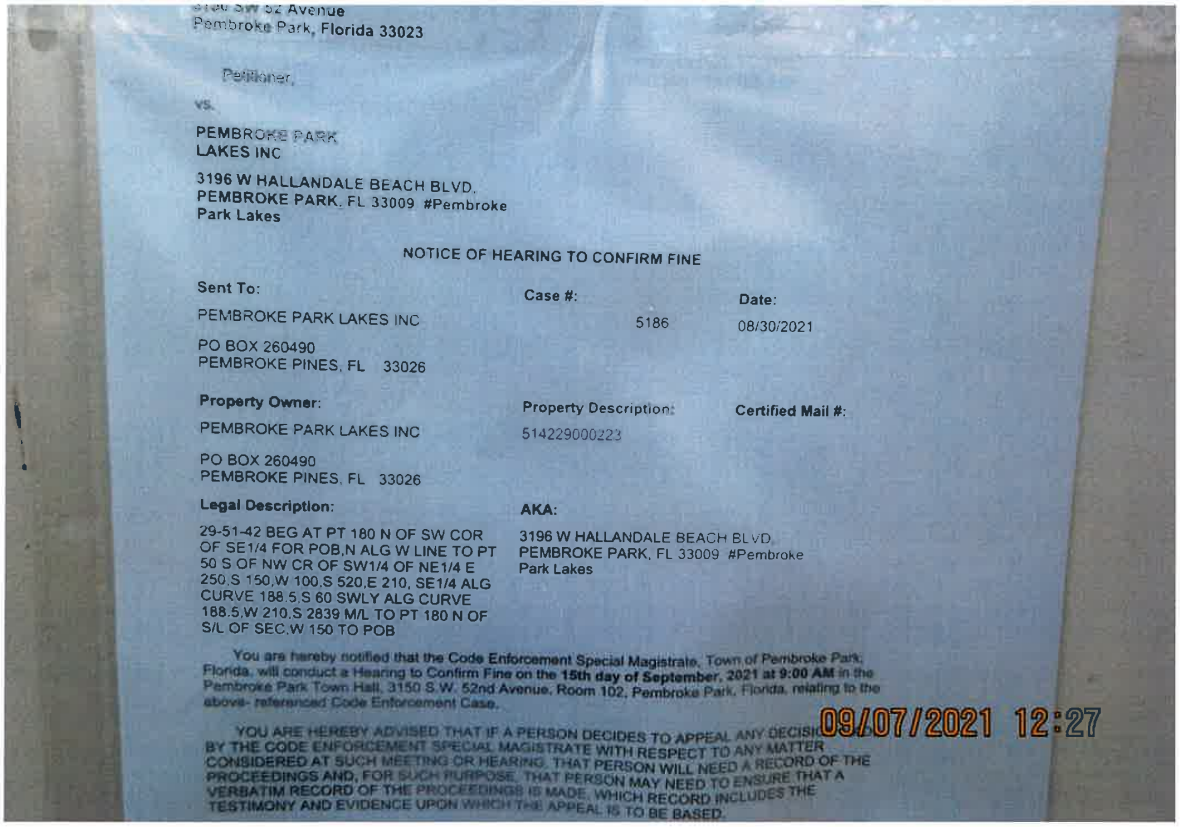
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of 9, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

Pembroke
Park
Lakes
3196
09/07/2021 12:28


Pembroke Park, Florida 33023
Petitioner,
vs.
PEMBROKE PARK
LAKES INC
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Pembroke
Park Lakes
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
PEMBROKE PARK LAKES INC
PO BOX 260490
PEMBROKE PINES, FL 33026
Case #:
5186
Date:
08/30/2021
Property Owner:
PEMBROKE PARK LAKES INC
PO BOX 260490
PEMBROKE PINES, FL 33026
Property Description:
514229000223
Certified Mail #:
Legal Description:
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB
AKA:
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Pembroke
Park Lakes
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.
09/07/2021 12:27
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.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
LAKES INC

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Pembroke
Park Lakes

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	5186	08/30/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	514229000223	

Legal Description:	**AKA:**
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Pembroke Park Lakes

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 LAKES INC

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Pembroke Park Lakes

Respondent(s)

Case #:

5186

On 8/30/2021 I TERESSA MALCOLM 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 LAKES INC
Address:	PO BOX 260490 PEMBROKE PINES, FL 33026
Folio:	514229000223
Site Address:	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Pembroke Park Lakes
Legal Description:	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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: 8/30/2021
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 8/30/2021

Notes/Means of Correction:

1. damaged fence need to be replace
2. damaged sign removed without permit

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 8/30/2021

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

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

Bill To:

Pembroke Park Lakes Inc
PO Box 260490
Pembroke Pines, FL 33026

DATE: September 15, 2021
INVOICE # 5186
FOR:

Case # 5186
Pembroke Park Lakes Inc

3196 W Hallandale Beach Blvd,
Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-105		
	Final Order issued 06/16/2021		
1	Admin Fee	$ 100.00	$ 100.00
47	Day(s) of Per Diem from (08/16/2021-09/01/2021)	$ 50.00	$ 2,350.00
		Balance	$2,450.00

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. 213

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

CASE NO. 5186

PEMBROKE PARK LAKES INC)
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK LAKES INC
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: PEMBROKE PARK LAKES INC AT 3:18 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

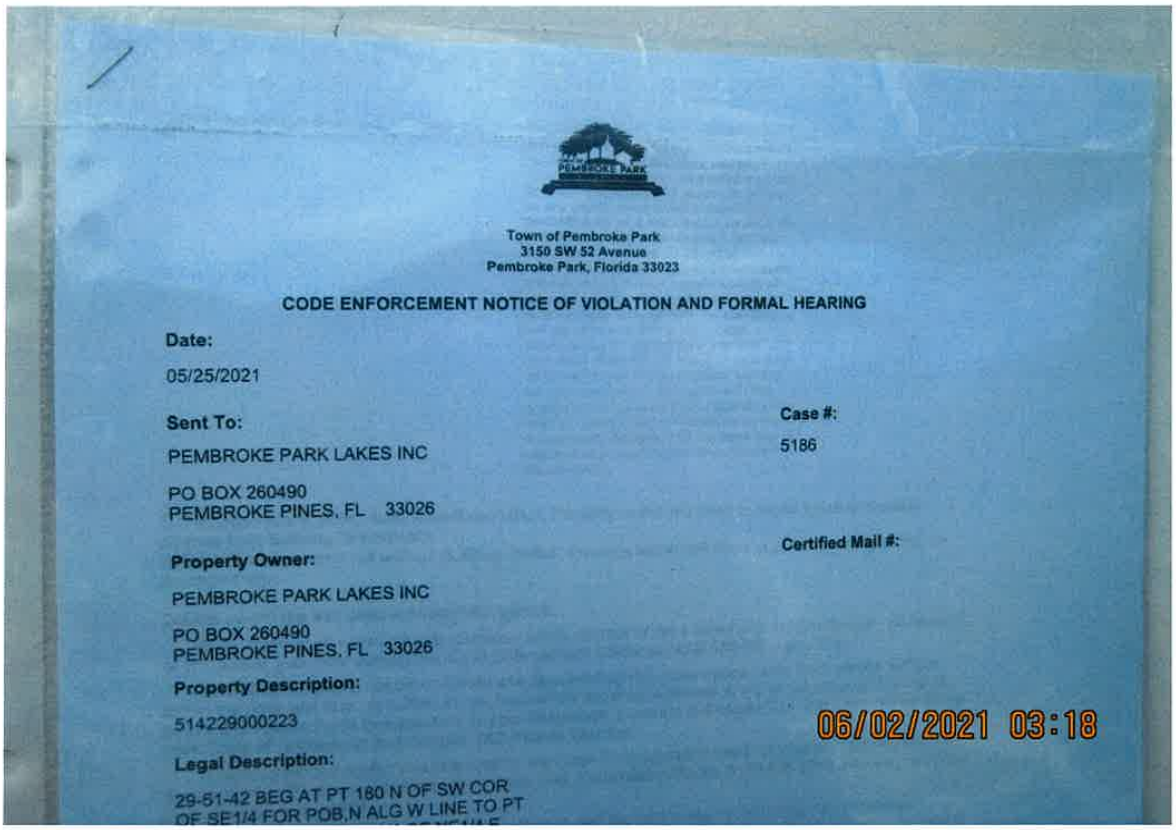
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of June 2021, by Teressa Malcolm 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



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2021

Sent To:

PEMBROKE PARK LAKES INC

PO BOX 260490
PEMBROKE PINES, FL 33026

Case #:

5186

Certified Mail #:

Property Owner:

PEMBROKE PARK LAKES INC

PO BOX 260490
PEMBROKE PINES, FL 33026

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR
OF SE1/4 FOR POB,N ALG W LINE TO PT

06/02/2021 03:18

06/02/2021 03:18

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2021

Sent To:

PEMBROKE PARK LAKES INC

PO BOX 260490
PEMBROKE PINES, FL 33026

Case #:

5186

Property Owner:

PEMBROKE PARK LAKES INC

PO BOX 260490
PEMBROKE PINES, FL 33026

Certified Mail #:

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Pembroke Park Lakes

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/25/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	15

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...	15

1. Damaged fence along Hallandale Beach Blvd. Property owner will need to repair fence with proper permits from Building Department.
2. Damaged sign removed without Building Permit. Property owner will need to obtain building permit for damaged sign.

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 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 23rd day of June, 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.

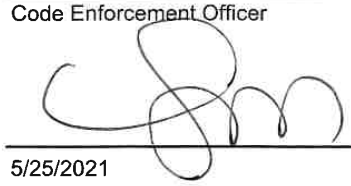
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes 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



5/25/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2021

Sent To:

PEMBROKE PARK LAKES INC

PO BOX 260490
PEMBROKE PINES, FL 33026

Case #:

5186

Property Owner:

PEMBROKE PARK LAKES INC

PO BOX 260490
PEMBROKE PINES, FL 33026

Certified Mail #:

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Pembroke Park Lakes

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/25/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	15

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...	15

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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 16th day of June, 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.

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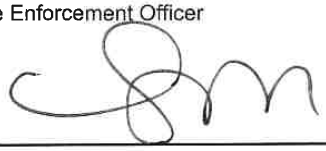
For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer



5/25/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	5186	06/25/2020

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK LAKES INC PO BOX 260490 PEMBROKE PINES, FL 33026	514229000223	

Legal Description:	AKA:
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Pembroke Park Lakes

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/25/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	15

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...	15

Notes/Means of Correction:

1. Damaged fence along Hallandale Beach Blvd. Property owner will need to repair fence with proper permits from Building Department.
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Double permit fee has been assessed to violation.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Jeffrey Louis

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
06/29/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:

PEMBROKE PARK LAKES INC

PO BOX 260490
PEMBROKE PINES, FL 33026

Case #:

5186

05/20/2021 11:11

05/20/2021 11:13

Pembroke
Park
Lakes
3196
05/20/2021 11:12

3196
05/20/2021 11:12

MOIL
2.75
2.99
2.85
3.19
05/20/2021 11:12

3196
05/20/2021 11:12

05/20/2021 11:11

05/20/2021 11:11

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

PEMBROKE PARK LAKES INC
Respondent(s)

Case No.: **5186**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15th, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on June 16th, 2021. Based upon the evidence presented [and there being compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK LAKES INC, PO BOX 260490, PEMBROKE PINES, FL 33026

FOLIO NO.: 5142 29 00 0223

1. The Special Magistrate entered a Final Order on June 16th, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(c) ; 21-23(a). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on June 16th, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) has not complied with the Final Order issued on June 16th, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$2,450.00** (TWO 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 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

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 Teressa Malcolm, 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 15, 2021.

Notary Public, state of Florida

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

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, 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 15th day of September 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. PEMBROKE PARK LAKES INC Respondent(s)	Case No.: 5186

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16th, 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: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK LAKES INC, PO BOX 260490, PEMBROKE PINES, FL 33026

FOLIO NO.: 514229000223

LEGAL DESCRIPTION: 29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(c); 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(c); 21-23(a) (**WITHIN 30 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 E 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 17 day of June, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Instr# 117702035 , Page 1 of 5, Recorded 11/01/2021 at 10:59 AM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

PEMBROKE PARK LAKES INC
Respondent(s)

Case No.: **5186**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15th, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on June 16th, 2021. Based upon the evidence presented [and there being compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK LAKES INC, PO BOX 260490, PEMBROKE PINES, FL 33026

FOLIO NO.: 5142 29 00 0223

1. The Special Magistrate entered a Final Order on June 16th, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(c) ; 21-23(a). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on June 16th, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) has not complied with the Final Order issued on June 16th, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$2,450.00** (TWO 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 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

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 Teressa Malcolm, 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 15, 2021.

Notary Public, state of Florida

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

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, 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 15th day of September 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.
PEMBROKE PARK LAKES INC
Respondent(s)

Case No.: 5186

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16th, 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: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK LAKES INC, PO BOX 260490, PEMBROKE PINES, FL 33026

FOLIO NO.: 514229000223

LEGAL DESCRIPTION: 29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(c); 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(c); 21-23(a) (**WITHIN 30 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 E Suárez Rivas

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, 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 17 day of June, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023